

TD 2022-4

DOR 27-442-2022

Notice to Taxing Districts

ORS 308.225



Cadastral Information Systems Unit
PO Box 14380
Salem, OR 97309-5075
fax 503-945-8737
boundary.changes@dor.oregon.gov

Chase Ballew
Planning Director, Planning & Building Dept.
City of Dallas
187 SE Court St
Dallas OR 97338

Description and Map Approved
August 8, 2022
As per ORS 308.225

☒ Description ☒ Map - Received from: Chase Ballew
On: 7/29/2022

This is to notify you that your Description and Map in Polk County for:
Annexation to the City of Dallas and withdrawing from Southwestern Polk County RFPD

Ordinance No 1875

2023 tax year
8.5.3
800

has been: ☒ Approved 8/8/2022
☐ Disapproved

Department of Revenue File Number: 27-442-2022

Reviewed by: Robert Ayers, 503-983-3032

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

If you have not already done so, the approved version of the Description and Map must also be filed with the County Assessor

- ☐ Transfer
- ☐ Merge
- ☐ Establishment of Tax Zone

Boundary Change Notice from Taxing District

Boundary change packets must be received in final approved form by the Department of Revenue and the County Assessor(s) by March 31.

For Department of Revenue use only		
Prepared by		File number
Date received	Date approved	Date disapproved
Notes		

Request for: ☐ Preliminary approval ☒ Final approval Date submitted: July 27, 2022

District name

City of Dallas

Mailing address

187 SE Court Street

County name

Polk

Contact person

Chase Ballew, Planner

Phone

(503) 831-3570

Ordinance/resolution/order

Ordinance #1875

Election date

City

Dallas

State

OR

ZIP

97388

Second county name (if applicable)

Second contact person (if applicable)

Email

chase.ballew@dallasor.gov

Planning file number

ANX-22-02

Effective date

November 9, 2022

Notes

Boundary action:

☒ Boundary change ☐ Proposed boundary change (effective after Mar. 31 or requires election) ☐ Delayed annexation

The change is for:

- ☐ Formation of a new district
☒ Annexation of territory to a district
☐ Withdrawal of territory from a district
☐ Dissolution of a district
☐ Transfer
☐ Merger or consolidation
☐ Establishment of tax zone

Documents required for final review:

- ☒ Ordinance / resolution / order
☒ Map of boundary change
☒ Legal description of boundary change
☐ School district boundary change form (must be included with school district boundary changes)
☒ Other supporting documents—List:

Consent to Annexation

Email submission to:

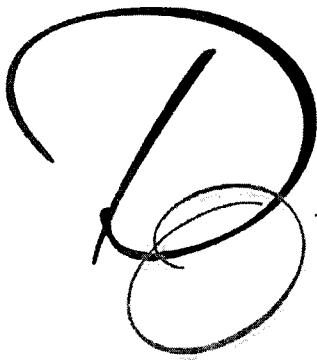
boundary.changes@oregon.gov

Or Send to:

Oregon Department of Revenue
Cadastral Information Systems Unit
PO Box 14380
Salem OR 97309-5075

Contact us:

boundary.changes@oregon.gov
Fax: (503) 945-8737



THE CITY OF
DALLAS
OREGON



Economic & Community Development

July 27, 2022

Oregon Secretary of State
Annexation Office
225 Capitol Street NE
Salem, OR 97310

Subject: Transmittal of Annexation Records for property in Dallas, Oregon

To whom it may concern,

This letter proclaims annexation of certain property to the City of Dallas, Oregon, under procedures identified in ORS 222.170. Accordingly, we submit this transmittal of annexation records to the Secretary of State as required by ORS 222.177, providing copies of the following:

1. Statement of Consent from all landowners in the territory annexed under ORS 222.125 and/or 222.170.
2. A copy of the city ordinance issued under ORS 222.120 (4).

If you have questions regarding this letter, please contact the Dallas Planning Department by telephone at 503-831-3571 or by email at: planning@dallasor.gov

Sincerely,

Chase Ballew
City Planner

Copy: Polk County Assessor's Office
Oregon Department of Revenue, Cadastral Information Systems Unit

Applicant(s):

- Ken Perkins, PO Box 74, Independence, Oregon 97351

Service Providers:

- Pacific Power, Annexations, PO Box 400, Portland, Oregon 97207
- Northwest Natural Gas, 250 SW Taylor Street, Portland, Oregon 97204
- Century Link, Mapping Department, 740 State Street, Salem, Oregon 97301
- Charter Communications, 222 NE Park Plaza Drive, #231, Vancouver, Washington 98684
- Republic Services, 110 NE Walnut Boulevard, Corvallis, Oregon 97339
- Willamette Valley Fiber, 988 SE Jefferson Street, Dallas, Oregon 97338

Attachments:

Consent to Annexation - signed February 28, 2022
Ordinance #1875 - signed July 18, 2022

ORDINANCE NO. 1875

An Ordinance declaring 15.35 acres, more or less, of territory, being Polk County Tax Lot 085030000800, located at and commonly known as 12695 Clow Corner Road, annexed to the City of Dallas and withdrawn from Southwestern Polk County Rural Fire Protection District; and designating the zoning of said property as Industrial.

