

# Columbia County Assessors Record of District Boundaries

Tuesday, December 18, 2007

Init Date: 04/23/07

Also See No.: .

No.: 2008 . 01

How Initially Received: LETTER FROM CITY OF ST HELENS

Affected District Name: St Helens City

Remarks:

District Ord No: 3027

Effective Date: 04/23/07

MC NULTY WATER DISTRICT

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-SchoolDist, List LB-50 Valuation:

Type Of Action: A

With Whom

Correction Remarks:

DOR Approved: Y

No: 5-285-2007

Date: 08/06/07

Recording Information:

1) Col. Co. Deed Records:

Comm Journal:

2) Other : Name:

: Number:

Date:

Code Areas Affected or Changed:

Affected Area:

From Code Area: 02-11

Townships

Ranges

Sections

To Code Area: 02-02

4

1

07.AB.03300

Date Completed 11/28/07

Remarks:

## Columbia County Assessors Record of District Boundaries

Tuesday, December 18, 2007

Tral Date: 04/23/07

Also See No.:

No.: 2008 - 01

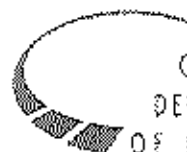
### Legal Description

Commencing at the Northeast corner of Lot 1 in Section 7, Township 4 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon; running thence West 20 chains; thence South 20 chains; thence East 232.0 feet to the true point of beginning of the tract to be described; from said true point of beginning, running thence North 435.1 feet; thence East 327.5 feet to the Westerly right of way line of the County Road; thence along said right of way line of the County Road as follows: South 58°15' West 429.01 feet; thence South 34°31' West 40.0 feet; thence South 48°51' West 40.0 feet; thence South 84°58' West 40.0 feet; thence South 87°31' West 19.91 feet to the true point of beginning.

# Notice to Taxing Districts

ORS 308.225

DOR 5-285-2007



OREGON  
DEPARTMENT  
OF REVENUE

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 6, 2007  
As Per ORS 308.225

☒ Description ☒ Map received from: CITY  
On: 4/23/2007, 7/31/2007

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

ANNEX TO CITY OF ST. HELENS (34663 BACHELOR FLAT RD)

ORD. #3027 (AMICK)

has been: ☒ Approved 8/6/2007  
☐ Disapproved

RECEIVED ON

AUG 08 2007

COLUMBIA COUNTY ASSESSOR

Notes:

Department of Revenue File Number: 5-285-2007

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 508.225

RECEIVED ON:

APR 26 2007

COLUMBIA COUNTY ASSESSOR



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    ☒ Map received from: CITY  
 On: 4/23/2007

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

ANNEX TO CITY OF ST. HELENS (34663 BACHELOR FLAT RD)

ORD. #3027 (AM/CK)

has been: ☐ Approved  
☒ Disapproved    4/24/2007

Notes: \_\_\_\_\_

PLEASE SEND BETTER MAP. MAP SUBMITTED IS VERY LIGHT. ALSO OUTLINE OR HIGHLIGHT AREA BEING ANNEXED.

