

**RESOLUTION NO. 11-01**

**A RESOLUTION REQUESTING A CHANGE OF NAME OF THE ST. HELENS/COLUMBIA CITY ENTERPRISE ZONE TO THE SOUTH COLUMBIA COUNTY ENTERPRISE ZONE, REQUESTING SCAPPOOSE'S INCLUSION AS A SPONSOR IN THE ENTERPRISE ZONE AND MODIFYING THE DISTRICT'S BOUNDARIES.**

**WHEREAS**, in 2007, the City of St. Helens, City of Columbia City, Port of St. Helens, and Columbia County successfully applied for an enterprise zone, which was designated as the St. Helens/Columbia City Enterprise Zone ("Enterprise Zone") by the Director of *Business Oregon* ("Oregon Business Development Department") on October 18, 2007.

**WHEREAS**, the designation of an enterprise zone does not grant or imply permission to develop land within the Enterprise Zone without complying with all prevailing zoning, regulatory and permitting processes and restrictions of any and all local jurisdictions; nor does it indicate any public intent to modify those processes or restrictions, unless otherwise in agreement with applicable comprehensive land use plans.

**WHEREAS**, the Enterprise Zone and the three to five-year property tax exemption that it offers for new investments in plant and equipment by eligible business firms are critical elements of local efforts to increase employment opportunities, to raise local incomes, to attract investments by new and existing businesses and to secure and diversify the local economic base.

**WHEREAS**, in order to stimulate additional business growth in South Columbia County, the City of Scappoose requests that the current St. Helens/Columbia City Enterprise Zone be known henceforth as the South Columbia County Enterprise Zone. The City of Scappoose further requests that the boundary of the Enterprise Zone be amended to include territory within the city limits of the City of Scappoose. The City of Scappoose is not currently a sponsor of the Enterprise Zone; but this requested change in the zone boundary includes areas within the jurisdiction of the Columbia County and the City of Scappoose. Upon approval of the Director of the Oregon Business Development Department, the City of Scappoose requests to join the amended Enterprise Zone.

**WHEREAS**, officials of the City of St. Helens, City of Columbia City, City of Scappoose, Port of St. Helens, and Columbia County are in agreement in requesting a change in the boundary of the Enterprise Zone that would add the areas indicated in the attached map(s) labeled Exhibits A, B, C, D, E, F & G and legal description contained in the attached Exhibit H, such that the amended Enterprise Zone would be configured according to the map labeled Exhibit I and described in Exhibit J, both of which are attached hereto and incorporated herein.

**WHEREAS**, a public meeting was held in St. Helens on December 15, 2010, to hear the response of the citizenry to the proposed change in the Enterprise Zone requested herein and additional special notification was sent to all affected taxing districts in that zone on December 16, 2010.

**WHEREAS**, this change in the boundary of the Enterprise Zone would help attract, retain, and expand businesses to the Scappoose Industrial Airpark and surrounding environs, which would benefit the local area by generating additional employment opportunities and increasing the local economic base.

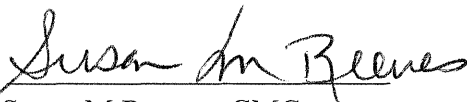
**BE IT RESOLVED** that the City Council of the City of Scappoose hereby:

1. Requests a change in the boundary of the Enterprise Zone as shown in the attached maps and legal descriptions (Exhibits I & J).
2. Requests that the name of the St. Helens/Columbia City Enterprise Zone be changed to the South Columbia County Enterprise Zone.
3. Requests that the City of Scappoose be added to the South Columbia County Enterprise Zone as a cosponsor of the zone.
4. Authorizes Chad Olsen, St. Helens city administrator and local zone manager, to prepare and submit technical memoranda to the Oregon Business Development Department, along with this resolution and other necessary documents, verifying that the requested boundary change to the Enterprise Zone and the change in the name of that zone to South Columbia County Enterprise Zone complies with the requirements of ORS 285C.115, so that the requests herein may be approved by order of the Director of the Oregon Business Development Department.

**PASSED AND ADOPTED** by the City Council this 18<sup>th</sup> day of January, 2011 and signed by the Mayor and City Recorder in authentication of its passage.

**CITY OF SCAPPOOSE, OREGON**

  
\_\_\_\_\_  
Scott Burge, Mayor

Attest:   
Susan M Reeves, CMC  
City Recorder

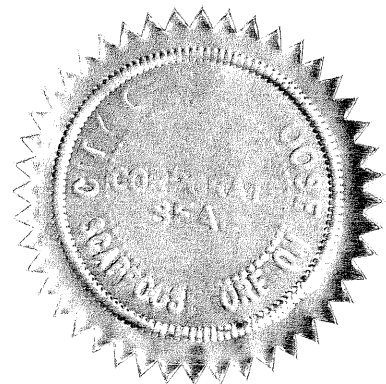


Exhibit A

Exhibit B

Exhibit C




Exhibit D

Exhibit E


Exhibit F

Exhibit G

### Legend

-  Expansion Area
-  St. Helen's - Columbia City Enterprise Zone
-  Columbia County Assessor Taxlot\*

