

Columbia County Assessors Record of District Boundaries

Friday, March 18, 2011

Init Date: 05/18/10 Area Sec No.: No.: 2011 - 03

How Initially Received: Letter From the City of St Helens

Affected District Name: St Helens City

Remarks:

District Ord No: 3119 Effective Date: 05/18/10

Name of Approving Jurisdiction:

Jurisdiction Ord No: Effective Date:

Legal Description Received: Y Map Received: Y

If A School Dist. Has OAR 150-330.123 Been Filed:

If Non-School Dist. List LB-50 Valuation:

Type Of Action: A With Whom:

Correction Remarks:

OCR Approved: Y No: 5-305-2010 Date: 12/03/10

Recording Information:

1) Cor. Co. Deed Records: Comm. Journal:

2) Other: Name:

: Number:

Date:

Code Areas Affected or Changed:

Affected Area:

From Code Area: 02-11

To Code Area: 02-02

Townships

Ranges

Sections

4N

1W

08-08-00600

From Code Area: 02-11

To Code Area: 02-02

4N

1W

08-08-00700

From Code Area: 02-11

To Code Area: 02-02

4N

1W

08-08-00800

Date Completed: 01/25/11

Remarks: Annexation approved by the county voters on 5/18/10.

Columbia County Assessors Record of District Boundaries

Friday, March 18, 2011

Init Date: 05/18/10

Also See No.:

No.: 2011.03

Legal Description

Lots 1, 2, 2, 4, 5, 17 and 18, Block 2, Golf Club Addition to St Helens, except portion in the Columbia River Highway right-of-way, all in Columbia County, Oregon.

RECEIVED ON

DEC 06 2010

From City

Notice to Taxing Districts
ORS 308.225

COLUMBIA COUNTY ASSESSOR

DOR 5-305-2010



OREGON
DEPARTMENT
OF REVENUE

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

City of St. Helens
Attn: City Planner
P.O. Box 278
St. Helens, OR 97309-5075

Description and Map Approved
December 3, 2010
As Per ORS 308.225

☒ Description ☒ Map received from: Jacob A. Graichen
On: 7/8/2010, 11/1/2010, 11/30/2010

This is to notify you that your boundary change in Columbia County for
ANNEX TO THE CITY OF ST. HELENS (4N1W-8DB-600,700, 800)

ORD.#3119

has been: ☒ Approved 12/3/2010
☐ Disapproved

Notes:

The maps, legal descriptions and signed ordinance must also be filed with the COUNTY
ASSESSOR in final approved form prior to March 31, 2011 per ORS 308.225.

Department of Revenue File Number: 5-305-2010

Prepared by: Elise Bruch (503) 945-8344

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

City of St. Helens
ORDINANCE NO. 3119

**AN ORDINANCE TO ANNEX AND DESIGNATE THE ZONE OF CERTAIN PROPERTY
AT 58405 COLUMBIA RIVER HIGHWAY**

WHEREAS, applicant David Gibson, Corporate Council, Les Schwab Tire Centers has requested to annex to the City of St. Helens certain property at 58405 Columbia River Highway. This property is also described as Columbia County Map & Tax Lot Number(s) 4N1W-8D8-600, 700 & 800; and

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

WHEREAS, the applicant constitutes 1) all the owners of the property to be annexed, and 2) more than half of the owners of the property to be annexed own more than half of such property representing more than half of the assessed value pursuant to ORS 222.170(1); and

WHEREAS, the City Council must recommend the property for annexation to the voters; and

WHEREAS, the City Council must determine the incorporated Comprehensive Plan Map designation and the Zone Map designation; and

WHEREAS, appropriate notice has been given and a public hearing was held September 16, 2009 on the annexation proposal; and

WHEREAS, the Council has considered findings of compliance with criteria and law applicable to the proposal.

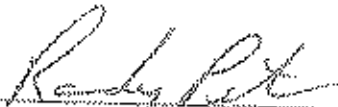
NOW, THEREFORE, THE CITY OF ST. HELENS DOES ORDAIN AS FOLLOWS:

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 Highway Commercial, HC.
4. The St. Helens Comprehensive Plan Map is hereby amended to reflect that the property described herein shall be designated as Highway Commercial, HC.
5. In support of the above annexation and zoning, the Council hereby adopts the A.4.09 Annexation and Zone Map Amendment Findings of Fact and Conclusions of Law dated October 21, 2009.
6. The City Council does hereby refer the final decision to annex this property to the voters of the City of St. Helens.
7. 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:
Read the second time:

October 7, 2009
October 21, 2009

APPROVED AND ADOPTED this 21st day of October, 2009.