Department of Revenue File Number: 5-285-2007

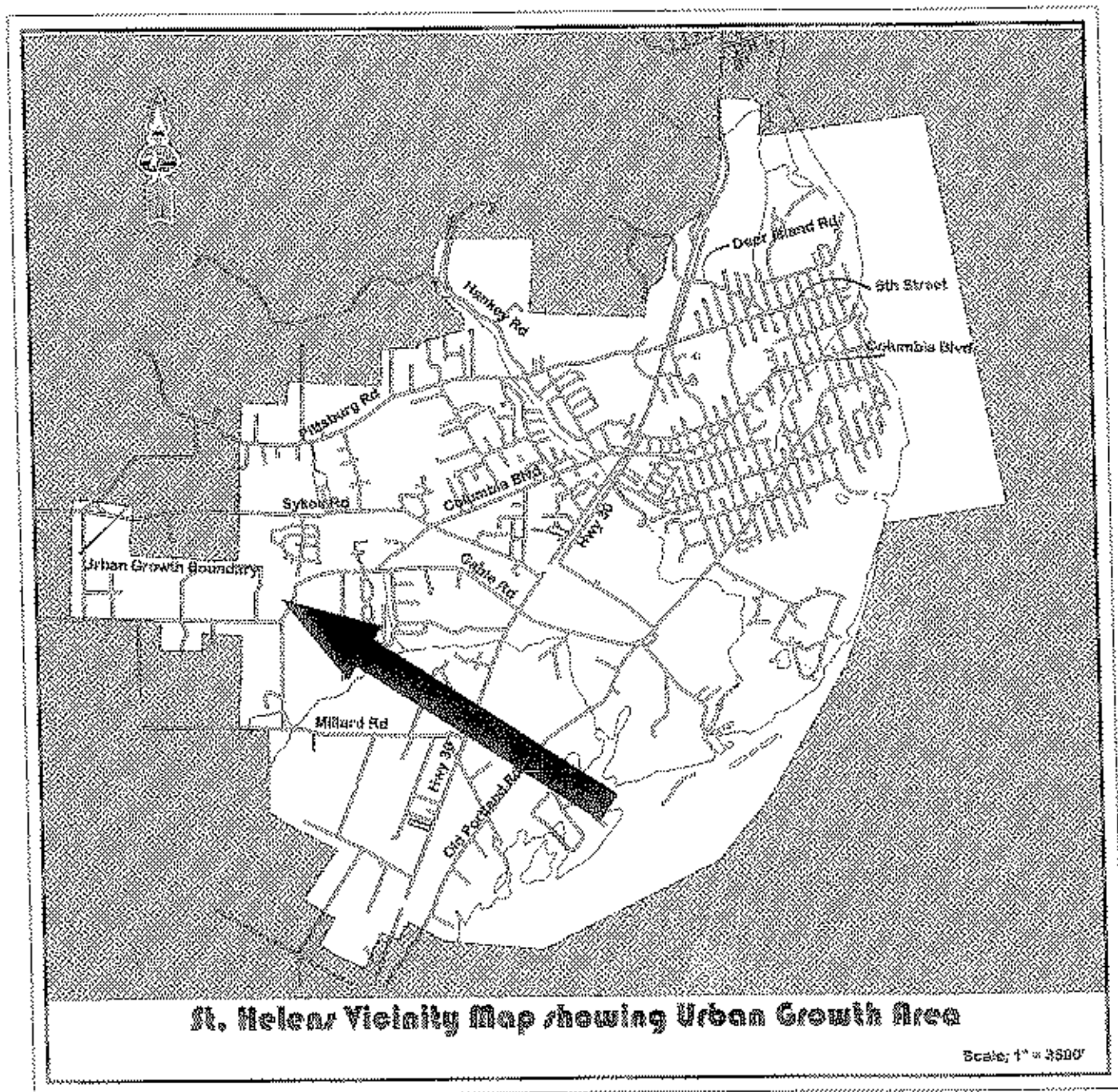
Prepared by: Carolyn Sunderman, 503-945-8882

