

COLUMBIA COUNTY ASSESSORS
RECORD OF DISTRICT BOUNDARIES

03/21/06

INIT DATE:07/11/2005

NO.:2006.02

HOW INITIALLY RECEIVED:NOTIFICATION FROM CITY ST HELENS
AFFECTED DISTRICT NAME:ST HELENS CITY
DISTRCT ORD. #:2922 EFFECTIVE DATE:05/17/2005
NAME OF APPROVING JURISDICTION:ST HELENS CITY
JURISD. ORD. #:2922 EFFECTIVE DATE:
LEGAL DESCRIPTION RECEIVED: YES MAP RECEIVED: YES
IF A SCHOOL DIST. HAS O.A.R. 150-330.123 BEEN FILED?
REMARKS: Voter approved May 17, 2005.

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

TYPE OF ACTION: ANNEXATION
REMARKS:

D.O.R. APPROVED YES NO.:5-257-2005 DATE:07/21/2005

CODE AREAS AFFECTED OR CHANGED:

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

	AFFECTED AREA:	
TOWNSHIPS:	RANGES:	SECTIONS:
5	1	32.4.3 2302

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

***** DATE COMPLETED:12/02/2005 *****

REMARKS: Code map done.

COLUMBIA COUNTY ASSESSORS
RECORD OF DISTRICT BOUNDARIES

03/21/06

NO:2006.02 PAGE 1

DISTRICT NAME:ST HELENS CITY

TYPE OF ACTION :ANNEXATION

EFFECTIVE DATE:05/17/2005

DIST. ORD. #:2922

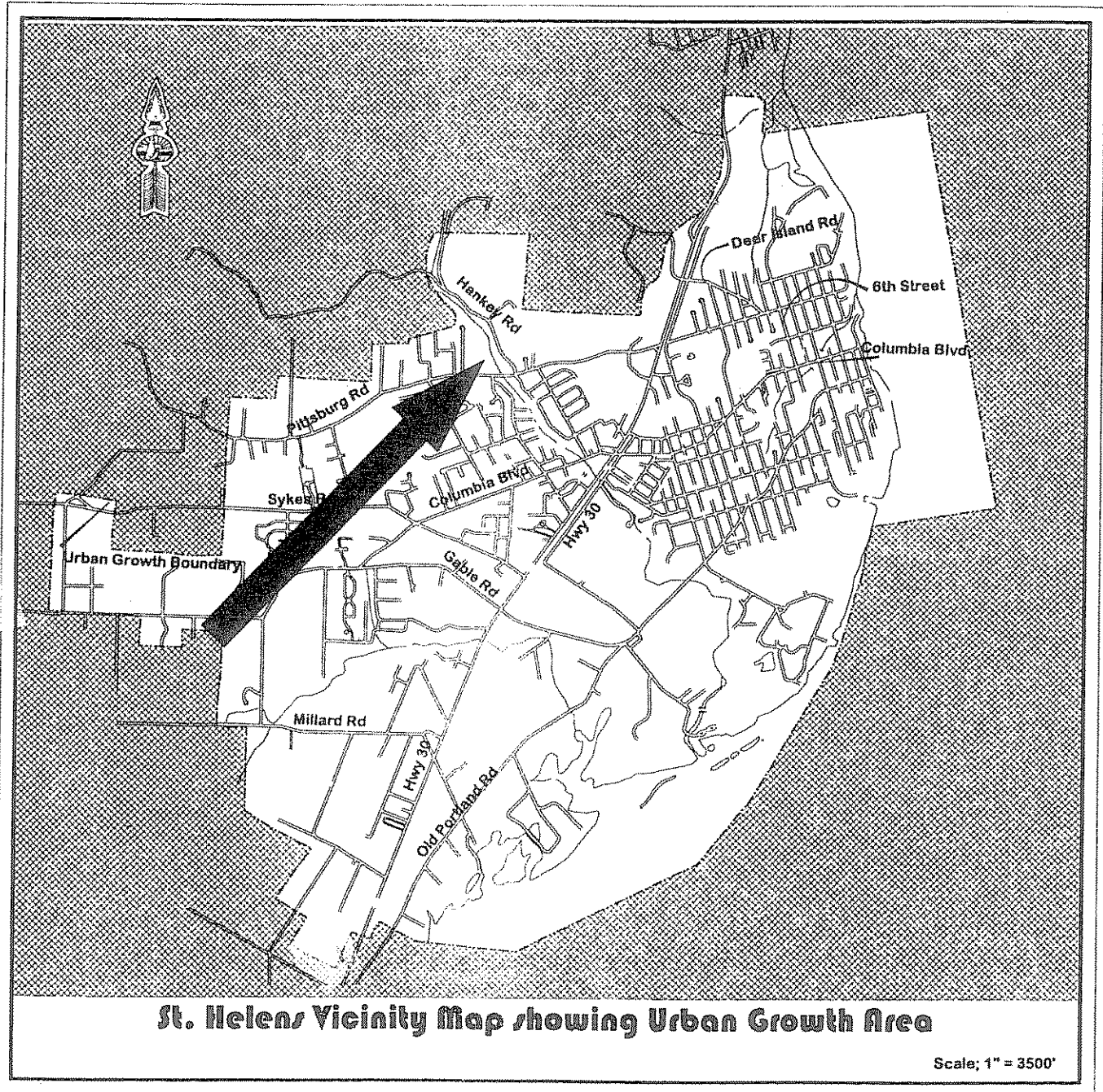
RECORDED:

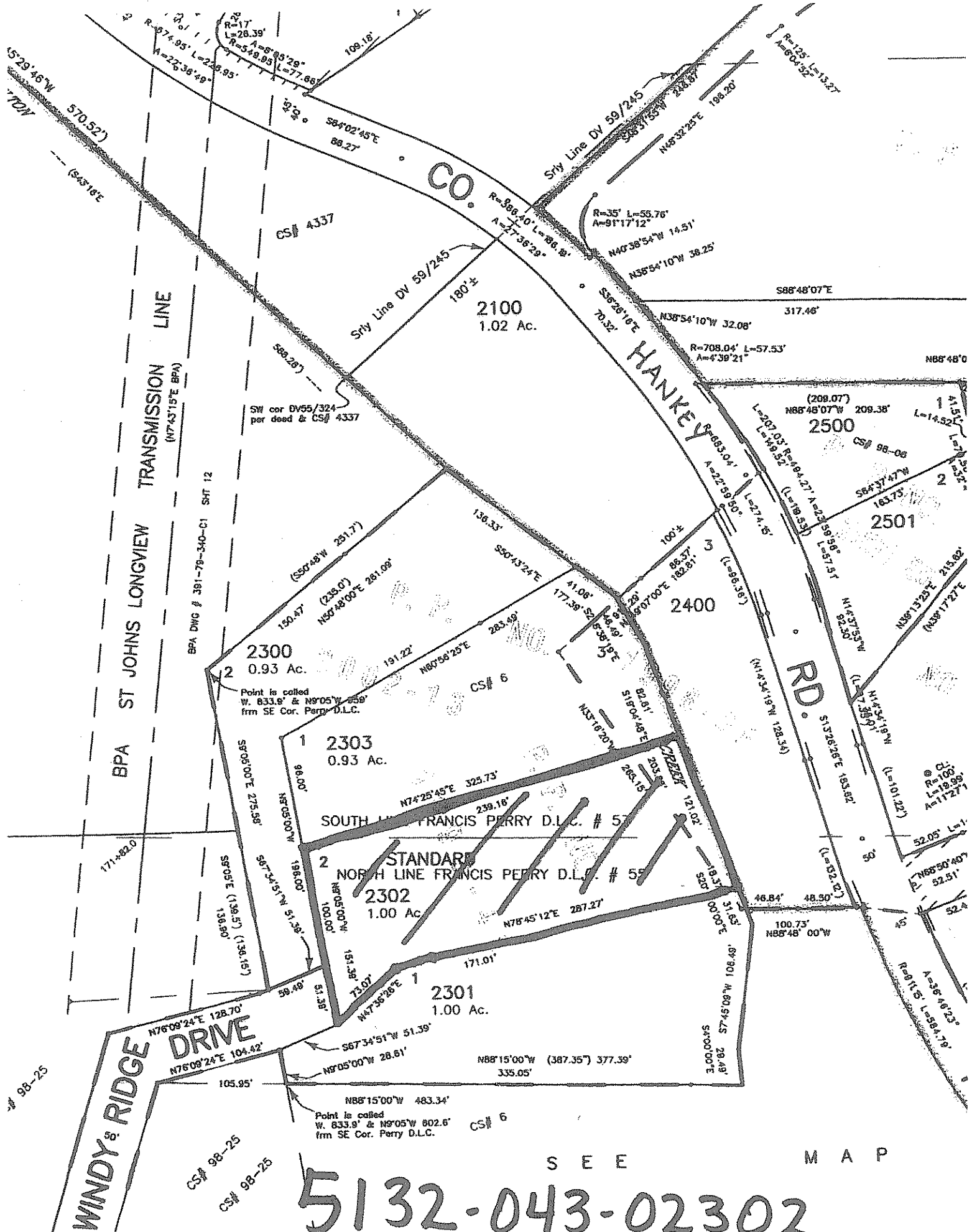
---- LEGAL DESCRIPTION ----

Parcel 2, Partition Plat No. 1999-45, Columbia County, Oregon.