WHEREAS, Ken Perkins, the sole owner of the territory described on Exhibit 1, attached hereto and by reference incorporated herein, being Polk County Tax Lot 085030000800, located at and commonly known as 12695 Clow Corner Road, more particularly described on Exhibit 1, attached hereto and by reference incorporated herein, which is contiguous to the City of Dallas, petitioned the City to annex that territory to the City and withdraw said territory from the Southwestern Polk County Rural Fire Protection District, and a statement of his consent has been filed with the City; and

WHEREAS, as part of the same application, the applicant applied to amend the Comprehensive Plan Map for the subject real property, changing the designation from Industrial to a mix of Industrial, Residential and Commercial (CPA 22-02) and zoning the property a mix of Industrial, Residential Medium Density and Commercial General (ZC 22-03); and

WHEREAS, after due notice and a public hearing on the application for annexation, and on the Comprehensive Plan amendment and zoning designation, on May 10, 2022, the Dallas Planning Commission recommended to the City Council that it approve the requested annexation and withdrawal of said territory from the Southwestern Polk County Rural Fire Protection District, and that the City Council approve the requested Comprehensive Plan amendment and zoning designation; and

WHEREAS, after due notice, the City Council held a public hearing on said annexation petition and the Comprehensive Plan Map amendment and zoning designation application on June 6, 2022, and at the conclusion thereof found that the proposed annexation and withdrawal of said territory from the Southwestern Polk County Rural Fire Protection District should be approved, but that the Comprehensive Plan map amendment and zoning designation request should be denied;

WHEREAS, said territory is a part of the Southwestern Polk County Rural Fire Protection District;

NOW, THEREFORE, THE CITY OF DALLAS DOES ORDAIN AS FOLLOWS:

Section 1. That the real property described on Exhibit 1 be, and the same hereby is, declared to be duly annexed to the City of Dallas, Polk County, Oregon and shall forever be a part of the City of Dallas.

Section 2. That the approval of this annexation is based upon the following findings and conclusions:

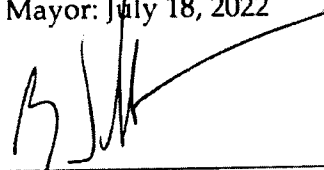
- A. The sole owner of all of the land therein, consented in writing to the annexation, and filed a statement of consent with the City before the date of the above-reference public hearing on the annexation.
- B. The subject property is located within the City's Urban Growth Boundary and is planned and available for annexation and development.
- C. The zoning for the annexed area designated herein is consistent with the Comprehensive Plan.
- D. The subject property is contiguous to and a logical and orderly extension of the City.
- E. The property can be provided with the full range of urban facilities, and therefore approval of the annexation is consistent with the Dallas Comprehensive Plan.
- F. The application is consistent with the annexation policies contained in the Comprehensive Plan and meets the requirements of all standards of review.

Section 3. That the annexed territory described on Exhibit 1 is hereby declared to be withdrawn from the Southwestern Polk County Rural Fire Protection District.

Section 4. That the Comprehensive Plan designation of the annexed property be continued as Industrial and that the zoning of the annexed property be designated as Industrial.

Section 5. That the staff report on this matter, dated and submitted into the record on June 6, 2022, be, and it hereby is, incorporated herein by reference, and the Findings and Conclusions therein in support of the annexation are hereby adopted and approved, but that the Findings and Conclusions therein in support of the Comprehensive Plan amendment to designate the property as a mix of Industrial, Residential and Commercial and the zoning designation of the property as a mix of Industrial, Residential Medium Density and Commercial General, are disapproved and not adopted.

Read for the first time: June 20, 2022
Read for the second time: July 18, 2022
Adopted by the City Council: July 18, 2022
Approved by the Mayor: July 18, 2022



BRIAN W. DALTON, MAYOR

ATTEST:

APPROVED AS TO FORM:



BRIAN LATTA,
CITY MANAGER



LANE P. SHETTERLY
CITY ATTORNEY

EXHIBIT 1

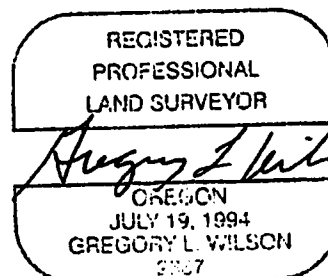
Legal Description For:
Tract of Land to be Annexed into
The City of Dallas, Oregon

A tract of land situated in the northwest quarter-corner of Section 3 and the southwest quarter-corner of Section 34, Township 8 South, Range 5 West of the Willamette Meridian, Polk County, Oregon, said tract of land being that property described in that instrument recorded in Document Number 2021-011409, Polk County, Oregon, said property being more particularly described as follows:

Beginning at the northwest corner of said property described in Document Number 2021-011409, said point recorded as being 56.51 chains North and 17.26 chains West from the Southeast corner of the Donation Land Claim of David Grant and wife, No. 1951, Claim No. 43 in said Township; and running thence along the boundary of said property the following six courses:

South 00°11'46" West 1628.49 feet to a point on the northerly right of way of Clow Corner Road (No. 8502);
thence North 68°47'48" West 389.79 feet along said northerly right of way;
thence leaving said northerly right of way, North 00°08'44" West 261.34 feet;
thence North 89°53'58" West 75.24 feet;
thence North 00°07'08" West 1230.96 feet;
thence South 89°22'05" East 447.46 feet to the Point of Beginning, containing 15.30 acres of land, more or less.