Randy Peterson, Mayor

ATTEST:



Kathy Payne, City Recorder

**CITY OF ST. HELENS PLANNING DEPARTMENT
FINDINGS OF FACT AND CONCLUSIONS OF LAW
Annexation A.4.09**

APPLICANT: David Gibson, Corporate Council, for Les Schwab Tire Centers
OWNER: Les Schwab Tire Centers

ZONING: Columbia County's General Commercial, C-3
LOCATION: 58405 Columbia River Highway
PROPOSAL: Annexation of approximately 1.5 acres

The 120-day rule (ORS 227.178) for final action for this land use decision is n/a [Clark v. City of Albany, 142 Or App 207, 921 P2d 406 (1996)].

SITE INFORMATION

The subject property lies at the NW corner of the Columbia River Highway/1st Street intersection. It also abuts the Kavanagh Avenue right-of-way on the west side. The highway is fully improved, 1st Street functions and is developed as if a driveway and Kavanagh is unimproved. The subject property is developed with the Les Schwab Tire Center complex.

The Planning Commission unanimously recommended approval as stated herein at their 9.8.09 meeting.

PUBLIC HEARING & NOTICE

Hearing dates are as follows:

September 8, 2009 before the Planning Commission
September 16, 2009 before the City Council

Notice of this proposal was sent to surrounding property owners within 300 feet of the subject property(ies) on August 17, 2009 via first class mail. Notice was sent to agencies by mail or e-mail on the same date. Notice was published in the The Chronicle on August 26, 2009. Notice was sent to the Oregon Department of Land Conservation and Development on July 15, 2009.

AGENCY REFERRALS & COMMENTS

As of the date of this staff report, no agency referrals/comments have been received that are pertinent to the analysis of this proposal.

APPLICABLE CRITERIA, ANALYSIS & FINDINGS

SEMC 17.08.040 (1) – Quasi-judicial amendment and standards criteria

- (a) A recommendation or a decision to approve, approve with conditions, or to deny an application for a quasi-judicial amendment shall be based on all of the following standards:

- (i) The applicable comprehensive plan policies and map designation; and that the change will not adversely affect the health, safety, and welfare of the community; and
 - (ii) The applicable Oregon Statewide Planning Goals adopted under ORS Chapter 197, until acknowledgment of the comprehensive plan and ordinances; and
 - (iii) The standards applicable of any provision of this code or other applicable implementing ordinance.
- (b) Consideration may also be given to:
- (i) Any applicable 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. (Ord. 2875 § 1.020.040, 2003)

Discussion: (a)(i) The Comprehensive Plan designation for the subject property is Unincorporated Highway Commercial, UHC. Applicable designation and zoning district for annexation are discussed below.

SHMC 19.08.030 discusses public services and facilities and includes utility provisions (e.g. water and sewer) as well as services such as police and library. In sum, all services are intertwined; this annexation allows connection to City sewer to support existing and future development on the subject property, and, once annexed, all other City services/facilities. By this process, the proposal complies with the Comprehensive Plan.

Finally, there is no evidence that this proposal will be contrary to the health, safety and welfare of the community.

(a)(ii) The City's Comprehensive Plan has been adopted by the State, thus, the applicable Oregon Statewide Planning Goals adopted under ORS Chapter 197 needn't be analyzed.

(a)(iii) Other provisions applicable to this proposal are discussed elsewhere herein.

Finding: The quasi-judicial amendment criteria are met as they relate to this annexation request.

SHMC 17.28.030 (1) – Annexation criteria

- (a) Adequate public facilities are available to the area and have sufficient capacity to provide service for the proposed annexation area; and
- (b) Comply with comprehensive plan amendment standards and zoning ordinance amendment standards and not be in conflict with applicable comprehensive plan policies and implementing ordinances; and
- (c) Complies with state laws; and
- (d) Abutting roads must meet city standards or property owner will be required to sign and record an irrevocable consent to local improvement district; and

- (e) Property exceeding 10 acres in gross size must show a need on the part of the city for such land if it is designated residential (e.g., less than five years' supply of like designated lands in current city limits).

Discussion: (a) The City's current water system has excess capacity of approximately 100% or about twice the consumption rate. The City's sewer has excess processing capacity at the plant of over twice the use rate domestically. McNulty Water District has stated in the past that they can handle any growth in the UGA that the City has. Storm water capacity is not an issue as it ultimately ends up in the Columbia River. If there is any conveyance issue with water, sewer or storm, improvements would be required at the time of development in relation to the intensity and nature of that development.

With regards to the road system, the City's Transportation System Plan (TSP) did not include an analysis of the intersection of 1st Street (being unimproved except as a driveway)/Columbia River Highway, but it did analyze that portion of the highway between Millard Road and Firlock Park Boulevard. That portion of highway was given a level of service (LOS) for the 2016 growth forecast under the various scenarios (i.e. no build condition and the TSM, TDM, road system, and combination alternatives) of either C or, B or better. LOS of A-C is generally considered adequate.

