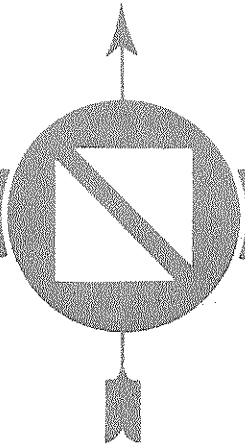


CLACKAMAS
COLUMBIA
MULTNOMAH
WASHINGTON

NEW ADDRESS:
Portland Metropolitan Area Local
Government Boundary Commission
6400 S. W. Canyon Court
Portland, Oregon 97221
Tel: 297-2237

195-125

1971-04



PORTLAND METROPOLITAN AREA LOCAL GOVERNMENT BOUNDARY COMMISSION

~~869 STATE OFFICE BUILDING - PORTLAND, OREGON 97201~~

~~PHONE:~~

~~229-5594~~

October 15, 1971

Frank H. LeMont, Assessor
Columbia County Courthouse
St. Helens, Oregon 97051

Dear Sir:

Enclosed please find copies of the final order(s)
adopted by the PORTLAND METROPOLITAN AREA LOCAL
GOVERNMENT BOUNDARY COMMISSION ON:

October 6, 1971

Final Order(s) No. 302 - City of St. Helens

Yours truly,

Phillip R. Hollick
Executive Officer

PRH/jk
Enc.

Done 2-11-72
by Jg - JV#423

STAFF:

PHILLIP R. HOLLICK, Executive Officer
DONALD E. CARLSON, Administrative Analyst
JEAN KRETZER, Secretary

COMMISSIONERS:

DR. RONALD C. CEASE, Chairman
MRS. CARL BRANDENFELS, Vice Chairman
DONOVAN E. BLAIR
RICHARD M. BROWN
JOHN S. CRAWFORD

BROCK DIXON
MRS. BROOKS GUNSUL
LOUIS C. LAVACHEK
DR. CHARLES MCKINLEY
CAMPBELL RICHARDSON
DR. PAUL J. SLOMINSKI

FINAL ORDER

RE: BOUNDARY CHANGE PROPOSAL NO. 302 - Annexation of the following territory to the City of St. Helens

Legal Description

Beginning at the intersection of the Westerly line of the Joseph Caples Donation Land Claim in Section 33, Township 5 North, Range 1 West of Willamette Meridian, Columbia County, with the Easterly right of way line of the S. P. & S. Railroad which point is North 27°41'30" West 427.7 feet from the Southwest corner of said Joseph Caples Donation Land Claim; thence along said Easterly railroad right of way line North 15°28'30" East a distance of 100.00 feet; thence North 12°12'30" East a distance of 100.0 feet; thence North 6°35'30" East a distance of 100.0 feet which point is the most Northerly Northwest corner of parcel 2 of the deed to Mary M. Beaton recorded December 31, 1946 in Book 91, page 289, Deed Records of Columbia County; thence leaving said railroad right of way line North 71°03'30" East a distance of 325.4 feet; thence South 20°15'30" East a distance of 702.84 feet to the North line of the F. A. Lemont Donation Land Claim; thence North 57°19' East along the North line of said Lemont Donation Land Claim 786.08 feet to the Jessica L. Longston et al property as described in Book 113, page 563, Deed Records; thence North 20°25' West 704.22 feet; thence North 69°35' East 551.2 feet to low water line of the Columbia River; thence continuing on same course to the center of the main channel of the Columbia River; thence Southerly to the most Easterly Northeast corner of the City of St. Helens in the center of the Columbia River; thence Westerly on the North boundary of the City of St. Helens following its many meanderings to the East right of way line of the Spokane, Portland & Seattle Railroad right of way; thence following the East right of way line to the beginning.