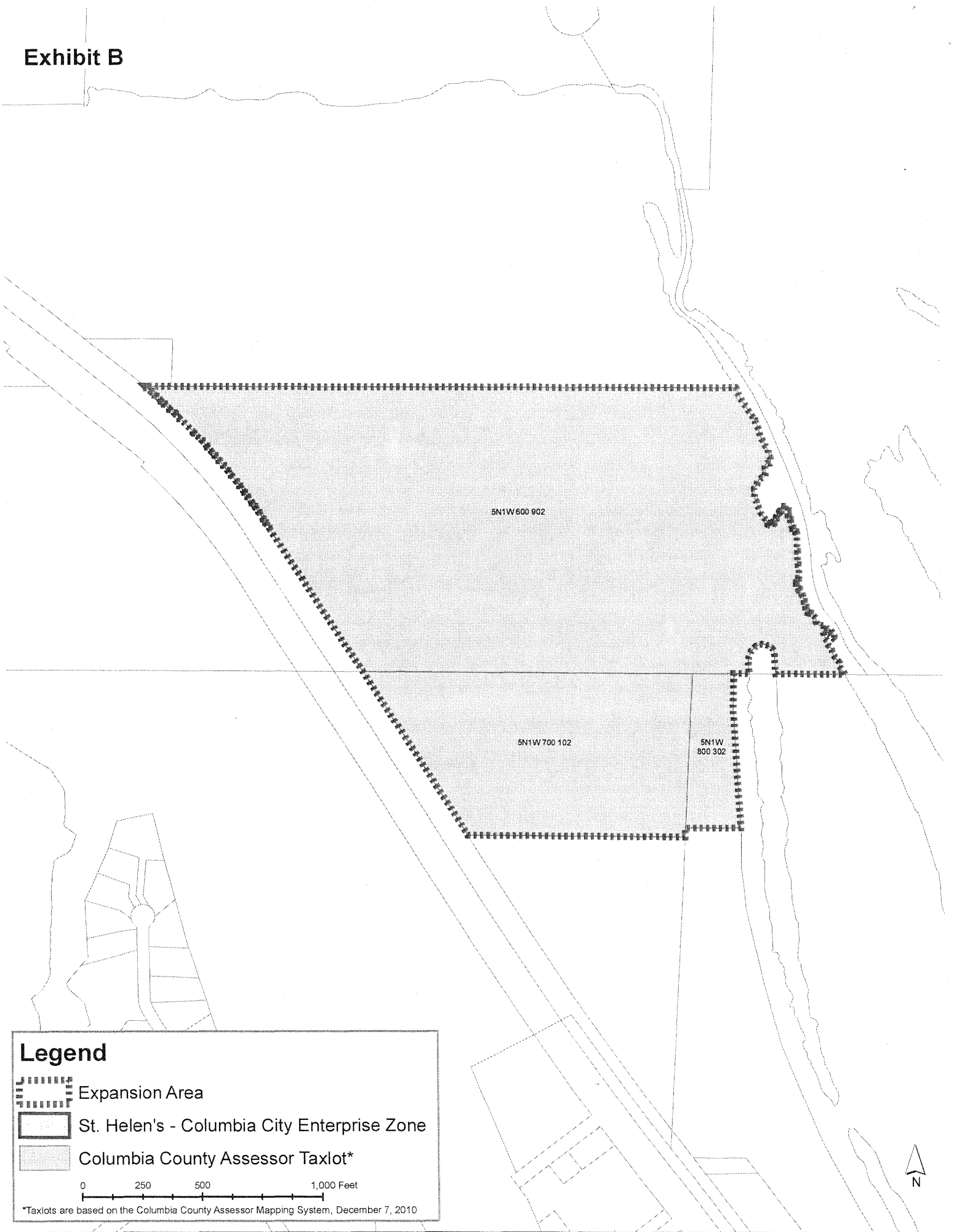
0 0.5 1 2 Miles



\*Taxlots are based on the Columbia County Assessor Mapping System, December 7, 2010



# Exhibit B



## Legend



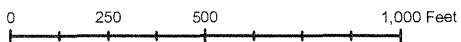
Expansion Area



St. Helen's - Columbia City Enterprise Zone



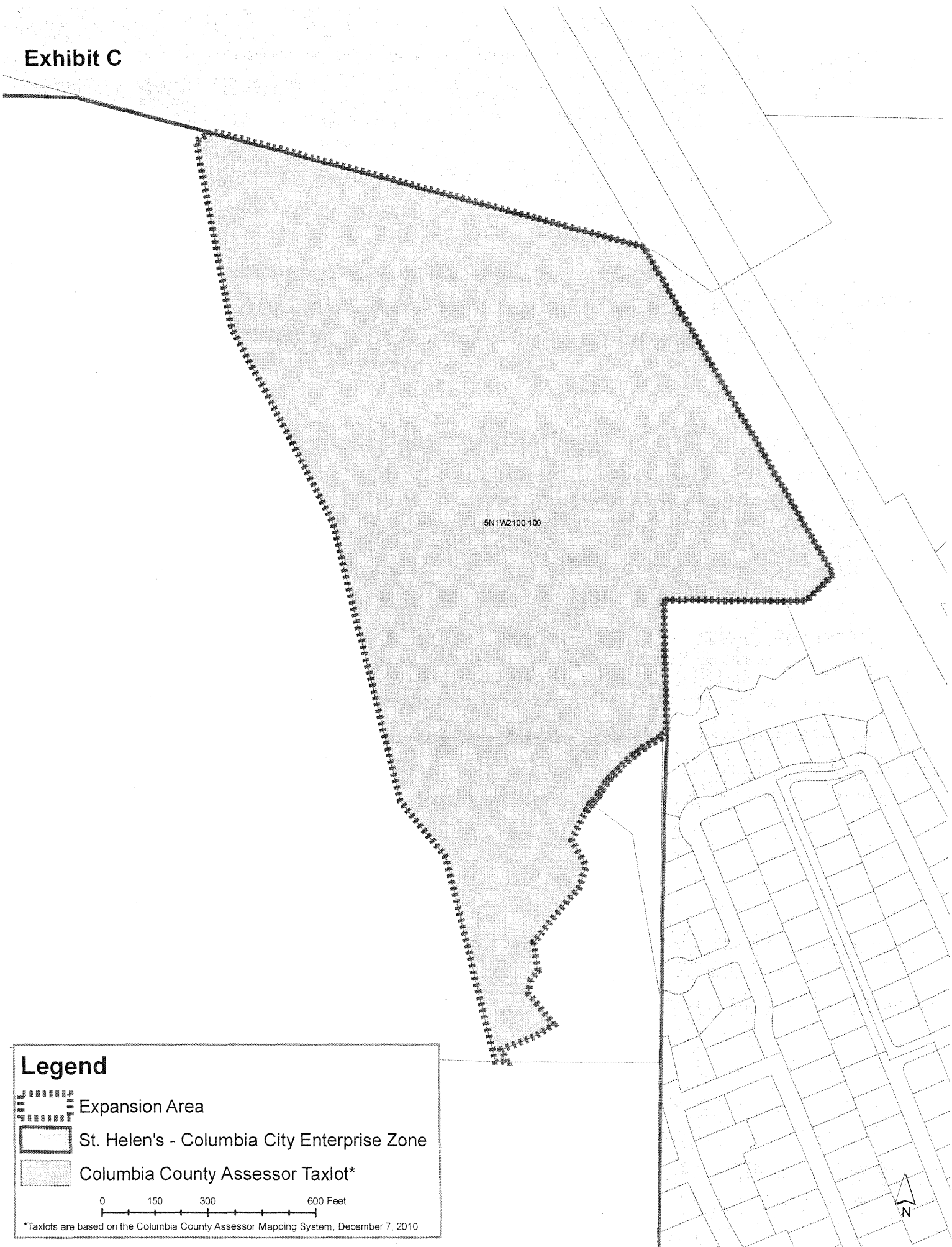
Columbia County Assessor Taxlot\*






\*Taxlots are based on the Columbia County Assessor Mapping System, December 7, 2010



# Exhibit C



## Legend

-  Expansion Area
-  St. Helen's - Columbia City Enterprise Zone
-  Columbia County Assessor Taxlot\*