Finally, with regards to public facilities, as noted under AGENCY REFERRALS & COMMENTS above, service agencies have been notified of the proposal and none responded identifying conflicts with the proposed annexation and their respective provided service.

- (b) The use on the property is the tire business. "Tire shops within an enclosed building" is a permitted use of the HC zone. The existing use is possible under the City's zoning.

The Comprehensive Plan does include specifics about commercial activities along the highway south of McNulty Creek (which the subject property is) as follows, per SHMC 19.12.080(c):

No new commercial activities will be allowed on Highway 30 south of McNulty Creek unless:

- (i) Any new access is onto a frontage road and not Highway 30;
- (ii) The land receives city sewer and water services; and
- (iii) The designated area will be a minimum of 300 feet deep.

This is existing commercial activity, no new access is proposed from the highway, the land is in the McNulty Water District and will receive City sewer and the UHC/HC designation is 300' deep, including half of the Kavanagh Avenue right-of-way.

There does not appear to be any conflicts with the Comprehensive Plan or implementing ordinances.

(c) Pursuant to ORS 222.111(1), a City may only annex territory that is not within another City, and the territory must either be contiguous to the annexing City or be separated from the City only by a body of water or public right-of-way. The subject property is not within another City's jurisdiction and City of St. Helens corporate limits is across the Columbia River Highway (Hwy 30) and railroad rights-of-way.

Further, ORS Chapter 222 requires that that all property owners of the subject property to be annexed and at least half of the electors residing on the property consent in writing to the annexation. These documents were submitted with the annexation application.

Transportation Planning Rule (TPR), OAR 660, Division 12. The TPR requires that where an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation would significantly affect an existing or planned transportation facility, the local government shall put in place measures to assure that allowed land uses are consistent with the identified function, capacity, and performance standards of the facility. *Current zoning of the property is Columbia County's C-3 and the City zoning option given annexation is HC.*

Uses permitted in the County General Commercial, C-3 zone are:

- Any use permitted in a C-3 and C-4 District.
- Single-family dwelling accessory to a permitted use and contained in the main building.
- Two-family dwelling accessory to a permitted use and contained in the main building.
- Multi-family dwelling.
- Boarding, lodging, or rooming house.
- Commercial recreation.
- Motel, hotel, including an eating and drinking establishment in conjunction therewith.
- Group cottages.
- Church.
- Public or private school or college.
- Community meeting building.
- Utility facilities necessary for public service.
- Hospital, sanitarium, rest home, and nursing home.
- Governmental structure such as a fire station or library but excluding a storage or repair type facility.
- Radio or television transmitter tower.
- Retail trade establishment such as food store, drug store, gift shop, hardware store, and furniture store.
- Repair and maintenance service of the type of goods to be found in the above permitted retail trade establishments provided such service is performed wholly within an enclosed building.
- Business, governmental, and professional office.
- Financial institution.

- Eating and drinking establishment.
- Personal and business services such as barber shop, tailoring, printing, funeral home, or laundry and dry cleaning establishment.
- Animal hospital, provided no noise is audible in an adjacent residential district.
- Automobile service station and public garage.
- Automobile and truck sales area.
- Any other use held similar to the above uses, as approved by the Commission.

*Uses permitted or *conditionally permitted in the City's HC zone are:*

- Boat, trailer and recreational vehicle equipment sales, service and repair.
- Building supply firms that conduct business completely within an enclosed building except for outdoor storage.
- Bus and train stations/terminals.
- Car washes.
- Drive-up facilities (see specific requirements in Chapter 17.100 SHMC).
- Eating and drinking establishments, including drive-up and carry-out.
- Financial institutions, including drive-through (see specific requirements in Chapter 17.100 SHMC).
- Gasoline stations.
- Motels and hotels.
- Motor vehicle sales, service and repair.
- Nurseries and greenhouses.
- Offices catering to motorists (e.g., insurance claims).
- Parking lot.
- Plumbing, HVAC, electrical and paint sales and service.
- Produce stands.
- Public facility, minor.
- Retail sales establishments, specifically catering to motorists, including drive-in.
- Retail sales of large equipment items and repair and maintenance concerns that conduct business completely within an enclosed building except for outdoor storage.
- Shopping plaza (permitted businesses only).
- Small equipment rentals, sales and repair.
- Theaters, except drive-ins.
- Tire shops within an enclosed building.
- *Amusement services.
- *Animal sales and services, grooming, kennels, and veterinary (small animals).
- *Dry cleaners and laundromats.
- *Dwelling units above outright permitted uses.
- *Funeral homes.
- *Home occupation in dwelling unit (per Chapter 17.120 SHMC).
- *Hospitals.
- *Parks.
- *Public facilities, major.

- * *Recreation facilities.
- * *Religious assembly.
- * *Retail establishments not directly catering to motorists.
- * *Schools.
- * *Shopping centers (can include all retail, personal services, professional services, medical, and dental offices).
- * *Travel trailer parks.

