

COLUMBIA COUNTY ASSESSORS
RECORD OF DISTRICT BOUNDARIES

04/04/00

INIT DATE:11/18/1999

NO.:2000.14

HOW INITIALLY RECEIVED:LETTER FROM CITY
AFFECTED DISTRICT NAME:CITY OF ST HELENS
DISTRCT ORD. #:2802 EFFECTIVE DATE:11/17/1999
LEGAL DESCRIPTION RECEIVED: YES MAP RECEIVED: YES
IF A SCHOOL DIST. HAS O.A.R. 150-330.123 BEEN FILED?
REMARKS:

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

TYPE OF ACTION: ANNEXATION
REMARKS:

D.O.R. APPROVED YES NO.:5-202-1999 DATE:12/06/1999

CODE AREAS AFFECTED OR CHANGED:

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

	AFFECTED AREA:	
TOWNSHIPS:	RANGES:	SECTIONS:
4	1	5.3.3 2600

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

***** DATE COMPLETED:04/07/2000 *****

REMARKS:VOTE 11/2/99 PASSED

COLUMBIA COUNTY ASSESSORS
RECORD OF DISTRICT BOUNDARIES

02/10/00

NO:2000.14 PAGE 1

DISTRICT NAME: CITY OF ST HELENS

TYPE OF ACTION : ANNEXATION

EFFECTIVE DATE: 11/17/1999

DIST. ORD. #: 2802

RECORDED:

---- LEGAL DESCRIPTION ----

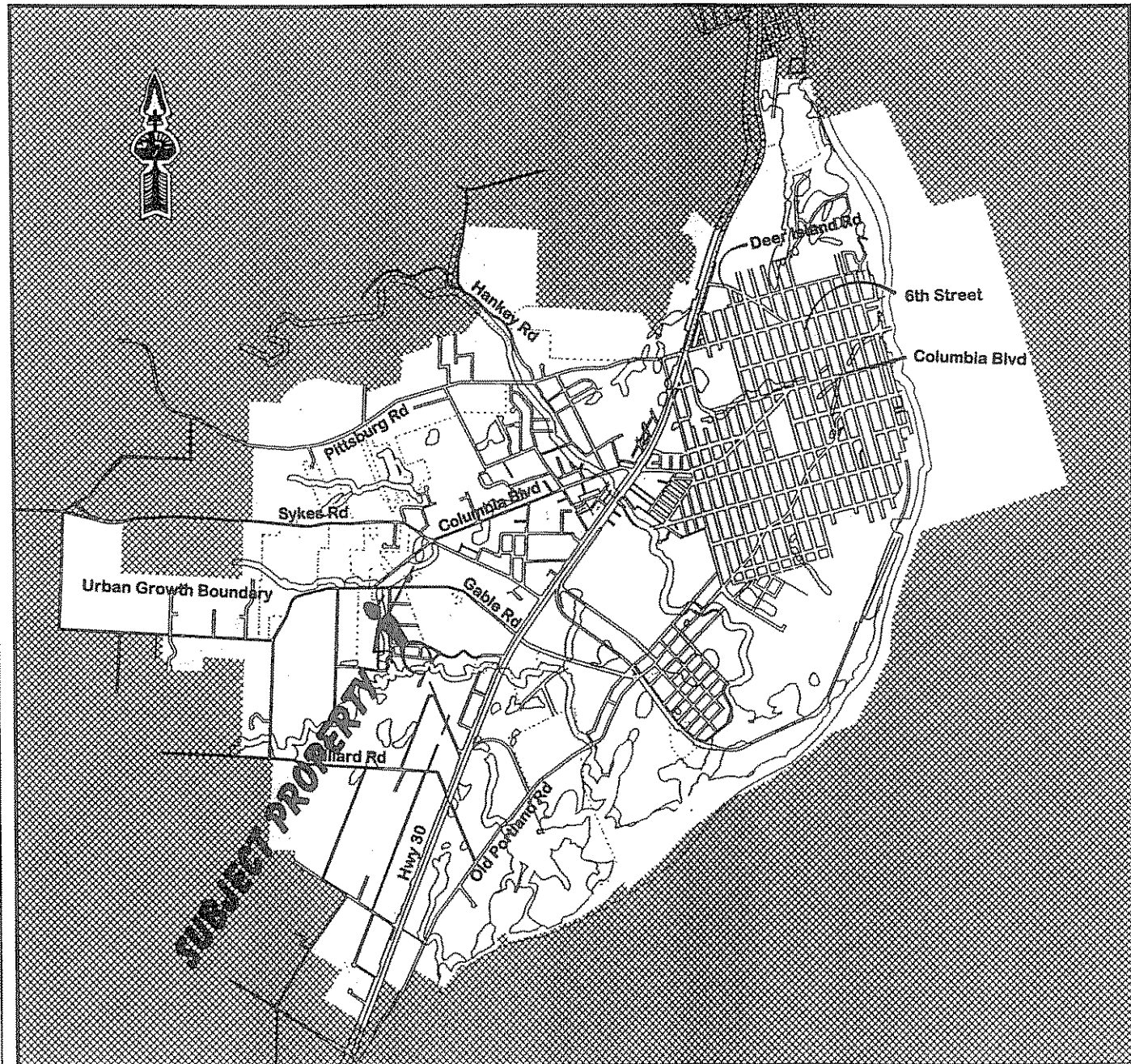
ORDINANCE NO. 2802

AN ORDINANCE TO ANNEX AND DESIGNATE THE ZONE OF CERTAIN PROPERTY ABUTTING COLUMBIA BLVD. TO THE CITY OF ST. HELENS.

WHEREAS, applicant Velma Nicholas has requested to annex to the City of St. Helens that certain property described as follows, to-wit:

Parcel 1: Beginning at a point on East line of Tract 17, Greenwood Acres, Columbia County, Oregon, that is North 21° 46' West 271.80 feet from the Southeast corner of said tract 17; thence South 88° 49' West a distance of 373.44 feet to a point in the West line of Tract 17; thence North 21° 30' West on West line of Tract 17 a distance of 233.57 feet to the Northwest corner of Tract 17; thence North 51° 43' East 363.5 feet to the Northeast corner of Tract 17; thence South 21° 46' East on East line of Tract 17, a distance of 468.09 feet to point of beginning.

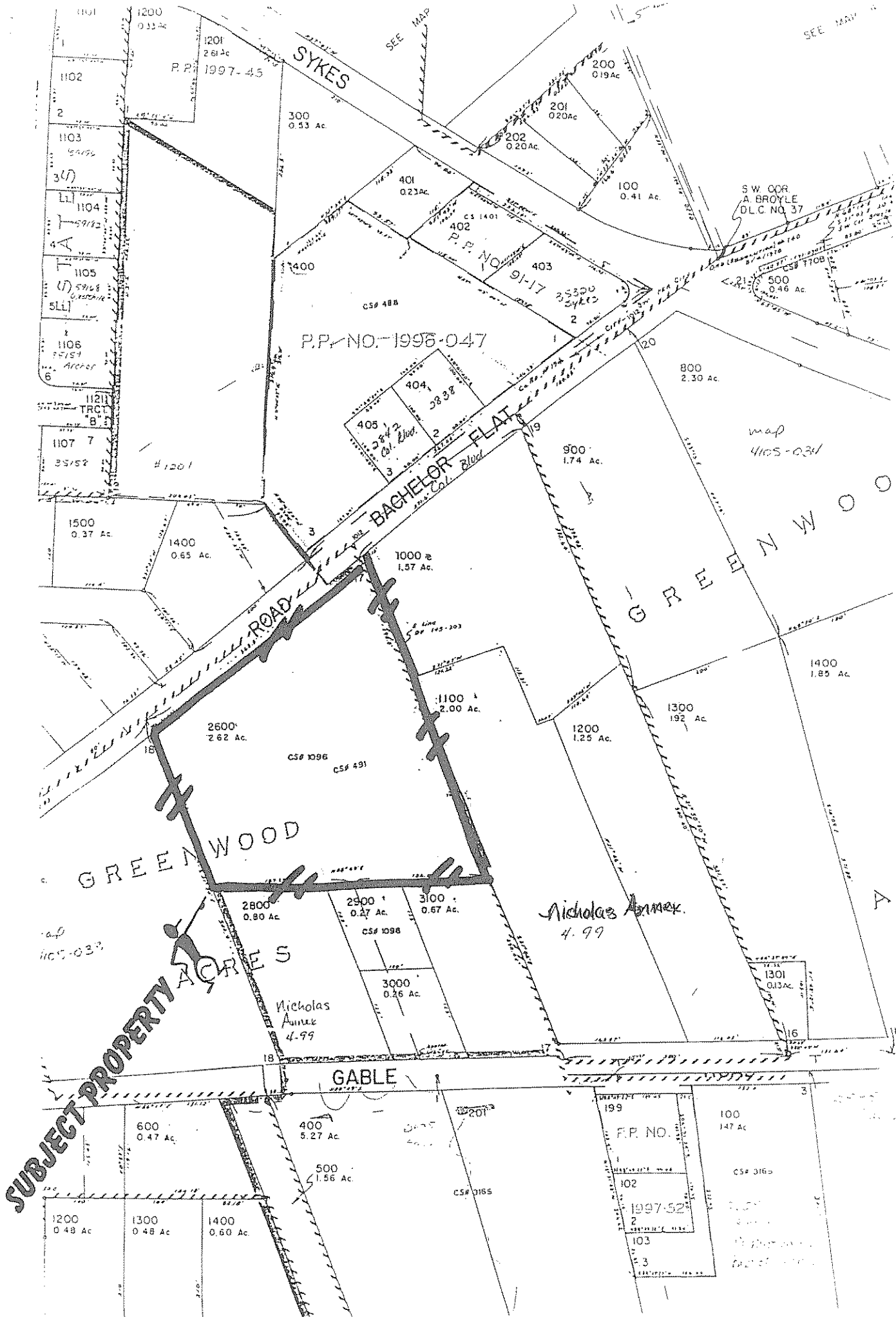
Parcel 2: Beginning at a point on the Southerly right of way line of a County Road that is South 51° 43' West 602.45 feet and South 21° 46' East 20.86 feet from the Southwest corner of Aaron Broyles Donation Land Claim in Section 5, Township 4 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon; thence along the Easterly line of Tract 17, Greenwood Acres South 21° 46' East a distance of 172.49 feet; thence North 71° 07' East a distance of 3.0 feet; thence North 21° 46' West a distance of 173.54 feet to the said Southerly right of way line of said County Road; thence South 51° 43' West a distance of 3.13 feet to the point of beginning.



