

Columbia County Assessors Record of District Boundaries

Wednesday, March 07, 2007

Init Date: 06/21/2006

Also See No.: .

No.: 2007 . 10

How Initially Received: LETTER FROM CITY OF ST HELENS

Affected District Name: ST HELENS CITY

Remarks:

District Ord No: 2988

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: N

No: 5-270-2006

Date: 07/10/2006

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

09.22.1600

Date Completed 01-19-07

Remarks:

Columbia County Assessors Record of District Boundaries

Wednesday, March 07, 2007

Init Date: 06/21/2006

Also See No.: .

No.: 2007 . 10

Legal Description

That portion of Lots 6 & 7, Block 2, South St. Helens Addition To St. Helens, Columbia County, Oregon, described as follows; Beginning at the most Northerly corner of said Lot 6; Thence Southeasterly along the Northeasterly line of said Lots 6 and 7, 200 feet to the most Easterly corner of Lot 7; thence Southwesterly along the Southeasterly line of Lot 7, a distance of 40 feet; thence Northwesterly 200 feet to a point on the Northwesterly line of Lot 6 that is Southwesterly 40 feet from the point of beginning; thence Northeasterly 40 feet to the point of beginning.

EXHIBIT A

LEGAL DESCRIPTION

That portion of Lots 6 and 7, Block 2, SOUTH ST. HELENS ADDITION TO
ST. HELENS, Columbia County, Oregon, described as follows:
BEGINNING at the most Northerly corner of said Lot 6;
Thence Southeasterly along the Northeasterly line of said Lots 6 and 7, 200
feet to the most Easterly corner of Lot 7;
Thence Southwesterly along the Southeasterly line of Lot 7, a distance of 40
feet;
Thence Northwesterly 200 feet to a point on the Northwesterly line of Lot 6
that is Southwesterly 40 feet from the point of beginning;
Thence Northeasterly 40 feet to the 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.

36124 Kelly Dr. also known as

36125 Construction Wy
Street Address of Property (if assigned)

02-08-2 4109-022-01600
Tax Account Number of Property

1. West Coast Investments, LLC
Print Owner Name

Frank G. Trotter, Managing Member
Signature of Owner

2. _____
Print Owner Name

Frank G. Trotter, Managing Member
Signature of Owner

3. _____
Print Owner Name

Signature of Owner

4. _____
Print Owner Name

Signature of Owner

Please send all correspondence to:

Name:

Frank G. Trotter

Mailing Address:

P.O. Box 1226

City, State, Zip:

Scappoose, Or. 97056

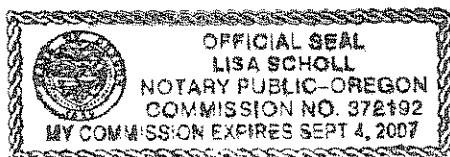
Contact Telephone:

1-541-913-1313

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 15th day of December, 2005 by Frank Trotter

Lisa Scholl
Notary Public for Oregon
My commission expires: Sept. 4, 2007



IMPORTANT
This Map for Assessment
and Taxation Purposes
ONLY

NW1/4 NW1/4 SEC.09 T4N R1W WM
COLUMBIA COUNTY

4 1 09 B B
ST. HELENS

Scale 1" = 100'

100
2.14 AC.

200
4.50 AC.

1/16 COR.

SEE MAP 41 8 A D

Canceled No.

08

WAY

ASE

ONE

SEE MAP 41 9 A D

1000
3.68 AC.

1100
3.59 AC.

ANGLE COR.
THOMAS H. SMITH
D.L.C. NO. 40

SEC. COR.
JOHN McNULTY
D.L.C. NO. 50

NE COR.
POSEY WILLIAMS
D.L.C. NO. 47

1/4 COR.

SEE MAP 41 9 B C

2-08

2-01

CONSTRUCTION

ADDITIONAL

GABLE ROAD
C.N. GABLE CO. RD. NO. 40

500
0.14 AC.

600
0.18 AC.

800
2.12 AC.

700
0.36 AC.