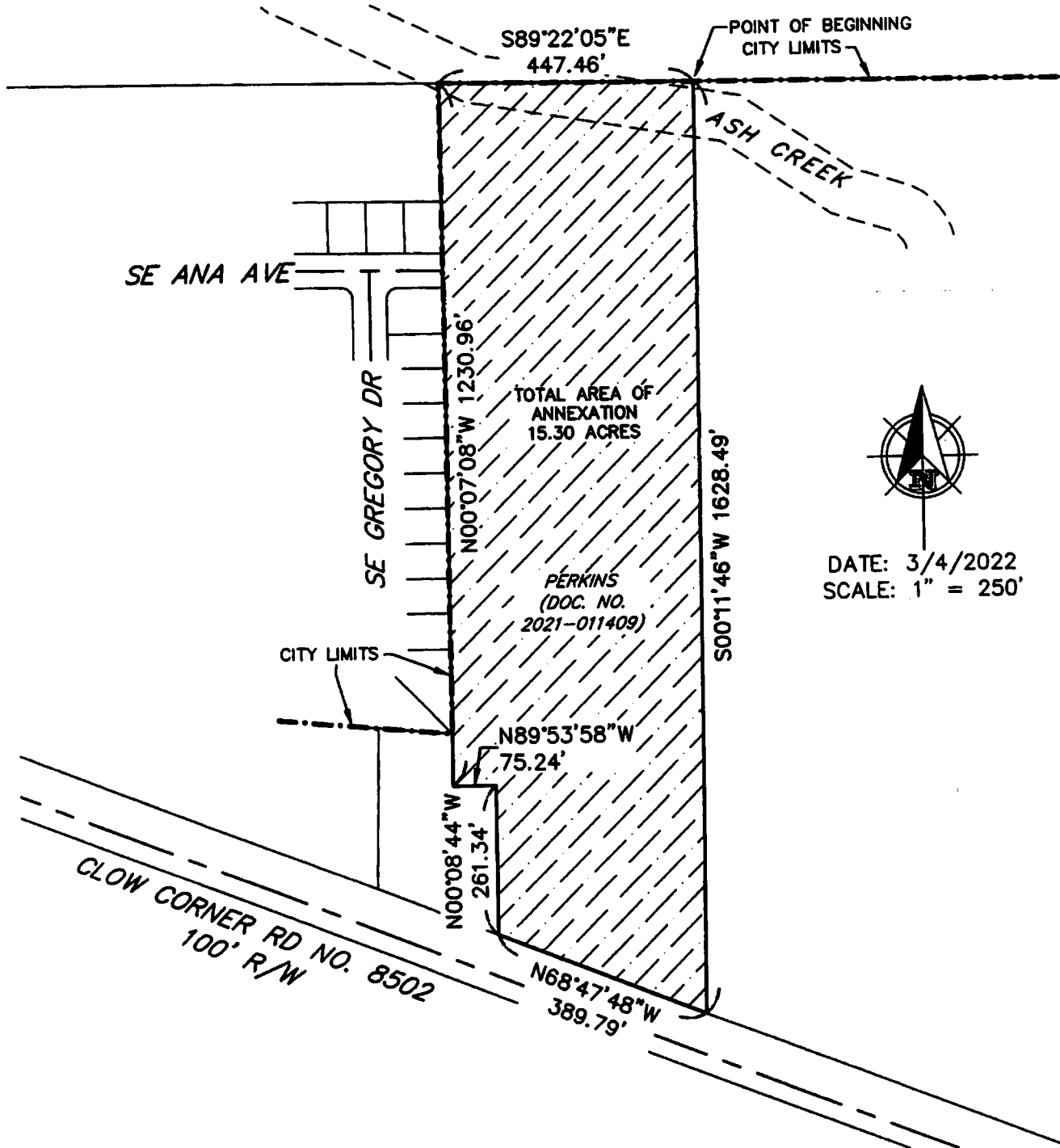
*See DOR 27-445-2022
for amended legal
description.*



EXPIRES: 6-30-22

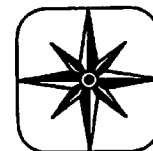
EXHIBIT MAP

FOR: ANNEXATION OF LAND INTO THE CITY OF DALLAS
LOCATED IN THE N.W. 1/4 SEC. 3 & S.W. 1/4 SEC. 34,
T. 8 S., R. 5 W., W.M.,
POLK COUNTY, OREGON