**St. Helens Vicinity Map showing Urban Growth Area.
Major Roads**

Scale: 1" = 3500'

Nicholas Annex



Notice to Taxing Districts

ORS 308.225

RECEIVED ON
DEC 08 1999
COLUMBIA COUNTY ASSESSOR



Cartographic Unit
955 Center St. NE
Salem, OR 97310
(503) 945-8297, fax 945-8737

City of St. Helens
Finance Director
265 Strand St.
St. Helens, OR 97051

Description and Map Approved

December 6, 1999

As Per ORS 308.225

☒ Description ☒ Map received from: CITY
On: 11/19/99, 12/2/99

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

ANNEX TO THE CITY OF ST. HELENS

ORD. #2802

has been: ☒ Approved 12/6/99
 ☐ Disapproved

Notes:

*Passed by voters
11/2/99*

Department of Revenue File Number: 5-202-1999

Prepared by: Jennifer Dudley, 503-945-8666

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

Notice to Taxing Districts

ORS 308.225



Cartographic Unit
 955 Center St. NE
 Salem, OR 97310
 (503) 945-8297, fax 945-8737

City of St. Helens
 Finance Director
 265 Strand St.
 St. Helens, OR 97051

RECEIVED ON

NOV 30 1999

COLUMBIA COUNTY ASSESSOR

☒ Description ☒ Map received from: CITY
 On: 11/19/99

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

ANNEX TO THE CITY OF ST. HELENS

ORD. #2802

has been: ☐ Approved
 ☒ Disapproved 11/22/99

Notes:

MAP & DESCRIPTION DO NOT MATCH. DESCRIPTION INCLUDES ROAD, MAP DOES NOT.

Department of Revenue File Number: 5-202-1999

Prepared by: Jennifer Dudley, 503-945-8666

Boundary: ☒ Change ☐ Proposed Change
 The change is for:

- ☐ Formation of a new district
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- ☐ Withdrawal of a territory from a district
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- ☐ Transfer
- ☐ Merge

14
City of St. Helens

P.O. BOX 278

PHONE (503) 397-6272

St. Helens, Oregon
97051

November 18, 1999

Columbia County Assessor
Columbia County Courthouse
St. Helens, OR 97051

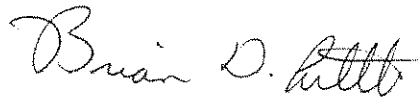
Re: Recent Annexations to the City of St. Helens

Gentlemen:

Enclosed please find a copy of Ordinance Nos. 2799, an ordinance to annex and designate the zone of certain property on Sykes Road to the City of St. Helens (Joyce Heller); 2801, an ordinance to annex and designate the zone of certain property abutting Pittsburg Road to the City of St. Helens (Edith Tusten); 2802, annex and designate the zone of certain property abutting Columbia Boulevard to the City of St. Helens (Velma Nicholas); and 2803, annex and designate the zone of certain property abutting Pittsburg Road to the City of St. Helens (Gary and Hong Zweigart). Maps are attached to the ordinances which became effective on November 17, 1999.