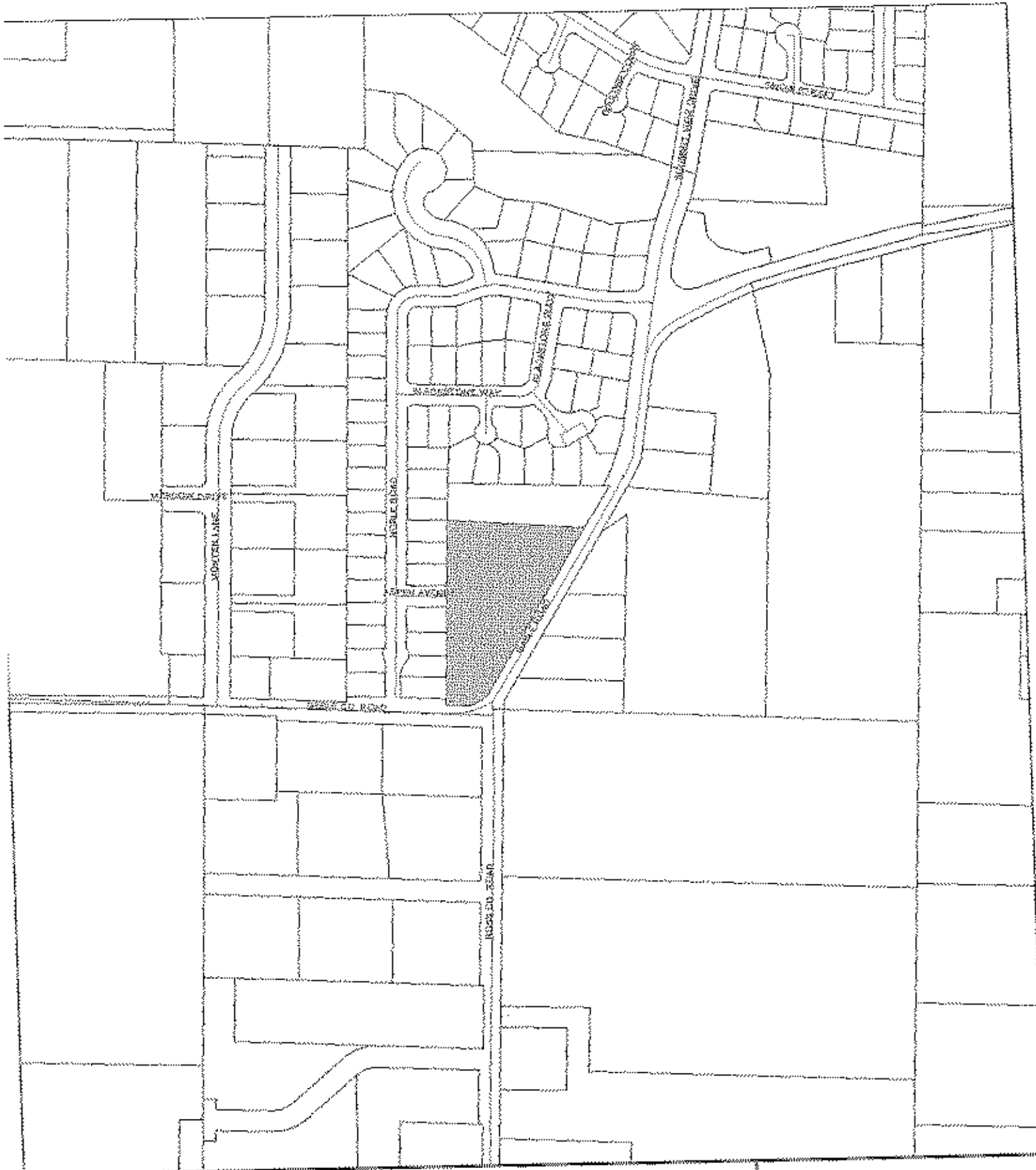
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- ☐ Transfer
- ☐ Merge
- ☐ Establishment of Tax Zone

# Subject Property

~ Approximate Location ~





4107-012-03300



1 in. = 300.0 feet



date map area...



COMPLIMENTS OF  
Columbia County  
Title & Escrow Services, Inc.  
This record is intended to show  
in property location and the company  
and not guarantee its accuracy

C.N. GABLE R.

4000  
0.29 AC.

3900  
0.39 AC.

3200  
3.72 AC.

2

3200  
0.70 AC.

3300  
2.00 AC.

3700  
0.77 AC.

3600  
0.42 AC.

