

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR COLUMBIA COUNTY, OREGON

In the Matter of Co-Sponsoring with  
the City of St. Helens and the City of  
Columbia City an Application for Re-  
Designation of the St. Helens/Columbia  
City Enterprise Zone

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Resolution No. 43-2007

WHEREAS, Columbia County is sponsoring an application for designation of an enterprise zone along with the City of St. Helens and City of Columbia City; and

WHEREAS, the County is interested in an enterprise zone to encourage new business investment, job creation, higher incomes for local residents, greater diversity of economic activity; and

WHEREAS, the proposed enterprise zone has a total area of 9.9 square miles, and it meets other statutory limitations on size and configuration; and

WHEREAS, the proposed enterprise zone is depicted on the drawn-to-scale map attached hereto as Exhibit A and by this reference incorporated herein; and

WHEREAS, the proposed enterprise zone is described as the urban growth boundary of the City of St. Helens, the urban growth boundary of the City of Columbia City, and Rural Industrial Planned Development zoned lands immediately north of the Columbia City urban growth boundary; and

WHEREAS, the proposed enterprise zone contains significant land that is reserved for industrial use, as indicated by land use zoning map(s) with the application, consistent with Comprehensive Plan(s) acknowledged by the Land Conservation and Development Commission; and

WHEREAS, such industrial sites are accessible, serviced or serviceable, and otherwise ready for use and further development; and

WHEREAS, the designation of an enterprise zone does not grant or imply permission to develop land within the zone without complying with prevailing zoning, regulatory and permitting processes and restrictions for applicable jurisdictions, nor does it indicate any intent to modify those processes or restrictions, except as otherwise in accordance with Comprehensive Plans; and

WHEREAS, the County appreciates the impacts that a designated enterprise zone would have and the property tax exemptions that eligible business firms might receive therein, as governed by Oregon Revised Statutes (ORS) Chapter 285C and other provisions of Oregon Law; and

WHEREAS, all of the other municipal corporations, school districts, special service districts and so forth, other than the sponsoring governments, that receive

operating revenue through the levying of *ad valorem* taxes on real and personal property in any area of the proposed enterprise zone were sent notice and invited to a public meeting regarding this proposal, in order for these sponsoring governments to effectively consult with these other local taxing districts; and

WHEREAS, follow-up arrangements as agreed to with these consultations will be completed with affected districts within six months of the proposed enterprise zone's designation; and

WHEREAS, the sponsors have all been sponsors of the previously adopted enterprise zones and wish to continue using the enterprise zone as an economic development tool for the betterment of our community; and

WHEREAS, the County as an inducement for economic development is willing to reduce some of its fees to those business that qualify for the Enterprise Zone; and

WHEREAS, the availability of enterprise zone exemptions to business firms that operate hotels, motels or destination resorts would help diversify local economic activity, provide useful employment for some segments of the labor force, and facilitate the expansion of accommodations for visitors which in turn will spend time and money in the area for business, recreation or other purposes;

NOW, THEREFORE, IT IS HEREBY RESOLVED that:

(1) The Board of Commissioners proposes and applies for an Oregon enterprise zone to be named the St. Helens/Columbia City Enterprise Zone, and requests that the director of the state Economic and Community Development Department order the designation of this enterprise zone.

(2) Brian Little, St. Helens City Administrator, is authorized to submit the enterprise zone application for the County and to make any substantive or technical change to the application materials, as necessary, after adoption of this resolution.

(3) The County will give priority to the use in the proposed enterprise zone, if designated, of any economic development or job training funds received from the federal government, consistent with ORS 285C.065(3)(d).

(4) The County commits, upon designation, to appoint the St. Helens City Administrator as the manager of the St. Helens/Columbia City Enterprise Zone.

(5) The County will, jointly with the other co-sponsors, comply with the requirements and provisions of ORS 285C.105 and to otherwise fulfill its duties under ORS 285C.050 to 285C.250.

(6) The County, jointly with the other sponsors, commits, within six months of designation, to implement and to confirm for the Department its fulfillment of such duties, as specified in OAR 123-065-0210, including but not limited to preparation of a list or map of local lands and buildings owned by the state or by municipal corporations within the enterprise zone that are not being used or designated for a public purpose and that have appropriate land use zoning, and to efforts for making

such real property available for lease or purchase by authorized business firms under ORS 285C.110.

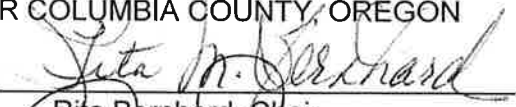
(7) Columbia County will provide the local incentives described in the application, attached hereto as Exhibit B and by this reference incorporated herein, under ORS 285C.065(4) to (6) in accordance with OAR 123-065-0240 to any authorized business firm in the proposed enterprise zone for the length of the standard enterprise zone exemption, insofar as the firm's qualifying investments are also located inside of the County's jurisdiction. The County has considered the impacts of these binding incentives and finds them to be reasonable and prudent for the economic welfare of the community.

(8) Columbia County, as a sponsor of the proposed St. Helens/Columbia City Enterprise Zone, exercises its option herewith under ORS 285C.070 that qualified property of and operated by a qualified business firm as a hotel, motel or destination resort may receive a property tax exemption in the zone, and that such business firms are eligible for purposes of authorization upon the effective designation of the zone.

Dated this 28<sup>th</sup> day of March, 2007.

