

1980-03

Page 1
Of 1 Pages

NOTIFICATION
of
Code Area Change in
COLUMBIA COUNTY

Nº 000006

Annexation X

Correction _____

Withdrawl _____

Area: CITY OF ST. HELEN

Townships: 5 Ranges: 1 Sections: 32, 32-3

Routing: PMALGBC #1393

Proposal Nº: 1393 Final Nº: 1393 Date: 4/5/79

D.O.R. Nº: 5-23-79 Date: 6/12/79

Recorded D.Vs. Book: 224 Page: 250 Date: 6/7/79

Other: _____ Date: _____

Code Area: From: 2-08 & 2-11
To: 2-24

Date Completed: 12/26/79

Remarks: _____

FILED 15 2/5 19
HENRY T. HUDSON
Assessor

NOTICE TO TAXING DISTRICTS
ORS 308.225

ATT. JAF
RETURN
YOUR FILE ✓

By _____ Deputy

FROM:

APPROVED AS PER
ORS 308.225

STATE OF OREGON
DEPARTMENT OF REVENUE
U-R MAPPING UNIT

JUN 12 1979

SALEM, OREGON 97310 DESCRIPTION & MAP

TO:

CITY OF ST. HELENS
CITY RECORDER
Box 37
St. Helens Oregon 97051

This is to notify you that your boundary
change in COLUMBIA County, for
RD. # 1242

has been:

- ☒ Received 6-1-79
☒ Approved 6-12-79
☐ Disapproved (see notes)

If disapproved, please submit corrected
description and map.

Notes: _____

FOR MAPPING UNIT AND ASSESSOR USE ONLY

Department of Revenue file no: DOR 5-23-79

Boundary: change ☒ proposed change ☐ received from: PINALGBC

The change is for a:

- ☐ Formation of a new district
☒ Annexation of territory to a district
☐ Withdrawal of territory from a district
☐ Dissolution of a district

Data received:

- ☒ Description
☒ Map

Certified by registered surveyor or registered
engineer:

☐ yes ☒ no

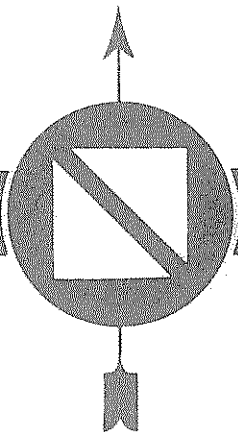
CC County Assessor
Boundary Commission (when appropriate)

Department of Revenue A&A-0-39 (11-75)

CLACKAMAS
COLUMBIA
MULTNOMAH
WASHINGTON

DV 224 Pg 250

NOTIF #006



PORTLAND METROPOLITAN AREA LOCAL GOVERNMENT BOUNDARY COMMISSION

320 S.W. STARK STREET (SUITE 530)

PORTLAND, OREGON 97204

PHONE: 229-5307

May 21, 1979

COLUMBIA COUNTY

Henry T. Hudson, Assessor

Enclosed please find copies of the Final Order(s) adopted
by the PORTLAND METROPOLITAN AREA LOCAL GOVERNMENT BOUNDARY

COMMISSION on:
April 5, 1979

FINAL ORDER(S) NO. ~~1393~~ City of St. Helens Col.

Sincerely,

Donald E. Carlson

Donald E. Carlson
Executive Officer

DEC/jk
Enc.

FILED JUN 1 1979 19
HENRY T. HUDSON
Assessor

By _____ Deputy

ATT. LAF
RETURN
YOUR FILE

STAFF:

DONALD E. CARLSON, Executive Officer
KENNETH S. MARTIN, Executive Assistant
JEAN KRETZER, Administrative Assistant

COMMISSIONERS:

ROBERT S. BALL, Chairman
MARIE WILLIAMS, Vice-Chairman
CAROLYN GASSAWAY
Frank H. Eisman
Anthony N. Federici

Frank Hilton
PETER G. McDONALD
FAMA PARTLOW
JEANNE ROBINETTE
DORINDA SOLHEIM
CAROL STEELE

FINAL ORDER

RE: BOUNDARY CHANGE PROPOSAL NO. 1393 - Annexation of territory
to the City of St. Helens.

Proceedings on Proposal No. 1393 commenced upon receipt by the Boundary Commission of a petition from property owners on February 7, 1979 requesting that certain property be annexed to the city. The petition meets the requirements for initiating a proposal set forth in ORS 199.490, particularly paragraph (c) of Section (1).

Upon receipt of the petition, the Boundary Commission published and posted notice of the public hearing in accordance with ORS 199.463 and conducted a public hearing on the proposal on March 8 and April 5, 1979. The Commission also caused a study to be made on this proposal which considered economic, demographic and sociological trends and projections and physical development of the land.