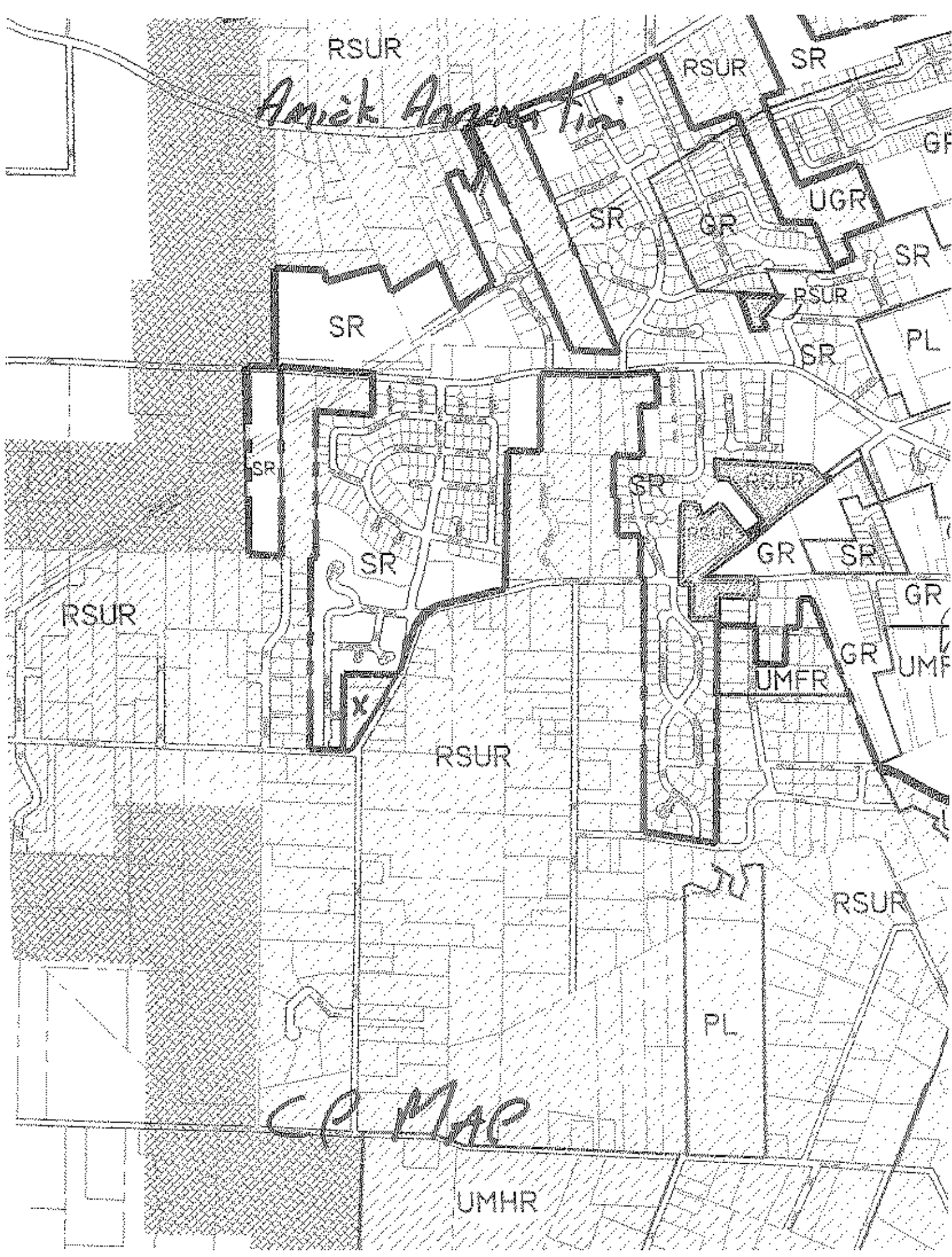
3500  
0.56 AC.

3400  
0.61 AC.

(BACHELOR FLAT)