If you have any questions or if I can be of any further assistance, please call.

Sincerely yours,



Brian Little
City Administrator

BL jb
Enclosures

4512 11/2/99
passed: Y

ORDINANCE NO. 2802

AN ORDINANCE TO ANNEX AND DESIGNATE THE ZONE OF CERTAIN PROPERTY ABUTTING COLUMBIA BLVD TO THE CITY OF ST. HELENS.

WHEREAS, applicant Velma Nicholas has requested to annex to the City of St. Helens that certain property described as follows, to-wit:

Parcel 1: Beginning at a point on East line of Tract 17, Greenwood Acres, Columbia County, Oregon, that is North $21^{\circ} 46'$ West 271.80 feet from the Southeast corner of said tract 17; thence South $88^{\circ} 49'$ West a distance of 373.44 feet to a point in the West line of Tract 17; thence North $21^{\circ} 30'$ West on West line of Tract 17 a distance of 233.57 feet to the Northwest corner of Tract 17; thence North $51^{\circ} 43'$ East 363.5 feet to the Northeast corner of Tract 17; thence South $21^{\circ} 46'$ East on East line of Tract 17, a distance of 468.09 feet to point of beginning.

Parcel 2: Beginning at a point on the Southerly right of way line of a County Road that is South $51^{\circ} 43'$ West 602.45 feet and South $21^{\circ} 46'$ East 20.86 feet from the Southwest corner of Aaron Broyles Donation Land Claim in Section 5, Township 4 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon; thence along the Easterly line of Tract 17, Greenwood Acres South $21^{\circ} 46'$ East a distance of 172.49 feet; thence North $71^{\circ} 07'$ East a distance of 3.0 feet; thence North $21^{\circ} 46'$ West a distance of 173.54 feet to the said Southerly right of way line of said County Road; thence South $51^{\circ} 43'$ West a distance of 3.13 feet to the point of beginning.

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 designate the zoning for the property upon

annexation; and

WHEREAS, appropriate notice has been given and a public hearing was held August 4, 1999 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 annexed to the City of St. Helens.
3. The St. Helens Zoning Ordinance Map is hereby amended to reflect the following:
4. The property described on Page One of this Ordinance: R-5, General Residential.
5. In support of the above annexation and zoning, the Council hereby adopts the Nicholas Annexation and Zone Map Amendment Findings of Fact and Conclusions of Law dated September 1, 1999.
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:	August 18, 1999
Read the second time:	August 18, 1999
Read the third time:	September 1, 1999
Approved by the Mayor	September 1, 1999

Attested by:


Brian D. Little, City Recorder


Donald L. Kallberg, Mayor

City of St. Helens

P.O. BOX 278

PHONE (503) 397-6272

St. Helens, Oregon
97051

FINDINGS OF FACT AND CONCLUSIONS OF LAW Nicholas Annexation and Zone Amendment

REQUEST:

Velma Nicholas has requested that her property be annexed into the City of St. Helens, Oregon. She has not given any reason for this request.

PUBLIC HEARING:

A Public Hearing was held on August 4, 1999 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 July 14, 1999 by first class mail. Notice was published in The Chronicle July 21 & 28, 1999. Notice was also sent to the Department of Land Conservation and Development on April 15, 1999.

LOCATION:

The property is located at 2845 Columbia Blvd. The site is also known as Columbia County Tax Assessor tax lot 2600 on map 4105033.

UTILITIES:

There are road, sewer and water facilities that can adequately serve the site.

SITE INFORMATION:

The site is about 2.62 acres in size with access to Columbia Blvd. and Gable Road.

REFERRALS: Sent to the following:

1. St Helens Police, Public Works, Parks, Building Official, and Public Works Manager.
2. Columbia County Land Development Services, 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

9. U.S. West Communications

There are no adverse comments on the replies.