DATE: 3/4/2022
SCALE: 1" = 250'

3657 KASHMIR WAY SE
SALEM, OREGON 97317
PHONE (503) 588-8800
FAX (503) 363-2469
EMAIL: GREG@BARKERWILSON.COM



BARKER
SURVEYING

After Recording Return to:

City of Dallas
187 SE Court Street
Dallas, OR 97338

CONSENT TO ANNEXATION

To: City Council, City of Dallas

From: OWNER NAME(s):

Ken Perkins

ADDRESS:

12695 Clow Corner Rd.

TAX LOT NUMBERS:

map # 8.5.3 tax lot # 800

The undersigned, being the owner(s) of Property identified above, desire to receive benefits and services provided the residents of the City of Dallas, Oregon, and therefore does/do hereby consent to the annexation of the designated parcel(s). This consent is given in consideration of City benefits services that either have been or will be applied to the described property. I/We acknowledge receipt of a copy of the Annexation Plan that shows the boundaries of the territory to be annexed and the proposed land use planning designations for property in the territory.

I/We further understand that once annexed into the City of Dallas, the property listed above shall be subject to all applicable laws, rules and regulations of the City.

This Consent to Annexation is irrevocable for the period it is in effect. This consent shall run with the land described above and shall be binding upon the heirs, successors and assigns of the undersigned for the time period it is in effect. This consent shall be filed of record with the Polk County Recorder upon execution.

Owner

Date

Ken Perkins

2-28-22

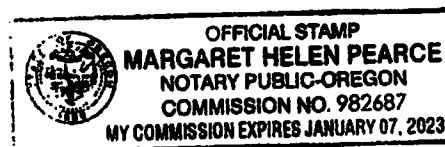
Owner

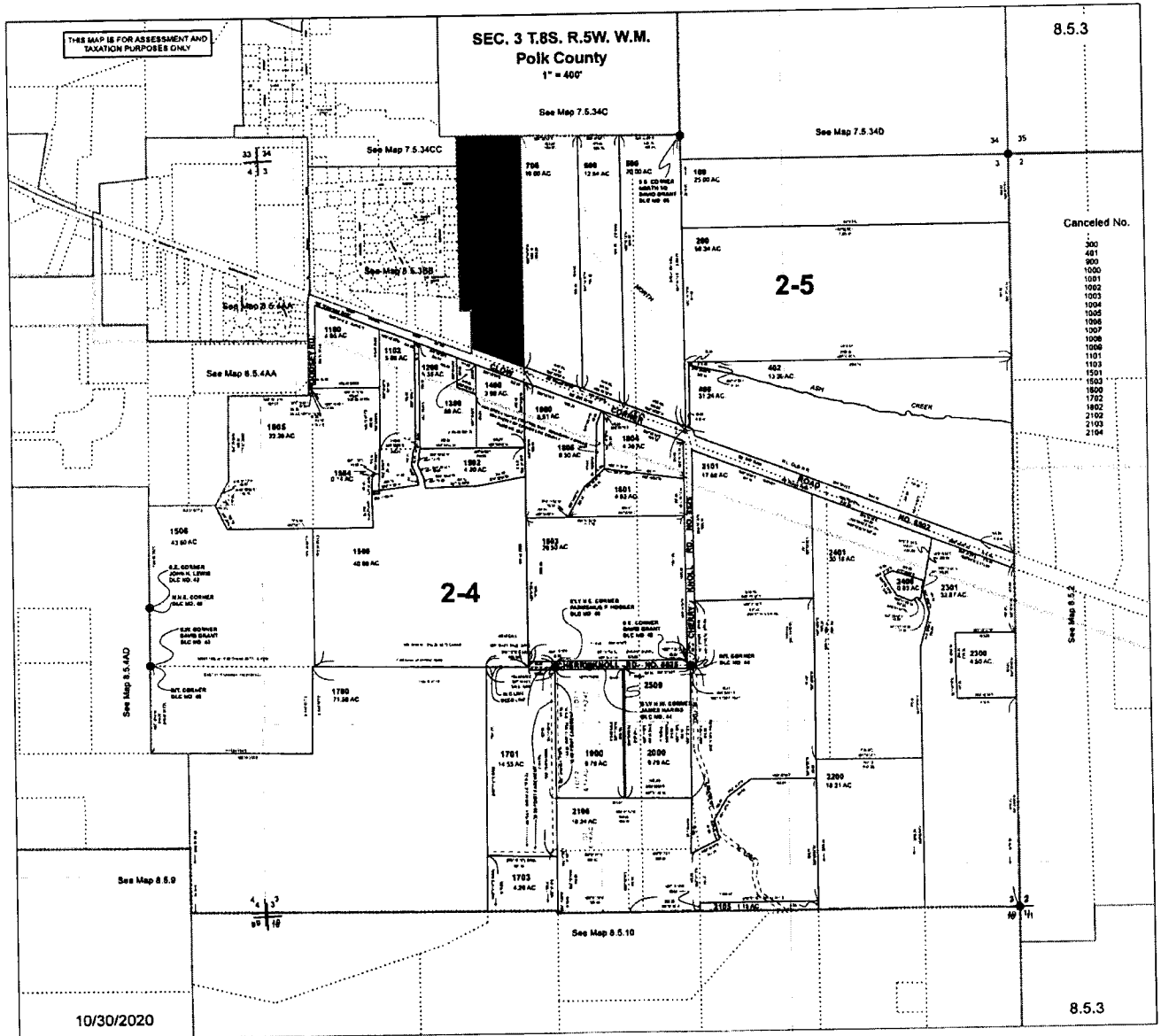
Date

STATE OF OREGON)
)ss.
County of Polk)