The potential land uses are very similar for both the City and County; the City's zoning is no more intense than the County's with regards to the possible intensity of uses allowed and potential vehicular trips generated. This is reinforced by the County's cumulative Commercial Zoning, where the C-3 zone allows the permitted and conditional uses of the County's Neighborhood Commercial, C-4 zone and Highway Commercial, C-5 zone (the uses of which are not listed above); the C-3 zone allows the greatest range of uses amongst the suburban commercial zoning districts of the County. Thus, this proposal will not affect an existing or planned transportation facility.

(d) The subject property abuts three street/road rights-of-way: Columbia River Highway, 1st Street and Kavanagh Avenue. The highway frontage is built out with curb and sidewalk along the property's entire length. The 1st Street right-of-way is unimproved, except for a partially paved, gravel "driveway" used to access property on the other side of the right-of-way from the subject property. The 1st St. right-of-way provides no functional purpose to Les Schwab Tire Centers and is above grade from the subject property. City standards require improvements for more than a driveway. Kavanagh Avenue right-of-way is unimproved all together. However, this property is not the subject of a current development land use review, which provides the legal nexus and proportionality to require such improvements. As such, the only option is for the property owner to be required to sign and record an irrevocable consent to local improvement district, though, the applicant could improve the frontages if they desired.

(e) The subject property is less than 10 acres in size and not designated or zoned residential, thus, showing a need on the part of the city for such land (if designated residential) is not necessary.

Finding: The annexation approval criteria are met for this proposal, with the condition that the property owner to be required to sign and record an irrevocable consent to local improvement district for street improvements or complete the street improvements to City standards.

SHMC 17.28.030 (2) – Annexation criteria

The plan designation and the zoning designation placed on the property shall be the city's zoning district which most closely implements the city's comprehensive plan map designation.

Discussion: The Comprehensive Plan designation for the subject property is Unincorporated Highway Commercial, UHC. Upon annexation, the Comprehensive Plan designation would thus be (incorporated) Highway Commercial, HC. There is only one zoning option under that designation: the Highway Commercial, HC zoning district.

Finding: The subject shall be designated Highway Commercial, HC and zoned Highway Commercial, HC upon annexation.

SHMC 17.112.020 – Established & Developed Area Classification criteria

(1) Established Area.

- (a) An "established area" is an area where the land is not classified as buildable land under OAR 660-08-0005;
- (b) An established area may include some small tracts of vacant land (tracts less than an acre in size) provided the tracts are surrounded by land which is not classified as buildable land; and
- (c) An area shown on a zone map or overlay map as an established area.

(2) Developing Area. A "developing area" is an area which is included in the city's buildable land inventory under the provisions of OAR except as provided by subsection (1)(b) of this section. (Ord. 2875 § 1.150.020, 2003)

Discussion: OAR 660-008-0005 generally defines "Buildable Land" as vacant residential property not constrained by natural hazards or resources, and typically not publicly owned. The subject property is not zoned residential, thus, this provision does not apply.

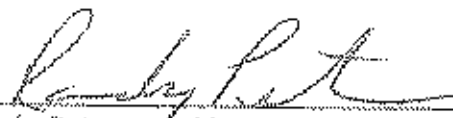
Finding: This provision is not applicable.

CONCLUSION & DECISION

Based upon the facts and findings herein, and the recommendations of staff and the Planning Commission, the City Council approves this annexation, subject to voter approval, and that upon annexation, the subject property have a Comprehensive Plan designation of Highway Commercial (incorporated), HC, and be zoned Highway Commercial, HC, with the condition that:

The street(s) abutting the subject property shall be brought into compliance with City street standards (or) property owner(s) shall sign and record an irrevocable consent to a local improvement district.

Signed by:



Randy Peterson, Mayor

10/21/09

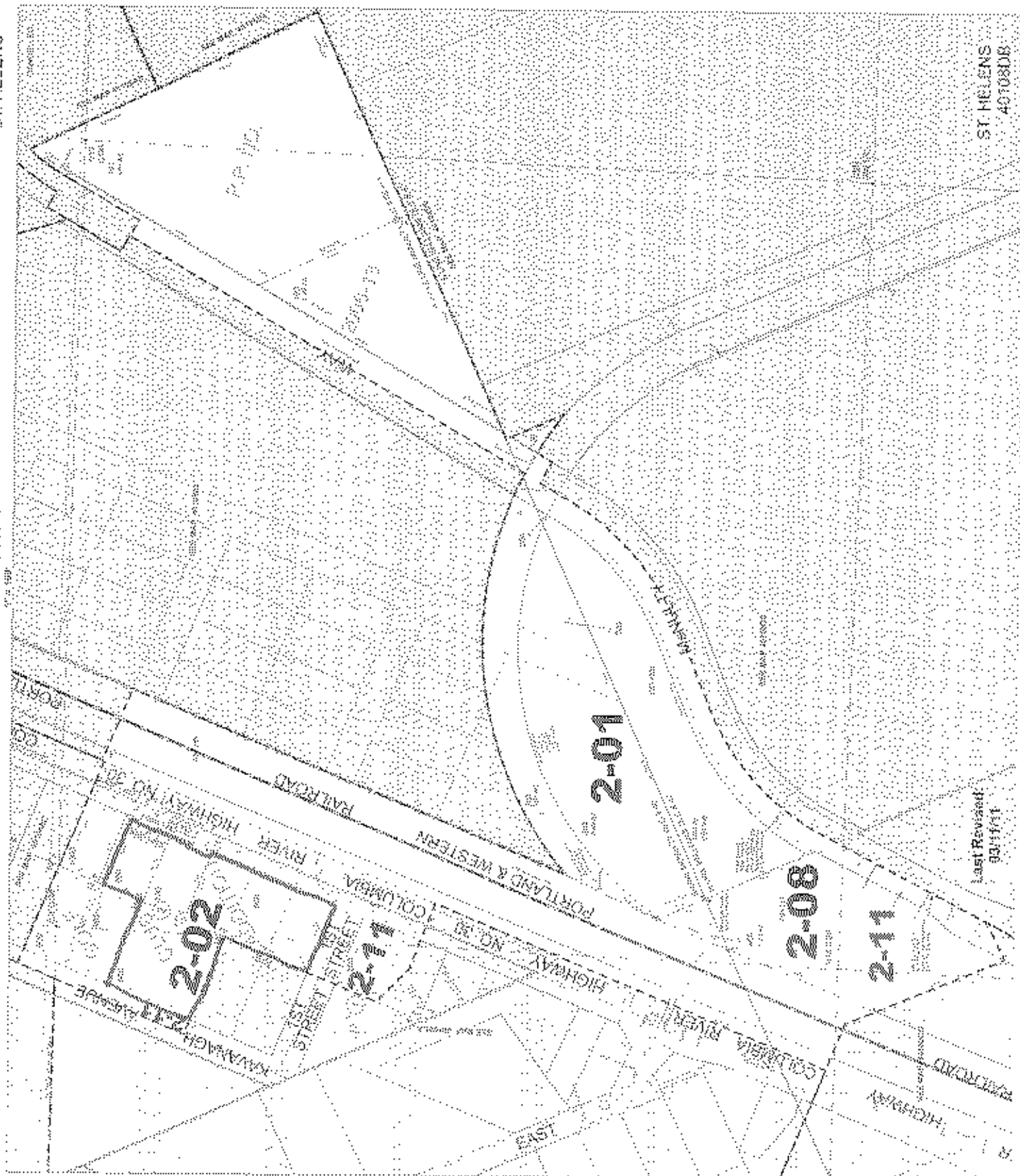
Date

40108DB
ST HELENS

N.W. 1/4 S.E. 1/4 SEC. 8 T.4N. R.1W. W.M.
COLUMBIA COUNTY
OCT 1999

1" = 100'

