

COLUMBIA COUNTY ASSESSORS
RECORD OF DISTRICT BOUNDARIES

11/30/04

INIT DATE:06/25/2004

NO.:2005.04

HOW INITIALLY RECEIVED:CITY

AFFECTED DISTRICT NAME:CITY OF ST HELENS

DISTRCT ORD. #:2900 EFFECTIVE DATE:05/18/2004

NAME OF APPROVING JURISDICTION:ELECTION

LEGAL DESCRIPTION RECEIVED: YES MAP RECEIVED: YES

IF A SCHOOL DIST. HAS O.A.R. 150-330.123 BEEN FILED?

REMARKS:JUSTICE PROPERTY

COUNTY ELECTION PASSED 06/01/04

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

TYPE OF ACTION: ANNEXATION

REMARKS:

D.O.R. APPROVED YES NO.:5-245-2004 DATE:09/22/2004

CODE AREAS AFFECTED OR CHANGED:

FROM:02-08

TO:02-01

FROM:

TO:

AFFECTED AREA:

TOWNSHIPS:

RANGES:

SECTIONS:

4

1

8-2-2.1200

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

***** DATE COMPLETED:12/03/2004 *****

REMARKS:

COLUMBIA COUNTY ASSESSORS
RECORD OF DISTRICT BOUNDARIES

11/29/04

NO:2005.04 PAGE 1

DISTRICT NAME:CITY OF ST HELENS

TYPE OF ACTION :ANNEXATION

EFFECTIVE DATE:05/18/2004

DIST. ORD. #:2900

RECORDED:

---- LEGAL DESCRIPTION ----

FIRLOK PARK SUBDIVISION, LOT 73, filed as Plat # 2-101 in Columbia County, Oregon.

In addition the half of the public right-of-way abutting the described property is also included in this action (Ord# 2900).

Notice to Taxing Districts

ORS 308.225

RECEIVED ON

SEP 24 2004

COLUMBIA COUNTY ASSESSOR



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

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

Description and Map Approved
September 22, 2004
As Per ORS 308.225

☒ Description ☒ Map received from: CITY
 On: 7/29/2004, 9/14/2004

This is to notify you that your boundary change in Columbia County for
 ANNEXATION TO CITY OF ST. HELENS

ORD. #2900

has been: ☒ Approved 9/22/2004
 ☐ Disapproved

Notes:

Department of Revenue File Number: 5-245-2004

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

RECEIVED ON

JUN 25 2004

COLUMBIA COUNTY ASSESSOR

June 24, 2004

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. 2902, "An Ordinance to Annex and Designate the Zone of Certain Property at 35164 Alder Street", including Petition to Annexation. (Cave)
2. Ordinance No. 2900, "An Ordinance to Annex and Designate the Zone of Certain Property at 35173 Alder Street", including Petition to Annexation. (Justice)
3. Ordinance No. 2901, "An Ordinance to Annex and Designate the Zone of Certain Property at 35184 Alder Street", including Petition to Annexation. (Uttinger)
4. Abstract of Votes, Election Date: May 18, 2004.