Personally appeared before me this 28 day of February 2022 the above named
Ken Perkins and acknowledged the
foregoing instrument to be a voluntary act.

Margaret Helen Pearce
Notary State of Oregon
My Commission Expires 01/07/23





Notice to Taxing Districts

ORS 308.225



Cadastral Information Systems Unit
PO Box 14380
Salem, OR 97309-5075
fax 503-945-8737
boundary.changes@dor.oregon.gov

Chase Ballew
Planning Director, Planning & Building Dept.
City of Dallas
187 SE Court St
Dallas OR 97338

**Description and Map Approved
December 13, 2022
As per ORS 308.225**

☒ Description ☒ Map - Received from: Chase Ballew
On: 11/23/2022

This is to notify you that your Description and Map in Polk County for:
Annexation to the City of Dallas

Ordinance No 1875

has been: ☒ Approved 12/13/2022
☐ Disapproved

Notes: Due to errors in original Ordinance No 1875 DOR 27-442-2022 this is rewrite to fix the errors

Department of Revenue File Number: 27-445-2022

Reviewed by: Robert Ayers, 503-983-3032

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

If you have not already done so, the approved version of the Description and Map must also be filed with the County Assessor

- ☐ Transfer
- ☐ Merge
- ☐ Establishment of Tax Zone



Economic & Community Development

Oregon Department of Revenue
Cadastral Information Systems Unit
PO Box 14380
Salem OR 97309-5075

November 16, 2022

RE: Corrected Legal Description for Annexation of 12695 Clow Corner Road

Greetings,

This summer the City of Dallas sent to your department a notice of annexation of the property at 12695 Clow Corner Road, Dallas Ordinance #1875.

It has come to our attention that the legal description provided as an exhibit was in error. The correct legal description for this annexation is enclosed. Should it prove helpful, a redline markup is also provided highlighting the differences.

Our apologies for any inconvenience this oversight may have caused. If you have any questions regarding this matter please contact my office at 503-831-3570 or planning@dallasor.gov

Regards,

Chase Ballew, Planner
City of Dallas, Oregon

EXHIBIT 1

Legal Description For:

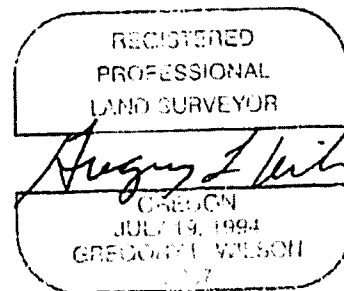
Tract of Land to be Annexed into

The City of Dallas, Oregon

A tract of land situated in the northwest quarter-^{delete}corner of Section 3 and the southwest quarter-^{delete}corner of Section 34, Township 8 South, Range 5 West of the Willamette Meridian, Polk County, Oregon, said tract of land being that property described in that instrument recorded in Document Number 2021-011409, Polk County, Oregon, said property being more particularly described as follows:

Beginning at the ^{Northeast} northwest corner of said property described in Document Number 2021-011409, said point recorded as being 56.51 chains North and 17.26 chains West from the Southeast corner of the Donation Land Claim of David Grant and wife, No. 1951, Claim No. 43 in said Township; and running thence along the boundary of said property the following six courses:

South 00°11'46" West 1628.49 feet to a point on the northerly right of way of Clow Corner Road (No. 8502);
thence North 68°47'48" West 389.79 feet along said northerly right of way;
thence leaving said northerly right of way, North 00°08'44" West 261.34 feet;
thence North 89°53'58" West 75.24 feet;
thence North 00°07'08" West 1230.96 feet;
thence South 89°22'05" East 447.46 feet to the Point of Beginning, containing 15.30 acres of land, more or less.