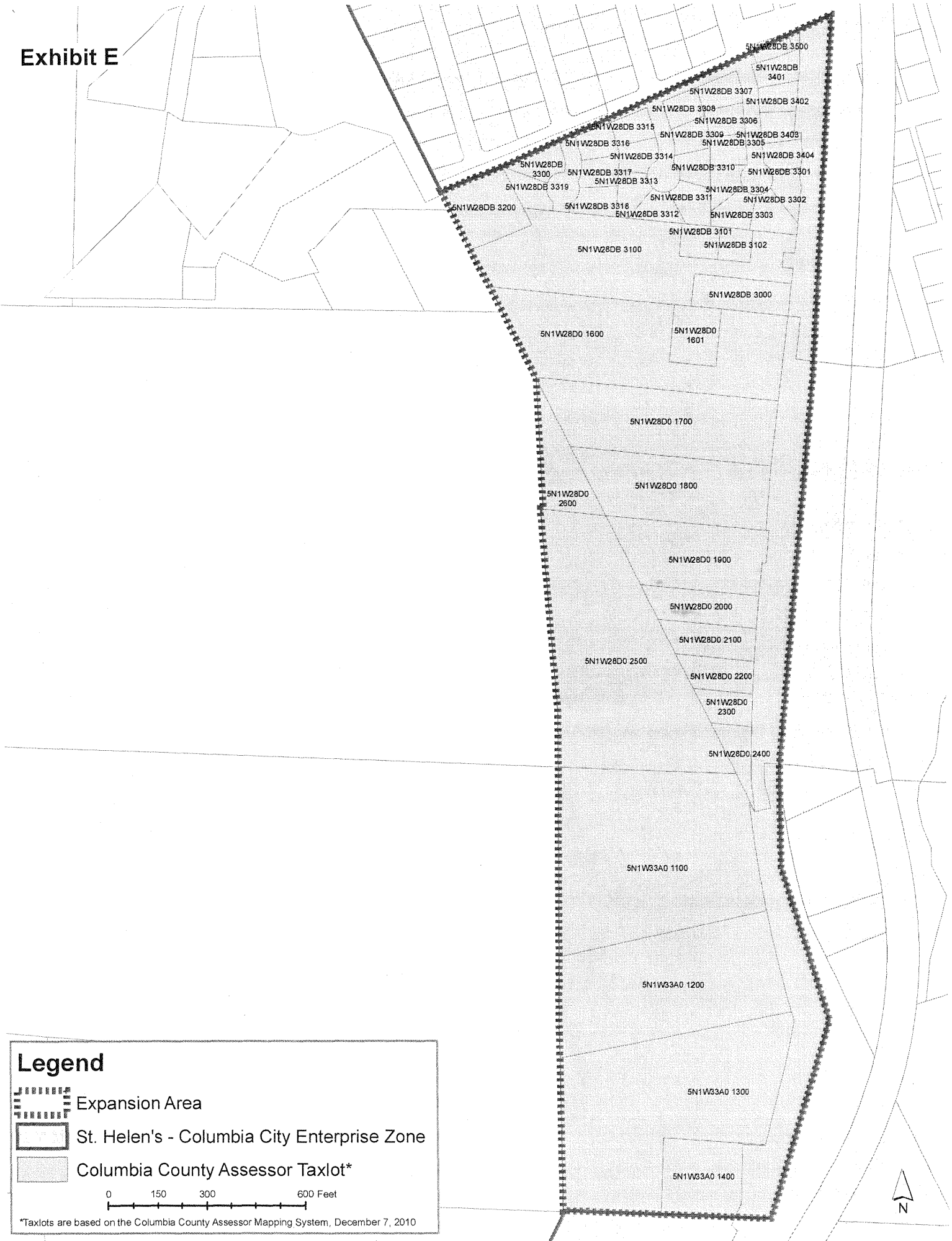
0 150 300 600 Feet

\*Taxlots are based on the Columbia County Assessor Mapping System, December 7, 2010




# Exhibit D

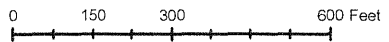


# Exhibit E



## Legend

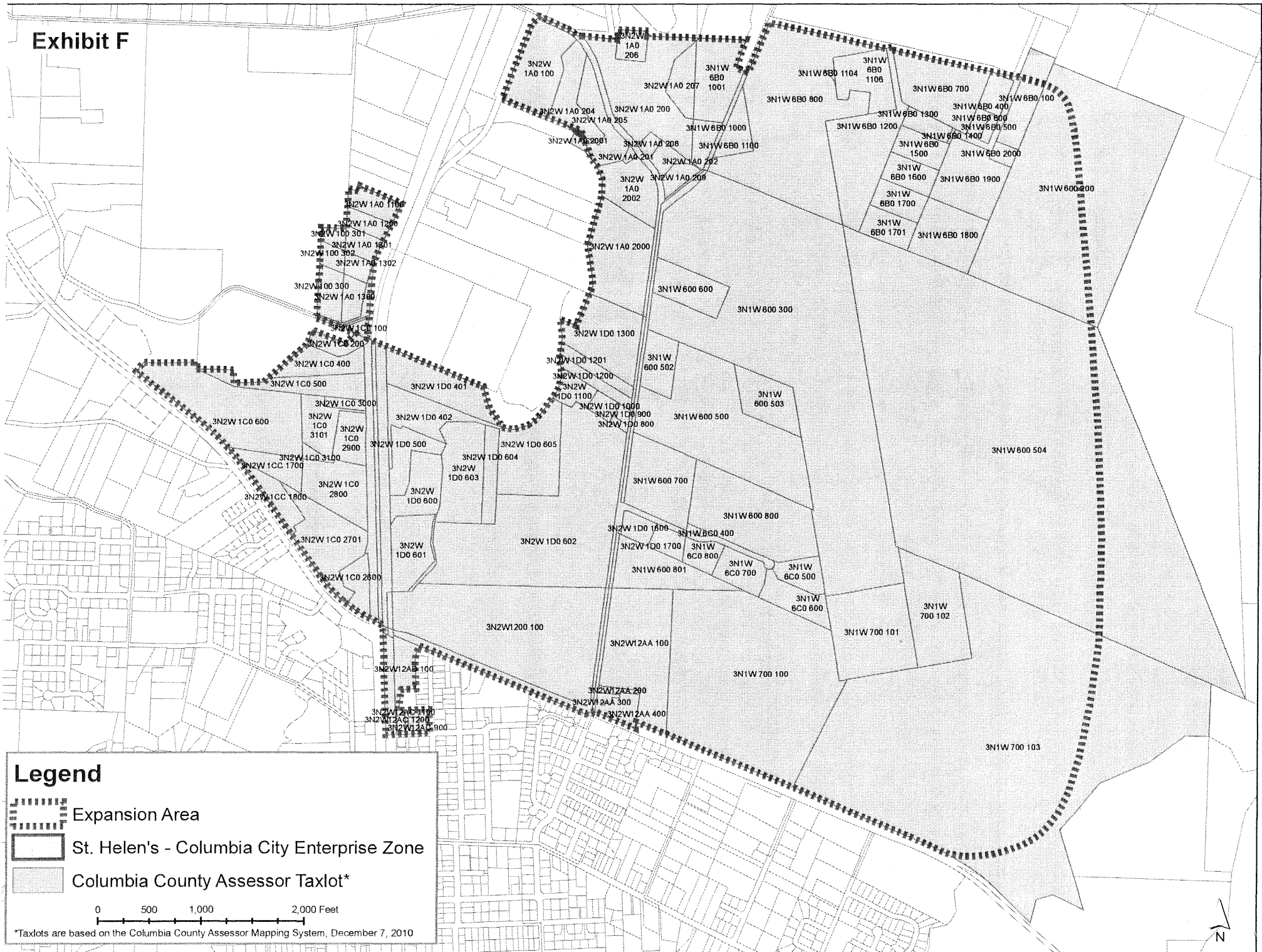
-  Expansion Area
-  St. Helen's - Columbia City Enterprise Zone
-  Columbia County Assessor Taxlot\*






\*Taxlots are based on the Columbia County Assessor Mapping System, December 7, 2010



# Exhibit F



## Legend

-  Expansion Area
-  St. Helen's - Columbia City Enterprise Zone
-  Columbia County Assessor Taxlot\*