Subject Property

~ Approximate Location ~





SEE MAP
5132-043-02302

Title No. 07-44519

Escrow No. 07-44519

EXHIBIT 'A'

Legal Description:

Parcel 2 of Partition Plat No. 1999-45, recorded December 29, 1999, Fee No. 99-17218, in
Columbia County, Oregon.

Notice to Taxing Districts

ORS 308.225

DOR 5-257-2005



OREGON
DEPARTMENT
OF REVENUE

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

RECEIVED ON

JUL 25 2005

COLUMBIA COUNTY ASSESSOR

City of St. Helens
Finance Director
P.O. Box 278
St. Helens, OR 97051

Description and Map Approved

July 21, 2005

As Per ORS 308.225

☒ Description ☒ Map received from: CITY
On: 7/13/2005

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

ANNEX TO CITY OF ST. HELENS

ORD. 2922

has been: ☒ Approved 7/21/2005
☐ Disapproved

Notes:

Department of Revenue File Number: 5-257-2005

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

City of St. Helens

P.O. BOX 278

PHONE (503) 397-6272

St. Helens, Oregon
97051

July 7, 2005

Columbia County Assessor
230 Strand Street
St. Helens, OR 97051

RECEIVED ON

JUL 11 2005

COLUMBIA COUNTY ASSESSOR

Re: Recent Annexations to the City of St. Helens

Dear Sir or Madam:

Pursuant to ORS Chapter 222, we have enclosed the following:

1. Ordinance No. 2922, "An Ordinance to Annex and Designate the Zone of Certain Property at the North End of Windy Ridge Drive", including Petition to Annexation. (Robert & Stacey Frederiksen)
2. Abstract of Votes, Election Date: May 17, 2005.

If you have any questions, please contact me at (503)397-6272.

Sincerely,



Brian D. Little
City Recorder

BL/kp

Enclosures

ORDINANCE NO. 2922

COPY

AN ORDINANCE TO ANNEX AND DESIGNATE THE ZONE OF CERTAIN PROPERTY AT THE NORTH END OF WINDY RIDGE DRIVE

WHEREAS, applicants Robert & Stacey Frederiksen have requested to annex to the City of St. Helens that certain property described in Exhibit A. This property is generally located at the north end of Windy Ridge Drive and is also described as Columbia County Tax Lot 513204302302.

WHEREAS, the applicants have consented in writing to the proposed annexation; and

WHEREAS, the applicants constitute (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 October 6, 2004 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 R-10, Suburban Residential.


4. The St. Helens Comprehensive Plan Map is hereby amended to reflect that the property described herein shall be designated as SR, Suburban Residential.
5. The overlay zone is developing.
6. In support of the above annexation and zoning, the Council hereby adopts the Frederiksen Annexation and Zone Map Amendment Findings of Fact and Conclusions of Law dated November 3, 2004.
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:	October 20, 2004
Read the second time:	October 20, 2004
Read the third time:	November 3, 2004
Approved by the Mayor	November 3, 2004

Attested by:



Brian D. Little, City Recorder



Randy Peterson, Mayor

FINDINGS OF FACT AND CONCLUSIONS OF LAW
Fredericksen Annexation and Zone Amendment
A.7.04

REQUEST:

Robert & Stacey Frederiksen have requested to annex their property into the City of St. Helens, Oregon.

PUBLIC HEARING:

A Public Hearing was held on October 6, 2004 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 August 10, 2004 by first class mail. Notice was published in the local newspaper August 25, 2004. Notice was sent to Oregon Department of Land Conservation and Development June 30, 2004.

LOCATION:

The property is located just north of 59940 Windy Ridge Rd. The site is also known as Columbia County Tax Assessor tax lot 2302 on map 5132043.

SITE INFORMATION:

The site is about 1 acre in area.

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 except the School District is concerned about financial impacts and

lack of sufficient facilities.

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: Windy Ridge Road is local street with a 50 foot wide right of way and about 25 feet of pavement without sidewalks, curbs, and gutters. There are several houses already on this street.