SOUTH

ST. HELENS

PORTLAND

ST. HELENS

PORTLAND

ST. HELENS

PORTLAND

ST. HELENS

PORTLAND

SEE MAP 41 9 0 0

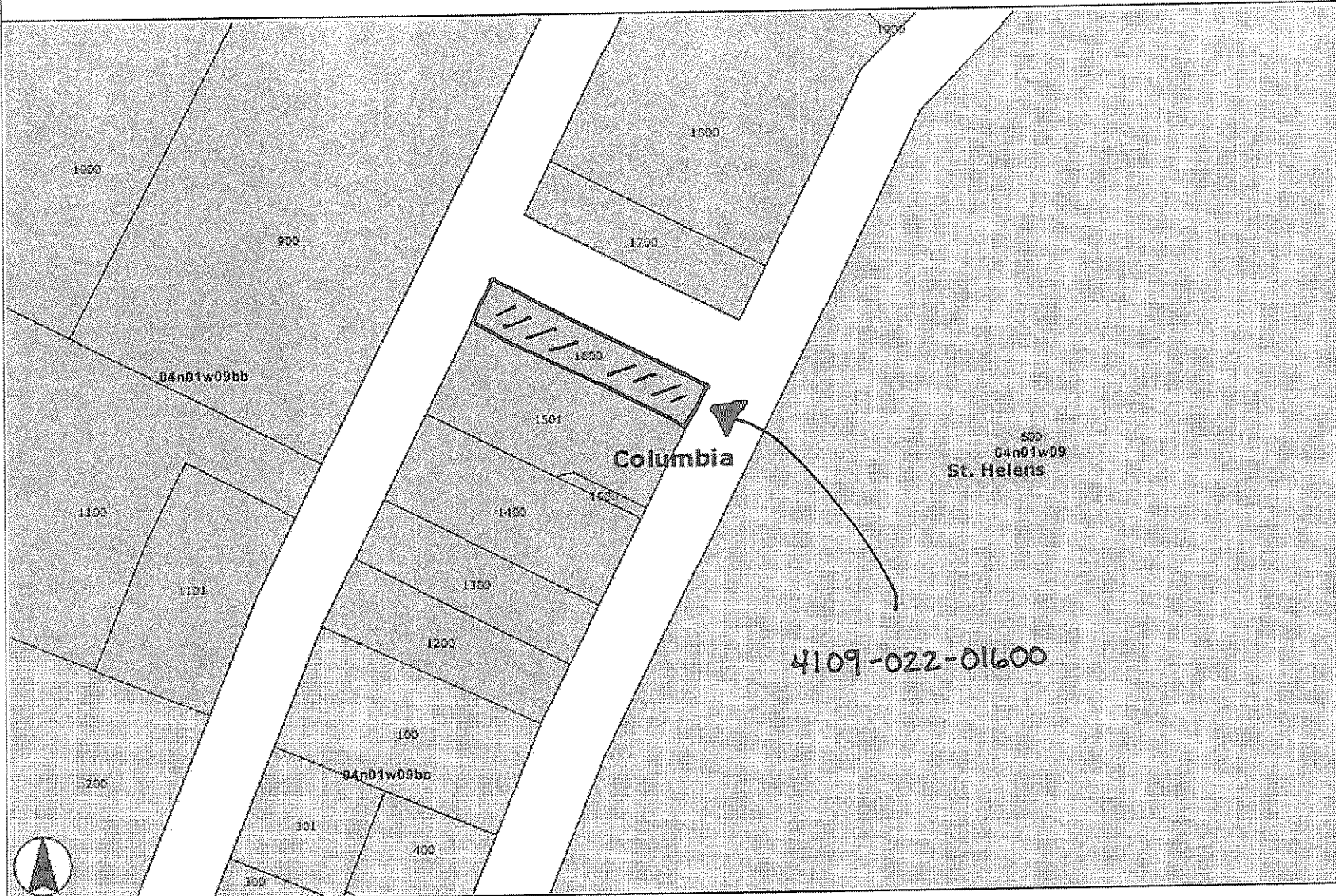
01/19/07

4 1 09 B B

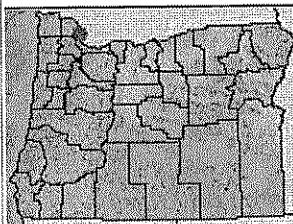
ORMAP

Legend

-  Counties
-  Taxlots
-  Highways
- Maps**
-  04n01w08a
-  04n01w09
-  04n01w09bb
-  04n01w09bc



Overview



Disclaimer

FOR ASSESSMENT PURPOSES ONLY.
DO NOT RELY ON FOR ANY OTHER USE.