CO. ROAD NO. 87

SEE MAP 41713

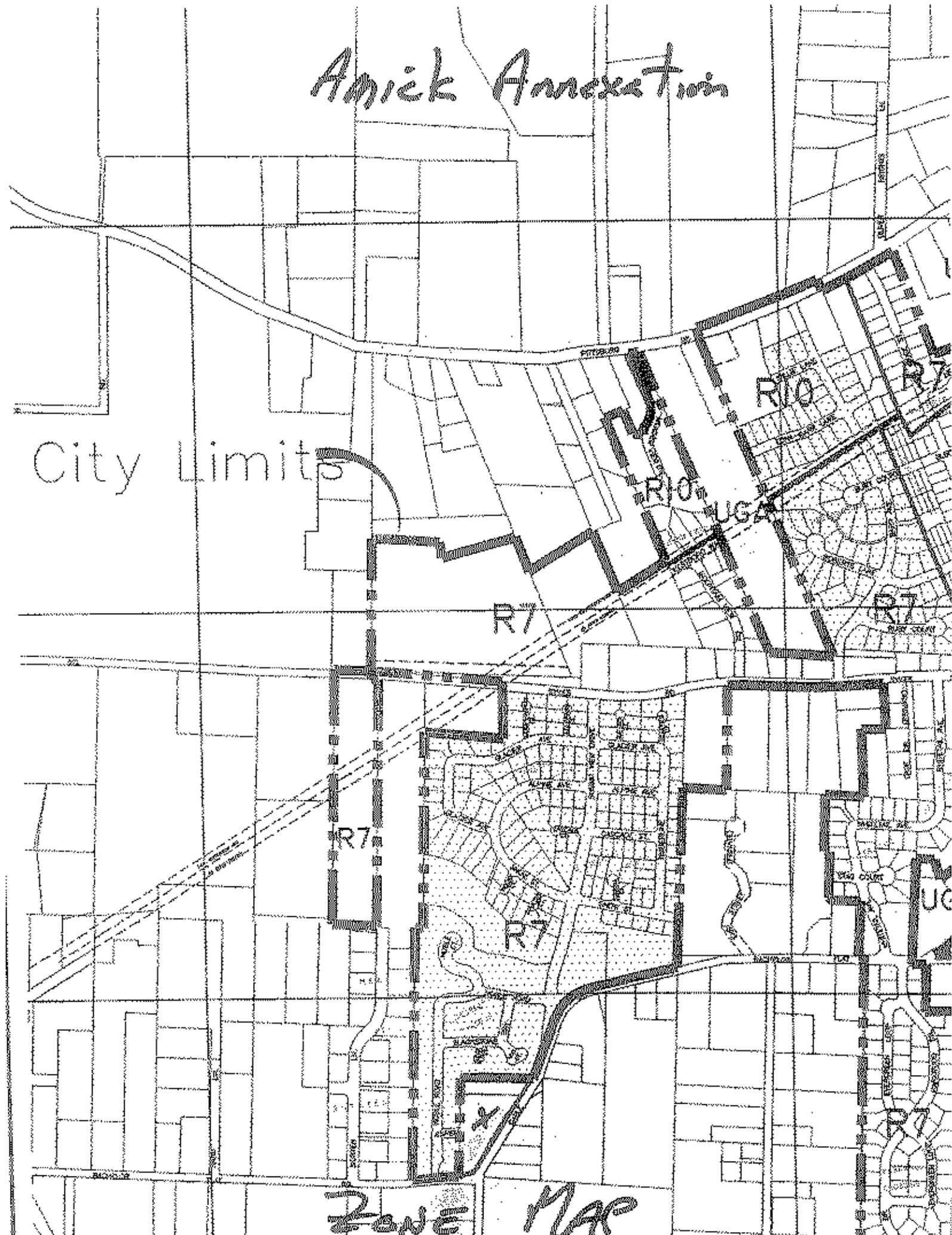




# Amick Annexation

City Limits

Zone Map



RECEIVED ON

Aug 23 2007

Columbia County Assessor

**ORDINANCE NO. 3027****COPY**

2008-01

**AN ORDINANCE TO ANNEX AND DESIGNATE THE ZONE OF CERTAIN PROPERTY AT 34663 BACHELOR FLAT ROAD**

WHEREAS, applicant Francis and Samantha Amick have requested to annex to the City of St. Helens that certain property at 34663 Bachelor Flat Road. This property is also described as Columbia County Tax Lot 410701203300; 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 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 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.

7900

5. The land is classified as Developing in accordance with Chapter 1.150 of the St. Helens Community Development Code and OAR 660-08-0005.
6. In support of the above annexation and zoning, the Council hereby adopts the Amick Annexation and Zone Map Amendment Findings of Fact and Conclusions of Law dated December 6, 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:	November 15, 2006
Read the second time:	November 15, 2006
Read the third time:	December 6, 2006
Approved by the Mayor:	December 6, 2006

Attested by:

Signed by:

  
\_\_\_\_\_  
Brian D. Little, City Administrator

  
\_\_\_\_\_  
Randy Peterson, Mayor

FINDINGS OF FACT AND CONCLUSIONS OF LAW  
Amick Annexation A6.06

REQUEST:

Francis and Samantha Amick have requested that certain property be annexed into the City of St. Helens, Oregon.

PUBLIC HEARING:

A Public Hearing was held on Nov. 14, 2006 in front of the Planning Commission and Nov. 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 Oct. 12, 2006 by first class mail. Notice was published in The Chronicle Nov. 1 & 8 2006. Notice was sent to Oregon Department of Land Conservation and Development Sept 29, 2006.

LOCATION:

The property is located at 34663 Bachelor Flat Road. The site is also known as Columbia County Tax Assessor tax lot 3306 on map 4107012 (aka. 4107AB)

SITE INFORMATION:

The site is about 2.0 acres in area and is partly developed.

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

The School District stated that due to financial and facility limitations it will have difficulty in

meeting the needs of additional students. City Engineering states that the nearest sewer line for possible connection is to the west in the abutting development of Ridgecrest. The abutting right of way is substandard and will need additional width and some physical improvements to meet City standards in accordance with the Columbia County UGMA. Water is also available from both the City and McNulty Water District.

