

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of Co-Sponsoring with the Port)
of St. Helens, the City of Rainier, the City of)
Clatskanie and Clatsop County an)
Application for Re-designation of the Lower)
Columbia Maritime Enterprise Zone)

RESOLUTION NO. 22-2008

WHEREAS, Columbia County is co-sponsoring an application for re-designation of an enterprise zone along with Clatsop County, the Port of St. Helens, and the Cities of Rainier and Clatskanie in Columbia County, Oregon, and;

WHEREAS, Columbia County, the Port of St. Helens, Cities of Rainier and Clatskanie in Columbia County, and Clatsop County are interested in re-designating an enterprise zone to encourage new business investment, job creation, higher incomes for local residents, and greater diversity of economic activity; and

WHEREAS, proposed enterprise zone has a total area of 14.0 square miles with the total qualified area totaling 9.8 square miles, which meets other statutory limitations on size and configuration; and

WHEREAS, it is depicted on the drawn-to-scale map which is attached hereto, labeled Exhibit A and incorporated herein by this reference, and described in Exhibit B, which is attached hereto and incorporated herein by this reference; and

WHEREAS, The legal description in Exhibit B consists of six parcels: Parcel 1 is the area within the urban growth boundary of the City of Rainier; Parcel 2 is the Port Westward Industrial Site; Parcel 3 is the area within the Columbia River lying between the westerly side of Bradbury Slough and the easterly end of Wallace Island, all of which is in Columbia County; Parcel 4 is the area within the Clatskanie Slough and the Clatskanie River, all of which is in Columbia County; Parcel 5 is the area within the urban growth boundary of the City of Clatskanie; and Parcel 6 is that portion of the Zone which is in Clatsop County, Oregon, and is commonly known as the Wauna Mill Site; and

WHEREAS, the proposed enterprise zone contains significant land that is reserved for industrial use, as indicated by land use zoning map(s) which are included with the application, consistent with Comprehensive Plan(s) acknowledged by the Land Conservation and Development Commission; and

WHEREAS, such industrial sites are accessible, serviced or serviceable, and otherwise ready for use and further development; and

WHEREAS, the re-designation of the enterprise zone does not grant or imply permission to develop land within the Zone without complying with prevailing zoning, regulatory and permitting processes and restrictions for applicable jurisdictions; nor does it indicate any intent to modify those processes or restrictions, except as otherwise in accordance with Comprehensive Plans; and

WHEREAS, Columbia County, the Port of St. Helens, Clatsop County and the Cities of Rainier and Clatskanie appreciate the impacts that a re-designated enterprise zone would have and the

property tax exemptions that eligible business firms might receive therein, as governed by Oregon Revised Statutes (ORS) Chapter 285C and other provisions of Oregon Law;

WHEREAS, all of the other municipal corporations, school districts, special service districts and so forth, other than the sponsoring governments, that receive operating revenue through the levying of *ad valorem* taxes on real and personal property in any area of the proposed enterprise zone were sent notice and invited to a public meeting regarding this proposal, in order for these sponsoring governments to effectively consult with these other local taxing districts; and

WHEREAS, follow-up arrangements as agreed to with these consultations will be completed with affected districts within six months of the proposed enterprise zone's re-designation; and

WHEREAS, the availability of enterprise zone exemptions to business firms that operate hotels, motels or destination resorts would help diversify local economic activity, provide useful employment for some segments of the labor force, and facilitate the expansion of accommodations for visitors which in turn will spend time and money in the area for business, recreation or other purposes.

NOW, THEREFORE, BE IT RESOLVED as follows:

Columbia County, the Port of St. Helens, Clatsop County and the Cities of Rainier and Clatskanie propose and apply for re-designation of an Oregon enterprise zone which will continue to be named: The Lower Columbia Maritime Enterprise Zone, and requests that the director of the state Economic and Community Development Department order the re-designation of this enterprise zone.

1. Janet Wright, Economic Development Director, is authorized to submit the enterprise zone application for the Lower Columbia Maritime Enterprise Zone and to make any substantive or technical change to the application materials, as necessary, after adoption of this resolution.
2. Columbia County will give priority to the use in the proposed enterprise zone, if designated, of any economic development or job training funds received from the federal government, consistent with ORS 285C.065(3)(d).
3. Columbia County commits, upon re-designation, to *jointly* appoint a local enterprise zone manager within 90 days.
4. Columbia County will *jointly* comply with the requirements and provisions of ORS 285C.105 and otherwise fulfill its duties under ORS 285C.050 to 285C.250.
5. Columbia County *jointly* commits, within six months of re-designation, to implement and to confirm for the department its fulfillment of such duties, as specified in OAR 123-065-0210, including but not limited to, preparation of a list or map of local lands and buildings owned by the state or by municipal corporations within the enterprise zone that are not being used or designated for a public purpose and that have appropriate land use zoning, and to efforts for making such real property available for lease or purchase by authorized business firms under ORS 285C.110.
6. Columbia County will provide the local incentives described in the application (under ORS 285C.065(4) to (6) in accordance with OAR 123-065-0240) to any authorized business firm in

the proposed enterprise zone for the length of the standard enterprise zone exemption, insofar as the firm's qualifying investments are also located inside of the Columbia County's jurisdiction. The County has considered the impacts of these binding incentives.