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

Sincerely,



Brian D. Little
City Administrator

BL/kp

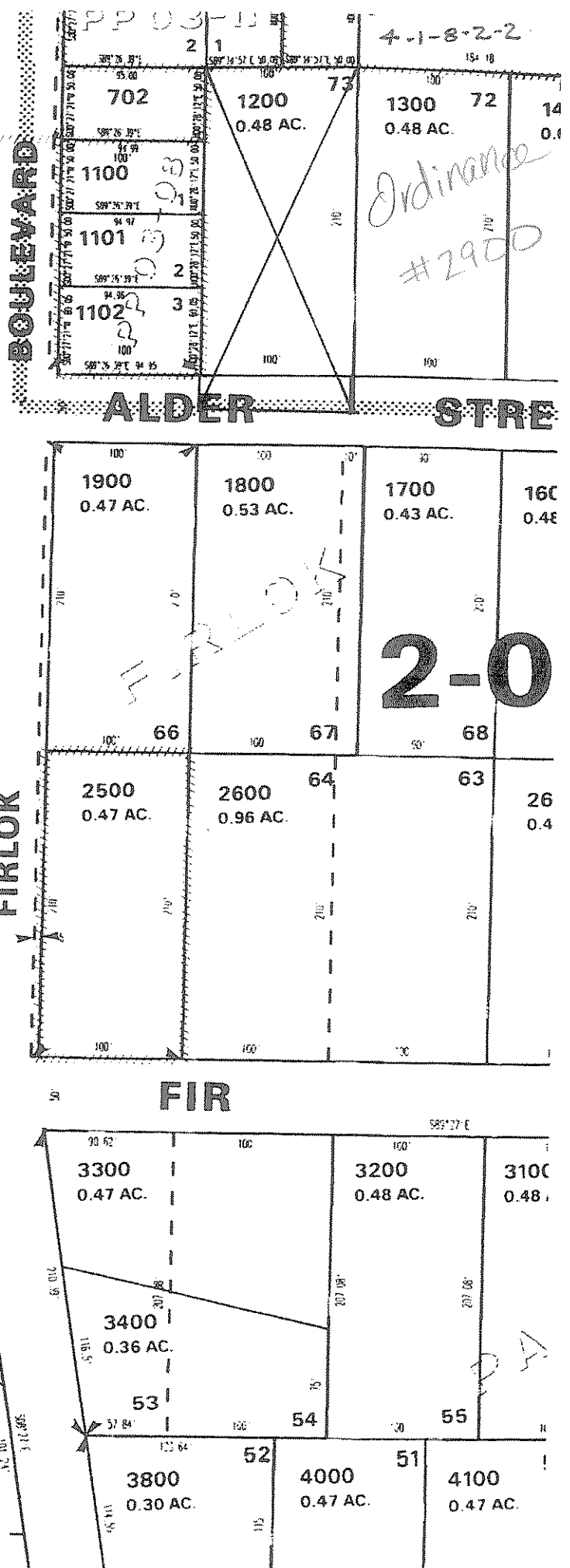
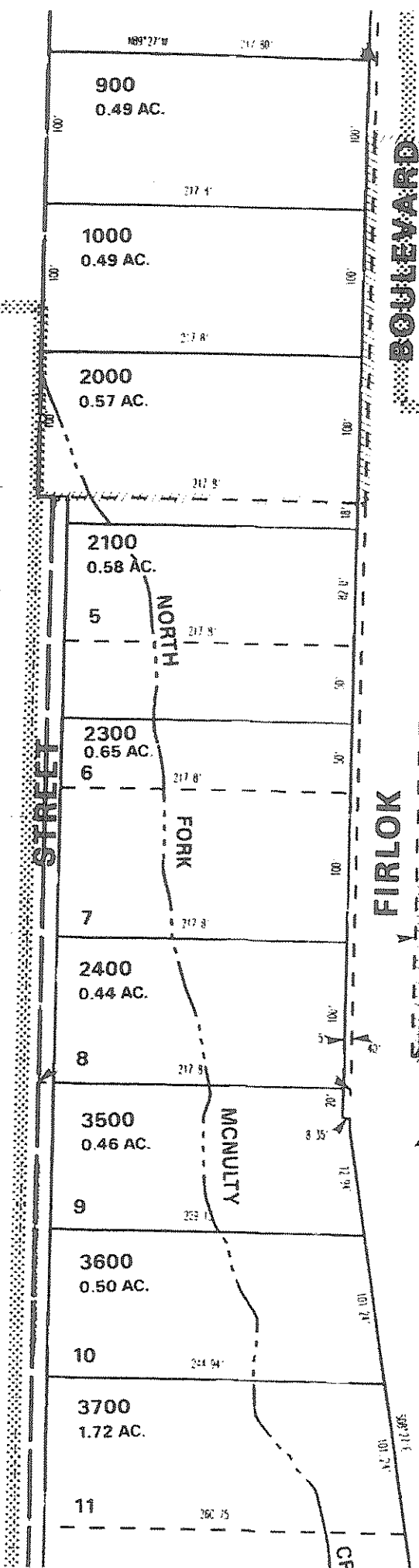
Enclosures

PKWOOD

DRIVE

SEE MAP 4184 DET. NO. 1

Ord. No. 2900



5-116 SH ANNEXATION CAVE PROPERTY

VOTE FOR 1

01 = YES

02 = NO

ORD# 2902

VOTES PERCENT

✓ 1,692 68.61 03 = OVER VOTES
609 24.70 04 = UNDER VOTES

VOTES PERCENT

2 .08
163 6.61

0021 21 ST. HELENS 1
0022 22 ST. HELENS 2
0023 23 ST. HELENS 3
0024 24 ST. HELENS 4
0025 25 ST. HELENS 5
0026 26 ST. HELENS 6
0027 27 ST. HELENS 7
0028 28 ST. HELENS 8
0029 29 ST. HELENS 9