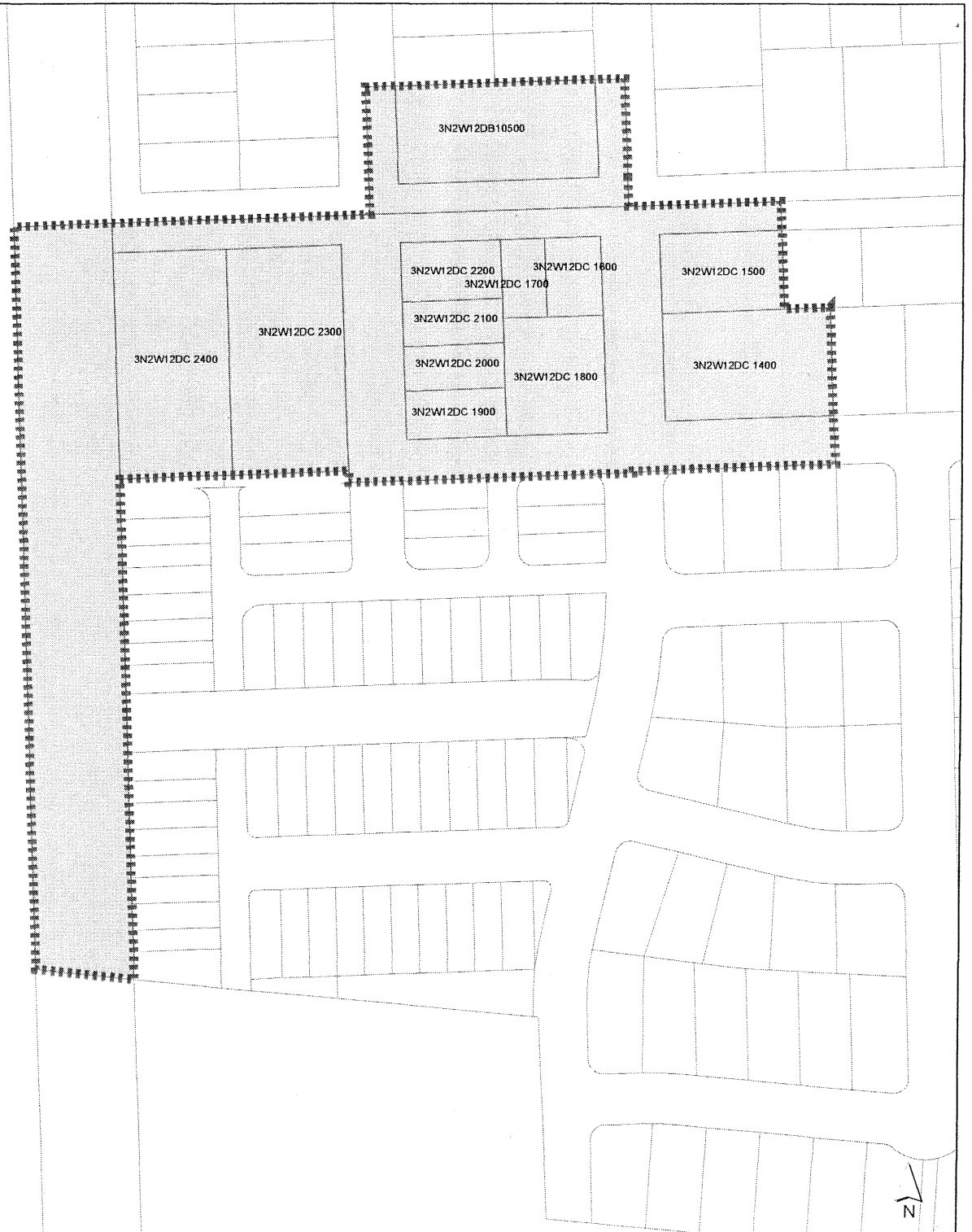
0 500 1,000 2,000 Feet

\*Taxlots are based on the Columbia County Assessor Mapping System, December 7, 2010


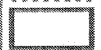





# Exhibit G



## Legend

-  Expansion Area
-  St. Helen's - Columbia City Enterprise Zone
-  Columbia County Assessor Taxlot\*

0 62.5 125 250 Feet

\*Taxlots are based on the Columbia County Assessor Mapping System, December 7, 2010



## **EXHIBIT H**

### **South Columbia County Enterprise Zone Expansion Areas Legal Description**

#### **-EXHIBIT B LEGAL DESCRIPTION-**

A parcel of land lying in Sections 5, 6, 7 and 8, all in Township 5 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon, being comprised of Columbia County tax lots: 5N1W 600-902; 5N1W 700-102 and 5N1W 800-302. Exhibit A contains 0.12 square miles.

#### **-EXHIBIT C LEGAL DESCRIPTION-**

A parcel of land lying in the Northwest one-quarter of Section 21 and the Northeast one-quarter of Section 20, all in Township 5 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon, being comprised of Columbia County tax lot 5N1W2100-100. Exhibit B contains 0.08 square miles.

#### **-EXHIBIT D LEGAL DESCRIPTION-**

A parcel of land lying in North one-half of Section 28, all in Township 5 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon, described as follows: beginning at the Northwest corner of Columbia County tax lot 5N1W28BD-102; thence Northeasterly, Southeasterly, Southwesterly and Northwesterly along the respective side lines of the following Columbia County tax lots all such that the side line followed will form a contiguous boundary line, placing said tax lots into this district and crossing any roads or streets encountered in the most direct path to get from one tax lot corner to the next: 5N1W28BD-102, -100, -300 and -200. Said Parcel also contains all that portion of E Street and 6<sup>th</sup> Street that would by virtue of a Street Vacation, inure to said tax lot -100 and -300. Exhibit C contains 0.04 square miles.

#### **-EXHIBIT E LEGAL DESCRIPTION-**

A Parcel of land lying in Sections 28 and 33, Township 5 North, Range 1 West, Willamette Meridian, Columbia County, Oregon, filling in a notch in the July 1, 2010, Westerly boundary of the St. Helens – Columbia City Enterprise Zone boundary, said Parcel being described as follows: beginning at an exterior angle point in the Westerly line of said Enterprise Zone's boundary existing July, 2010 that is also the Northwest corner of Columbia County tax lot 5N1W28DB-3200; thence Northeasterly, Southeasterly and Southwesterly, following said Westerly line of said Enterprise Zone's boundary existing July, 2010, a distance of 5,677± feet, to the Southwest corner of Columbia County tax lot 5N1W33A0-1300; thence departing from said Westerly line of said Enterprise Zone's boundary existing July, 2010 and tracing the Westerly boundary of the following Columbia County tax lots a distance of 3,185± feet to the point of beginning: 5N1W33A0-1300, -1200, -1100; 5N1W28D0-2500, -2600, -1600; 5N1W28DB-3100 and -3200. Exhibit D contains 0.10 square miles.

#### **-EXHIBIT F LEGAL DESCRIPTION-**

A Tract of land in the vicinity of the Northerly end of Scappoose, Oregon and lying in Sections 6 and 7 of Township 3 North, Range 1 West and in Sections 1 and 12 of Township 3 North, Range 2 West, all in the Willamette Meridian, Columbia County, Oregon, described as follows: Beginning at the Southwest corner of Columbia County tax lot 3N1W 700-103; thence Southeasterly, along the Southerly line of said tax lot, a distance of 1569.504;

thence S 72-23-22 E a distance of 95.449 feet;  
thence S 83-55-57 E a distance of 128.921 feet;  
thence N 86-36-19 E a distance of 131.141 feet;  
thence N 78-47-51 E a distance of 139.116 feet;  
thence N 71-46-44 E a distance of 113.068 feet;  
thence N 69-44-48 E a distance of 110.853 feet;  
thence N 63-51-16 E a distance of 108.067 feet;  
thence N 60-2-25 E a distance of 100.639 feet;  
thence N 47-54-7 E a distance of 147.969 feet;  
thence N 35-44-28 E a distance of 92.093 feet;  
thence N 35-31-58 E a distance of 107.444 feet;  
thence N 23-10-13 E a distance of 115.017 feet;  
thence N 21-57-5 E a distance of 135.175 feet;  
thence N 13-14-32 E a distance of 343.434 feet;  
thence N 7-44-53 E a distance of 522.04 feet;  
thence N 4-22-6 E a distance of 634.507 feet;  
thence N 2-17-50 W a distance of 62.841 feet, to a point on the Northerly line of said tax lot 3N1W 700-103 lying S 69-45-51 E 1496.803 feet from the Northwest Corner thereof, said point being on the Southerly line of Columbia County tax lot 3N1W 600-504 that is Easterly 2160.254 feet from it's Southwesterly Corner;  
thence N 2-17-50 W a distance of 936.330 feet;  
thence N 5-42-37 W a distance of 506.855 feet;  
thence N 5-42-37 W a distance of 551.493 feet;  
thence N 7-28-00 W a distance of 1025.172 feet to a point on the North line of said tax lot 3N1W 600-504 that is Southeasterly, a distance of 2600.242 from the Northwest Corner thereof, said point also being on the Southerly line on Columbia County tax lot 3N1W 600-200 that is Easterly 1303.361 feet from it's Southwest Corner;  
thence N 8-20-20 W a distance of 1659.043 feet;  
thence N 10-50-13 W a distance of 249.805 feet;  
thence N 15-50-37 W a distance of 148.208 feet;  
thence N 19-24-9 W a distance of 92.337 feet;  
thence N 27-44-52 W a distance of 40.362 feet;  
thence N 38-33-40 W a distance of 42.762 feet;  
thence N 41-5-22 W a distance of 44.177 feet;  
thence N 48-31-30 W a distance of 38.668 feet;  
thence N 58-49-46 W a distance of 42.939 feet;  
thence N 61-51-36 W a distance of 41.014 feet;  
thence N 69-16-0 W a distance of 64.486 feet to a point on the West line of said tax lot 3N1W 600-200 that is 218.420 feet Southerly of the Northwest corner thereof, said point also being on the East line of Columbia County tax lot 3N1W 6B0-100 that is Southwesterly, a distance of 275.157 feet from the Northeast corner thereof;  
thence N 77-05-01 W a distance of 237± feet to the intersections of the Easterly line of Ring-A-Ring Road, Northerly line of Moore Road and the Westerly line of said tax lot;  
thence N 82-53-40 W a distance of 301.852± feet to the Northwesterly Corner of Columbia County tax lot 3N1W 6B0-400 and the Southerly line of said Moore Road;  
thence, Northwesterly along the North lines of Columbia County tax lots 3N1W 6B0-700, -1200, -1106 and -800 a distance of 2230± feet to the Easterly line of Honeyman Road;