Finding: There is no sewer line in front of this property but there is one not very far from the property and there is access to it.

Finding: There is a water line in front of this site.

Finding: The School District already includes this land in its district boundaries.

Finding: The Urban Growth Management Agreement between Columbia County and the City of St. Helens requires that upon annexation the street(s) abutting the property involved in the annexation must either be brought up to City Standards or a Waiver of Remonstrance for a Local Improvement District to bring the road to the required standards will be a condition of approval.

Conclusion: There are adequate public services/facilities available to serve this site and the street is not to City Standards.

This criteria is met in general with the exception of street standards as required by the UGMA and can be met.

2. The applicable comprehensive plan policies and implementing ordinance provisions have been satisfied.

Finding: The policies for zoning new lands proposed for annexation state that the property must be zoned R-7 or R-10 with some exceptions.

Finding: The only implementing ordinance that applies is the Code and this process, including the below required criteria for a zone map amendment apply to this annexation.

Finding: The property is surrounded by R-7 lands to the east and south and by R-10 lands to the west.

Finding: The Comprehensive Plan has been acknowledged by the State.

Conclusion: The applicable policies of the acknowledge are met as regards zoning.

This criteria appears to have been met.

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 west and east sides.

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.

Conclusion: The only additional State Law that appears to apply to this process requires contiguousness and the property is touching a City Limit on the east and west sides.

This criteria appears to be met.

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 a Rural Suburban Unincorporated Residential (RSUR) designated area according to the Comprehensive Plan Map.

Finding: The policy of the Comprehensive Plan for RSUR designated lands is that the City of St. Helens should "Zone the RSUR land as either R-7 or R-10 and currently the property has R-10 to the west, R-7 to the east and RSUR on the north and south sides.

Finding: The amount of R-7 lands are still below the recommended ratio of 85% of all lands in the Urban Growth Boundary Area.

Finding: The Comprehensive Plan Map will need to reflect incorporated designation of Suburban Residential after annexation is completed.

Finding: This property has residential as its primary use.

Finding: The City has over 2,200 acres inside the city limits.

Conclusion: RSUR policies requires zoning to R-7 or R10 normally. The addition of new lands in this location will not significantly impact the health and welfare of the City since it is only one acre of residential land compared to over 2200 acres already in the City.

This criteria appears to be met.

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.

Conclusion: The Comprehensive Plan is acknowledged by the State.

This criteria is met.

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 Rural Suburban Unincorporated Residential 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 has potential development of two or three lots.

Finding: The Planning Commission held a public hearing on September 14, 2004 and agreed to recommend annexation of the applicant's property into the City, and to zone it R-7, Moderate Residential, and to change the Comprehensive Plan Map to Suburban Residential, and to classify the land as developing for the overlay zone.

Conclusion: The applicable standards of the Code have been met.

This criteria is met.

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 is generally surrounded by the City on at least two sides.

Finding: The surrounding lots are already developed at less than the zone will allow.

Conclusion: The area is filling in with new owners and development. This property owner desires a sanitary sewer connection and city water connection and must annex in order to be eligible for connection and service from the City facilities.

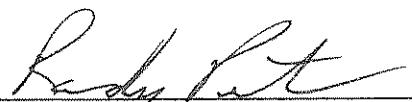
This criteria is met.

The City Council held a public hearing, received testimony and evidence into the record, considered the recommendation of the Planning Commission and based upon the record and the criteria hereby does declare that the property described on Attachment A and belonging to Robert & Stacey Frederiksen and located generally at the north end of Windy Ridge Drive is to be annexed into the City, zoned R-7, Moderate Residential and classified as Developing and the Comprehensive Plan Map is to show this site as Suburban Residential after the citizens of the City of St. Helens have approved such annexation at the next available election and with one additional condition of approval that the street abutting this site be improved to City Standards or a Waiver of Remonstrance for a future Local Improvement District to accomplish the same be signed prior to any sewer or water connections.

Attested by:


Brian D. Little, City Recorder

Signed by:


Randy Peterson, Mayor

Finding: This area of land is generally surrounded by the City on at least two sides.

Finding: The surrounding lots are already developed at less than the zone will allow.

Conclusion: The area is filling in with new owners and development. This property owner desires a sanitary sewer connection and city water connection and must annex in order to be eligible for connection and service from the City facilities.

This criteria is met.

