

COLUMBIA COUNTY ASSESSORS
RECORD OF DISTRICT BOUNDARIES

05/06/96

INIT DATE:06/12/1995

NO.:1996.02

HOW INITIALLY RECEIVED:Letter from City
AFFECTED DISTRICT NAME:City of St. Helens
DISTRICT ORD. #:2699 EFFECTIVE DATE:07/07/1995
NAME OF APPROVING JURISDICTION:Sec of St
JURISD. ORD. #: EFFECTIVE DATE:07/14/1995
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:112,200

TYPE OF ACTION: ANNEXATION
REMARKS:

D.O.R. APPROVED YES NO.:5-146-95 DATE:06/20/1995

RECORDING INFO:

1) COL. CO.: DEED RECORDS: COM. JOUR.:
MISCELLEANOUS RECORDS:95-06608

CODE AREAS AFFECTED OR CHANGED:

FROM:02-08
TO:02-11
FROM:
TO:

TOWNSHIPS:	AFFECTED AREA: RANGES:	SECTIONS:
4	1	5-3-3 pt
4	1	300 & pt 401
■		

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

***** DATE COMPLETED:05/10/1996 *****

REMARKS: Desc for annex submitted prior to writing of deed for tl 401, deed
desc for tl 401 deviates significantly from that of annex Ord# 2699

COLUMBIA COUNTY ASSESSORS
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NO:1996.02

DISTRICT NAME:City of St. Helens

TYPE OF ACTION :ANNEXATION

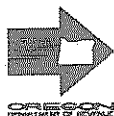
EFFECTIVE DATE:07/07/1995

DIST. ORD. #:2699

RECORDED:

----- LEGAL DESCRIPTION -----

Beginning at a point which is East 1,368.15 feet and South 140.33 feet and South 86°54' West, 361.40 feet from the Northwest corner of the John McNulty Donation Land Claim in Section 6, Township 4 North, Range 1 West, Willamette Meridian, Columbia County1 Oregon, said point being the Northeast corner of the Donald E. Thomas and Reta Thomas Family Trust, as described in County Clerk's Instrument No. 92-5181; thence South 3°37' East along the East line of said Thomas Family Trust, a distance of 589.06 feet to the Southeast corner thereof; thence North 87°28' West along the South line of said Thomas Family Trust tract a distance of 100.58 feet; thence North 3°37' West a distance of 380.28 feet; thence South 87°28' East a distance of 75.44 feet; thence North 3°37' West a distance of 180.61 feet; thence North 48°37' West a distance of 35.36 feet to the South right of way line of the County Road; thence North 85°50' East along said right of way line a distance of 50.00 feet to the point of beginning. Containing 1.0 acres more or less.



NOTICE TO TAXING DISTRICTS

ORS 308.225

OREGON DEPARTMENT OF REVENUE

Cartographic Unit
955 Center Street NE
Salem, OR 97310
(503) 945-8297
FAX (503) 945-8737
TDD (503) 945-8617

CITY OF ST. HELENS
FINANCE DIRECTOR
265 STRAND ST.
ST. HELENS

OR 97051

Notes:

This is to notify you that your boundary

change in _____ County, for

Columbia
ANNEX TO THE CITY OF ST.
HELENS.

ORD. 6 2699
has been:

☐ Received 6-13-95

☐ Approved 6-20-95

☐ Disapproved (see notes)

FOR MAPPING UNIT AND ASSESSOR USE ONLY

Department of Revenue file number:

DOR 5-146-95

Nike Hushes

Boundary:

☒

Change

☐

Proposed change

☐

Planned 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

- ☐ Description
- ☒ Map

* DESCRIPTION AND MAP APPROVED *
* 6-20-95 *
* AS PER ORS 308.225 *

Received from:

CITY

City of St. Helens

P.O. BOX 278

PHONE (503) 397-6272

St. Helens, Oregon
97051

RECEIVED ON

JUN 12 1995

June 9, 1995

TOM LINN
COLUMBIA COUNTY ASSESSOR

Columbia County Assessor
Columbia County Courthouse
St. Helens, OR 97051

RE: Recent Annexations to the City of St. Helens

Gentlemen:

Enclosed please find a copy of Ordinances No. 2699 and 2700, as well as a map, for recent annexations to the City of St. Helens. These ordinances become effective on July 7, 1995.

If you have any questions or if I can be of any further assistance to you, please do not hesitate to contact me.

Sincerely,



Brian D. Little
City Administrator

Enc.

ORDINANCE NO. 2699

LETTER FROM CITY
2-08 to 2-11
4-15-3-3
E. of 72's
300 & 400
EFFECTIVE DATE PER LETTER
7/7/95

AN ORDINANCE ANNEXING AND DESIGNATING THE ZONE OF CERTAIN PROPERTY ON SYKES ROAD TO THE CITY OF ST. HELENS.