Includes wet impervious and
permeable areas only



ST HELENS
40108DB

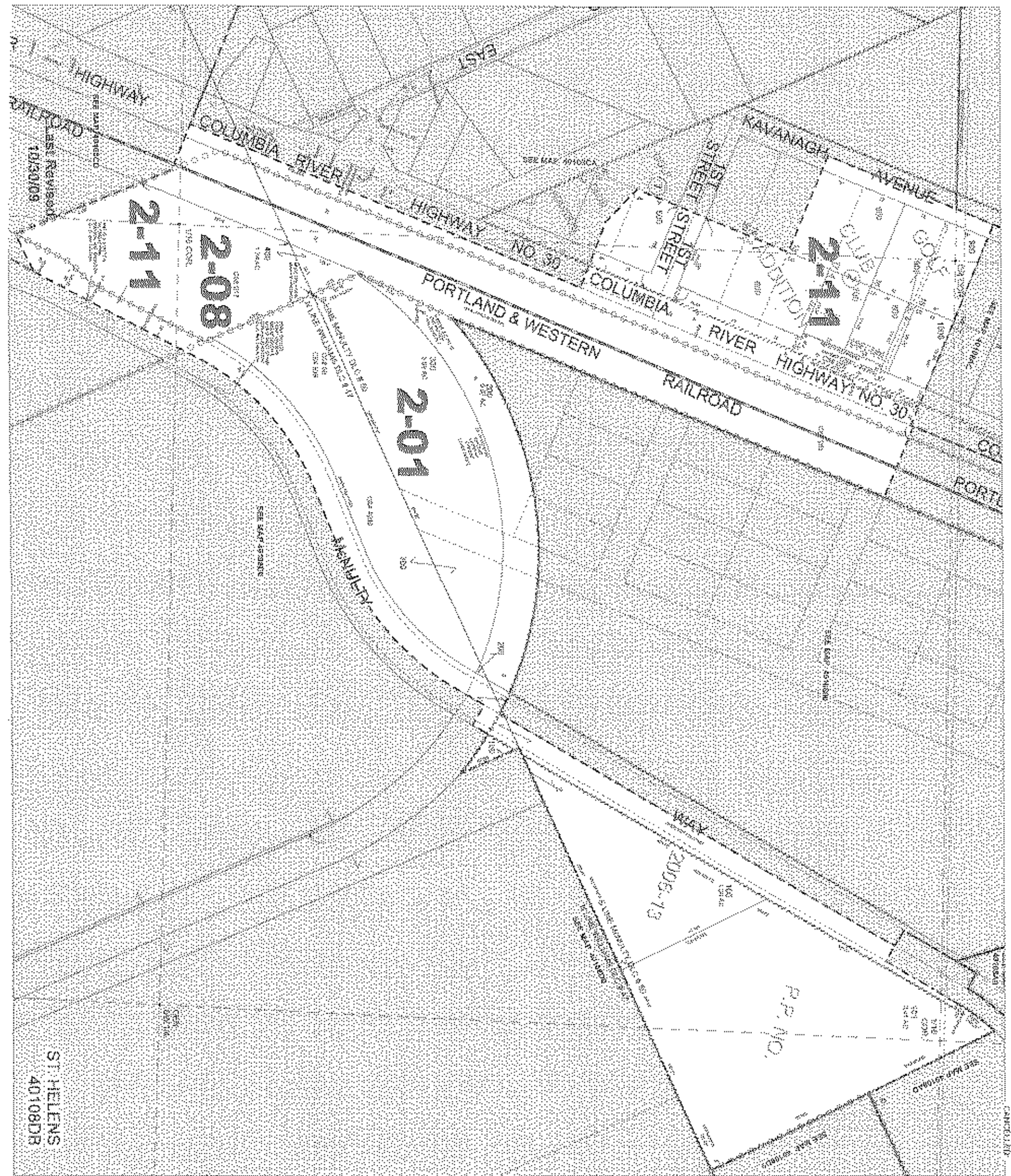
Last Revised
03/11/11

THIS MAP WAS PREPARED FOR
REVISIONS TO BE MADE ONLY

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

N.W. 1/4 S.E. 1/4 SEC. 8 T. 4 N. R. 1 W. W.M.
COLUMBIA COUNTY
1" = 100'

40108DB
ST. HELENS



Legal Desc for City of St. Helens Annexation A.4.09
Ordinance 3119

Lots 1, 2, 3, 4, 5, 17 and 18, Block 2, Golf Club Addition to St. Helens, except portion in
the Columbia River Highway right-of-way, all in Columbia County, Oregon.

5-203 CITY OF ST HELENS

VOTES PERCENT

WITH 9 OF 9 PRECINCTS REPORTING

VOTES PERCENT

Vote For 1

01 = Yes

02 = No

1,894 76.28

561 23.72

03 = OVER VOTES

04 = UNDER VOTES

0

149

	01	02	03	04
0021 21	113	40	0	9
0022 22	143	44	9	16
0023 23	195	81	0	18
0024 24	130	60	0	8
0025 25	116	34	0	10
0026 26	648	141	0	45
0027 27	130	46	0	12
0028 28	153	61	0	18
0029 29	176	54	0	13

Les Schwab Property

Notice of City Measure Election

3EL 802

2014年12月15日
 2014年12月15日

City and Notice Information

Notice is hereby given on March 18, 2010, that a measure election will be held in

City of St. Helens

ORDERED on May 18

2019

Notes of the Ex-Officio

Date of birth:

The following shall be the ballot title of the measure to be submitted to the city's voters:

Citation 3 volume

Request to Annex Les Schwab Property into City of St. Helens

RECEIVED

MAR - 4 2010

OFFICE OF ST. HELENS
CITY RECORDER

Question 20/2008

Should land located at 58405 Columbia River Hwy be annexed into the City of St. Helens?

Summary 125 words

On June 26, 2009, David Gibson representing Les Schwab Tire Centers applied to the City of St. Helens for annexation of approximately 1.5 acres of land located at 58405 Columbia River Hwy. This property is also described as Columbia County Map and Tax Lot Number(s) 4N1W-8DB-600, 700 and 800. The Planning Commission recommended to the City Council that the property be annexed and the zoning of the property be Highway Commercial, HC. The City Council considered the recommendation on September 16, 2009 and adopted Ordinance No. 3119 on October 21, 2009, which approved the annexation and zoning of the property contingent upon the voters approving the annexation as required by the City Charter, Chapter 1, Section 3. Approval of this request will make the property subject to all City ordinances and regulations.

