

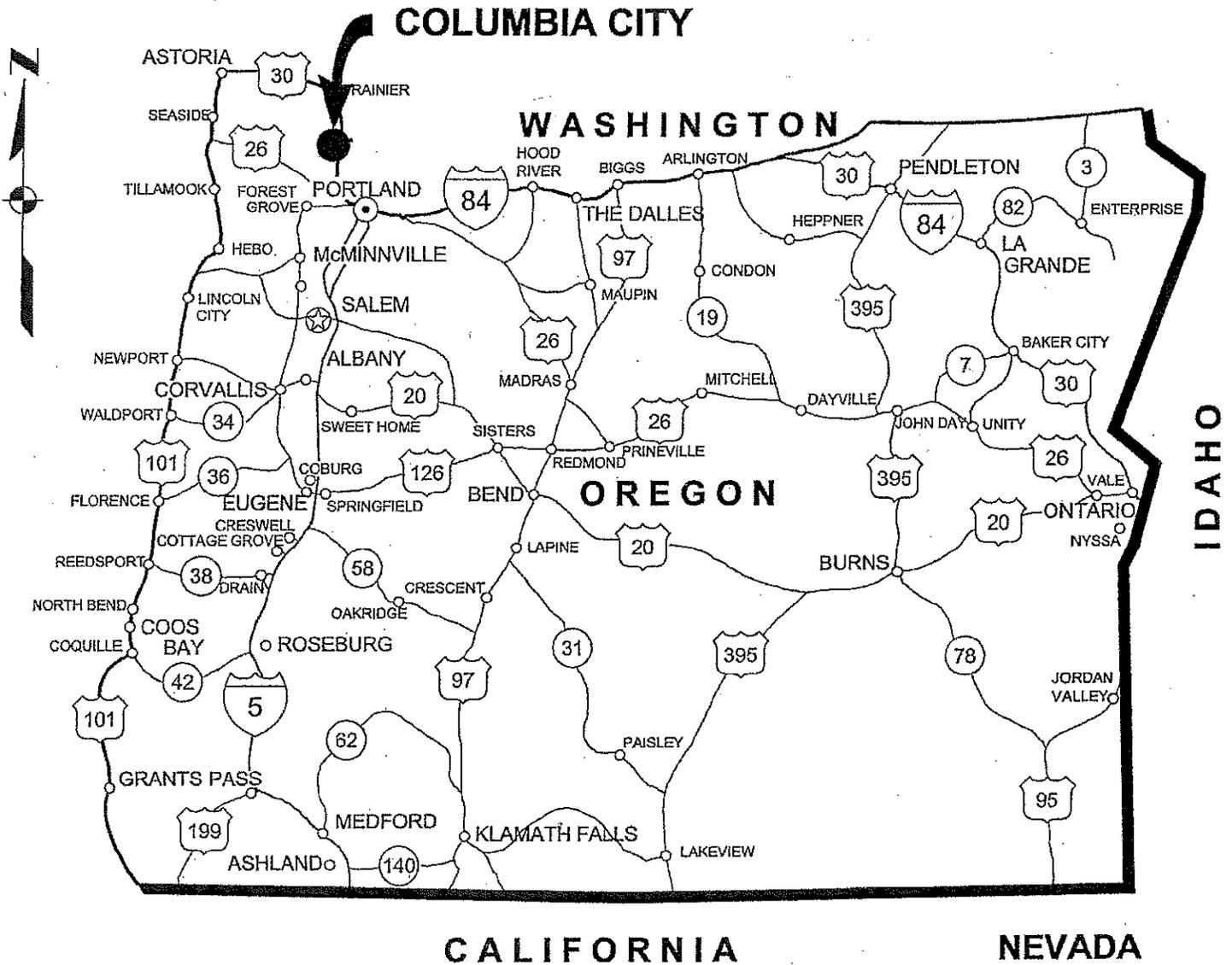


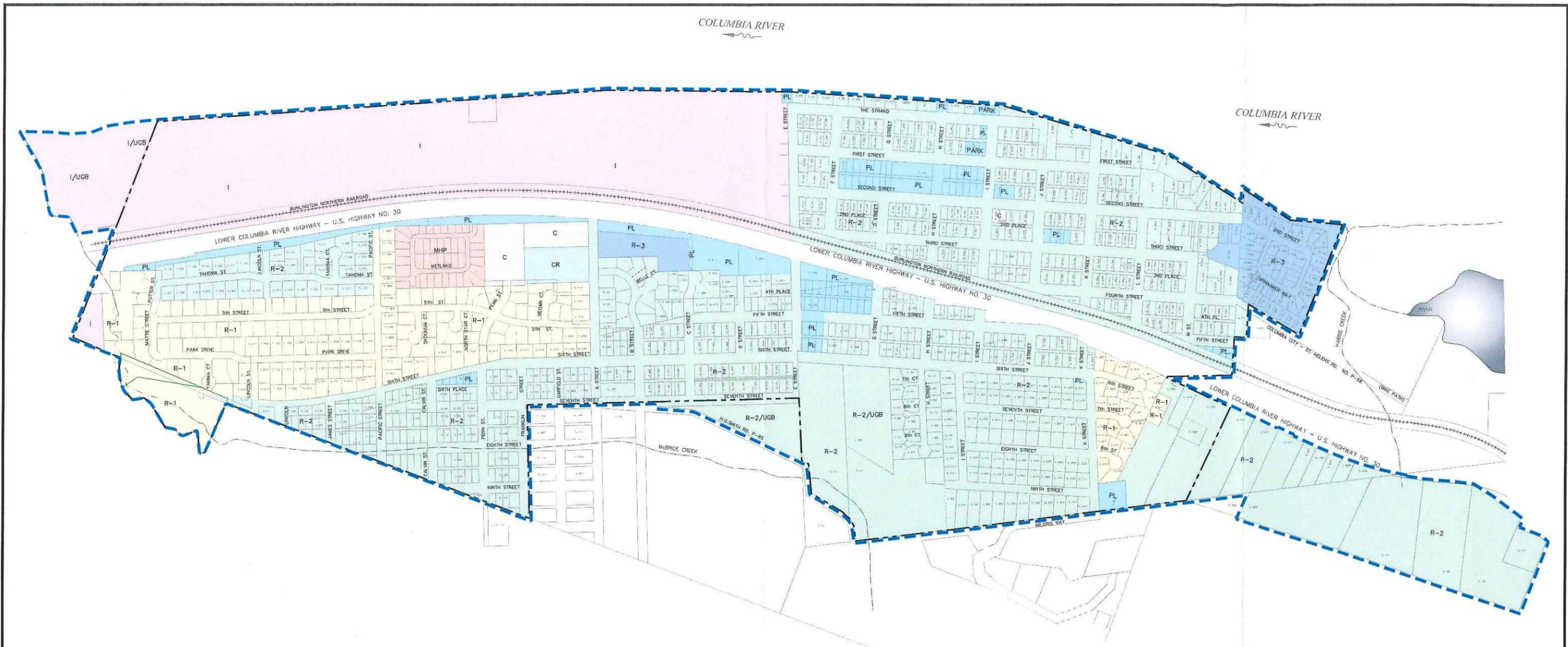
## ***Community Profile***



**City of Columbia City  
2016-17 Annual Budget  
COMMUNITY PROFILE**

Columbia City is located in Northwest Oregon, along the Columbia River and the Oregon/Washington border, 29 miles north of Portland, 2 miles north of St. Helens, 70 miles southeast of Astoria, and 180 miles south of Seattle.



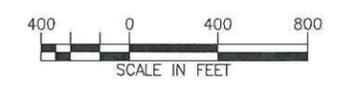


**LEGEND**

CITY OF COLUMBIA CITY LIMITS		AREA:	484.11 ACRES
URBAN GROWTH BOUNDARY (UGB)			554.21 ACRES

**LAND USE DESIGNATION**

		AREA:
	(R-1) SINGLE-FAMILY RESIDENTIAL	67.5 ACRES
	(R-2) GENERAL RESIDENTIAL	298.49 ACRES
	(R-3) MULTI-FAMILY RESIDENTIAL	14.05 ACRES
	(MHP) MANUFACTURED HOME PARK	6.77 ACRES
	(C) COMMERCIAL	5.19 ACRES
	(CR) COMMERCIAL RECREATION	2.81 ACRES
	(I) INDUSTRIAL	101.80 ACRES
	(PARK) PUBLIC LANDS, PARK (PL)	21.96 ACRES