7. Columbia County, as a co-sponsor of the proposed Lower Columbia Maritime Enterprise Zone, exercises its option herewith under ORS 285C.070 that qualified property of and operated by a qualified business firm as a hotel, motel or destination resort may receive a property tax exemption in the Zone or those portions of the Zone within its jurisdiction, and that such business firms are eligible for purposes of authorization upon the effective designation of the Zone.

DATED this 26th day of March, 2008.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

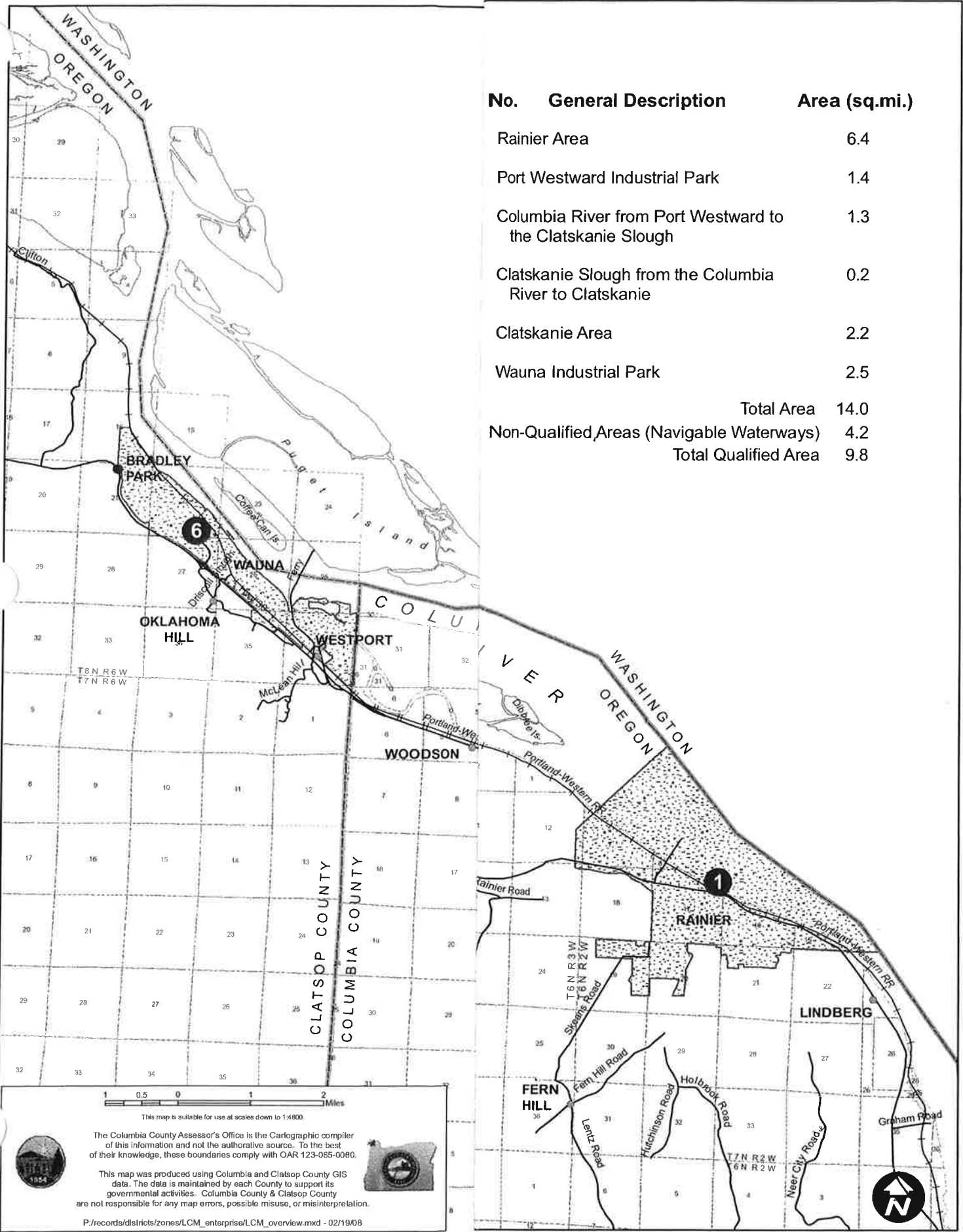
By: 
Anthony Hyde, Chair

By: 
Joe Corsiglia, Commissioner

By: 
Rita Bernhard, Commissioner

Approved as to form

By: 
Office of County Counsel



No.	General Description	Area (sq.mi.)
	Rainier Area	6.4
	Port Westward Industrial Park	1.4
	Columbia River from Port Westward to the Clatskanie Slough	1.3
	Clatskanie Slough from the Columbia River to Clatskanie	0.2
	Clatskanie Area	2.2
	Wauna Industrial Park	2.5
	Total Area	14.0
	Non-Qualified Areas (Navigable Waterways)	4.2
	Total Qualified Area	9.8

1 0.5 0 1 2 Miles
 This map is suitable for use at scales down to 1:4800.