01	02	03	04
107	49	0	12
151	52	0	12
218	77	0	17
132	56	0	10
120	47	1	9
510	146	0	43
145	55	1	12
150	71	0	22
159	56	0	26

2004.17

RECEIVED

JUN 7 2004

CITY OF ST. HELENS

NUMBERED KEY CANVASS

RUN DATE:05/25/04 11:37 AM

COLUMBIA COUNTY, OREGON
PRIMARY ELECTION
MAY 18, 2004

OFFICIAL ABSTRACT

REPORT-EL52 PAGE 0044

5-117 SH ANNEXATION JUSTICE PROPERTY

VOTE FOR 1

01 = YES

02 = NO

ORD# 2900

VOTES PERCENT

✓ 1,693 68.65 03 = OVER VOTES
605 24.53 04 = UNDER VOTES

VOTES PERCENT

2 .08
166 6.73

0021 21 ST. HELENS 1
0022 22 ST. HELENS 2
0023 23 ST. HELENS 3
0024 24 ST. HELENS 4
0025 25 ST. HELENS 5
0026 26 ST. HELENS 6
0027 27 ST. HELENS 7
0028 28 ST. HELENS 8
0029 29 ST. HELENS 9

01	02	03	04
107	49	0	12
153	50	0	12
216	77	0	19
134	55	0	9
119	47	2	9
511	145	0	43
145	55	0	13
149	71	0	23
159	56	0	26

2004.15

NUMBERED KEY CANVASS

RUN DATE:05/25/04 11:37 AM

COLUMBIA COUNTY, OREGON
PRIMARY ELECTION
MAY 18, 2004

OFFICIAL ABSTRACT

REPORT-EL52 PAGE 0045

5-118 SH ANNEXATION UTTINGER PROPERTY

VOTE FOR 1

01 = YES

02 = NO

ORD# 2901

VOTES PERCENT

1,682 68.21 03 = OVER VOTES
612 24.82 04 = UNDER VOTES

VOTES PERCENT

0
172 6.97

0021 21 ST. HELENS 1
0022 22 ST. HELENS 2
0023 23 ST. HELENS 3
0024 24 ST. HELENS 4
0025 25 ST. HELENS 5
0026 26 ST. HELENS 6
0027 27 ST. HELENS 7
0028 28 ST. HELENS 8
0029 29 ST. HELENS 9

01	02	03	04
105	50	0	13
149	52	0	14
214	80	0	18
131	57	0	10
120	48	0	9
511	143	0	45
144	54	0	15
149	73	0	21
159	55	0	27

2004.16

I certify that the votes recorded on this abstract

correctly summarize the tally of votes cast at the

Primary Election held May 18, 2004.

Dated this 1st day of June, 2004

Elizabeth E. Huser

Elizabeth E. Huser
Columbia County Clerk

COUNCIL APPROVAL

Date: 6/16/04

ATTACHMENT A

FIRLOK PARK SUBDIVISION, LOT 73, filed as Plat # 2-101 in Columbia County, Oregon

Notice to Taxing Districts

ORS 308.225



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

RECEIVED ON
 AUG 16 2004
 COLUMBIA COUNTY ASSESSOR

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

☒ Description ☒ Map received from: CITY
 On: 7/29/2004

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

ANNEXATION TO CITY OF ST. HELENS

ORD. #2900

has been: ☐ Approved
 ☒ Disapproved 8/12/2004

Notes:

MAP AND DESCRIPTION DON'T MATCH. MAP OUTLINE DOES NOT SHOW NORTH
 HALF ALDER ST. AS STATED IN FIRST PARAGRAPH OF ORDINANCE.

Department of Revenue File Number: 5-245-2004

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

ORDINANCE NO. 2900

AN ORDINANCE TO ANNEX AND DESIGNATE THE ZONE OF CERTAIN PROPERTY
AT 35173 ALDER STREET.