The City Council held a public hearing, received testimony and evidence into the record, considered the recommendation of the Planning Commission and based upon the record and the criteria hereby does declare that the property described on Attachment A and belonging to Robert & Stacey Frederiksen and located generally at the north end of Windy Ridge Drive is to be annexed into the City, zoned R-10, Suburban Residential and classified as Developing and the Comprehensive Plan Map is to show this site as Suburban Residential after the citizens of the City of St. Helens have approved such annexation at the next available election and with one additional condition of approval that the street abutting this site be improved to City Standards or a Waiver of Remonstrance for a future Local Improvement District to accomplish the same be signed prior to any sewer or water connections.

Attested by:



Brian D. Little, City Recorder

Signed by:



Randy Peterson, Mayor

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.

Windy Ridge 5132 043 02302 parcel 2
Street Address of Property (if assigned) Tax Account Number of Property

1. Stacey Frederiksen
Print Owner Name

Stacey Frederiksen
Signature of Owner

2. Robert Frederiksen
Print Owner Name

R Frederiksen
Signature of Owner

3. _____
Print Owner Name

Signature of Owner

4. _____
Print Owner Name

Signature of Owner

Please send all correspondence to:

Name:

Robert Stacey Frederiksen

Mailing Address:

517 N. 6th

City, State, Zip:

St. Helens, OR 97051

Contact Telephone:

360 5671

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

25

day of

June

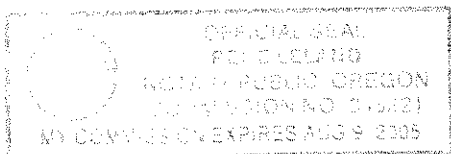
2004

by Rob Frederiksen &

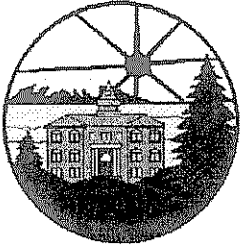
Stacey Frederiksen

Notary Public for Oregon
My commission expires:

8-9-05



COLUMBIA COUNTY



OREGON

ELIZABETH E. HUSER
County Clerk of Columbia County
Courthouse, 230 Strand St., St. Helens, Oregon 97051-2041
Telephone: (503) 397-3796
(503) 397-7214 - Elections

Recording, Dog Control, Elections, Board of Equalization

RECEIVED

May 31, 2005

JUN 2 2005

CITY OF ST. HELENS

To: All Districts Elections Authorities
From: Pam Benham, Elections Supervisor
Re: Official Abstracts

Please find enclosed the official abstract of votes for the Special District Election held on Tuesday, May 17, 2005.

Pursuant to ORS 255.295 (1) "Not later than the 30th day after receiving the abstract the district elections authority shall determine from it the result of the election.
(2) A certificate of election shall be issued by the county clerk only after the district elections authority has notified the county clerk in writing of the result of the election. The notification to the county clerk shall contain a statement indicating whether any candidate elected to district office is qualified to hold the office."

ORS 254.568 "When a candidate elected to public office is required by law to take, file, subscribe or indorse an oath of office before entering upon the duties of the office, the candidate shall not take, file, subscribe or indorse the oath until the candidate has been granted a certificate of election."

An invoice for the District's portion of the election costs will be sent under separate cover.

If you have any questions, please feel free to contact me.

Accepted by City Council on 6/15/2005

RUN DATE: 05/31/05 09:00 AM

REPORT-EL52 PAGE 0063

CITY OF ST. HELENS 5-132 QUESTION

VOTES PERCENT

VOTES PERCENT

VOTE FOR 1

01 = YES

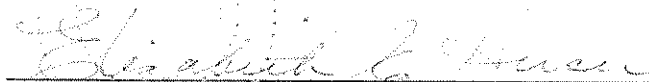
02 = NO

1,055 76.45
325 23.5503 = OVER VOTES
04 = UNDER VOTES0
143

	01	02	03	04
0021 021 PRECINCT 21	75	26	0	11
0022 022 PRECINCT 22	71	19	0	13
0023 023 PRECINCT 23	134	39	0	7
0024 024 PRECINCT 24	70	28	0	7
0025 025 PRECINCT 25	77	22	0	7
0026 026 PRECINCT 26	322	86	0	49
0027 027 PRECINCT 27	93	24	0	12
0028 028 PRECINCT 28	106	45	0	21
0029 029 PRECINCT 29	107	36	0	16

I certify that the votes recorded on this abstract correctly
summarize the tally of votes cast at the Special District
Election held on Tuesday, May 17, 2005.

Dated this 31st day of May 2005.



Elizabeth E. Huser
Columbia County Clerk