	NEWER PLATTED AREAS	67.5 ACRES
	DUPLEX/SFD	298.49 ACRES
	3-10 DU/AC	14.05 ACRES
	MANUFACTURED HOMES ONLY	6.77 ACRES
	RETAIL/SERVICES (BUSINESS)	5.19 ACRES
	COLUMBIA RIVER ATHLETIC CLUB	2.81 ACRES
	"OLD MILL SITE"	101.80 ACRES
		21.96 ACRES



OCTOBER 2015

**CURRENT CITY LIMITS AND EXPANDED UGB OVERVIEW MAP**

CITY OF COLUMBIA CITY



City of Columbia City

1091029.00

**NOTE:**  
THIS MAPPING IS BASED ON ELECTRONIC FILE INFORMATION PROVIDED BY MURRAY, SMITH & ASSOCIATES AND INFORMATION RECEIVED FROM COLUMBIA CITY. DRAWING HAS BEEN MODIFIED BY KENNEDY/JENKS CONSULTANTS.

**City of Columbia City  
2016-17 Annual Budget**

**COMMUNITY PROFILE DETAIL**

**LOCATION:**

Northwest Oregon, along the Columbia River and the Oregon/Washington border, 29 miles north of Portland, 2 miles north of St. Helens, 70 miles southeast of Astoria, 180 miles south of Seattle.