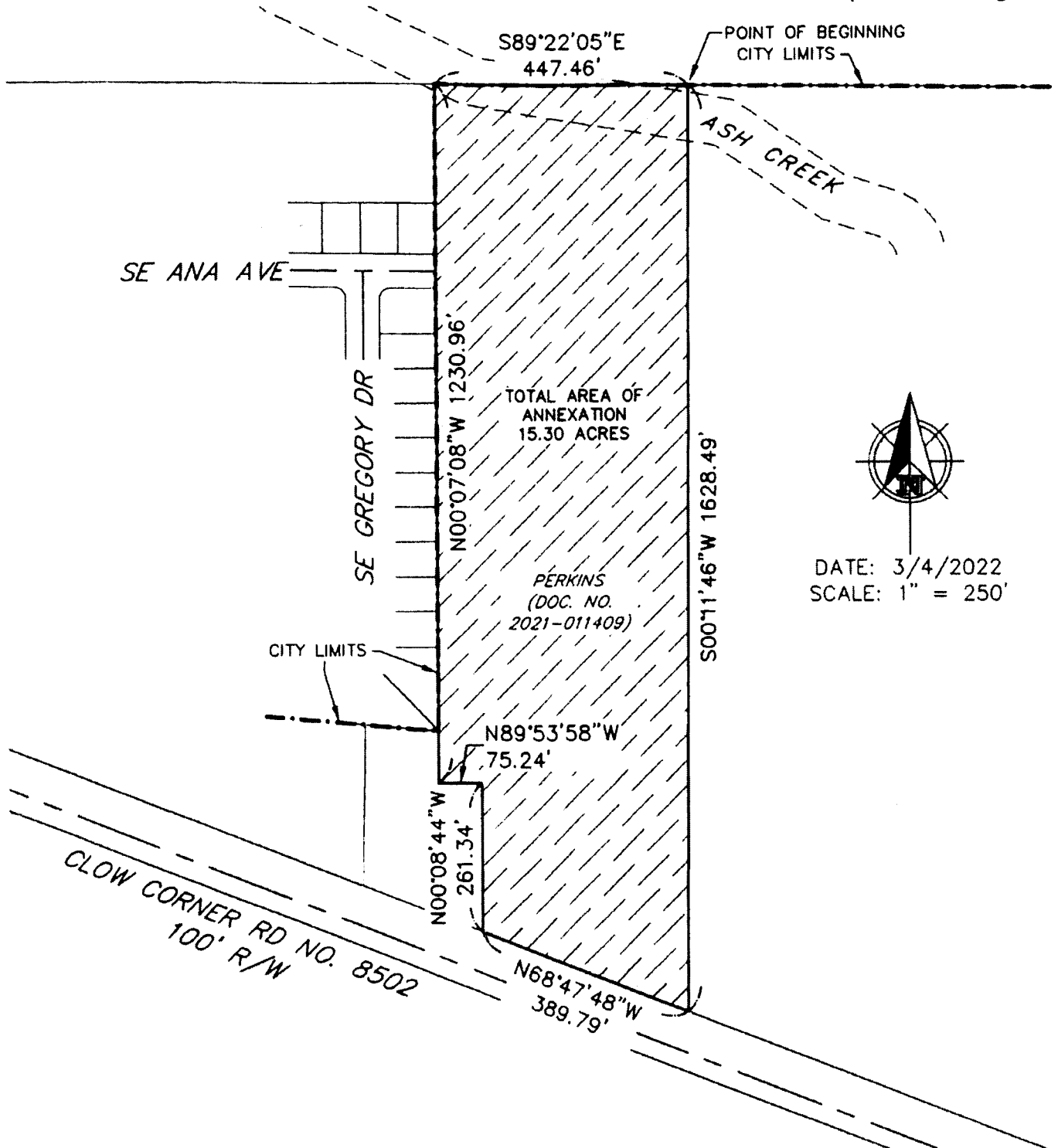


EXPIRES: 6-30-22

EXHIBIT MAP

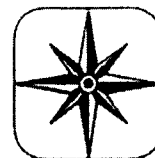
FOR: ANNEXATION OF LAND INTO THE CITY OF DALLAS
LOCATED IN THE N.W. 1/4 SEC. 3 & S.W. 1/4 SEC. 34,
T. 8 S., R. 5 W., W.M.,
POLK COUNTY, OREGON
change to: 7

add: Township 8 South, Range 5 West



DATE: 3/4/2022
SCALE: 1" = 250'

3657 KASHMIR WAY SE
SALEM, OREGON 97317
PHONE (503) 588-8800
FAX (503) 363-2469
EMAIL: GREG@BARKERWILSON.COM



BARKER
SURVEYING

ORDINANCE NO. 1875

An Ordinance declaring 15.35 acres, more or less, of territory, being Polk County Tax Lot 085030000800, located at and commonly known as 12695 Clow Corner Road, annexed to the City of Dallas and withdrawn from Southwestern Polk County Rural Fire Protection District; and designating the zoning of said property as Industrial.