WHEREAS, on June 9, 1971, the Commission received a resolution from the City Council of St. Helens requesting that certain property be annexed to the City;

WHEREAS, the resolution meets the requirements for initiating boundary change proposals in ORS 199.490, particularly paragraph (a), Section (1);

WHEREAS, the Commission duly published notice of public hearing in accordance with ORS 199.520 and conducted a public hearing on August 11, 1971, in accordance with the rules of the Commission and paragraph (b), Section (1) of ORS 199.475;

WHEREAS, the Commission caused a study to be made of this proposal as provided in paragraph (a), Section (1) of ORS 199.475;

WHEREAS, on the basis of the study which considered economic, demographic, and sociological trends and physical development of the land, and the public hearing, the Commission found that:

- a) the territory to be annexed is generally located north of the present city limits and is contiguous to the City;
- b) the territory to be annexed contains 138.24 acres, 21 single family dwellings, the County's road shop, a fraternal lodge and an estimated population of 31 persons;
- c) the City initiated the boundary change "to create a common boundary between St. Helens and Columbia City, to systematically develop the area with water service, sewer service, zoning and other city activities such as police protection;
- d) the resolution initiating the proposal is the culmination of approximately two years of study and investigation between the planning commissions and councils of the two cities and is a companion proposal with Proposal No. 301;
- e) property in the territory is presently without zoning protection from the County and the boundary change would place it under the jurisdiction of the City for land use control; and
- f) additional properties were improperly omitted from the proposal and the owners were not present at the hearing.

WHEREAS, the Commission continued the hearing and notified the owners of the property improperly omitted to appear before the Commission and show cause, if any, why their land should not be included in the proposed annexation as provided by Section (2) of ORS 199.475;

WHEREAS, the continued public hearing was held on October 6, 1971, and on the basis of the study and continued public hearing the Commission found that:

- a) the additional properties (two parcels) are contiguous to the territory to be annexed;
- b) the additional properties were included in Proposal No. 301 (annexation to City of Columbia City) and the owner of the larger parcel requested that his property be included in the City of St. Helens rather than Columbia City; the second parcel was included to present a more logical boundary; and
- c) it appears that the City of St. Helens can provide municipal services and land use protection to the entire proposed modified annexation area.

WHEREAS, on the basis of the findings the Commission approved
BOUNDARY CHANGE PROPOSAL NO. 302 as modified on October 6, 1971;

NOW THEREFORE IT IS ORDERED THAT the territory described above be
annexed to the City of St. Helens as of 45 days from this date or
at what other subsequent date that the law requires.