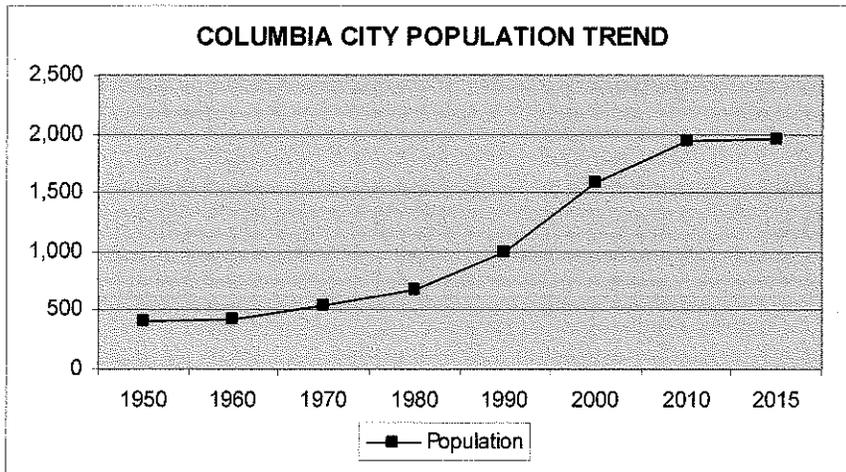
**Incorporated:** June 7, 1926

**City Charter Adopted:** July 1, 2014

POPULATION INCREASE	
Year	Percent
2010-2015	0.46%
2000-2010	22.01%
1990-2000	59.02%
1980-1990	47.50%
1970-1980	26.63%
1960-1970	26.95%
1950-1960	4.44%
1940-1950	23.85%

POPULATION	
Year	Number
2015	1,955
2014	1,945
2013	1,945
2012	1,950
2011	1,950
2010 Official Census	1,946
2009	1,990
2008	1,975
2007	1,955
2006	1,890
2005	1,785
2004	1,760
2003	1,720
2002	1,650
2001	1,620
2000 Official Census	1,595
1999	1,665
1998	1,635
1997	1,550
1996	1,465
1995	1,385
1994	1,240
1993	1,120
1992	1,070
1991	1,045
1990 Official Census	1,003
1980 Official Census	680
1970	537
1960	423
1950	405
1940	327

Age in Years	AGE COMPOSITION			
	2000		2010	
	Persons	Percentage	Persons	Percentage
Under 5	92	6%	87	5%
5-19	354	22%	311	16%
20-44	454	29%	489	25%
45-64	480	31%	700	36%
65+	191	12%	359	18%



<b>HOUSEHOLD INCOME</b>			
<b>Median Income</b>	<b>Columbia City</b>	<b>Columbia County</b>	<b>State</b>
2014	N/A	\$54,605	\$50,521
2012	\$66,094	\$55,358	\$50,036
2009	\$63,036	N/A	\$49,033
1999	\$59,545	\$45,797	\$40,916
1990	\$36,812	N/A	\$27,250

<b>TAXES</b>	
Sales Tax	None
Property Tax Rate per \$1,000 value	\$15.2907

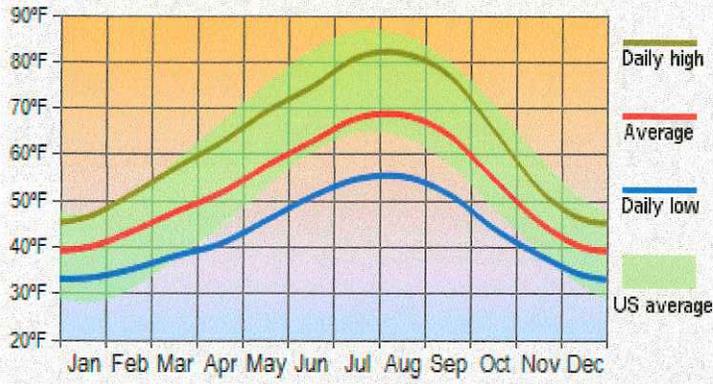
<b>POLICE PROTECTION</b>	
Number of Employees (Sworn)	4
Number of Reserves (Sworn)	2

<b>RECREATION AND CULTURE</b>	
Parks	18.64 acres
Number of Museums	1
Number of Libraries	1

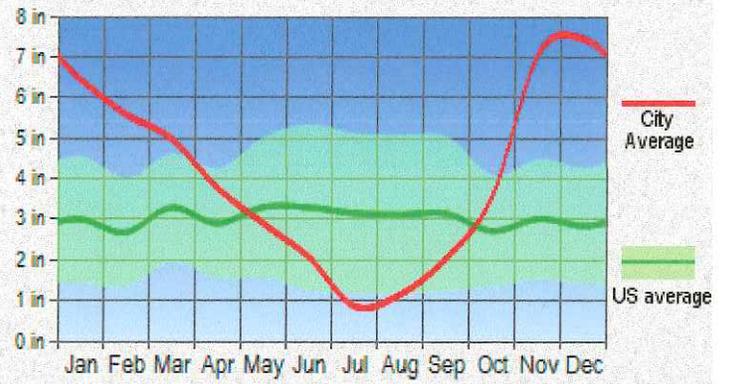
<b>CITY ELECTIONS</b>	
Registered Voters	1,303
Votes in Last General Election	1,188
Percentage Voting in Last General Election	91%