WHEREAS, applicants Ray and Kay Justice, have requested to annex to the City of St. Helens that certain property described in Attachment A. This property is generally located at 35173 Alder Street and is also described as Columbia County Tax Lot 410802201200. In addition the half of the public right-of-way abutting the described property is also included in this action.

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 May designation, the zone map designation and the overlay status for developing or established; and

WHEREAS, appropriate notice has been given and a public hearing was held November 5, 2003 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.

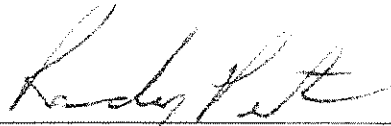
3. The St. Helens Zoning Ordinance Map is hereby amended to reflect the following:
 - a. The property described herein shall be zoned AR, Apartment Residential.
 - b. Half of the road right of ways abutting this property is also annexed into the City but the improvements are not accepted for ownership or maintenance.
 - c. The overlay zone is designated Developing.
4. The Comprehensive Plan Map is changed upon annexation to be General Residential.
4. In support of the above annexation and zoning, the Council hereby adopts the Justice Annexation and Zone Map Amendment Findings of Fact and Conclusions of Law dated December 17, 2003.
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:	December 3, 2003
Read the second time:	December 3, 2003
Read the third time:	December 17, 2003
Approved by the Mayor	December 17, 2003

Attested by:



Brian D. Little, City Recorder



Randy Peterson, Mayor

FINDINGS OF FACT AND CONCLUSIONS OF LAW
Justice Annexation

REQUEST:

Ray and Kay Justice have requested that certain property be annexed into the City of St. Helens, Oregon.

PUBLIC HEARING:

Public Hearings were held on October 14, 2003 in front of the Planning Commission and November 5, 2003 in front of the City Council.

NOTICE OF PUBLIC HEARING:

Notice of the Public Hearings on this annexation request and zoning amendment was sent to property owners within 300 feet of the properties proposed for annexation on September 12, 2003 by first class mail. Notice was published in The Chronicle September 27, 2003. Notice was sent to Oregon Department of Land Conservation and Development August 4, 2003.

LOCATION:

The property is located at 35173 Alder Street. The site is also known as Columbia County Tax Assessor tax lot 1200 on map 4108022.

SITE INFORMATION:

The site is about 21,000 square feet in area and is developed.

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

The School District stated that due to financial and facility limitations it will have difficulty in meeting the needs of additional students. No other comments received.

CRITERIA:

The principle criteria for annexation are:

1. Adequate public facilities are available to the area and have sufficient capacity to provide service for the proposed annexation area; and
2. 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
3. Complies with State laws; and
4. Abutting roads must meet City standards or property owner will be required to sign and record an irrevocable consent to form a local improvement district; and
5. 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 5 years supply of like designated lands in current City Limits).

EVALUATION:

The principle criteria for annexation are:

1. Adequate public 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: Alder Street is local street with a 50 foot wide right of way and about 25 feet of pavement without sidewalks, curbs, and gutters. There are six houses already on this street which is a dead-end street. There are about sixty trips per day using this road which is designed for more than 1000 trips per day.

Finding: There is a sewer line within 200 feet.

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

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

2. 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

Finding: There do not appear to be any applicable comprehensive plan policies that directly relate to this request except for the zone map amendment.

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

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: These properties are located in Unincorporated MultiFamily Residential (UMFR) designated area according to the Comprehensive Plan Map.

Finding: The policy of the Comprehensive Plan for UMFR designated lands is that the City of St. Helens should "Zone the UMFR lands as AR upon annexation".

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

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. The zone designation per the Comprehensive Plan shows that this area is underdeveloped with potential of at least six lots and 13 dwelling units for this property.

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 north.

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: The residents on the property are the owners.

4. Abutting roads must meet City standards or property owner will be required to sign and record an irrevocable consent to form a local improvement district; and

Finding: Alder and Firlok Blvd. do not meet the City's road standards.

5. 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 5 years supply of like designated lands in current City Limits).

Finding: This property is less than one-half acre in size.

There was no adverse testimony.

The Planning Commission reviewed the Staff Report and recommended to the City Council to annex this property and to zone it AR, Apartment Residential, to change the Comprehensive Plan Map to GR, General Residential, and to label it as "developing" in accordance with the Code with an additional condition of approval be to improve Alder Street or at least a Waiver of Remonstrance for future Local Improvement District.

CONCLUSIONS:

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.