PORTLAND METROPOLITAN AREA LOCAL GOVERNMENT
BOUNDARY COMMISSION

DATE: October 6, 1971

By: Ronald C. Cease
Ronald C. Cease
Chairman

Attest: Julius R. Hill

Certified to be a true and
exact copy of the original

Oct 6, 1971

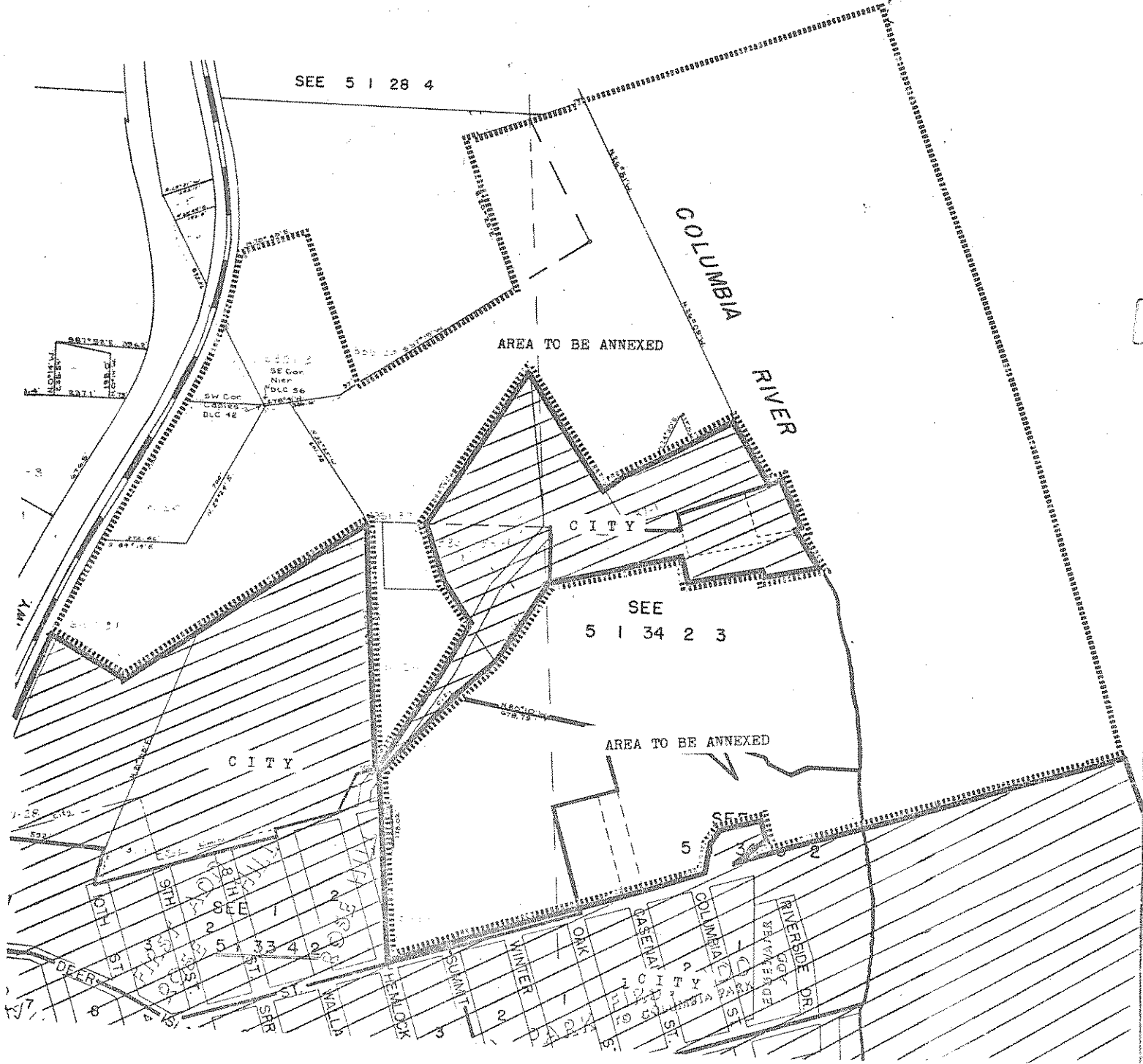
Portland Metropolitan Area Local Government
Boundary Commission

J. Kreter
Secretary of Commission

33 T.5N.R.1W. W.M.
COLUMBIA COUNTY
SCALE: 1" = 400'

5 1 33

PROPOSAL NO. 302



ST. HELENS

Code 2G

Amount (if Any)

Total Value

3351 - 3	6.20	9790
- 7 (Code Break)	1.32 (RETAINS)	200
- 25-1 (Combined ^{Code} Break)	23.50 (Before Coma)	8810
- 30	.37	130
- 31	14.15	8850
- 36	5.20	980
- 37 (Combined ^{Code} Break)	34.32 (Before Coma)	15,160
- 37-1 (Combined ^{Code} Break)	.24 (Before Coma)	300
- 37-2	1.00	1250
- 38 (Combined ^{Code} Break)	4.68 (Before Coma)	880
- 38-1 (Combined ^{Code} Break)	1.56 (Before Coma)	290
- 40	18.19	25,840
3451 - 4 (Combined ^{Code} Break)	1.00 (Before Coma)	6250
- 5	1.10	10,000
- 5-1	1.00	10,000
- 6	1.10	28,230
- 6-1	1.00	37,240
- 7	1.50	59,550
- 8	.70	32,740
- 12	.48	1250
- 13	.44	1250
- 14	.62	1250
- 15	5.01	6250
- 23 (Combined ^{Code} Break)	18.20 (Before Coma)	3410
- 23-1-1	.62	53,710
- 23-2	.24	1250
- 23-3	.60	1250

From Code 2C

(2)

ST. HELENS

Code 2G

Acres (if Any)

Total Value

3451-23-4

1.00

51,010

-23-5

.76

42,670

-23-6

.46

2810

-23-6-1

.46

39,840

-24-1

2.07

10,460

See JV# 423

TOTAL ACRES

TOTAL VALUE

149.09

472,900