<b>CLIMATE</b>	
Measurement Location	St. Helens
Elevation	24'
<b>Temperature</b>	
Lowest Monthly Average	32° F
Highest Monthly Average	81° F
Hottest Month	August
Coldest Month	January
Driest Month	July
Wettest Month	December
<b>Precipitation</b>	
Average Annual Precipitation	42.76'
<b>Humidity Data</b>	
Average - July Afternoon	62%
Average - January Afternoon	82%

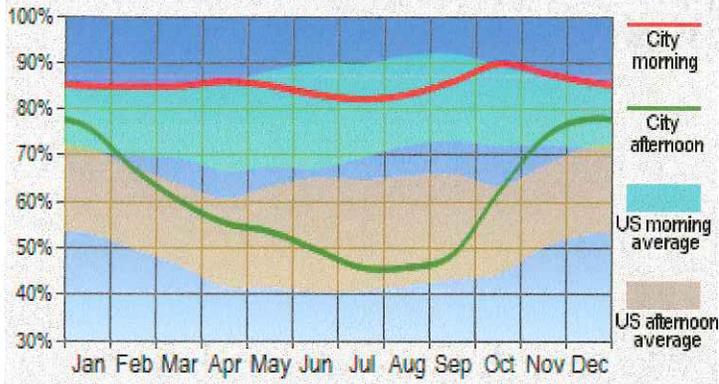
### Average Temperatures



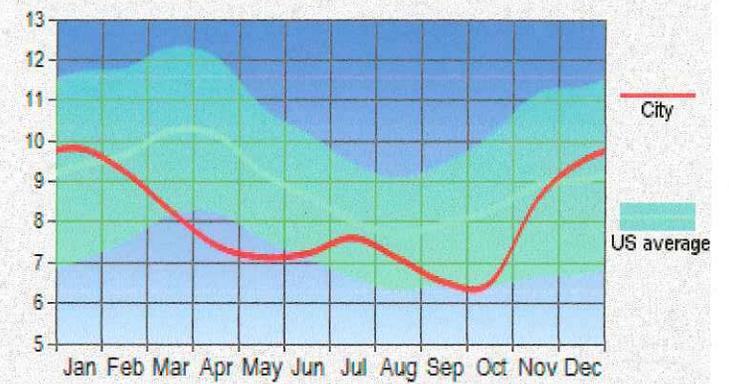
### Precipitation



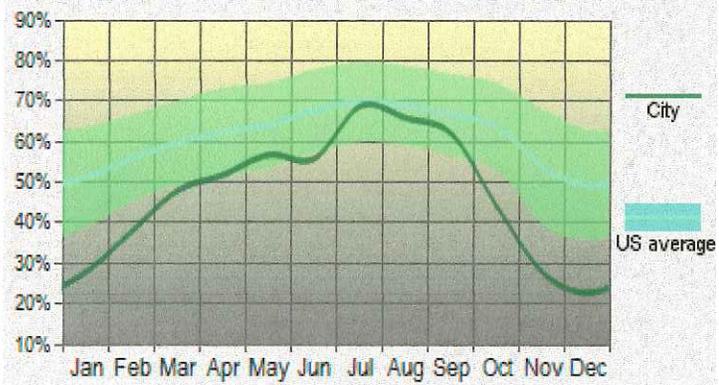
### Humidity



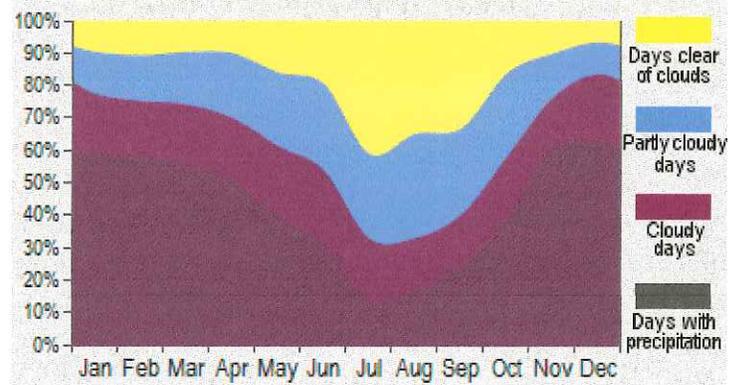
### Wind Speed (mph)