WHEREAS, Ken Perkins, the sole owner of the territory described on Exhibit 1, attached hereto and by reference incorporated herein, being Polk County Tax Lot 085030000800, located at and commonly known as 12695 Clow Corner Road, more particularly described on Exhibit 1, attached hereto and by reference incorporated herein, which is contiguous to the City of Dallas, petitioned the City to annex that territory to the City and withdraw said territory from the Southwestern Polk County Rural Fire Protection District, and a statement of his consent has been filed with the City; and

WHEREAS, as part of the same application, the applicant applied to amend the Comprehensive Plan Map for the subject real property, changing the designation from Industrial to a mix of Industrial, Residential and Commercial (CPA 22-02) and zoning the property a mix of Industrial, Residential Medium Density and Commercial General (ZC 22-03); and

WHEREAS, after due notice and a public hearing on the application for annexation, and on the Comprehensive Plan amendment and zoning designation, on May 10, 2022, the Dallas Planning Commission recommended to the City Council that it approve the requested annexation and withdrawal of said territory from the Southwestern Polk County Rural Fire Protection District, and that the City Council approve the requested Comprehensive Plan amendment and zoning designation; and

WHEREAS, after due notice, the City Council held a public hearing on said annexation petition and the Comprehensive Plan Map amendment and zoning designation application on June 6, 2022, and at the conclusion thereof found that the proposed annexation and withdrawal of said territory from the Southwestern Polk County Rural Fire Protection District should be approved, but that the Comprehensive Plan map amendment and zoning designation request should be denied;

WHEREAS, said territory is a part of the Southwestern Polk County Rural Fire Protection District;

NOW, THEREFORE, THE CITY OF DALLAS DOES ORDAIN AS FOLLOWS:

Section 1. That the real property described on Exhibit 1 be, and the same hereby is, declared to be duly annexed to the City of Dallas, Polk County, Oregon and shall forever be a part of the City of Dallas.

Section 2. That the approval of this annexation is based upon the following findings and conclusions:

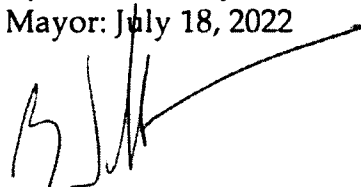
- A. The sole owner of all of the land therein, consented in writing to the annexation, and filed a statement of consent with the City before the date of the above-reference public hearing on the annexation.
- B. The subject property is located within the City's Urban Growth Boundary and is planned and available for annexation and development.
- C. The zoning for the annexed area designated herein is consistent with the Comprehensive Plan.
- D. The subject property is contiguous to and a logical and orderly extension of the City.
- E. The property can be provided with the full range of urban facilities, and therefore approval of the annexation is consistent with the Dallas Comprehensive Plan.
- F. The application is consistent with the annexation policies contained in the Comprehensive Plan and meets the requirements of all standards of review.

Section 3. That the annexed territory described on Exhibit 1 is hereby declared to be withdrawn from the Southwestern Polk County Rural Fire Protection District.

Section 4. That the Comprehensive Plan designation of the annexed property be continued as Industrial and that the zoning of the annexed property be designated as Industrial.

Section 5. That the staff report on this matter, dated and submitted into the record on June 6, 2022, be, and it hereby is, incorporated herein by reference, and the Findings and Conclusions therein in support of the annexation are hereby adopted and approved, but that the Findings and Conclusions therein in support of the Comprehensive Plan amendment to designate the property as a mix of Industrial, Residential and Commercial and the zoning designation of the property as a mix of Industrial, Residential Medium Density and Commercial General, are disapproved and not adopted.

Read for the first time: June 20, 2022
Read for the second time: July 18, 2022
Adopted by the City Council: July 18, 2022
Approved by the Mayor: July 18, 2022




BRIAN W. DALTON, MAYOR

ATTEST:

APPROVED AS TO FORM:



BRIAN LATTA,
CITY MANAGER



LANE P. SHETTERLY
CITY ATTORNEY

Legal Description For:
Tract of Land to be Annexed into
The City of Dallas, Oregon

A tract of land situated in the northwest quarter of Section 3, Township 8 South, Range 5 West, and the southwest quarter of Section 34, Township 7 South, Range 5 West of the Willamette Meridian, Polk County, Oregon, said tract of land being that property described in that instrument recorded in Document Number 2021-011409, Polk County, Oregon, said property being more particularly described as follows:

Beginning at the northeast corner of said property described in Document Number 2021-011409, said point recorded as being 56.51 chains North and 17.26 chains West from the Southeast corner of the Donation Land Claim of David Grant and wife, No. 1951, Claim No. 43 in said Township; and running thence along the boundary of said property the following six courses:

South 00°11'46" West 1628.49 feet to a point on the northerly right of way of Clow Corner Road (No. 8502);
thence North 68°47'48" West 389.79 feet along said northerly right of way;
thence leaving said northerly right of way, North 00°08'44" West 261.34 feet;
thence North 89°53'58" West 75.24 feet;
thence North 00°07'08" West 1230.96 feet;
thence South 89°22'05" East 447.46 feet to the Point of Beginning, containing 15.30 acres of land, more or less.