FINDINGS

On the basis of the public hearings and the study, the Boundary Commission found that:

1. The territory to be annexed is contiguous to the city and contains 75.25 acres, is vacant, and is evaluated at \$15,870 (under farm deferral).
2. The property owners desire city services to facilitate development of a P.U.D. containing 170 single family residences and 88 townhouses.
3. This action conforms to the demands of LCDC Goals #1, 2, 3, 6, 7, 10, 11, 12 and 14. Other LCDC Goals do not appear to apply directly to this action.
4. The city and county have jointly agreed to the city's urban growth boundary which includes this area and to the city's planning for the territory which identifies it as Rural Suburban Unincorporated Residential. The plan designation allows the proposed development. The city's plan notes 50% or more of the area is "hazard area" but the P.U.D. is being designed around this.
5. The city has an 8-inch sewer line at the Pittsburg-Hanky Rd. intersection which can be extended to serve the parcel. The city's treatment plant has more than adequate dry weather capacity to handle this development but does experience overloading during periods of heavy rain due to inflow and infiltration. The DEQ does not consider this a major problem and is in agreement with the city's methods of solving the problem and with their progress in doing so.

Adequate water storage and pressure exists to serve part of the property and the developers have agreed to construct and additional 200,000 gal. reservoir for the city to serve the remaining portions.

Hanky Rd. which serves the site needs some improvement and the developers and the city have agreed informally to what these are. These improvement requirements will be attached as conditions on the preliminary plat approval subsequent to annexation.

All sewer water and road improvements necessary to provide the site with services from the city will be paid for by the developer or indirectly the new residents of the area.

Other city services such as police will be available upon annexation of the property.

6. The school district is at or near capacity at most of its schools, but takes the attitude that it will educate whatever students come to it. A recent bond issue for expansion of facilities was rejected but may have been influenced by a strike of the areas's major employer. The district will try again with the bond issue at some point in the future.

REASONS FOR DECISION

On the basis of the findings, the Commission determined that:

1. The property owners desire city services and the city appears to have those services available in adequate quantity and quality to meet the proposed development's needs.
2. The proposed action does not conflict with the city and county plans for the area and appears to comply with the requirements of the LCDC Goals.

ORDER

On the basis of the findings and reasons listed above, the Boundary Commission approved BOUNDARY CHANGE PROPOSAL NO. 1393 on April 5, 1979.

NOW THEREFORE IT IS ORDERED THAT the territory described in Appendix "A" and depicted on the attached map, 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: April 5, 1979

By:

Robert S. Ball
Robert S. Ball
Chairman

Attest:

Donald E. Ball

Annexation

CITY OF ST. HELENS

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 32,
TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN
MORE PARTICULARLY DESCRIBED AS:

BEGINNING 1740.68 FEET SOUTH OF THE NORTHEAST CORNER OF FRANCIS
PERRY DONATION LAND CLAIM IN SECTION 32, TOWNSHIP 5 NORTH,
RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, COLUMBIA COUNTY,
THENCE N 85° 29' W, 241.36 FEET TO A POINT; THENCE S 69° 45' W,
100 FEET TO A POINT; THENCE S 57° 21', 90.25 FEET TO A POINT;
THENCE S 54° 37' W, 182.51 FEET TO POINT; THENCE S 48° 34' W,
266.26 FEET MORE OR LESS TO THE CENTER OF HANKEY COUNTY ROAD
NO. P-26; THENCE SOUTHERLY ALONG THE CENTER OF SAID ROAD,
284 FEET MORE OR LESS, TO A POINT; THENCE SOUTH 49° 07' WEST
180 FEET AS DESCRIBED IN SURVEY L-385 AS RECORDED IN COLUMBIA
COUNTY, JUNE 1972, TO THE CENTER LINE OF MILTON CREEK; THENCE
NORTHERLY ALONG THE CENTERLINE OF MILTON CREEK 300 FEET MORE
OR LESS TO A POINT ON THE SOUTHERLY LINE OF A TRACT DESCRIBED
IN DEED FROM HARLEY C. VAN DOLAH, ET AL, TO ALEX W. BLANKENSHIP
RECORDED JULY 17, 1936 IN BOOK 59, PAGE 245, DEED RECORDS OF
COLUMBIA COUNTY, OREGON; THENCE NORTH 45° 30' WEST ALONG THE
CENTER OF SAID CREEK 617.7 FEET. THE AFOREMENTIONED POINTS BEING
DESCRIBED IN BOOK 206, PAGE 719 AND BOOK 209, PAGE 823, DEED
RECORDS OF COLUMBIA COUNTY, OREGON; THENCE NORTH TO A POINT
BEING THE CENTERLINE OF HANKEY COUNTY ROAD; THENCE NORTH-
WESTERLY ALONG SAID CENTERLINE TO THE INTERSECTION POINT OF
CENTERLINE OF MC CLINTOCK ROAD; THENCE NORTHERLY ALONG THE
CENTERLINE OF MC CLINTOCK ROAD TO A POINT BEING THE INTERSECTION
OF SAID CENTERLINE AND NORTH LINE OF FRANCIS PERRY LINE BEING
1742.42 FEET WEST OF THE NORTHEAST CORNER OF SAID CLAIM; THENCE
EAST 1742.42 FEET TO A POINT BEING THE NORTHEAST CORNER OF FRANCIS
PERRY DONATION LAND CLAIM; THENCE SOUTH 1740.68 FEET TO A POINT OF
BEGINNING.

Proposal No. 1393

Sec. 32, T5N, R1W, W.M.

COLUMBIA COUNTY

5N. 1W 32

1"=400'

SEE MAP 5 1 29

