

COLUMBIA COUNTY ASSESSORS
RECORD OF DISTRICT BOUNDARIES

04/05/00

INIT DATE:11/18/1999

NO.:2000.15

HOW INITIALLY RECEIVED:LETTER FROM CITY
AFFECTED DISTRICT NAME:CITY OF ST HELENS
DISTRCT ORD. #:2803 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.:5-203-1999 DATE:11/22/1999

CODE AREAS AFFECTED OR CHANGED:

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

TOWNSHIPS:	AFFECTED AREA: RANGES:	SECTIONS:
4	1	5 1201

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

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

REMARKS:VOTE 11/2/99 PASSED

COLUMBIA COUNTY ASSESSORS
RECORD OF DISTRICT BOUNDARIES

02/14/00

NO:2000.15 PAGE 1

DISTRICT NAME: CITY OF ST HELENS

TYPE OF ACTION : ANNEXATION

EFFECTIVE DATE: 11/17/1999

DIST. ORD. #: 2803

RECORDED:

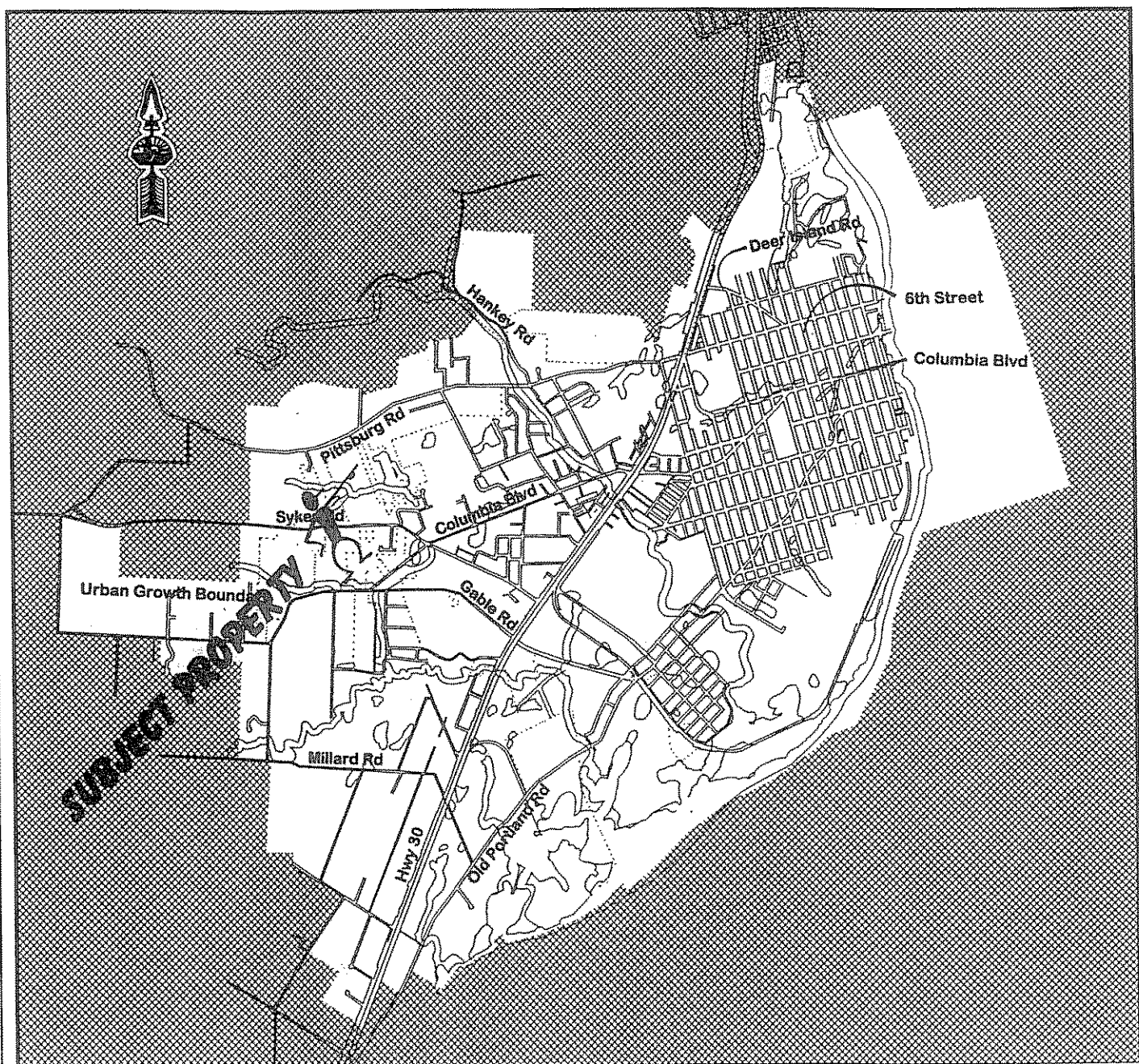
----- LEGAL DESCRIPTION -----

ORDINANCE NO. 2803

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

WHEREAS, applicants Gary and Hong Zweigart have requested to annex to
the City of St. Helens that certain property described as follows,
to-wit:

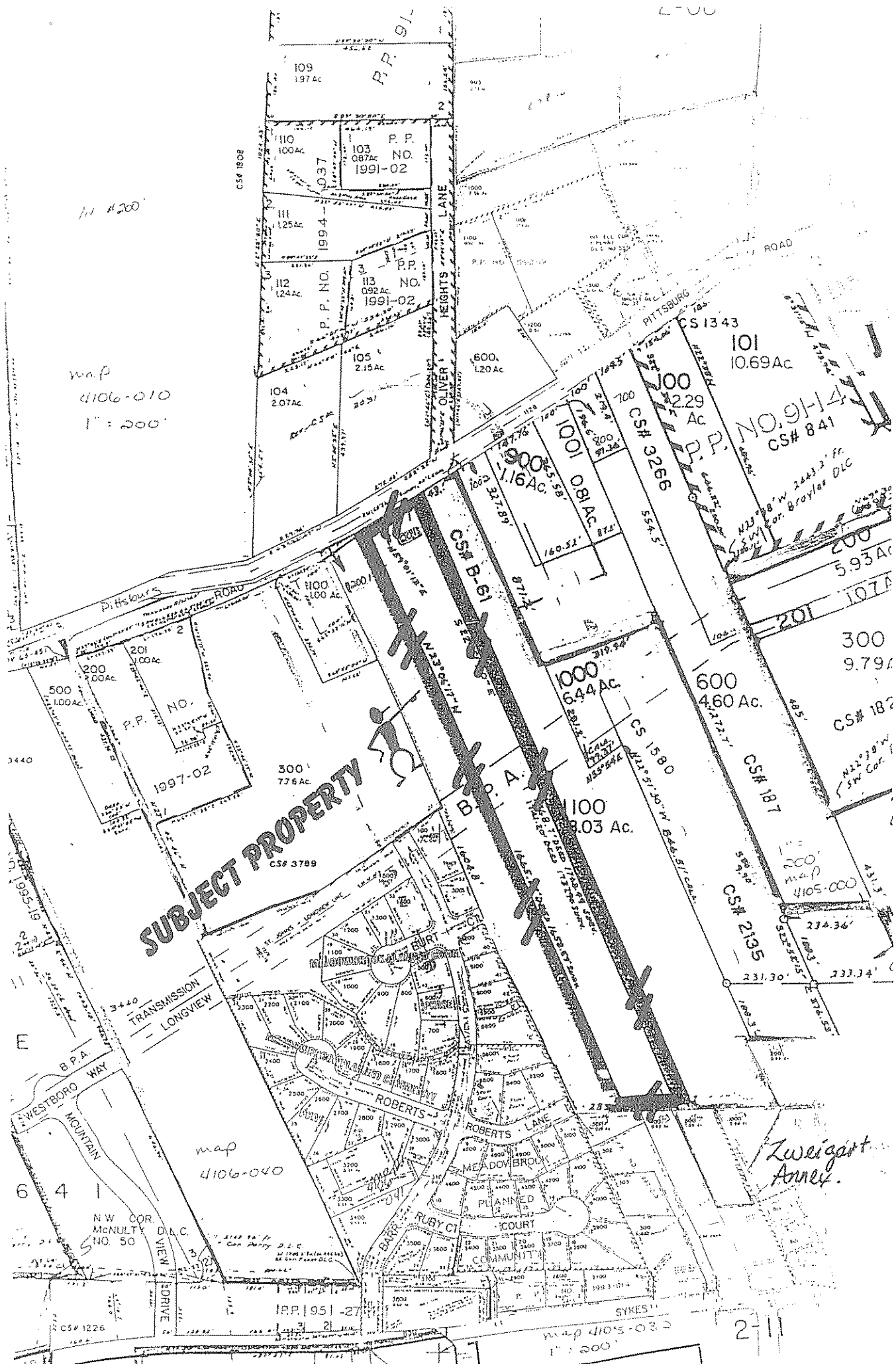
Beginning at a point in the center of Pittsburg-St. Helens County Road
that is South 22°38' East, 111.8 feet and South 54°11' West, 209.5
feet and South 55°54' West, 472.3 feet from the Northwest corner of the
Aaron Broyles Donation Land Claim in Section 5, Township 4 North,
Range 1 West, Willamette Meridian, Columbia County, Oregon; thence
South 22°51'30" East 27.5 feet to the true point of beginning; said
point being the Northeast corner of the William R. Pieper and Norma A.
Pieper tract as described in Deed Book 200, page 919; said point also
being on the Southerly right of way line of said PITTSBURG-St. Helens
Road; thence continuing South 22°51'30" East, along the Easterly line
of said Pieper tract, a distance of 1,741.20 feet to the Southeast
corner thereof; thence North 88°12' West, along the South line of said
Pieper tract, a distance of 137.00 feet; thence North 23°06'17" West,
parallel to said Easterly line, a distance of 1,665.27 feet to said
Southerly right of way line of PITTSBURG-St. Helens Road; thence North
59°01'13" East, along said Southerly right of way line, a distance of
133.00 feet to the true point of beginning.