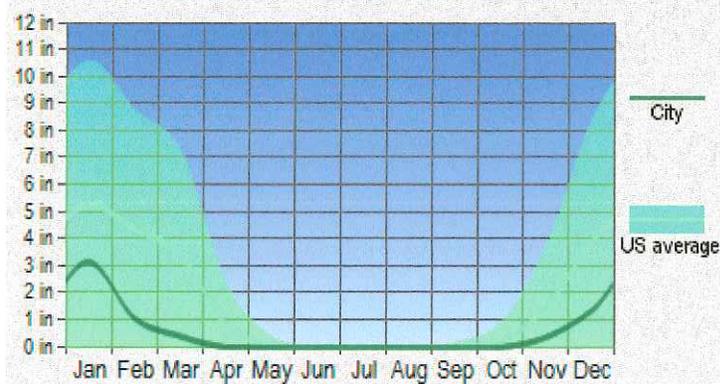
### Sunshine



### Cloudy Days



### Snowfall



HOUSING				
Year Structure Built, Columbia City				
Percent Built 2010-2015				0.61%
Percent Built 2000-2009				19.93%
Percent Built 1980-1999				48.66%
Percent Built 1960-1979				22.86%
Percent Built 1940-1959				1.96%
Percent Built 1939 or earlier				5.99%
<b>Columbia City</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2015</b>
<b>Total Housing Units</b>	<b>228</b>	<b>361</b>	<b>640</b>	<b>818</b>
Vacancy Rate, 2012				7%
Owner Occupied, 2012				629
Renter Occupied, 2012				124
Median Monthly Housing Costs, 2012				\$1,203
Median Gross Rent, 2012				\$1,048
Household Size, Columbia City, 2012				
1-person household				19%
2-person household				41%
3-person household				14%
4-or-more person household				26%
Median Value of Owner-Occupied Housing, 2014				
Columbia City				\$241,100
Columbia County				\$208,700
Oregon				\$234,100

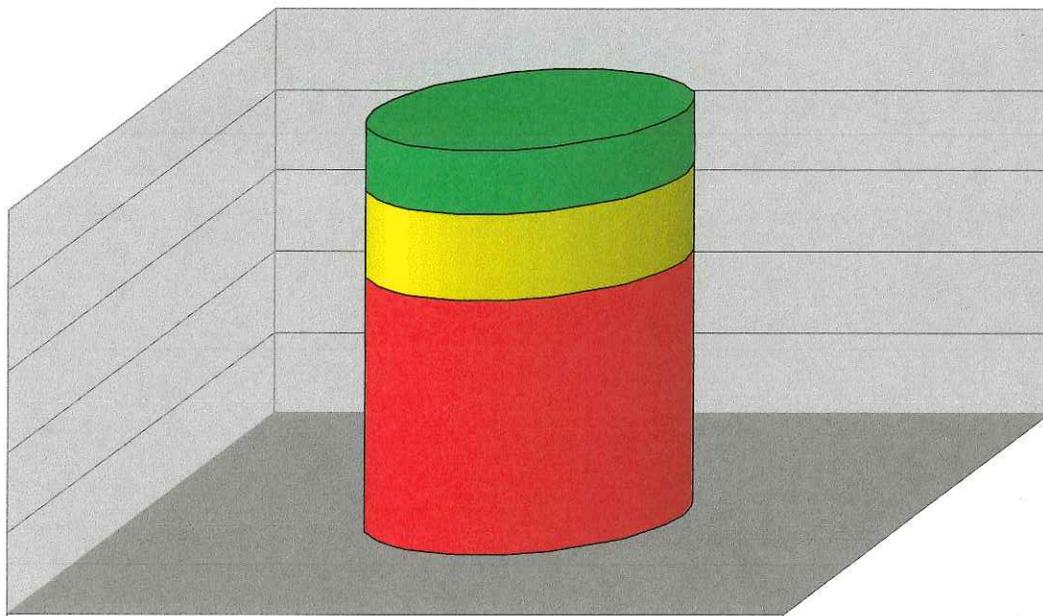


## COLUMBIA COUNTY NONFARM PAYROLL EMPLOYMENT

	MARCH 2016	% OF TOTAL	MARCH 2015	CHANGE FROM MARCH 2015
<b>TOTAL EMPLOYMENT</b>	<b>10,460</b>	<b>100.00%</b>	<b>10,340</b>	<b>120</b>
<b>TOTAL PRIVATE</b>	<b>8,250</b>	<b>78.87%</b>	<b>8,160</b>	<b>90</b>
Mining and logging	200	1.91%	200	0
Construction	500	4.78%	550	-50
Manufacturing	1,600	15.30%	1,570	30
Trade, transportation, and utilities	1,950	18.64%	1,940	10
Information	50	0.48%	50	0
Financial activities	510	4.88%	520	-10
Professional and business services	680	6.50%	660	20
Educational and health services	1,170	11.18%	1,150	20
Leisure and hospitality	1,170	11.18%	1,140	30
Other services	420	4.02%	380	40
<b>GOVERNMENT</b>	<b>2,210</b>	<b>21.13%</b>	<b>2,180</b>	<b>30</b>
Federal government	70	0.67%	70	0
State government	340	3.25%	340	0
Local government	1,800	17.21%	1,770	30