COLUMBIA COUNTY ASSESSORS
RECORD OF DISTRICT BOUNDARIES

01/18/07

INIT DATE:06/21/2006

NO.:2007.10

HOW INITIALLY RECEIVED:LETTER FROM CITY OF ST HELENS
AFFECTED DISTRICT NAME:ST HELENS CITY
DISTRCT ORD. #:2988 EFFECTIVE DATE:06/21/2006
NAME OF APPROVING JURISDICTION:ST HELENS CITY
LEGAL DESCRIPTION RECEIVED: NO MAP RECEIVED: YES
IF A SCHOOL DIST. HAS O.A.R. 150-330.123 BEEN FILED?
REMARKS:08-08-2006: SAYS ONE THING AND DESCRIBES
ANOTHER.

IF NON-SCHOOL DIST., LIST LB-50 VALUATION:0

TYPE OF ACTION: ANNEXATION
REMARKS:

D.O.R. APPROVED YES NO.:5-270-2006 DATE:07/10/2006

CODE AREAS AFFECTED OR CHANGED:

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

	AFFECTED AREA:	
TOWNSHIPS:	RANGES:	SECTIONS:
4	1	09.22.1600

None
J.

Linda -
Please Check
and return.
JWS
Andi

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

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

REMARKS:

COLUMBIA COUNTY ASSESSORS
RECORD OF DISTRICT BOUNDARIES

01/18/07

INIT DATE:06/21/2006

NO.:2007.10

HOW INITIALLY RECEIVED:LETTER FROM CITY OF ST HELENS
AFFECTED DISTRICT NAME:ST HELENS CITY
DISTRCT ORD. #:2988 EFFECTIVE DATE:06/21/2006
NAME OF APPROVING JURISDICTION:ST HELENS CITY
LEGAL DESCRIPTION RECEIVED: NO MAP RECEIVED: YES
IF A SCHOOL DIST. HAS O.A.R. 150-330.123 BEEN FILED?
REMARKS:08-08-2006: SAYS ONE THING AND DESCRIBES
ANOTHER.

IF NON-SCHOOL DIST., LIST LB-50 VALUATION:0

TYPE OF ACTION: ANNEXATION
REMARKS:

D.O.R. APPROVED YES NO.:5-270-2006 DATE:07/10/2006

CODE AREAS AFFECTED OR CHANGED:

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

	AFFECTED AREA:	
TOWNSHIPS:	RANGES:	SECTIONS:
4	1	09.22.1600

*Nancy -
Please check
and return.
JHP
andi*

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

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

REMARKS:

*none
AB
1-18-07*

COLUMBIA COUNTY ASSESSORS
RECORD OF DISTRICT BOUNDARIES

01/18/07

INIT DATE:06/21/2006

NO.:2007.10

HOW INITIALLY RECEIVED:LETTER FROM CITY OF ST HELENS
AFFECTED DISTRICT NAME:ST HELENS CITY
DISTRCT ORD. #:2988 EFFECTIVE DATE:06/21/2006
NAME OF APPROVING JURISDICTION:ST HELENS CITY
LEGAL DESCRIPTION RECEIVED: NO MAP RECEIVED: YES
IF A SCHOOL DIST. HAS O.A.R. 150-330.123 BEEN FILED?
REMARKS:08-08-2006: SAYS ONE THING AND DESCRIBES
ANOTHER.

IF NON-SCHOOL DIST., LIST LB-50 VALUATION:0

TYPE OF ACTION: ANNEXATION
REMARKS:

D.O.R. APPROVED YES NO.:5-270-2006 DATE:07/10/2006

CODE AREAS AFFECTED OR CHANGED:

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

	AFFECTED AREA:	
TOWNSHIPS:	RANGES:	SECTIONS:
4	1	09.22.1600

Sue -
Please check
and return.
Jhx
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

DOR 5-270-2006



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 8, 2006
As Per ORS 308.225

☒ Description ☒ Map received from: CITY
On: 6/23/2006, 7/27/2006

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

ANNEX TO CITY OF ST. HELENS

ORD#2988(CONSTRUCTION WY)

has been: ☒ Approved 8/8/2006
 ☐ Disapproved

Notes:

RECEIVED
AUG 10 2006
CITY OF ST. HELENS

Department of Revenue File Number: 5-270-2006

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. 2988

AN ORDINANCE TO ANNEX AND DESIGNATE THE ZONE OF CERTAIN PROPERTY AT APPROXIMATELY 36124 CONSTRUCTION WAY

WHEREAS, applicant Frank Trotter has requested to annex to the City of St. Helens that certain property described in **Exhibit A**. This property is generally located at 36124 Construction Way (aka Kelly Drive), also described as Columbia County Tax Lot 410902201600; 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 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 Feb. 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 LI, Light Industrial.