The Columbia County Assessor's Office is the Cartographic compiler of this information and not the authoritative source. To the best of their knowledge, these boundaries comply with OAR 123-065-0080.

This map was produced using Columbia and Clatsop County GIS data. The data is maintained by each County to support its governmental activities. Columbia County & Clatsop County are not responsible for any map errors, possible misuse, or misinterpretation.



EXHIBIT "B"
Proposed 2008 Legal Description Clarification
for the
Lower Columbia River Maritime Zone

Parcel 1:

That area within the Rainier Urban Growth Boundary in Columbia County, Oregon, as established by the City of Rainier on October 18, 2007. Excepting therefrom that portion thereof lying within the Rainier Watershed, being defined as the tax lot number 300 of tax map Section 21, T. 7 N., R. 2 W., Willamette Meridian, as shown on Columbia County's 2007 Assessment Roll.

Parcel 2:

That Portion of Columbia County, Oregon, commonly known as the Port Westward Industrial Site and identified specifically by the following tax lot numbers, as shown on said Columbia County's 2007 Assessment Roll: tax lot 100 and 200 of tax map Section 22, T. 8 N., R. 4 W., Willamette Meridian and tax lots 300, 301, 302, 400, 401 and 402 of tax map T. 8 N., R. 4 W., Willamette Meridian.

Parcel 3:

All of the area within the Columbia River in Columbia County, Oregon, lying between the Westerly side of Bradbury Slough and the Easterly end of Wallace Island. Also, all of the area within Wallace Slough in said Columbia County, running from its intersection with said Columbia River at the Easterly end of Wallace Island, Southwesterly, to its intersection with the Westerly side of the Clatskanie Slough.

Parcel 4:

All Columbia County, Oregon, within the Clatskanie Slough and the Clatskanie River, running from the intersection of said Slough with Wallace Slough, upstream, to the intersection of the Northerly line of Parcel 5 below.

Parcel 5:

All of Columbia County, Oregon within the Boundary of the City of Clatskanie and the Clatskanie Urban Growth Boundary as of October 1, 1997.

Parcel 6:

Beginning at the Northeast corner of Government Lot 2, Section 16, Township 8 North, Range 6 West, Willamette Meridian, Clatsop County, State of Oregon, said point being on the left bank of the Columbia River; Thence Westerly along the North line of said Government Lot 2 to the Northwest corner of the SE quarter of said Section 16; Thence Southerly along the West line of the Southeast quarter of said Section 16 and the West line of the Northeast quarter of Section 21 to the point of intersection of the North line of the Relocated Columbia River Highway No. 30;