<b>WHERE WORKERS LIVE</b>		<b>2014 WORKERS</b>		
Total All Jobs	Columbia City		Columbia County	
	Count	Share	Count	Share
Total All Jobs	74	100.0%	9,628	100.0%
<b>Job Counts by Counties Where Workers Live</b>				
Columbia County, OR	43	58.1%	5,520	57.3%
Washington County, OR	6	8.1%	747	7.8%
Multnomah County, OR	5	6.8%	680	7.1%
Clackamas County, OR	4	5.4%	334	3.5%
All Other Locations	16	21.6%	2,347	24.4%
<b>Job Counts by Places Where Workers Live</b>				
St. Helens, OR	15	20.3%	1,697	17.6%
Columbia City, OR	5	6.8%	201	2.1%
Scappoose, OR	5	6.8%	593	6.2%
Portland, OR	4	5.4%	529	5.5%
All Other Locations	45	60.7%	6,608	68.6%

### Columbia County Inflow/Outflow Job Counts 2014



■ 4,108 Live Out of County and Employed In County  
■ 5,520 Live In and Employed In County  
■ 16,232 Live In County and Employed Out of County

<b>WHERE RESIDENTS WORK</b>		<b>2014 RESIDENTS</b>		
<b>Total All Jobs</b>	<b>Columbia City</b>		<b>Columbia County</b>	
	<b>Count</b>	<b>Share</b>	<b>Count</b>	<b>Share</b>
Total All Jobs	789	100.0%	21,752	100.0%
<b>Job Counts by Counties Where Workers are Employed</b>				
Multnomah County, OR	291	36.9%	6,135	28.2%
Columbia County, OR	201	25.5%	5,520	25.4%
Washington County, OR	159	20.2%	3,664	16.8%
Clackamas County, OR	49	6.2%	1,208	5.6%
All Other Locations	89	18.8%	5,225	24.1%
<b>Job Counts by Places Where Workers are Employed</b>				
Portland, OR	277	35.1%	5,636	25.9%
St. Helens, OR	91	11.5%	2,066	9.5%
Hillsboro, OR	56	7.1%	1,360	6.3%
Beaverton, OR	43	5.4%	747	3.4%
Scappoose, OR	37	4.7%	869	4.0%
All Other Locations	285	36.1%	11,074	50.9%

**TOP TWENTY TAX PAYERS IN COLUMBIA CITY**

<b>Owner</b>	<b>Description</b>	<b>Assessed Value</b>	<b>Real Market Value</b>	<b>Total Taxes</b>
Port of St. Helens	Industrial	\$3,487,160	\$11,260,030	\$53,008
Northwest Natural Gas Co	Utility	1,859,500	1,859,500	27,851
Clearwater Paper Corporation	Industrial	1,826,240	1,826,240	27,088
Tidewater Barge Lines	Utility	1,518,000	1,518,000	22,696
Private party	Apartments	1,377,120	1,935,230	21,057
Private party	Mobile Home Park	1,320,820	1,706,500	20,196
Comcast Corporation	Utility	1,263,900	1,992,292	19,326
Private party	Residence	1,029,910	1,125,190	15,748
Private party	Residence	1,025,640	1,169,500	16,683
Bernert Barge Lines	Utility	1,054,800	1,054,800	15,646
Private party	Residence	788,620	789,440	11,701
Private party	Residence	761,690	864,310	11,572
Private party	Residence	718,200	753,210	10,828
Private party	Residence	736,220	943,400	10,816
Private party	Residence	676,730	730,890	10,309
Private party	Residence	660,630	858,340	10,137
E & V Development LLC	Residences	657,650	832,230	10,051
Private party	Residence	662,070	700,050	10,010
Private party	Residence	647,030	647,030	9,597
West Oregon Wood Products	Industrial	599,970	599,970	8,899
<b>Total value of top twenty tax payers</b>		<b>\$22,671,900</b>	<b>\$33,166,152</b>	<b>\$343,219</b>
<b>Total value of Columbia City</b>		<b>\$173,617,384</b>	<b>\$190,375,620</b>	
<b>Twenty top tax payers percentage of total</b>		<b>13%</b>	<b>17%</b>	

**City of Columbia City  
2016-17 Annual Budget**

**COMMUNITY PROFILE**

Columbia City is located in northwestern Oregon on the banks of the Columbia River, approximately 32 miles north of the City of Portland on Highway 30 and 2 miles north of the City of St. Helens and 61 miles east of the Pacific Ocean.



The City is dominated, ecologically and visually, by the Columbia River, which is nearly a mile wide here. Fir-clad slopes provide a backdrop west of town; across the River are the foothills of the Cascade Range. Five snow-covered peaks are visible from the City: Mount St. Helens, Mt. Adams, Mt. Hood, Mt. Rainier, and Mt. Jefferson.

**Population:** The population of the City of Columbia City was estimated to be 1,955 on July 1, 2015, according to Portland State University Population Research Center.

**Climate:** Columbia City has a temperate climate with dry, moderately warm summers and wet, mild winters. Average annual precipitation in the County is slightly less than 50 inches. Prevailing winds up and down the Columbia River provide some circulation in local air sheds and assist in dilution of air pollutants. Snow or freezing weather is rare, and 100° F. is seldom reached in the summer.