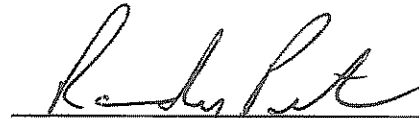
4. The St. Helens Comprehensive Plan Map is hereby amended to reflect that the property described herein shall be designated as LI, Light Industrial.
6. In support of the above annexation and zoning, the Council hereby adopts the Columbia County Annexation and Zone Map Amendment Findings of Fact and Conclusions of Law dated March 1, 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 15, 2006
Read the second time:	February 15, 2006
Read the third time:	March 1, 2006
Approved by the Mayor:	March 1, 2006

Attested by:



Brian D. Little, City Recorder



Randy Peterson, Mayor

Notice to Taxing Districts

ORS 308.225



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

2007, 10

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#2988(CONSTRUCTION WY)

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

Notes:

PARAGRAPH 1 SAYS THIS IS TAX LOT 41090220 1400, BUT DESCRIPTION IS FOR
 TAX LOT 1600. PLEASE SUBMIT MAP WITH MORE DETAIL. MAPS CAN BE
 DOWNLOADED FREE AT WWW.ORMAP.ORG.

Department of Revenue File Number: 5-270-2006

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

FILE COPY

ORDINANCE NO. 2988

AN ORDINANCE TO ANNEX AND DESIGNATE THE
 ZONE OF CERTAIN PROPERTY AT APPROXIMATELY
 36124 CONSTRUCTION WAY

West Coast Investments

WHEREAS, applicant Frank Trotter has requested to annex to the City of St. Helens that certain property described in **Exhibit A**. This property is generally located at 36124 Construction Way (aka Kelly Drive), also described as Columbia County Tax Lot 410902201400 and

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

*Says one
thing &
desc's
another*

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 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 Feb. 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 LI, Light Industrial.


4. The St. Helens Comprehensive Plan Map is hereby amended to reflect that the property described herein shall be designated as LI, Light Industrial.
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 March 1, 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 15, 2006
Read the second time:	February 15, 2006
Read the third time:	March 1, 2006
Approved by the Mayor:	March 1, 2006

Attested by:



Brian D. Little, City Recorder



Randy Peterson, Mayor

FINDINGS OF FACT AND CONCLUSIONS OF LAW
Trotter Construction Way

REQUEST:

Frank Trotter has requested to annex a property into the City of St. Helens, Oregon.

PUBLIC HEARING:

A Public Hearing was held on February 14, 2006 in front of the Planning Commission and February 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 January 9, 2006 by first class mail. Notice was published in the local newspaper Jan. 25 & Feb. 1, 2006. Notice was sent to Oregon Department of Land Conservation and Development December 20, 2005.

LOCATION:

The property is located at 36124 Construction Way (aka Kelly Drive). This site is also known as Columbia County Tax Assessor tax lot 1600 on map 4109022. It is the north 40 feet of Lots 6 & 7 of Block 2 of the St. Helens Subdivision South Plat.

SITE INFORMATION:

The site is about 12,000 square feet in size.

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: Old Portland Road is on the east side of this site and Construction Way is on the north side. Neither Construction Way nor Old Portland Road meet City Standards. Old Portland Road is designated as a minor arterial and Construction Way is a local street.

Finding: There is a pressure sewer line in Old Portland Road in front of this site.

Finding: There is a water line in Old Portland Road and Construction Way.

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, 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 east side.

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 an Unincorporated Light Industrial designated area according to the Comprehensive Plan Map.

Finding: The policy of the Comprehensive Plan for Light Industrial lands is that the City of St. Helens should zone it as LI, Light Industrial and designate it Light Industrial.

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 Unincorporated Light Industrial 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 is industrial and thus the rule does not apply.

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 abuts the City Limits on one side but is inside a large area that is fully surrounded by the City.

Finding: The lots to the north and south are already developed.

The Planning Commission held a public hearing, received evidence into the record and deliberated to a decision based upon the record to recommend to the City Council that this application be approved with the amendments to the Comprehensive Plan Map and Zone Map to change the zone to LI, Light Industrial.

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 on the north and south sides.
8. The zone should be LI, Light Industrial in keeping with the Comprehensive Plan Map and policies of the Plan.
9. The new designation should be LI, Light Industrial on the Comprehensive Plan Map after annexation is completed.