Thence Southeasterly along the North line of said Relocated Columbia River Highway to the point of intersection of the East line of Section 21, Township 8 North, Range 6 West, Willamette Meridian; Thence South along the East line, of Section 21 to the Section corner common to Sections 21, 22, 27 and 28, Township 8 North, Range 6 West, Willamette Meridian; Thence East along the line between Sections 22 and 27 to the point of intersection of the North line of the Relocated Columbia River Highway; Thence Southeasterly along the North line of the Relocated Columbia River Highway to the point of intersection of the North line of the Southeast quarter of said Section 27; Thence East along the North line of the SOUTHEAST quarter of said Section 27 to the 1/4 Corner common to Sections 26 and 27; Thence South along the West line of Section 26 to the intersection of the North line of the Relocated Columbia River Highway; Thence Southeasterly along the North line of the Relocated Columbia River Highway to the point of intersection of a line parallel to and 50 feet West, measured at right angles to the East line of Tract 18, Wauna Acreage Tracts; Thence Northerly parallel with the East line of said Tract 18 to the Northwest corner of that parcel of land deeded to Nick and Mary Hazapis and recorded in Book 302, Page 50, Deed Records of Clatsop County; Thence East along the North line of said Hazapis tract of land to the East line of Tract 18, Wauna Acreage Tracts; Thence South along the East line of Tract 18, Wauna Acreage Tracts to the intersection of the North line of the Relocated Columbia River Highway; Thence Southeasterly along the North line of the Relocated Columbia River Highway to the intersection of the North line of Section 35, Township 8 North, Range 6 West, WILLAMETTE MERIDIAN; Thence West along the North line of said Section 35 to the 1/4 Corner common to Section 26 and 35; Thence South along the West line of the Northeast 1/4 of said Section 35 to the intersection of the North line of County Road No. 290; Thence Southeasterly along the North line of County Road No. 290 and the access road connecting to the Relocated Columbia River Highway at approx. Engineer Station 290+67 to the intersection of the North line of the Relocated Columbia River Highway; Thence Southeasterly along the North line of the Relocated Columbia River Highway to the intersection of the West line of Section 36, Township 8 North, Range 6 West, Willamette Meridian; Thence continuing along the North line of said Relocated Columbia River Highway S51°36'30"E a distance of 1634.03 feet to a point; Thence leaving said Highway N13°21'16"E a distance of 310.60 feet to a point on the North right-of-way line of the S.P.&S. Railroad; Thence S48°37'44"E a distance of 845 feet to a point; Thence N08°54'09"E a distance of 283.19 feet to the North line of the parcel deeded to Ralph O. Williams by deed recorded in Book 252, Page 489, Clatsop County, Oregon; Thence S85°23'E a distance of 120.7 feet, more or less to the center line of Plympton Creek; Thence Northwesterly along the center line of Plympton Creek a distance of 110 feet, more or less to its intersection with Parcel 1, Partition Plat 1998-031; Thence N84°07'30"E a distance of 98.19 feet to a point on the East line of the Westport Ferry Road; Thence Northwesterly 25 feet, more or less to a point on the South line of Parcel 3, Partition Plat 1998-031; Thence along said Parcel 2 N80°03'14"E a distance of 289.30 feet to a point; Thence S16°42'41"E a distance of 95.37 feet to a point; Thence N51°20'E a distance of 460.00 fee to a point; Thence S38°40'E a distance of 250.00 feet to a point; Thence S51°20'W a distance of 251.37 feet to a point; Thence S44°39'39"E a distance of 27.70 feet to a point; Thence S44°14'E a distance of 721.2 feet to a point; Thence N47°27'E a distance of 67.62 feet to a point; Thence S42°33'E a distance of 101.41 feet to the intersection of an existing fence line; Thence S36°45'E a distance of 21.2 feet to a point; Thence S26°38'E a distance of 36.4 feet to a point; Thence S15°35'E a distance of 44.4 feet to a point; Thence

S01°29'E a distance of 43.2 feet to a point; Thence S16°20'W a distance of 32.8 feet to a point; Thence S28°25'15"W a distance of 44.61 feet to a point; Thence S57°55'51"W a distance of 207.95 feet to a point; Thence S33°01'49"W a distance of 84.04 feet to a point; Thence S50°22'37"W a distance of 35.39 feet to a point; Thence S56°30'22"W a distance of 309.54 feet to an existing fence corner; Thence continuing S56°30'22"W to a point which is 30 feet North of and measured at right angles to the North line of the former S.P.&S. Railroad right-of-way; Thence Northwesterly along a line parallel with and 30 feet North of the former S.P.&S. Railroad right-of-way a distance of 206.82 feet more or less to the intersection of the Easterly line of a road know as "the Lane"; Thence Southerly along the East line of a road known as "the Lane" a distance of 30 feet more or less to the intersection of the North line of the former S.P.&S. Railroad right-of-way; Thence Southeasterly along the North right-of-way line of the former S.P.&S. Railroad to the intersection of the South line of Section 36, Township 8 North, Range 6 West, Willamette Meridian; Thence East along the South line of said Section 36 to the Southeast corner of said Section 36; Thence North along the East line of said Section 36, Township 8 North, Range 6 West and the East line of Section 25, Township 8 North, Range 6 West to the North line or outer line of the levee as shown on the map of Westland Drainage District prepared by the Corps of Engineers, U.S. Army dated 9-14-37; Thence Westerly along said levee to a point which is parallel to and 500 feet West of measured at right angles to the East line of Section 25, Township 8 North, Range 6 West, Willamette Meridian; Thence North along a line parallel to and 500 feet West of the East line of said Section 25 to the intersection with the South bank of the Columbia River; Thence Westerly along the South bank of the Columbia River to the intersection of the North line of Section 25, Township 8 North, Range 6 West, Willamette Meridian; Thence West along the North line of Section 25, crossing Westport Slough to the intersection with the South bank of the Columbia River; Thence Northwesterly along the South bank of the Columbia River through Sections 25, 26, 23, 22, 15, and 16 to the point of beginning.

Excepting from the above described land all that portion of Section 25, T8N, R6W, WILLAMETTE MERIDIAN encompassed in the plat of "River Ranch", a subdivision recorded September 15, 1977 in plat Book 11, Pages 39 and 40, Subdivision records of Clatsop County, Oregon.