thence Southerly, along said Easterly line a distance of 526± feet to a point of intersection with the Easterly extension of the Northeasterly line of Columbia County tax lot 3N1W 6B0-1001 after passing through the most Easterly Corner of said tax lot;

thence Northwesterly along said Easterly extension of said tax lot, a distance of 40± feet to the Westerly line of Honeyman Road and the most Easterly corner of said tax lot -1001;

thence Northwesterly, Northeasterly and Westerly along the Easterly and Northerly lines of said tax lot, a distance of 820± feet to the Northwest corner of said tax lot, said point also being the Northeasterly corner of Columbia County tax lot 3N2W 1A0-200;

thence Westerly along the Northerly line of said tax lot -200 and the East, North and West lines of Columbia County tax lot 3N2W 1A0- 206, back to said Northerly line of tax lot -200 and thence continuing Westerly, an additional 438± feet, along said North line and the Westerly extension thereof, to the center line of West Lane;

thence Westerly, along said center line a distance of 410± feet, to the Northerly extension of the West line of McKay Drive; thence Southerly along said Northerly extension and the West line of McKay Drive, a distance of 892± feet to the Southwest corner of Columbia County tax lot 3N2W 1A0-100;

thence Easterly, Southerly and Northerly along the respective side lines of the following Columbia County tax lots all such that the side line followed will continue this boundary line and place said tax lots into this district:

3N2W 1A0-100, -204, -205, -2002, -2000;

3N2W 1D0-1300, -1201, -1200, -1100, -605 and -401, to the Northwest corner of said tax lot -401, said point lying on the Easterly line of the Portland & Western Railroad;

thence Northwesterly, crossing said Railroad and the Columbia River Highway, to the Southeast corner of Columbia County tax lot 3N2W 1C0-100;

thence Northerly a distance of 202± feet to the Northeast corner of said tax lot, said point also being the intersection of the Southerly line of Gilmore Road and the Westerly line of the Columbia River Highway;

thence Northerly, a distance of 520± feet to the Southeast corner of Columbia County tax lot 3N2W 1A0-1301;

thence Northerly, tracing the following Columbia County tax lot lines, 3N2W 1A0-1301, -1200, -1100 to the Northeasterly corner of said tax lot -1100;

thence Westerly, along the Northerly line of said tax lot to the most Westerly North corner thereof;

thence Southerly along the West lines of Columbia County tax lots 3N2W 1A0-1100, -1200 and -1301 a distance of 392± feet, to the Northeast corner of Columbia County tax lot 3N2W 100-301;

thence Westerly to the Northwest corner of said tax lot;

thence Southerly, along the West lines of Columbia County tax lots 3N2W 100--301, -302 and -300, a distance of 829± feet to the North line of said Gilmore Road;

thence Southerly, perpendicular to said Gilmore Road line, to the Southerly line of said Gilmore Road;

thence Southeasterly, along said Southerly line, a distance of 219± feet, to the most Westerly corner of aforesaid Columbia County tax lot 3N2W 1C-100;

thence Easterly, Southerly, Westerly and Southeasterly, a distance of 6200± feet along the respective side lines of the following tax lots such that the side line followed will continue this boundary line and place said tax lots into this district: 3N2W 1C0-100, -200, -400, -500 and -600;

3N2W 1CC-1700 and -1800;

3N2W 1C0-2701 and -2600 to the Southeast corner of said tax lot -2600 at the intersection of the North line of CZ Road and the West line of said Columbia River Highway;

thence Southeasterly following North line of said CZ Road, a distance of 167± feet to the Westerly line of the Portland & Western Railroad;

thence Southerly, along said Westerly line, a distance of 1070± feet to the intersection of the Westerly extension of the center line of NE Williams Street;  
thence Easterly, along said extension and the center line of NE Williams Street, a distance of 426± feet to the intersection of the West line of NE 2<sup>nd</sup> Street;  
thence Northerly, along said West line, a distance of 230± feet to the Southeast corner of Lot or Tract 1, Johnson Estates, Columbia County, Oregon;  
thence S 86-25-30 W, along the South line of said Lot or Tract 1, a distance of 294.53' to the Southwest corner thereof, said point also being the Southeast corner of Lot or Tract 23 of said Johnson Estates;  
thence Northerly along the Easterly line of said Lot or Tract 23 to the Northeast corner thereof, said point being on the Southerly line of said CZ Road;  
thence S 70-54-15 E, along said Southerly line, a distance of 1760± feet to the Northeasterly corner of Lot 1, Harmony Park, Columbia County, Oregon, said point also being the intersection of the Westerly line of West Lane;  
thence Northeasterly and diagonally across CZ Road to the intersection of the CZ Road Northerly line with the Easterly line of said West Lane, said point also being the Southwest Corner of Columbia County tax lot 3N2W12AA-400;  
thence Easterly, a distance of 2150± feet, along the respective side lines of the following Columbia County tax lots such that the side line followed will continue this boundary line and place said tax lots into this district: 3N2W12AA-400, -100 and 3N1W 700-100 to the Southeast corner thereof and the point of beginning. Exhibit E contains 1.65 square miles.