MAY 16 4 49 PM '10
 COLUMBIA CO. CLERK
 DEPT
 BY

The following authorized city official hereby certifies the above ballot title is true and complete, which includes publication of notice and the completion of the ballot title challenge process.

Signature of Authorized City Official not required to be notarized

Date Signed 06/05/06

Randy Peterson

Mevor

Printer Name of Authorized City Official

Title

State Measures

Referred to the People by the Legislative Assembly

69 Amends Constitution; Continues and modernizes authority for lowest cost borrowing for community colleges and public universities.

Result of "yes" vote: "Yes" vote continues and modernizes state authority to issue lowest cost bonds to finance projects for the benefit of community colleges and public universities. **Result of "no" vote:** "No" vote rejects modernization of authority to issue lowest cost bonds to finance projects for the benefit of community colleges and public universities. **Summary:** This measure continues and modernizes the state's authority to use general obligation bonds, the lowest cost method of borrowing, to finance projects for community colleges and public universities. It does not increase the current limit on borrowing. The measure clarifies that community colleges and public universities may purchase existing buildings with the proceeds of general obligation bonds. It also allows the Oregon University System to use limited revenues to determine whether bonds to be issued under Article XI-F(1) are self-supporting. The measure allows Article XI-F(1) and XI-G bond proceeds to be used for the same parts of a project and to be used for mixed-use projects that benefit higher education. It allows limited revenues to be used as matching funds for Article XI-G bond proceeds.

Estimate of financial impact: There is no financial effect on either state or local government expenditures or revenues.

☐ Yes

☐ No

City of St. Helens

5-199 Revision of City of St. Helens' Charter

Question: Shall the St. Helens Charter be revised?

Summary: The City Council of St. Helens appointed a Charter Review Committee to conduct a review of the City's current Charter, and the Committee prepared a revised Charter. This ballot measure, known as the 2010 City of St. Helens Charter, was recommended by the Committee and approved by the City Council.

The proposed revised Charter contains numerous changes in the current Charter and changes certain city procedures. Such changes include revisions to clarify the duties and powers of elected officials, the election process for Councilors and the Mayor, the ordinance adoption process and resolution adoption process, appointed officer duties, and the appointed officer vacancy and selection processes. The office of city manager is established as the administrative head of the city government. Certain administrative functions of the Councilors may be more limited. There is also a new procedure adopted to remove Councilors.

☐ Yes

☐ No

City of St. Helens

5-200 Request to Annex Health District Property into City of St. Helens

Question: Should vacant land on the north side of Millard Road be annexed into the City of St. Helens?

Summary: On May 21, 2009, the Columbia Health District applied to the City of St. Helens for annexation of approximately 0.45 acres of land more-or-less located on the north side of Millard Road between Division and Chase Roads. This property is also described as Columbia County Map and Tax Lot Number(s) 4N1W-6C8-401. The Planning Commission recommended to the City Council that the property be annexed and the zoning of the property be zoned Public Lands, PL. The City Council considered the recommendation on August 12, 2009 and adopted Ordinance No. 2176 on October 7, 2009, which approved the annexation and zoning of the property contingent upon the voters approving the annexation as required by the City Charter, Chapter 1, Section 2. Approval of this request will make the property subject to all City ordinances and regulations.

☐ Yes

☐ No

5-201 Request to Annex City Property into City of St. Helens

Question: Should vacant land located just south of 35110 Maple Street be annexed into the City of St. Helens?

Summary: On May 27, 2009, the City of St. Helens applied to the City of St. Helens for annexation of approximately 15 acres of land more-or-less located south of Maple Street adjacent to property addressed as 35110 Maple Street. This property is also described as Columbia County Map and Tax Lot Number(s) 4N1W-6C8-2100 and 2800, and 4N1W-6C8-400. The Planning Commission recommended to the City Council that the property be annexed and the zoning of the property be Moderate Residential, R7, north of Mulhally Creek and Public Lands, PL, south of the creek. The City Council considered the recommendation on August 12, 2009 and adopted Ordinance No. 2115 on October 7, 2009, which approved the annexation and zoning of the property contingent upon the voters approving the annexation as required by the City Charter, Chapter 1, Section 2. Approval of this request will make the property subject to all City ordinances and regulations.

☐ Yes

☐ No

5-202 Request to Annex Holcomb Properties into City of St. Helens

Question: Should certain lands around the Columbia River Hwy and Firway Lane intersection be annexed into the City of St. Helens?