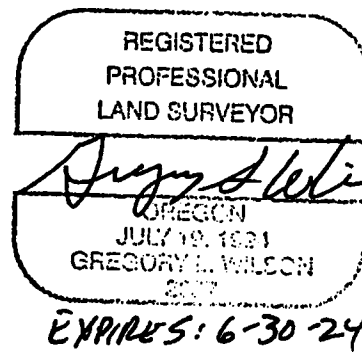
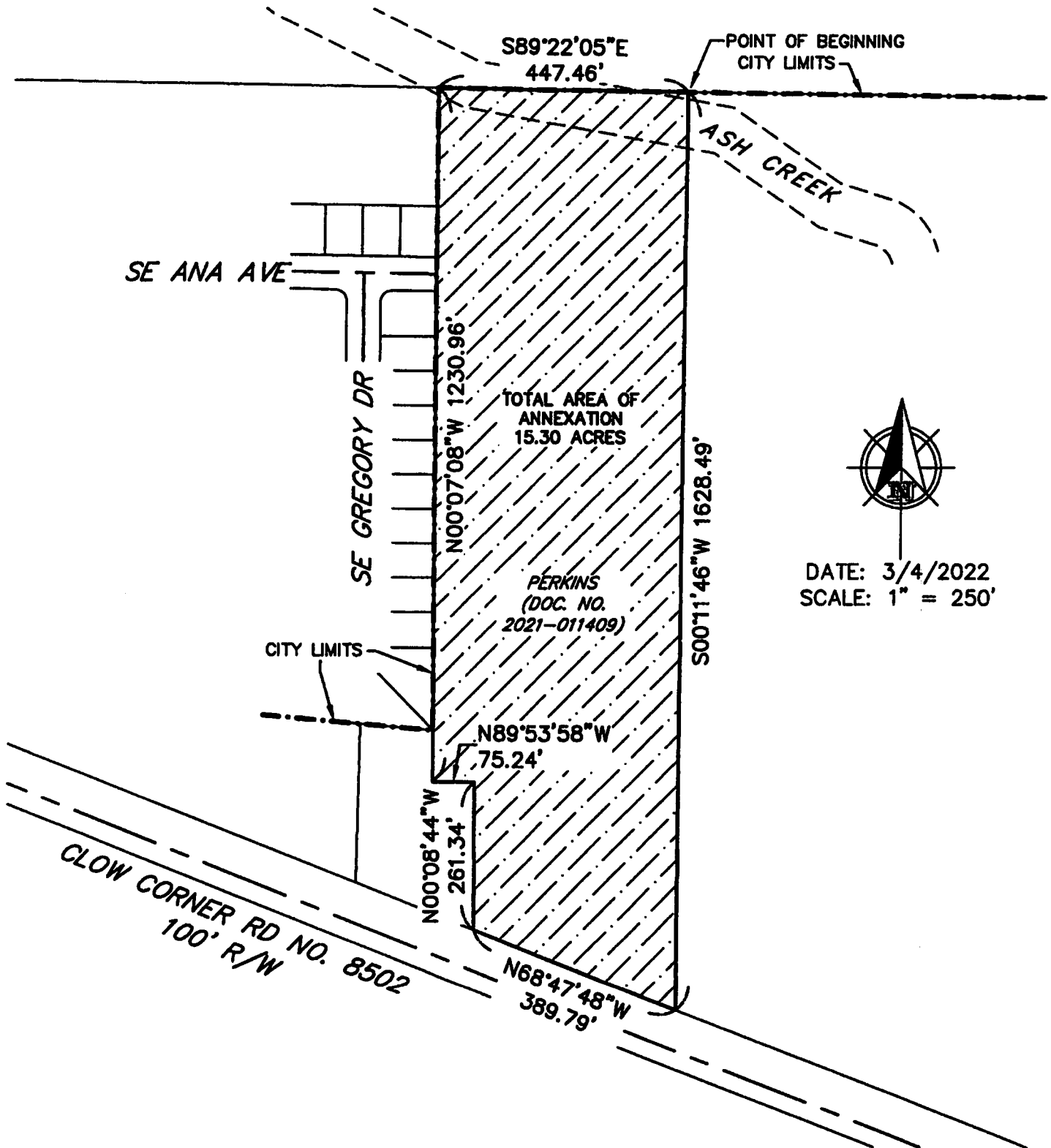


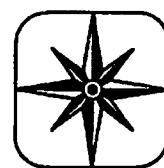
EXHIBIT MAP

FOR: ANNEXATION OF LAND INTO THE CITY OF DALLAS
LOCATED IN THE N.W. 1/4 SEC. 3, T. 8 S., R. 5 W., &
S.W. 1/4 SEC. 34, T. 7 S., R. 5 W., W.M.,
POLK COUNTY, OREGON



DATE: 3/4/2022
SCALE: 1" = 250'

3657 KASHMIR WAY SE
SALEM, OREGON 97317
PHONE (503) 588-8800
FAX (503) 363-2469
EMAIL: GREG@BARKERWILSON.COM



BARKER
SURVEYING

[Handwritten signature]

THE CITY OF
ALLAS
REGON

187 SE COURT STREET
DALLAS, OR 97338

NEOPOST FIRST CLASS MAIL
11/16/2022

US POSTAGE \$000.51



ZIP 97338
0410117454010

RECEIVED

NOV 18 2022

OR DEPT OF REVENUE

JAUNSMB 97309