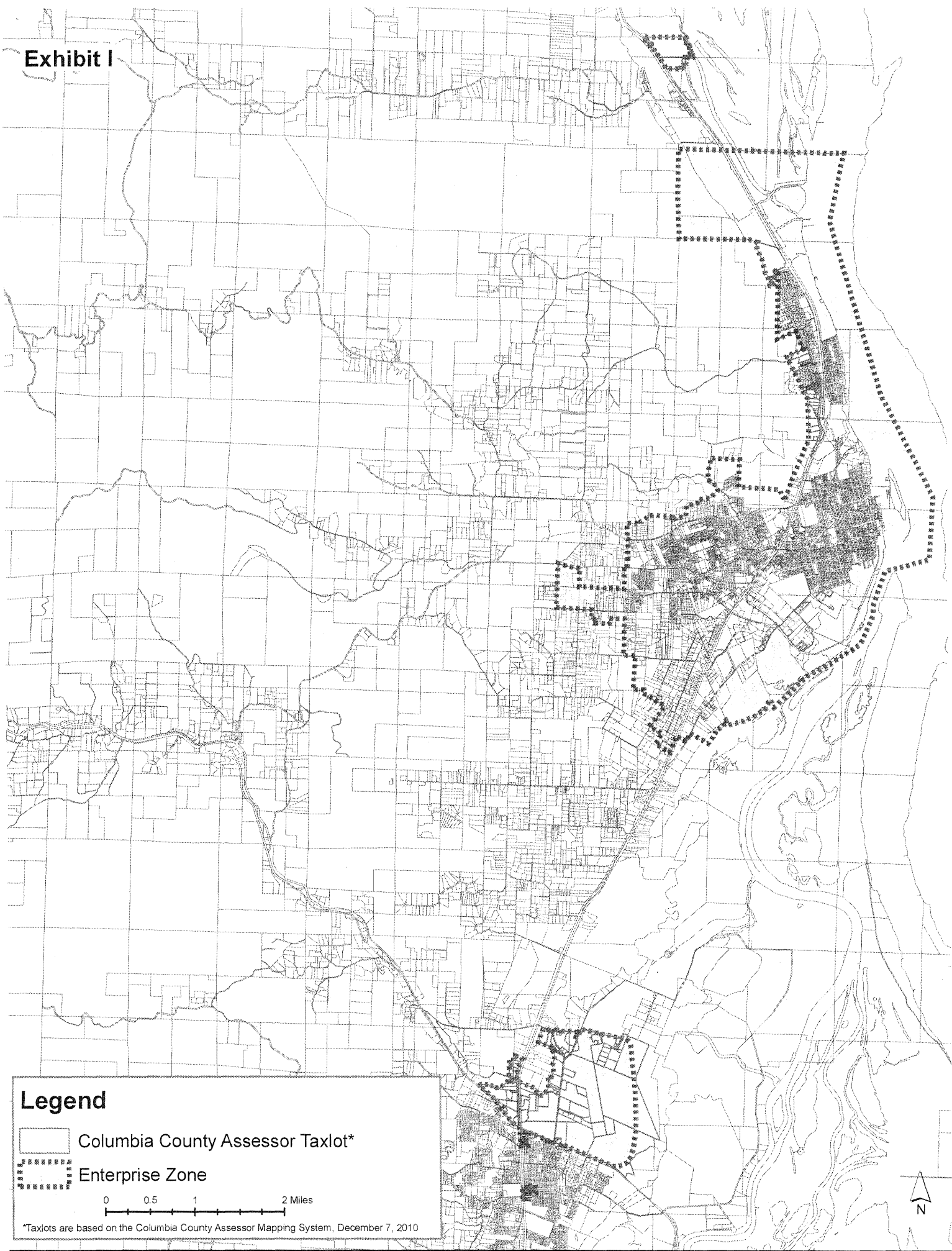
#### -EXHIBIT G LEGAL DESCRIPTION-

A Parcel of land lying in the West one-half of the Southeast one-quarter of Section 12, Township 3 North, Range 2 West, Willamette Meridian, Columbia County, Oregon described as follows:  
beginning at the point of intersection of the West line of the Portland & Western Railroad (formerly the S. P. & S. Railroad) and the Westerly extension of the center line of SE Santosh Street;  
thence Easterly following said extension and the center line of said SE Santosh Street, a distance of 362± feet to a point of intersection with the center line of SE 2<sup>nd</sup> Street;  
thence Northerly, following the said center line of SE 2<sup>nd</sup> Street, a distance of 130± feet to a point of intersection with the Westerly extension of the North line of Lot 9, Block 2, Greenwood Annex, Columbia County, Oregon;  
thence Easterly, tracing said Westerly extension of the North line of said Lot 9, the North line of Lot 9, the North line of Lot 2 of said Block 2 and the Easterly extension of the North line of said Lot 2, a distance of 261± feet to the center line of SE 3<sup>rd</sup> Street;  
thence Southerly, following said center line of SE 3<sup>rd</sup> Street, a distance of 130± feet to the said center line of SE Santosh Street;  
thence Easterly, following said center line of SE Santosh Street, a distance of 155± feet to a point of intersection with the Northerly extension of the Easterly line of Columbia County tax lot 3N2W12DC-1500;  
thence Southerly along said Northerly extension and the Easterly line of said tax lot, a distance of 110± feet to the Southeast corner of said tax lot, said point lying on the Northerly line of Columbia County tax lot 3N2W12DC-1400;  
thence Easterly, along said Northerly line, a distance of 46.5± feet to the Northeast corner of said tax lot -1400;  
thence Southerly, along the Easterly line of said tax lot -1400, a distance of 109.86± feet to the Southeast corner thereof; thence Southerly a distance of 50± feet to the Northeast corner of Lot 3, Steinfeld Acre,



Columbia County, Oregon, said point lying on the North line of Parcel 2, Partition Plat NO. 2005-14, Columbia County, Oregon;  
thence Westerly along the Northerly lines of said Parcel 2, a distance of 206.42± feet to the Northwest Corner of said Parcel 2 AND said Steinfeld Acre;  
thence Southerly along the West line of said Steinfeld Acre, a distance of 2.00 feet to the Northeast corner of Steinfeld West, Columbia County, Oregon;  
thence Westerly, along said Northerly line of Steinfeld West, a distance of 288± feet to a point of intersection with the Southerly extension of the Westerly line of SE 2<sup>nd</sup> Street as laid out and platted in said Greenwood Annex;  
thence Northerly, following said Southerly extension, a distance of 12± feet to the Southerly line of SE Elm Street as laid out and platted in said Greenwood Annex;  
thence Westerly, following said Southerly line of SE Elm Street as laid out and platted, said line also being the Southerly line of said Greenwood Annex, a distance of 230± feet to the Easterly line of the said Portland & Western Railroad, said point being the Southwest corner of said Greenwood Annex;  
thence Southerly, along said Easterly Railroad line, a distance of 508± feet to the Southwest corner of Lot 51, First Addition to Steinfeld West, Columbia County, Oregon;  
thence Westerly, along the Westerly extension of the Southerly line of said Lot 5, a distance of 101± feet, to it's intersection with said Westerly line of said Portland & Western Railroad;  
thence Northerly, tracing said Westerly line, a distance of 753± feet to the point of beginning.

Exhibit F contains 0.01 square miles.

# Exhibit I



## Legend

-  Columbia County Assessor Taxlot\*
-  Enterprise Zone

0 0.5 1 2 Miles

\*Taxlots are based on the Columbia County Assessor Mapping System, December 7, 2010



## **EXHIBIT J**

### **South Columbia County Enterprise Zone**

#### **Legal Description**

All land within the urban growth boundary of St. Helens as of 1992.

All land within the urban growth boundary of Columbia City as of June 11, 2003.

Property defined as lots 100,200,201,300,301,302 & 400 on Columbia County Assessor's map 05n01w16.

Property defined as lots 100,200,204,205 & 400 on Columbia County Assessor's map 05n01w17.

Property defined as lot 100 on Columbia County Assessor's map 05n01w21 east of Highway 30.

A parcel of land lying in Sections 5, 6, 7 and 8, all in Township 5 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon, being comprised of Columbia County tax lots: 5N1W 600-902; 5N1W 700-102 and 5N1W 800-302.

A parcel of land lying in the Northwest one-quarter of Section 21 and the Northeast one-quarter of Section 20, all in Township 5 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon, being comprised of Columbia County tax lot 5N1W2100-100.

A parcel of land lying in North one-half of Section 28, all in Township 5 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon, described as follows: beginning at the Northwest corner of Columbia County tax lot 5N1W28BD-102; thence Northeasterly, Southeasterly, Southwesterly and Northwesterly along the respective side lines of the following Columbia County tax lots all such that the side line followed will form a contiguous boundary line, placing said tax lots into this district and crossing any roads or streets encountered in the most direct path to get from one tax lot corner to the next: 5N1W28BD-102, -100, -300 and -200. Said Parcel also contains all that portion of E Street and 6<sup>th</sup> Street that would by virtue of a Street Vacation, inure to said tax lot -100 and -300.