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

By: \_\_\_\_\_

  
Rita Bernhard, Chair

Approved as to form

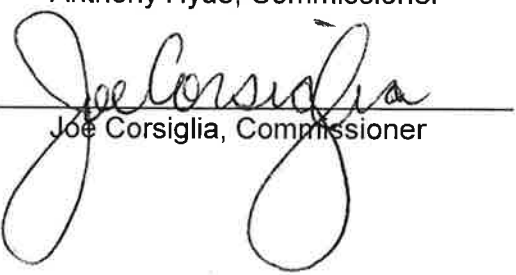
By: \_\_\_\_\_

  
Office of County Counsel

By: \_\_\_\_\_

  
Anthony Hyde, Commissioner

By: \_\_\_\_\_

  
Joe Corsiglia, Commissioner

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Exhibit B

Local Incentives

1. The Department of Land Development Services is authorized to reduce building permit fees by fifty percent (50%) up to a maximum reduction amount of ten thousand dollars (\$10,000).

Example #1:

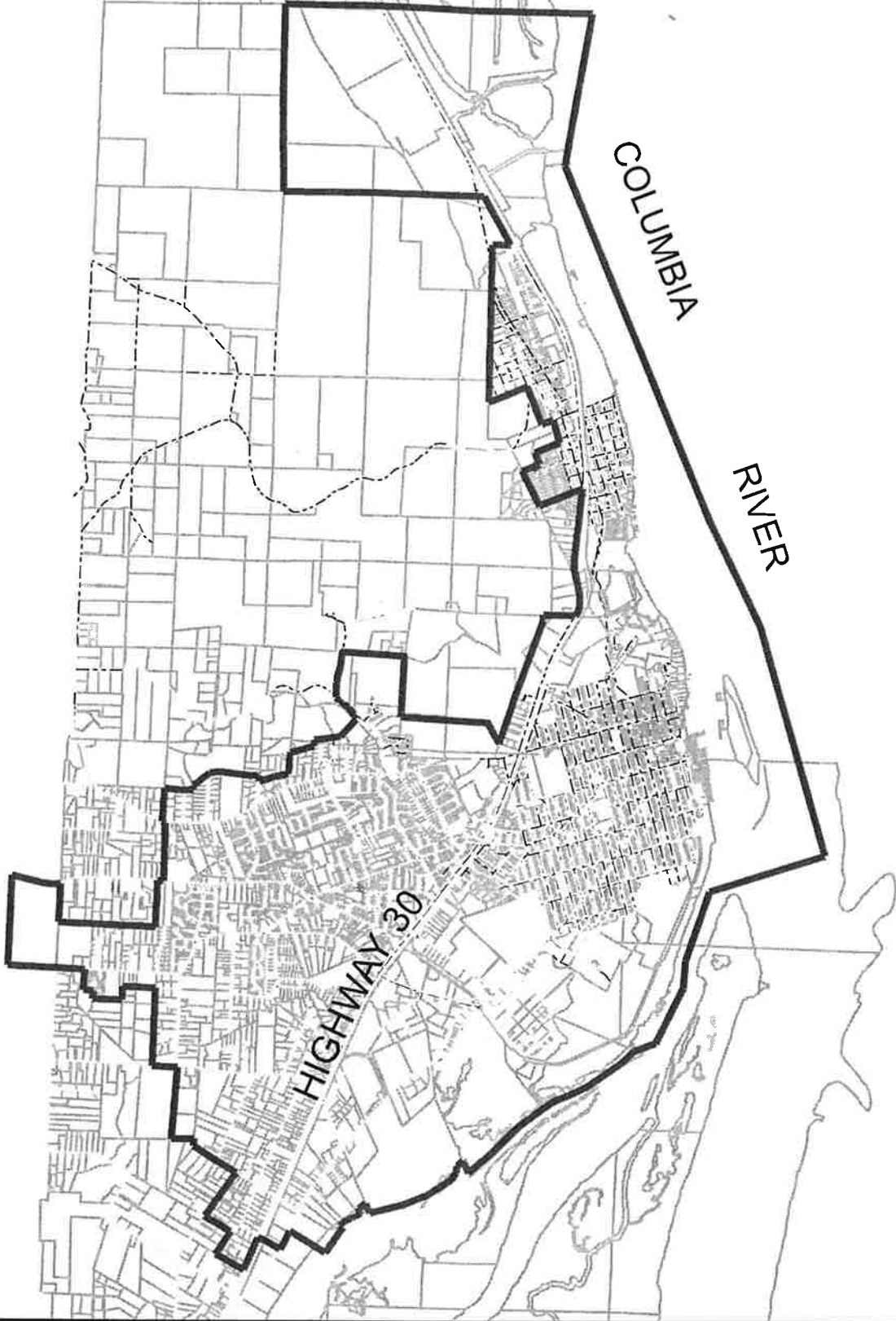
|                            |          |
|----------------------------|----------|
| Normal Building Permit Fee | \$20,000 |
| Capped Fee Reduction       | \$10,000 |
| Permit Fee Payable         | \$10,000 |
| Permit Fee Reduction %     | 50%      |

Example #2:

|                            |           |
|----------------------------|-----------|
| Normal Building Permit Fee | \$200,000 |
| Capped Fee Reduction       | \$10,000  |
| Permit Fee Payable         | \$190,000 |
| Permit Fee Reduction %     | 5%        |

2. To the extent possible, businesses that otherwise qualify for Enterprise Zone benefits shall receive expedited review through land use and building permit processes.

Enterprise Zone Boundary



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