Summary: On May 28, 2009, Mark Holcomb representing himself, Holcomb Commercial Properties, LLC and Holcomb Investment, LLC applied to the City of St. Helens for annexation of approximately 1.9 acres of land more-or-less located on both sides of Firway Lane (2nd Street) where it intersects with Columbia River Highway. This property is also described as Columbia County Map and Tax Lot Number(s) 4N1W-6A0-1700, 1800, 1900, 2000, 2300 and 2400. The Planning Commission recommended to the City Council that the property be annexed and the zoning of the property be Highway Commercial, HC. The City Council considered the recommendation on September 16, 2009 and adopted Ordinance No. 2118 on October 21, 2009, which approved the annexation and zoning of the property contingent upon the voters approving the annexation as required by the City Charter, Chapter 1, Section 2. Approval of this request will make the property subject to all City ordinances and regulations.

☐ Yes

☐ No

City of St. Helens

5-203 Request to Annex Les Schwab Property into City of St. Helens

Question: Should land located at 68400 Columbia River Hwy be annexed into the City of St. Helens?

Summary: On June 26, 2009, David Gleson representing Les Schwab Tire Centers applied to the City of St. Helens for annexation of approximately 1.5 acres of land located at 68400 Columbia River Hwy. This property is also described as Columbia County Map and Tax Lot Number(s) 4N1W-6D0-600, 700 and 800. The Planning Commission recommended to the City Council that the property be annexed and the zoning of the property be Highway Commercial, HC. The City Council considered the recommendation on September 16, 2009 and adopted Ordinance No. 2118 on October 21, 2009, which approved the annexation and zoning of the property contingent upon the voters approving the annexation as required by the City Charter, Chapter 1, Section 2. Approval of this request will make the property subject to all City ordinances and regulations.

☐ Yes

☐ No

5-204 Request to Annex Gortler Property into City of St. Helens

Question: Should land located at 35450 Firwick Park Blvd be annexed into the City of St. Helens?

Summary: On January 4, 2009, George Gortler applied to the City of St. Helens for annexation of approximately 0.85 acres of land located at 35450 Firwick Park Blvd. This property is also described as Columbia County Map and Tax Lot Number(s) 4N1W-6D0-600. The Planning Commission recommended to the City Council that the property be annexed and the zoning of the property be Apartment Residential, AR. The City Council considered the recommendation on January 6, 2010 and adopted Ordinance No. 2125 on February 3, 2010, which approved the annexation and zoning of the property contingent upon the voters approving the annexation as required by the City Charter, Chapter 1, Section 2. Approval of this request will make the property subject to all City ordinances and regulations.

☐ Yes

☐ No

5-205 Request to Annex Gamet Property into City of St. Helens

Question: Should land located 50451 Columbia River Hwy be annexed into the City of St. Helens?

Summary: On November 24, 2009, Bernice Gamet applied to the City of St. Helens for annexation of approximately 0.76 acres of land located at 50451 Columbia River Hwy. This property is also described as Columbia County Map and Tax Lot Number(s) 4N1W-6D0-600 and 1000. The Planning Commission recommended to the City Council that the property be annexed and the zoning of the property be Highway Commercial, HC. The City Council considered the recommendation on February 17, 2010 and adopted Ordinance No. 2128 on March 17, 2010, which approved the annexation and zoning of the property contingent upon the voters approving the annexation as required by the City Charter, Chapter 1, Section 2. Approval of this request will make the property subject to all City ordinances and regulations.

☐ Yes

☐ No

Sample

City of St. Helens

P.O. BOX 278

PHONE (503) 397-6272

St. Helens, Oregon
97051

July 7, 2010

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

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. 3115: "An Ordinance to Annex and Designate the Zone of Certain Property generally located south of Maple Street, approximately 694 feet north of Millard Road, and approximately midway between Chase and Division Roads", including Findings of Fact and Conclusions of Law, maps, legal description and signed petition.
2. Ordinance No. 3116: "An Ordinance to Annex And Designate the Zone of Certain Property generally located north of Millard Road, approximately midway between Chase And Division Roads", including Findings of Fact and Conclusions of Law, maps, legal description and signed petition.
3. Ordinance No. 3118: "An Ordinance To Annex And Designate the Zone Of Certain Property located at the northwest And southwest corner of the Columbia River Highway and Firway Lane intersection", including Findings of Fact and Conclusions of Law, maps, legal description and signed petition.
4. Ordinance No. 3119: "An Ordinance to Annex and Designate the Zone of Certain Property at 58405 Columbia River Highway", including Findings of Fact and Conclusions of Law, maps, legal description and signed petition.
5. Ordinance No. 3125: "An Ordinance to Annex and Designate the Zone of Certain Property at 35430 Firlock Park Boulevard", including Findings of Fact and Conclusions of Law, maps, legal description and signed petition.
6. Ordinance No. 3128: "An Ordinance to Annex and Designate the Zone of Certain Property at 58461 Columbia River Highway", including Findings of Fact and Conclusions of Law, maps, legal description and signed petition.
7. Abstract of Votes, Election Date: May 18, 2010.

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Kathy Payne". The signature is written in dark ink and is positioned above the printed name.

Kathy Payne
City Recorder

KP/lb

Enclosures