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

Scale; 1" = 3500'

Zweigart Annex.



Notice to Taxing Districts

ORS 308.225

RECEIVED O

NOV 30 1999

COLUMBIA COUNTY ASS.



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**November 22, 1999****As Per ORS 308.225**

☒ 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. #2803

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

Notes:

*Passed by voters
11/2/99*

Department of Revenue File Number: 5-203-1999

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

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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

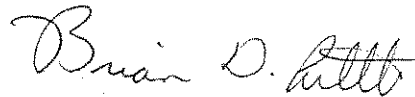
Re: Recent Annexations to the City of St. Helens

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

11/21/99
passed

ORDINANCE NO. 2803

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

WHEREAS, applicants Gary and Hong Zweigart have requested to annex to the City of St. Helens that certain property described as follows, to-wit:

Beginning at a point in the center of Pittsburgh-St. Helens County Road that is South 22°38' East, 111.8 feet and South 54°11' West, 209.5 feet and South 55°54' West, 472.3 feet from the Northwest corner of the Aaron Broyles Donation Land Claim in Section 5, Township 4 North, Range 1 West, Willamette Meridian, Columbia County, Oregon; thence South 22°51'30" East 27.5 feet to the true point of beginning; said point being the Northeast corner of the William R. Pieper and Norma A. Pieper tract as described in Deed Book 200, page 919; said point also being on the Southerly right of way line of said Pittsburgh-St. Helens Road; thence continuing South 22°51'30" East, along the Easterly line of said Pieper tract, a distance of 1,741.20 feet to the Southeast corner thereof; thence North 88°12' West, along the South line of said Pieper tract, a distance of 137.00 feet; thence North 23°06'17" West, parallel to said Easterly line, a distance of 1,665.27 feet to said Southerly right of way line of Pittsburgh-St. Helens Road; thence North 59°01'13" East, along said Southerly right of way line, a distance of 133.00 feet to the true point of beginning.