CRITERIA:

The principle criteria for annexation are:

1. The site is contiguous to the City Limits.
2. The annexation process is in compliance with applicable Oregon Revised Statutes.

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 proposed change must comply with the comprehensive plan.
2. The proposed change must comply with local ordinances.
3. A public need must exist for the proposed change.
4. The public need is best met by this specific change.

EVALUATION:

Annexation Criteria

1. **The site is contiguous to the City Limits. -**

Finding: The site abuts the City Limits at least on the north, east and south sides.

2. **The annexation process is in compliance with applicable Oregon Revised Statutes. -**

Finding: All of the owners of the site have petitioned the City for annexation. There are no other references to annexation in the ORS that appear to be applicable.

Zoning Designation Criteria

1. **The proposed change must comply with the comprehensive plan.**

Finding: All of the site is located in UMFR, Unincorporated Multi-Family Residential category

Finding: Policies for the UMFR category state that lands within will be zoned either R-5 or A-5 upon annexation.

2. **The proposed change complies with local ordinances.**

The Zoning Ordinance and the Urban Growth Management Agreement (UGMA) with Columbia County are the only two local "ordinances" directly mentioning annexations. Section 2.030

requires that the City zone the property upon annexation. The UGMA states that annexations of sites within the City of St Helens Urban Growth Area shall be in accordance with relevant annexation procedures contained in the Oregon Revised Statutes, Oregon Case Law, and St Helens City Ordinances and shall not occur until such sites become contiguous to the City of St. Helens.

Finding: The owners of this proposed annexation site have filed a duly notarized petition with the City for this annexation. A search of case law did not show any that are relevant. There are no other ordinances of St. Helens that directly pertain to this annexation. The proposed site abuts the City Limits to the northeast.

Finding: There is one road involved, Columbia Blvd, which is a City owned and maintained road. Since abutting roads are normally included in the annexation it must meet the UGMA requirement that the road be either improved to City Standards or an irrevocable consent to participate in a Local Improvement District or other form of financing district by all affected property owners be made.

3. A public need must exist for the proposed change.

Finding: The need to change the zoning is directed by the Zoning Ordinance.

Finding: The Comprehensive Plan calls for lands designated as UMFR to be zoned R-5 or A-5 upon annexation.

Finding: This site abuts A-5 property on the east while south sides and northwest are rural or R-7 zoned lands. It abuts rural land to the west and north.

Finding: The current ratio of all A-5 zoned land is 8.8% and should be 35%. For R-5, it is 29.3% and should be 20%

Finding: If the site is zoned R-5, then this results in a ratio of 29.6% and if A-5 then 9.1%.

4. The public need is best met by this specific change.

Finding: Currently the only way to comply with the requirement to zone land at the time it is annexed is accomplished by the process contained within.

CONCLUSIONS:

1. The site is contiguous to the City Limits because it abuts City Limits on at least one side.

2. The annexation process is in compliance with applicable Oregon Revised Statutes because the petition is in order.
3. The proposed change complies with the Comprehensive Plan because the proposed zoning is as stipulated in the Plan.
4. The proposed change complies with local ordinances because it is being zoned at the time of annexation.
5. A public need exists for the proposed zone change as it is zoned for County use and not City use.
6. The current ratios of R-5 and A-5 are skewed towards R-5 with A-5 way behind.
7. The public need for a zone change is best met by this specific change as it complies with the Zoning Ordinance.

The Planning Commission held a public hearing, received reports, testimony and evidence into the record, closed the hearing and decided as follows:

1. They voted to recommend annexation.
2. They voted to recommend a zone change to R-5, General Residential with one condition as follows:
 1. Owners of the property proposed to be annexed shall give an irrevocable consent to participate in a Local Improvement District for the property abutting Columbia Blvd. and any other form of financing district formed by affected property owners.

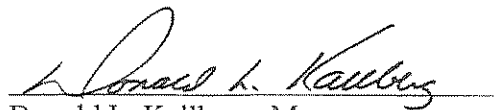
The City Council held a hearing, received reports, testimony and evidence into the record and closed the hearing and record. The council deliberated during their regular meeting and based upon the record, found in favor of the applicant to annex their property into the City Limits and to zone the property R-5, General Residential.

The council also agreed to refer this annexation request to the voters.



Brian D. Little, City Administrator

9/1/99
Date



Donald L. Kallberg, Mayor

9/1/99
Date