WHEREAS, applicants Steven and Sheryl Lawyer have submitted a request to annex to the City of St. Helens that certain property, situated in the County of Columbia, State of Oregon, described as follows, to-wit:

Beginning at a point which is East 1,368.15 feet and South 140.33 feet and South 86°54' West, 361.40 feet from the Northwest corner of the John McNulty Donation Land Claim in Section 6, Township 4 North, Range 1 West, Willamette Meridian, Columbia County, Oregon, said point being the Northeast corner of the Donald E. Thomas and Reta Thomas Family Trust, as described in County Clerk's Instrument No. 92-5181; thence South 3°37' East along the East line of said Thomas Family Trust, a distance of 589.06 feet to the Southeast corner thereof; thence North 87°28' West along the South line of said Thomas Family Trust tract a distance of 100.58 feet; thence North 3°37' West a distance of 380.28 feet; thence South 87°28' East a distance of 75.44 feet; thence North 3°37' West a distance of 180.61 feet; thence North 48°37' West a distance of 35.36 feet to the South right of way line of the County Road; thence North 85°50' East along said right of way line a distance of 50.00 feet to the point of beginning. Containing 1.0 acres more or less.

WHEREAS, the applicants have consented in writing to the proposed annexation; and

WHEREAS, the applicants constitute (1) all the owners of the property (except public right of way) to be annexed and more than 50 percent of the electors residing on such property pursuant to ORS 222.125, and (2) more than half of the owners of the property to be annexed owning more than half of such property representing more than half of the assessed value pursuant to ORS 222.170(1); and (3) a majority of the electors registered in the territory to be annexed pursuant to ORS 222.170(2); and

WHEREAS, the City Council must designate the zoning for the parcels upon annexation; and

WHEREAS, appropriate notice has been given and a public hearing has been held May 17, 1995, 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:

Section 1. The property described above is hereby annexed to the City of St. Helens.

Section 2. The St. Helens Zoning Ordinance Map is hereby amended to reflect the following:

Portions of Tax Lots 4105-033-00300 and 4105-033-00400: R-7 Suburban Residential

Section 3. In support of the above annexation and zoning, the Council hereby adopts the Lawyer Annexation and Zone Findings of Fact and Conclusions of Law dated 6/7/95.

Read the first time: May 17, 1995

Read the second time: May 17, 1995

Read the third time and passed: June 7, 1995

Approved by the Mayor: June 7, 1995

Attested by:



Brian D. Little, City Recorder



Donald L. Kallberg, Mayor

City of St. Helens

P.O. BOX 278

PHONE (503) 397-6272

St. Helens, Oregon

97051

FINDINGS OF FACT AND CONCLUSIONS OF LAW Lawyer Annexation Request

1. Steven and Sheryl Lawyer own property immediately contiguous to the City limits along Sykes Rd. and have submitted petitions for annexation to the City of St. Helens.
2. The petitions were all found to be in proper order and the City agreed to hold a public hearing to annex the property.
3. Notice was given to all surrounding property owners within 300 feet of the area proposed for annexation.
4. The Planning Commission reviewed the petitions on December 13, 1994 and recommended the annexation of the properties and that they be zoned R-7 Moderate Residential.
5. The City Council held a public hearing on the annexation request on Wednesday, May 17, 1995 and took public testimony. The Mayor explained the process for the public hearing, the criteria and the format of the hearing. No one spoke in favor or opposition to the requested annexation and zoning of the property and no written testimony was received.
6. The principle criteria for annexation are:
 1. The orderly and economic provision of public services and facilities can be obtained.
 2. Sufficient infilling has occurred within the City.
 3. A demonstrated need exists.
 4. Sufficient land for development has been identified to meet the demand.
 5. The site is contiguous to the City limits.
 6. The annexation is reasonable.

The criteria for amending the Zoning Map are:


1. The proposed change must comply with the comprehensive plan.
2. The proposed change comply with local ordinances.
3. The public need exists for the proposed change.
4. The public need is best met by this specific change.

7. A staff memo (Staff Report) was presented to the City Council that addresses each on of the criteria for annexation and zoning of the property. That memo, with its findings and conclusions are adopted by this reference into these Findings of Fact and Conclusions of Law.

8. Based on the information presented, the St. Helens City Council concludes that the criteria for annexation and zoning of the properties have been met and agrees with the zoning as recommended by the Planning Commission.

9. The request to annex the Steve and Sheryl Lawyer property to the City Limits (approximately one (1) acre at 34970 Sykes Road, be approved and an ordinance drafted to annex the property. Further the City Council finds that the lot be zoned R-7 Moderate Residential upon annexation.