A Parcel of land lying in Sections 28 and 33, Township 5 North, Range 1 West, Willamette Meridian, Columbia County, Oregon, filling in a notch in the July 1, 2010, Westerly boundary of the St. Helens – Columbia City Enterprise Zone boundary, said Parcel being described as follows: beginning at an exterior angle point in the Westerly line of said Enterprise Zone's boundary existing July, 2010 that is also the Northwest corner of Columbia County tax lot 5N1W28DB-3200; thence Northeasterly, Southeasterly and Southwesterly, following said Westerly line of said Enterprise Zone's boundary existing July, 2010, a distance of 5,677± feet, to the Southwest corner of Columbia County tax lot 5N1W33A0-1300; thence departing from said Westerly line of said Enterprise Zone's boundary existing July, 2010 and tracing the Westerly boundary of the following Columbia County tax lots a distance of 3,185± feet to the point of beginning: 5N1W33A0-1300, -1200, -1100; 5N1W28D0-2500, -2600, -1600; 5N1W28DB-3100 and -3200.

A Tract of land in the vicinity of the Northerly end of Scappoose, Oregon and lying in Sections 6 and 7 of Township 3 North, Range 1 West and in Sections 1 and 12 of Township 3 North, Range 2 West, all in



the Willamette Meridian, Columbia County, Oregon, described as follows:

Beginning at the Southwest corner of Columbia County tax lot 3N1W 700-103;

thence Southeasterly, along the Southerly line of said tax lot, a distance of 1569.504;

thence S 72-23-22 E a distance of 95.449 feet;

thence S 83-55-57 E a distance of 128.921 feet;

thence N 86-36-19 E a distance of 131.141 feet;

thence N 78-47-51 E a distance of 139.116 feet;

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thence N 13-14-32 E a distance of 343.434 feet;

thence N 7-44-53 E a distance of 522.04 feet;

thence N 4-22-6 E a distance of 634.507 feet;

thence N 2-17-50 W a distance of 62.841 feet, to a point on the Northerly line of said tax lot 3N1W 700-103 lying S 69-45-51 E 1496.803 feet from the Northwest Corner thereof, said point being on the Southerly line of Columbia County tax lot 3N1W 600-504 that is Easterly 2160.254 feet from it's Southwesterly Corner;

thence N 2-17-50 W a distance of 936.330 feet;

thence N 5-42-37 W a distance of 506.855 feet;

thence N 5-42-37 W a distance of 551.493 feet;

thence N 7-28-00 W a distance of 1025.172 feet to a point on the North line of said tax lot 3N1W 600-504 that is Southeasterly, a distance of 2600.242 from the Northwest Corner thereof, said point also being on the Southerly line on Columbia County tax lot 3N1W 600-200 that is Easterly 1303.361 feet from it's Southwest Corner;

thence N 8-20-20 W a distance of 1659.043 feet;

thence N 10-50-13 W a distance of 249.805 feet;

thence N 15-50-37 W a distance of 148.208 feet;

thence N 19-24-9 W a distance of 92.337 feet;

thence N 27-44-52 W a distance of 40.362 feet;

thence N 38-33-40 W a distance of 42.762 feet;

thence N 41-5-22 W a distance of 44.177 feet;

thence N 48-31-30 W a distance of 38.668 feet;

thence N 58-49-46 W a distance of 42.939 feet;

thence N 61-51-36 W a distance of 41.014 feet;

thence N 69-16-0 W a distance of 64.486 feet to a point on the West line of said tax lot 3N1W 600-200 that is 218.420 feet Southerly of the Northwest corner thereof, said point also being on the East line of Columbia County tax lot 3N1W 6B0-100 that is Southwesterly, a distance of 275.157 feet from the Northeast corner thereof;

thence N 77-05-01 W a distance of 237± feet to the intersections of the Easterly line of Ring-A-Ring Road, Northerly line of Moore Road and the Westerly line of said tax lot;

thence N 82-53-40 W a distance of 301.852± feet to the Northwesterly Corner of Columbia County tax

lot 3N1W 6B0-400 and the Southerly line of said Moore Road;  
thence, Northwesterly along the North lines of Columbia County tax lots 3N1W 6B0-700, -1200, -1106 and -800 a distance of 2230± feet to the Easterly line of Honeyman Road;  
thence Southerly, along said Easterly line a distance of 526± feet to a point of intersection with the Easterly extension of the Northeasterly line of Columbia County tax lot 3N1W 6B0-1001 after passing through the most Easterly Corner of said tax lot;  
thence Northwesterly along said Easterly extension of said tax lot, a distance of 40± feet to the Westerly line of Honeyman Road and the most Easterly corner of said tax lot -1001;  
thence Northwesterly, Northeasterly and Westerly along the Easterly and Northerly lines of said tax lot, a distance of 820± feet to the Northwest corner of said tax lot, said point also being the Northeasterly corner of Columbia County tax lot 3N2W 1A0-200;  
thence Westerly along the Northerly line of said tax lot -200 and the East, North and West lines of Columbia County tax lot 3N2W 1A0- 206, back to said Northerly line of tax lot -200 and thence continuing Westerly, an additional 438± feet, along said North line and the Westerly extension thereof, to the center line of West Lane;  
thence Westerly, along said center line a distance of 410± feet, to the Northerly extension of the West line of McKay Drive; thence Southerly along said Northerly extension and the West line of McKay Drive, a distance of 892± feet to the Southwest corner of Columbia County tax lot 3N2W 1A0-100;  
thence Easterly, Southerly and Northerly along the respective side lines of the following Columbia County tax lots all such that the side line followed will continue this boundary line and place said tax lots into this district:  
3N2W 1A0-100, -204, -205, -2002, -2000;  
3N2W 1D0-1300, -1201, -1200, -1100, -605 and -401, to the Northwest corner of said tax lot -401, said point lying on the Easterly line of the Portland & Western Railroad;  
thence Northwesterly, crossing said Railroad and the Columbia River Highway, to the Southeast corner of Columbia County tax lot 3N2W 1C0-100;  
thence Northerly a distance of 202± feet to the Northeast corner of said tax lot, said point also being the intersection of the Southerly line of Gilmore Road and the Westerly line of the Columbia River Highway;  
thence Northerly, a distance of 520± feet to the Southeast corner of Columbia County tax lot 3N2W 1A0-1301;  
thence Northerly, tracing the following Columbia County tax lot lines, 3N2W 1A0-1301, -1200, -1100 to the Northeasterly corner of said tax lot -1100;  
thence Westerly, along the Northerly line of said tax lot to the most Westerly North corner thereof;  
thence Southerly along the West lines of Columbia County tax lots 3N2W 1A0-1100, -1200 and -1301 a distance of 392± feet, to the Northeast corner of Columbia County tax lot 3N2W 100-301;  
thence Westerly to the Northwest corner of said tax lot;  
thence Southerly, along the West lines of Columbia County tax lots 3N2W 100--301, -302 and -300, a distance of 829± feet to the North line of said Gilmore Road;  
thence Southerly, perpendicular to said Gilmore Road line, to the Southerly line of said Gilmore Road;  
thence Southeasterly, along said Southerly line, a distance of 219± feet, to the most Westerly corner of aforesaid Columbia County tax lot 3N2W 1C-100;  
thence Easterly, Southerly, Westerly and Southeasterly, a distance of 6200± feet along the respective side lines of the following tax lots such that the side line followed will continue this boundary line and place said tax lots into this district: 3N2W 1C0-100, -200, -400, -500 and -600;  
3N2W 1CC-1700 and -1800;  
3N2W 1C0-2701 and -2600 to the Southeast corner of said tax lot -2600 at the intersection of the North

line of CZ Road and the West line of said Columbia River Highway;  
thence Southeasterly following North line of said CZ Road, a distance of 167± feet to the Westerly line of the Portland & Western Railroad;  
thence Southerly, along said Westerly line, a distance of 1070± feet to the intersection of the Westerly extension of the center line of NE Williams Street;  
thence Easterly, along said extension and the center line of NE Williams Street, a distance of 426± feet to the intersection of the West line of NE 2<sup>nd</sup> Street;  
thence Northerly, along said West line, a distance of 230± feet to the Southeast corner of Lot or Tract 1, Johnson Estates, Columbia County, Oregon;  
thence S 86-25-30 W, along the South line of said Lot or Tract 1, a distance of 294.53' to the Southwest corner thereof, said point also being the Southeast corner of Lot or Tract 23 of said Johnson Estates;  
thence Northerly along the Easterly line of said Lot or Tract 23 to the Northeast corner thereof, said point being on the Southerly line of said CZ Road;  
thence S 70-54-15 E, along said Southerly line, a distance of 1760± feet to the Northeasterly corner of Lot 1, Harmony Park, Columbia County, Oregon, said point also being the intersection of the Westerly line of West Lane;  
thence Northeasterly and diagonally across CZ Road to the intersection of the CZ Road Northerly line with the Easterly line of said West Lane, said point also being the Southwest Corner of Columbia County tax lot 3N2W12AA-400;  
thence Easterly, a distance of 2150± feet, along the respective side lines of the following Columbia County tax lots such that the side line followed will continue this boundary line and place said tax lots into this district: 3N2W12AA-400, -100 and 3N1W 700-100 to the Southeast corner thereof and the point of beginning.