4. Complies with the applicable Comprehensive Plan policies and map designation: and the zone change will not adversely affect the health, safety, and welfare of the community;

5. The City's Comprehensive Plan and ordinances have been acknowledged by the State.

6. Meets the standards applicable of any provision of this Code or other applicable implementing ordinance except the road does not meet City standards.

7. Is generally surrounded by the City and already is more like urban densities than rural densities.

8. The zone should be AR, Apartment Residential in keeping with the

Comprehensive Plan Map and policies of the Plan.

9. The new designation should be GR, General Residential on the Comprehensive Plan Map after annexation is completed.

10. The land should be designated as Developing in accordance with Chapter 1.150 of the St. Helens Community Development Code and OAR 660-08.0005.

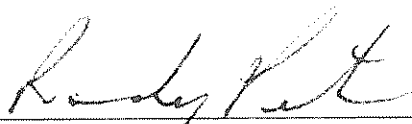
The City Council deliberated and found in favor of the applicant based upon the staff report, evidence in the record and the applicable criteria. The City Council approves annexing this property and zoning it AR, Apartment Residential, changing the Comprehensive Plan Map to GR, General Residential, and to labeling it as "developing" in accordance with the Code with an additional condition of approval be to improve Alder Street or at least a Waiver of Remonstrance for future Local Improvement District. This annexation will be referred to the voters at the next available election.

Attest:

Approved:



Brian D. Little, City Recorder



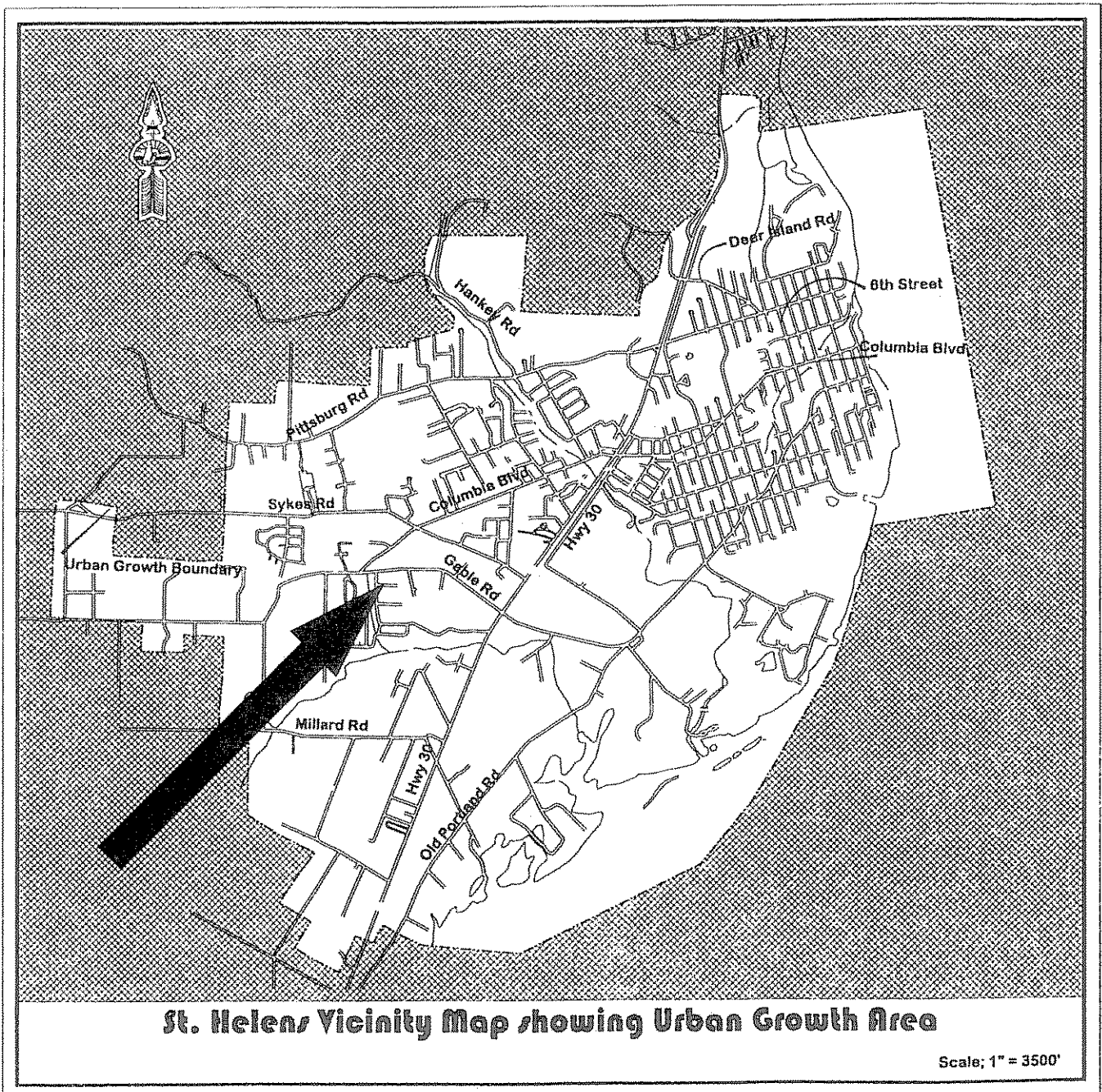
Randy Peterson, Mayor

12/3/03
Date

12/3/03
Date

Subject Property

~ Approximate Location ~



4108-022-01200

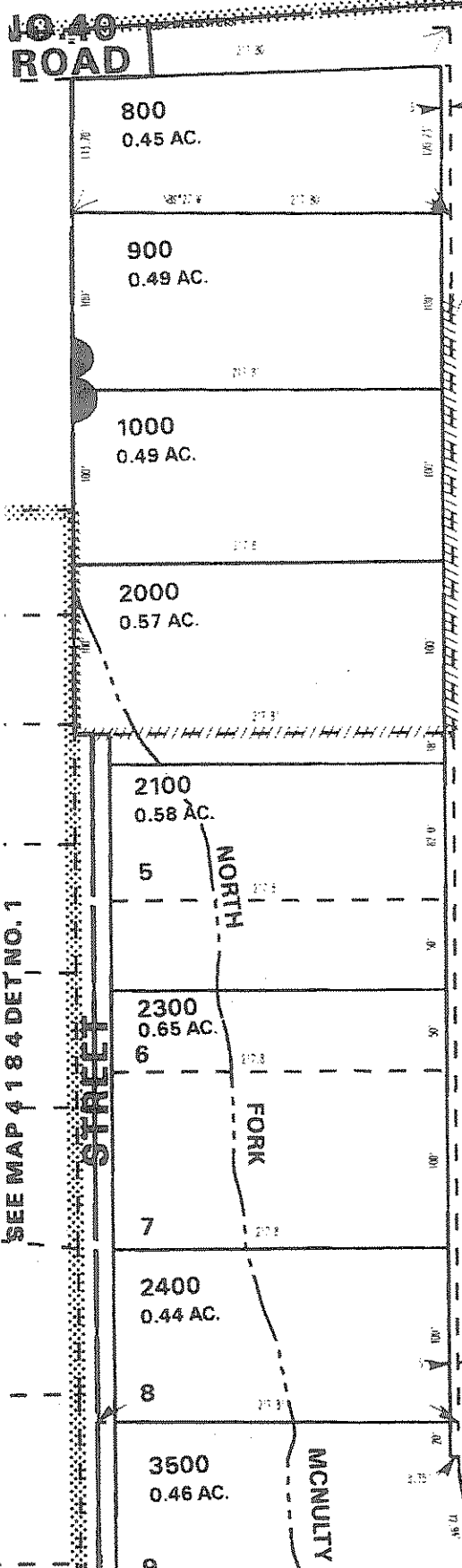
SEE MAP 41533

A.1.03

GABLE

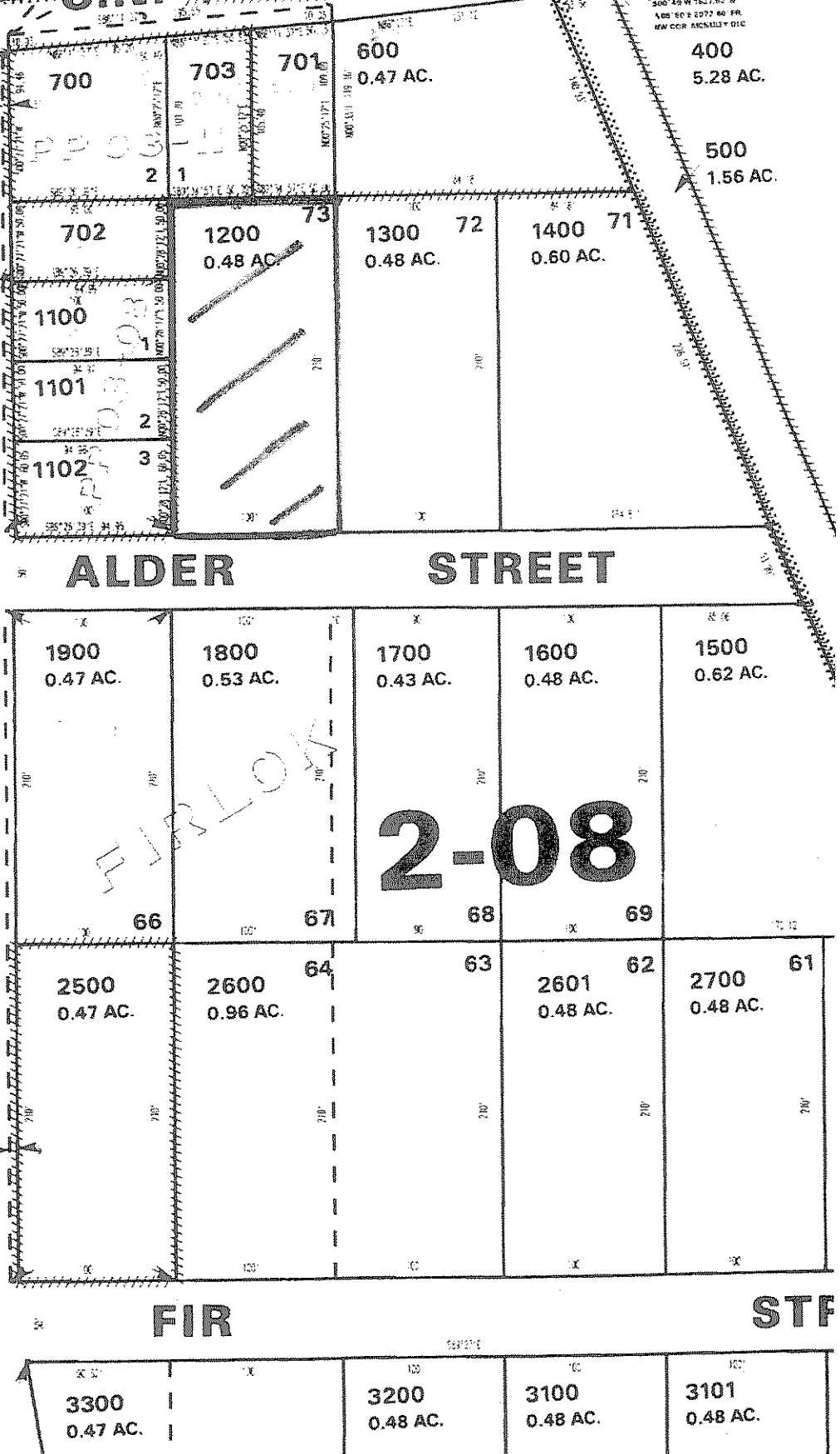
10.40
ROAD

SEE MAP 4184 DET NO. 1



BOULEVARD

FIRLOK



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.

35173 Alder St.
Street Address of Property (if assigned)

4108-022-01200
Tax Account Number of Property

1. Raymond F Justice
Print Owner Name

[Signature]
Signature of Owner

2. Kay F Justice
Print Owner Name

[Signature]
Signature of Owner

3. _____
Print Owner Name

Signature of Owner

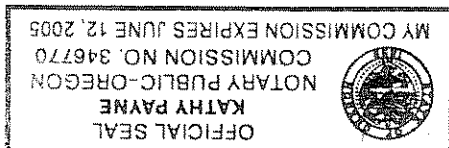
4. _____
Print Owner Name

Signature of Owner

Please send all correspondence to: Name: Raymond F. & Kay F Justice
Mailing Address: 35173 Alder St.
City, State, Zip: St. Helens, OR 97051
Contact Telephone: 503-397-3120

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 6th day of August, 2003 by Raymond F. Justice and Kay F. Justice



Kathy Payne
Notary Public for Oregon
My commission expires: 6-12-05