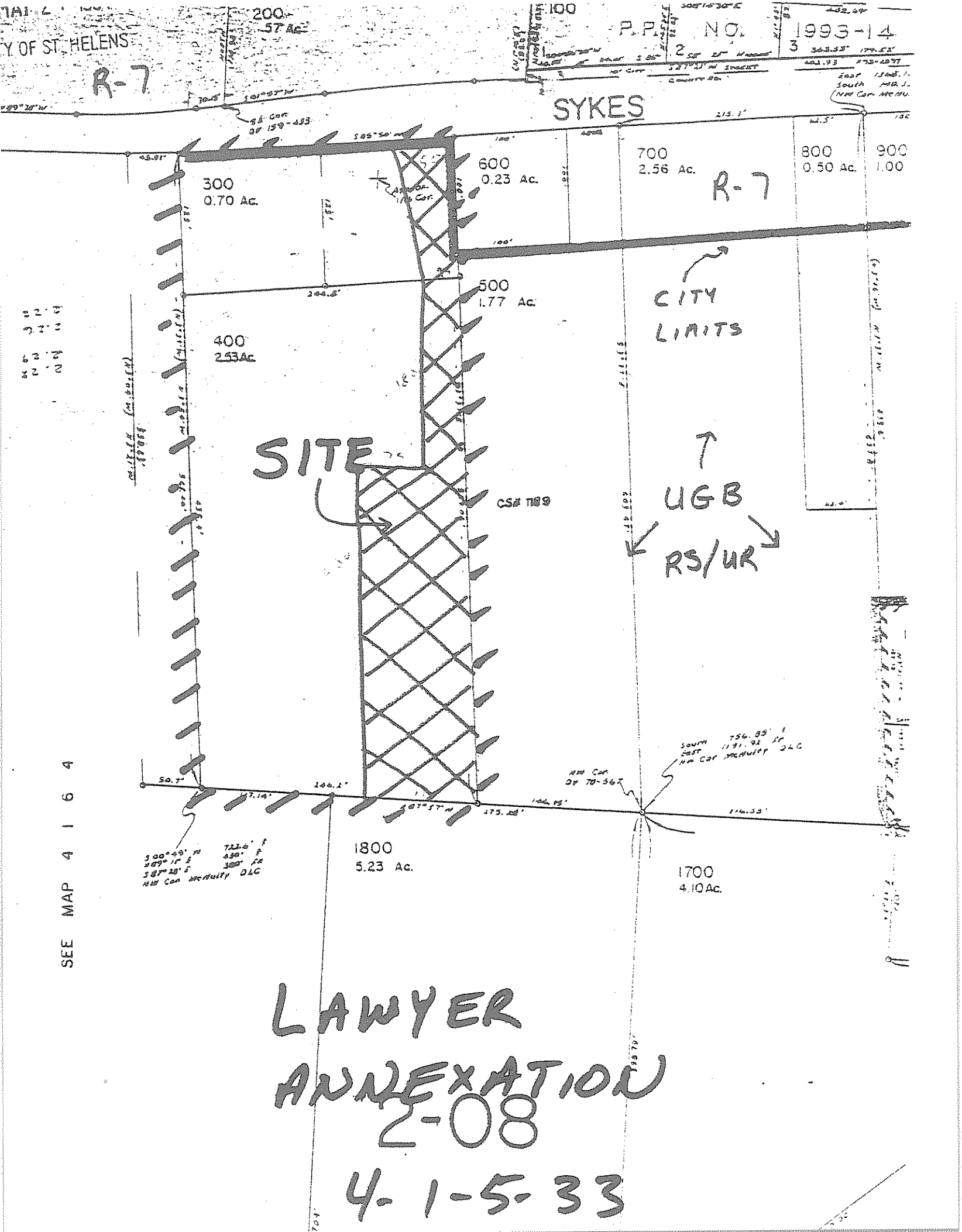
Dated this 7th day of June 1995.



Donald L. Kallberg, Mayor



Brian Little,
City Recorder



02-08 2 4105-033-00401 03-25-96 15:15
OWNER - LAWYER STEVEN L & SHERYL L
35008 SYKES RD ST HELENS OR97051

NEIGHBORHOOD: 61
LOCATION :35008 SYKES RD ST HELENS
SURVEY NO. -
SURVEY DATE

WOL-PAGE F94-11157
ZONING R-10 U6B

	ACRES	TYPE	CLASS	\$ ADV	\$ USD	\$ LAND	DEF FPV	PROP CLASS	401	NA &	APP JB
L1	0.62	TS	C			45100					

	F/B	\$ VALUE	BLT	%SD	M-H	"X"	BRAND	SERIAL	SIZE
H1 169		67,100	93	97	EXEMPT	#9239	GUERDON	6BB01D32937348	27X63

	--- LAND ---	--- IMPROVEMENTS ---	--- TOTAL ---
TOTAL VALUE:	45,100	67,100	112,200
VR APPRAISED:	93	93	
TRENDED PERCENT:	12%	12%	

YR	SERIAL	TOTAL TAX	TAX BALANCE	TAX DUE W/INT
				03-25-96
95	11975	1,417.75	0.00	0.00
				0.00
-	END	-	END	-