A Parcel of land lying in the West one-half of the Southeast one-quarter of Section 12, Township 3 North, Range 2 West, Willamette Meridian, Columbia County, Oregon described as follows:  
beginning at the point of intersection of the West line of the Portland & Western Railroad (formerly the S. P. & S. Railroad) and the Westerly extension of the center line of SE Santosh Street;  
thence Easterly following said extension and the center line of said SE Santosh Street, a distance of 362± feet to a point of intersection with the center line of SE 2<sup>nd</sup> Street;  
thence Northerly, following the said center line of SE 2<sup>nd</sup> Street, a distance of 130± feet to a point of intersection with the Westerly extension of the North line of Lot 9, Block 2, Greenwood Annex, Columbia County, Oregon;  
thence Easterly, tracing said Westerly extension of the North line of said Lot 9, the North line of Lot 9, the North line of Lot 2 of said Block 2 and the Easterly extension of the North line of said Lot 2, a distance of 261± feet to the center line of SE 3<sup>rd</sup> Street;  
thence Southerly, following said center line of SE 3<sup>rd</sup> Street, a distance of 130± feet to the said center line of SE Santosh Street;  
thence Easterly, following said center line of SE Santosh Street, a distance of 155± feet to a point of intersection with the Northerly extension of the Easterly line of Columbia County tax lot 3N2W12DC-1500;  
thence Southerly along said Northerly extension and the Easterly line of said tax lot, a distance of 110± feet to the Southeast corner of said tax lot, said point lying on the Northerly line of Columbia County tax lot 3N2W12DC-1400;  
thence Easterly, along said Northerly line, a distance of 46.5± feet to the Northeast corner of said tax lot -1400;  
thence Southerly, along the Easterly line of said tax lot -1400, a distance of 109.86± feet to the

Southeast corner

thereof; thence Southerly a distance of 50± feet to the Northeast corner of Lot 3, Steinfeld Acre, Columbia County, Oregon, said point lying on the North line of Parcel 2, Partition Plat NO. 2005-14, Columbia County, Oregon;

thence Westerly along the Northerly lines of said Parcel 2, a distance of 206.42± feet to the Northwest Corner of said Parcel 2 AND said Steinfeld Acre;

thence Southerly along the West line of said Steinfeld Acre, a distance of 2.00 feet to the Northeast corner of Steinfeld West, Columbia County, Oregon;

thence Westerly, along said Northerly line of Steinfeld West, a distance of 288± feet to a point of intersection with the Southerly extension of the Westerly line of SE 2<sup>nd</sup> Street as laid out and platted in said Greenwood Annex;

thence Northerly, following said Southerly extension, a distance of 12± feet to the Southerly line of SE Elm Street as laid out and platted in said Greenwood Annex;

thence Westerly, following said Southerly line of SE Elm Street as laid out and platted, said line also being the Southerly line of said Greenwood Annex, a distance of 230± feet to the Easterly line of the said Portland & Western Railroad, said point being the Southwest corner of said Greenwood Annex;

thence Southerly, along said Easterly Railroad line, a distance of 508± feet to the Southwest corner of Lot 51, First Addition to Steinfeld West, Columbia County, Oregon;

thence Westerly, along the Westerly extension of the Southerly line of said Lot 5, a distance of 101± feet, to it's intersection with said Westerly line of said Portland & Western Railroad;

thence Northerly, tracing said Westerly line, a distance of 753± feet to the point of beginning.

# Fact Sheet: Standard Enterprise Zones

Standard enterprise zones are designed to encourage business investment through property tax relief, in specific areas of the state. In exchange for locating or expanding into an enterprise zone, eligible (generally non-retail) businesses receive total exemption from the property taxes normally assessed on new plants and equipment for at least three years (but up to five years).

## The Incentives

The following are the incentives available to businesses locating in standard enterprise zones:

- Work in Progress Exemption—While a facility is under construction, new investment is not subject to local property taxes
- Three to five consecutive years of full relief from property taxes on a new facility

## Where these Tax Incentives are Available

The standard enterprise zone incentives are available in established enterprise zones, of which there are more than 59 throughout the state, 48 of which are rural zones offering extended benefits.

## Criteria for Qualifying Projects

For the basic, three-year enterprise zone exemption, qualifying projects must:

- increase full-time, permanent employment of the firm inside the enterprise zone by the greater of one new job or 10 percent (or special-case local sponsor waivers);
- generally have no concurrent job losses outside of the zone boundary;
- maintain this minimum employment level during the exemption period;
- enter into a first-source agreement with local job training providers; and satisfy additional local conditions, potentially imposed under an urban zone policy.

## Criteria for extended tax abatement (for a total of four or five years of exemption)

This includes the criteria for the three-year enterprise zone exemption as well as the following:

- Compensation of new workers must be at or above 150 percent of the county average wage.
- There must be local approval by written agreement with the local zone sponsor.
- The company must meet any additional requirements that the local zone sponsor may reasonably request.

## Impact of Enterprise Zones on Oregon's Economy

Over \$3.1 billion of taxable value is on Oregon's property tax rolls for taxation today, from now-expired standard exemptions since the inception of this program. Despite the recession, Oregon's enterprise zones continue to attract private investment and stimulate job growth. Seventy-four businesses will finish building or acquiring new plants or equipment within enterprise zones by December 2010. Starting in 2011, these 74 firms will have added to Oregon's economy:

- Approximately \$1.1 billion in private investment for capital projects;
- More than 1,770 new jobs and 4,160 retained jobs.
- Business attraction and retention in diverse industries including clean energy manufacturing, semiconductors, general aviation, telecommunications, food processing, wood products, and metal fabrication.

October 22, 2010

Mr. Tony Hyde  
Columbia Co. Commissioners  
230 Strand St.  
St. Helens, OR 97051

Dear Mr. Hyde:

On behalf of the Scappoose City Council, I am requesting the Columbia City/St. Helens Enterprise Zone sponsors to consider expanding the zone boundaries to incorporate industrial properties in the Scappoose area.

Council has identified 1.56 square miles (1,003 acres) of job creation lands that would benefit all of Columbia County by being in the Enterprise Zone. Specifically, these properties include 934 acres of industrial property out by the Scappoose Airport, 62 acres of industrial property in the northwest area of the City limits and Urban Growth Boundary, and 7 acres of industrial property located in the Scappoose City limits. A map has been provided for your review and consideration.

The Scappoose City Council would like to be placed on an upcoming agenda with the Columbia City/St. Helens Enterprise Zone sponsors to discuss this request. If you have any questions, please feel free to contact me at Scappoose City Hall. The telephone number is (503) 543-7146. I look forward to hearing from you.

Sincerely,

Jon G. Hanken  
City Manager