**History:** Columbia City's location on the bank of the "Mighty Columbia River" made it a link in development of River transportation. The steamboat navigation was started on the Columbia River by the building of the combination sail and steam sidewheel ship "Beaver" launched in 1834 at London, England, for the Columbia and Willamette River traffic by the Hudson Bay Company. On its first voyage up the Columbia River to where it was to be based at Fort Vancouver, it would have gone by the sight that is now Columbia City. All that was here then was an Indian fishing village, which they called "Cumahi." There is no way to tell how it was spelled for the Indians did not have a written language.

Steam navigation continued to aid in the River development. The Caples Brothers of Columbia City owned and operated the Sternwheeler "Metlako" and ran it on a passenger and freight schedule from Portland to Woodland, Washington, and waypoints. The Graham Brothers owned and operated the Sternwheeler "Ottawa" out of early Columbia City. Later the Caples Brothers owned and operated the steam-powered propeller-driven "Victor." The three-foot diameter four-blade propeller of the "Victor" is now on display at the Caples House Museum.

The McVey house was built in 1871 as a store with a residence on the second story. By 1891 the building was also used as the Post Office. This was the only boat landing in the City, and

River traffic stopped to pick up passengers and refuel--many of the River-going vessels burned wood for power. This house is a historic landmark and still stands at 2040 The Strand.

The Caples House was built in 1870 by Doctor Charles Caples, a doctor in the area. The house was presented to the Daughters of the American Revolution (DAR) in 1959 and is open to the public. The facility consists of the Main Museum (which is the original house), the Carriage House (which has been converted into a Costume house and Children's Attic with old dolls and toys), a Country Store, a Pioneer Tool Shed, and the Knapp Social Center (which contains an assembly room, kitchen, library, and caretakers' living quarters).

During World War I the Sommarstrom Brothers built a shipyard with four ways - to build four ships at once - in the south part of Columbia City



where River Club Estates is now located. They hired a large crew and built wood ships for the U.S. Government. When the war ended, the ship contracts were cancelled.



**Government:** The City of Columbia City received its charter in 1926. The City has a Mayor and four Council Members. The City has a seven-member Planning Commission. The City Hall is located at 1840 Second Street, and the City's Community Hall is located next door at 1850 Second Street. The Public Works office and shops are on the corner of Second Place and "J" Street.

**Commerce and Industry:** The Port of St. Helens owns the only industrial property in the City and has one of the few deep-water docks along the River. The site is also served by the Portland and Western Railroad and the Columbia River Highway. Portions of the site are leased by ProBuild Lumber Company, Clearwater Paper and West Oregon Wood Products.

**Schools:** Students attend schools in St. Helens, two miles away.

**Housing:** There are approximately 741 single-family dwelling units, 53 manufactured homes, and 24 duplex units within the City. There are four multiple-family units providing another 16 housing units.

**Communications:** Cable television is available in Columbia City. There is no local television station, however. There is also a post office located on the corner of Second and "I" Streets. Newspapers are located in nearby St. Helens and Scappoose.

**Recreation:** The geographic location of the City provides a natural environment for the enjoyment of outdoor activities. The Columbia City bike path is very popular year-round, and

links to a designated bike path that leads through a scenic, wooded area to the City of St. Helens. The Columbia City Dog Park provides a place for off-leash romping for pets and a social gathering place for pet owners. Harvard Park features playground equipment, and the Columbia City Grade School also offers a playground for use by the public. Jim Bundy Memorial



Park hosts a picnic shelter and wooded areas, and offers a beautiful display of trillium from April through June. The Columbia City Veterans Park is a popular attraction, and annual Memorial Day ceremonies are held there. Carolyn King Park provides spectacular views of the Columbia River and Datis Park is located

right on the river. There are also two privately owned parks open to the public with spectacular river views - Pixie Park and Ruth Rose Richardson Park.



The City owns a Community Hall, which can be rented for athletic or social activities. The Caples Museum and Knapp Social Center offer opportunities for entertainment and rental use. The Columbia City Sports and Recreation Club, a membership organization, provides a weightlifting room, racquetball courts, a swimming pool, a hot tub, sauna, complete aerobics, cardiovascular machines, a basketball court, and classes. The Columbia River offers some of the finest fishing in the State, and many residents are quite active in this outdoor sport. Boating, sailing, and water sports including kite sailing and kite boarding have become increasingly popular for both participants and viewers alike. Many residents consider their view of the River and the River traffic one of the most appealing features of the City. The marinas in the area, as well as County and State parks, provide additional recreational opportunities.

### **Special Events:**

- An annual Memorial Day Ceremony is held in the Columbia City Veterans Park in honor of all American Veterans that serve or have served in the Army, Marine Corps, Navy, Air Force, Coast Guard and Merchant Marine.
- The Columbia City Celebration is an annual September event. The Celebration features a wide range of activities, including the annual Show & Shine Car Show, Prepare Fair, Strawberry Pancake Breakfast, Used Book Sale, Craft Fair, Silent Auction, and more.
- Fleet Day is celebrated in June with the military ships traveling up the Columbia River and past Columbia City on their way to Portland for the annual Rose Festival celebration.
- The City is a good place to watch the Fourth of July fireworks set off from Sand Island across

from the Columbia County Courthouse in St. Helens.

