

City of St. Helens
RESOLUTION NO. 2049

A RESOLUTION DETERMINING THAT A NUISANCE EXISTS UPON PROPERTY
LOCATED AT 1321 TUALATIN STREET WITHIN THE CITY OF ST. HELENS AND
DIRECTING THAT NOTICE TO ABATE THE NUISANCE BE POSTED ON SAID
PREMISES

WHEREAS, the Building Official and Code Enforcement Officer have received and investigated reports, including video and photo evidence, of rodent infestation in and around the structure at **1321 Tualatin Street**; and

WHEREAS, St. Helens Municipal Code (SHMC) Section 8.14.040(4) provides that "A structure is unfit for human occupancy whenever the building official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, **vermin or rat infested, contains filth and contamination**, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this chapter, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public; and

WHEREAS, the structure located at 1321 Tualatin Street, St. Helens, Oregon has been determined by the Building Official to be in violation of one or more provisions of Chapter 8.14 of the St. Helens Municipal Code and therefore a nuisance pursuant to the ordinance.

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

Section 1. The City Council determines that a nuisance does exist at 1321 Tualatin Street, see **Exhibit A**, and the structure shall have no occupancy until such nuisance is abated. The Council further directs the owner of the property to permanently abate the nuisance within 30 days of the date of this resolution.

Section 2. The City Council hereby directs a notice to be posted at 1321 Tualatin Street, St. Helens, Oregon which contains: a description of the real property, by street address or otherwise; a direction to remove the nuisance within 30 days of the date of the notice; a description of the nuisance; a statement that unless such nuisance is removed, the City will remove the nuisance and the costs of removal shall be a lien against the property; and a statement that the person in charge of the property may protest the action by giving notice to the City Recorder within ten (10) days from the date of the notice.

Section 4. The City Recorder shall cause a copy of said notice to be forwarded by registered or certified mail, postage prepaid, to the person in charge of the property at the last known address of such person. That notice shall contain all the elements listed in paragraph 2., supra, that is, the posting. If the person responsible for the nuisance is not the owner, an additional notice shall be sent to the owner, stating that the cost of abatement not paid by the person responsible may be assessed to and become a lien on the property.

Approved and adopted by the City Council on July 16, 2025, by the following vote:

Ayes:

Nays:

Abstains:

Jennifer Massey, Mayor

ATTEST:

Kathy Payne, City Recorder