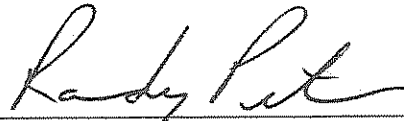
The City Council held a public hearing and based upon the evidence in the record and the recommendation from the Planning Commission approved the application for annexation of the Trotter property located at 36124 Construction Way with amendments to the Comprehensive Plan and Zone Maps to LI, Light Industrial.

Attested by:

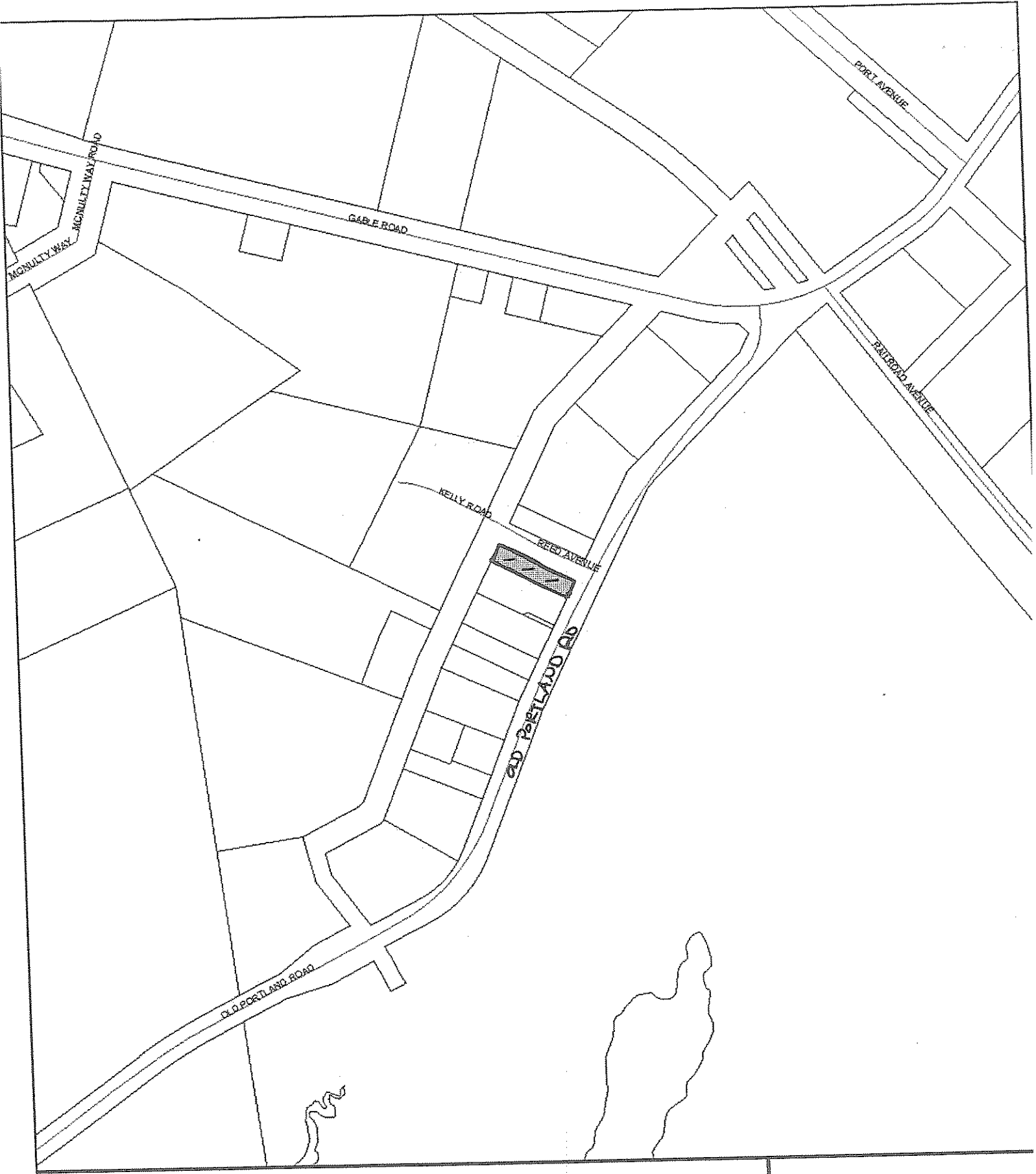


Brian D. Little, City Administrator

Signed by:



Randy Peterson, Mayor



4109-022-01600



1 in. = 300.0 feet