#### 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 City's 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. McNulty Water District has stated in the past that they can handle any growth into the UGA that the City has.

Finding: Bachelor Flat Road is a minor arterial street with a 40 foot wide right of way and about 25 feet of pavement without sidewalks, curbs, and gutters.

Finding: There is a sewer connection immediately abutting this site and the downstream lines and plant have sufficient capacity to handle any future development of this site.

Finding: The current development on this site is served by McNulty Water District.

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: 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 north and west 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 or electors 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: These properties are located in 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 lands as either R-7 or R-10".

Finding: The desired ratios are for R-10 to be 5% and R-7 to be 25% and currently the R-10 lands are about 13.5% and R-7 are 23%.

Finding: The properties nearby are R-7 zoned or RSUR designated.

Finding: This property has a residence 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 Unincorporated Suburban 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 up to 26 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 contiguous to the City on two sides.

#### 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 is contiguous to the City Limits.
8. The zone should be R-7, Moderate 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 and based upon the evidence in the record, recommends annexation of the property at 34663 Bachelor Flat Road with a recommendation to change the comprehensive plan map designation to Suburban Residential and the zone map to R-7, Moderate Residential and to classify the land as "developing" and to add a condition of approval that the abutting road be improved to City Standards or a Waiver of Remonstrance for a future Local Improvement District be recorded for the same improvement requirements as found in the City's agreement with Columbia County.

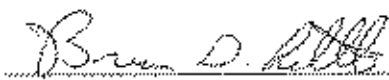
The City Council held a public hearing and based upon the evidence in the record, the criteria, and the recommendation of the Planning Commission approved the application to annex



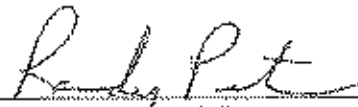
property at 34663 Bachelor Flat road and once the voters approve this annexation, to change the Comprehensive Plan Map to show this site as SR for Suburban Residential designation, to change the Zone Map for this site to be R-7, Moderate Residential, and to classify this site as "developing" with one additional condition of approval that the owners improve the street abutting this site to City Standards or sign a Waiver of Remonstrance for future Local Improvement District to improve the abutting street to City Standards.

Attested to:

Signed by:



Brian D. Little, City Administrator



Randy Peterson, Mayor

Title No. 07-54527

Escrow No. 07-54527

**EXHIBIT 'A'**

Legal Description:

(320)

Commencing at the Northeast corner of Lot 1 in Section 7, Township 4 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon; running thence West 20 chains; thence South 20 chains; thence East 232.0 feet to the true point of beginning of the tract to be described; from said true point of beginning, running thence North 435.1 feet; thence East 327.5 feet to the Westerly right-of-way line of the County Road; thence along said right-of-way line of the County Road as follows: South 30° 50' West, 429.01 feet; thence South 34° 01' West 40.0 feet; thence South 48° 51' West 40.0 feet; thence South 84° 56' West 40.0 feet; thence South 87° 31' West 19.91 feet to the true point of beginning.

Subject to:

An Easement created by instrument, including the terms and provisions thereof,

In favor of: Columbia River Peoples' Utility District

For: electrical power lines

Dated: February 2, 2004

Recorded: September 10, 2004

Fee No.: 04-11804

in Columbia County, Oregon.

04-11804

# 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.*

34663 Bachelor Flat Rd  
Street Address of Property (if assigned)

Tax Account Number of Property

1. Francis Amick  
Print Owner Name

Francis Amick  
Signature of Owner

2. Samantha Amick  
Print Owner Name

Samantha Amick  
Signature of Owner

3. \_\_\_\_\_  
Print Owner Name

\_\_\_\_\_  
Signature of Owner

4. \_\_\_\_\_  
Print Owner Name

\_\_\_\_\_  
Signature of Owner

Please send all correspondence to:

Name: Samantha Amick  
Mailing Address: 330 Hawkins Drive  
City, State, Zip: St. Helens, OR 97051  
Contact Telephone: (503) 366-6138

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 27<sup>th</sup> day of Sept., 2008, by Francis + Samantha Amick



Kathy Payne  
Notary Public for Oregon  
My commission expires 6/12/09