- The second Saturday in December brings the arrival of the Christmas ships. Private boats decorated with lights motor by the City for everyone to enjoy.

**Transportation:** Columbia County Rider provides general public transportation services.

**Fire and Police Protection:** The Columbia River Fire and Rescue offers fire protection to the City. A Forestry Department office is located in the City near the intersection of Highway 30 and "E" Street. The Police Department is staffed by the Police Chief, Police Sergeant, Police Officers and Reserve Police Officers. The present paid staffing level is 2.29 full-time equivalents. In addition, the City is served by the Columbia County Sheriff's Department and the Oregon State Police.

**Medical Facilities:** Doctors' offices are in nearby St. Helens, two miles away.

**Services:** Residents of Columbia City are served by Hudson Garbage Service, and the Columbia River Public Utilities District serves the City with electricity. CenturyLink provides telephone service, Northwest Natural Gas provides gas, Comcast serves the City with cable television, and water and sewer services are provided by the City.

#### **Park Descriptions:**

**Carolyn King Park (0.06 acres):** This viewpoint park provides spectacular views of the Columbia River, Mt. St. Helens, and Mt. Adams. The park is located at the corner of Ninth and "K" Streets, and has a covered picnic table.



**Columbia City Bike Path (5.00 acres):** This popular bike path is used by walkers, bicyclists, joggers, and skaters. It extends along the west side of Highway 30 and then along the top of the bank along McBride Creek.



**Columbia City Dog Park (0.84 acres):** The City, in partner with the Port of St. Helens and the Columbia County Community Corrections Crew, provides an off-leash dog park for the public and their pets to enjoy. The fully fenced dog park encompasses ½ acre of open grassy field divided into two areas - one for large and one for small dogs. The park features a few picnic tables, a park bench, waste stations, double gates, specific rules for dogs and their owners, some shade, and (of course) a fire hydrant. Dog owners should bring their own water for their dogs.

**Columbia City Elementary School (1.92 acres):** This area is accessible to the public during non-school hours, and includes playground equipment, volleyball area, soccer and softball field, and basketball court. The park may be accessed from Second, First and "F" Streets.



**Columbia City Veterans Park (0.39 acres):** The Veterans Park currently features a monument honoring all American veterans, three veteran walls displaying engraved bricks, a Blue Star Byway Marker, a US flag pole, a POW/MIA flag, six branch flags and monuments (Army, Marine Corps, Navy, Air Force, Coast Guard and Merchant Marine), hand crafted picnic tables and park benches, a rose garden, and landscaping. Phase III construction, which is currently underway, will add a monument honoring POW/MIA, a monument in tribute of the family members of all American veterans, a fourth veteran wall panel, additional brick work, fencing, landscaping, and other hand crafted site amenities. The Veterans Park is located along the bike path at the trailhead for the McBride Creek Trail System.



**Harvard Park (0.39 acres):** This developed neighborhood park is located on Sixth Street between Calvin and Penn Streets. It currently has playground equipment, an open green area for field games, park benches, picnic tables, drinking fountain and a seasonal restroom facility.



**McBride Creek Trail System (7.86 acres):** The first phase of this trail system is currently under development. Phase 1 includes the development of a picnic area. The trail head will be located near the Veterans Park, next to Highway 30 and McBride Creek. The trail system will lead hikers up and down the banks along the McBride Creek riparian area, which hosts a spectacular display of trillium from April through June. The acquisition of additional property for the trail system is currently underway.



**Entrance Sign Area (0.33 acres):** The City has partnered with Oregon Department of Transportation to landscape an area along Highway 30. The site serves as home to a beautiful rose garden and a handcrafted "Welcome to Columbia City" entrance sign that was designed and built by a local artist. A lit flag pole proudly displays the US flag at the site.

**Jim Bundy Memorial Park (2.86 acres):** This park is located at the corner of "E" Street and Highway 30, adjacent to the Columbia City Bike Path. This centrally located park is heavily wooded and easily accessible to travelers. It features a beautiful display of trillium from April through June. The park has a picnic shelter, picnic tables, park benches, walking trails, and restroom facility.



**Pixie Park (0.31 acres):** This waterfront park is privately owned by the Daughters of the American Revolution (DAR). This park is located at the corner of The Strand and "I" Street. This is a popular park for picnics and it provides breathtaking views of Columbia River, Mt. Adams, Mt. Hood, and river traffic and activities. It has a well maintained grassy area for lounging and picnics, picnic tables, and access to the river. The site is a popular location for wind surfing and wind sailing activities.

**Ruth Rose Richardson Memorial Park (0.46 acres):** This private park is also owned by the DAR and is located on "I" Street between First Street and The Strand. This park provides a grassy area for picnics, and benches with spectacular views of the Columbia River, Mt. Adams, and river traffic and activities.



**Datis Park (0.14 acres):** This waterfront park is located on The Strand and provides a scenic view of the river activity. The Parks Committee plans to add a fishing dock.