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

WHEREAS, the applicants 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

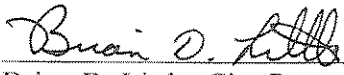
law applicable to the proposal.

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

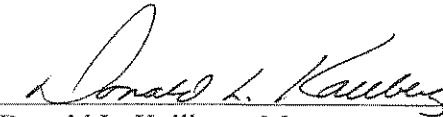
1. The above recitations are true and correct and are incorporated herein by this reference.
2. The property described above is hereby annexed to the City of St. Helens.
3. The St. Helens Zoning Ordinance Map is hereby amended to reflect the following:
4. The property described on Page One of this Ordinance: R-7, Moderate Residential north of the BPA powerline and R-5, General Residential south of the BPA powerline.
5. In support of the above annexation and zoning, the Council hereby adopts the Zweigart 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 Zweigart Annexation and Zone Amendment

REQUEST:

Gary and Hong Zweigart have requested that their property be annexed into the City of St. Helens, Oregon. They plan to develop this site in the future.

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 34960 Pittsburg Road. The site is also known as Columbia County Tax Assessor tax lot 1201 on map 4105000.

UTILITIES:

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

SITE INFORMATION:

The site is about 5.19 acres in size with access to Pittsburg 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 west, east and south sides.

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

Finding: All of the owners and electors 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: The site is located in UMFR, Unincorporated Multi-Family Residential below the

BPA lines and RS/UR, Rural Suburban/Unincorporated Residential designated lands above the BPA lines.

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

Finding: Policies for the RS/UR category state that lands within will be zoned either R-7 or R-10 normally.

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, it is a County road. Since abutting roads are normally included in the annexation they 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: The Comprehensive Plan calls for lands designated as RS/UR to be zoned R-7 or R-10 upon annexation.

Finding: Property south of the BPA line on adjacent lands are zoned R-5.

Finding: The northern section of the site, above the BPA line is in the RS/UR area and abuts land on either side that is zoned R-7.

Finding: If the site is partially zoned R-5, then this results in a ratio of 29.6% to A-5 of 9.1% or thereabouts. The desired per the Comprehensive Plan is 20% for R-5 and 35% for A-5.

Finding: If the site is partially zoned R-7, then this results in a ratio of 47.2% which is still way above the desired 25%. R-10 would be 11% if zoned such and thus well above the desired 5%.

Finding: The ratio of R-7 to R-10 would be 80.5% when it should be 83%.

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 three sides.
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 County zoned and should be City zoned upon annexation.
6. The current ratios of R-5 and A-5 are skewed towards R-5 with A-5 way behind..
7. The current ratios of R-7 and R-10 are skewed towards R-10.
8. 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 record and deliberated.

The commission voted to recommend annexation. The commission also voted to recommend the property be zoned R-7, Moderate Residential above the BPA centerline of their easement and R-5, General Residential below the centerline, with the condition that the owners of the property proposed

to be annexed shall give an irrevocable consent to participate in a Local Improvement District for the property abutting Pittsburg Road and any other form of financing district formed by affected property owners.

The City Council held a public hearing, received reports, testimony and evidence into the record and closed the hearing and record. The council deliberated during their regular meeting and found in favor for the applicant and agreed that the property should be split zoned, with R-7, Moderate Residential north of the centerline of the Bonnieville Power Authority easement and R-5, General Residential south of the centerline.

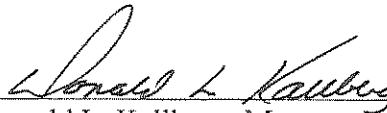
The council also agreed to refer this annexation request to the voters.



Brian D. Little, City Administrator

9/1/99

Date



Donald L. Kallberg, Mayor

9/1/99

Date