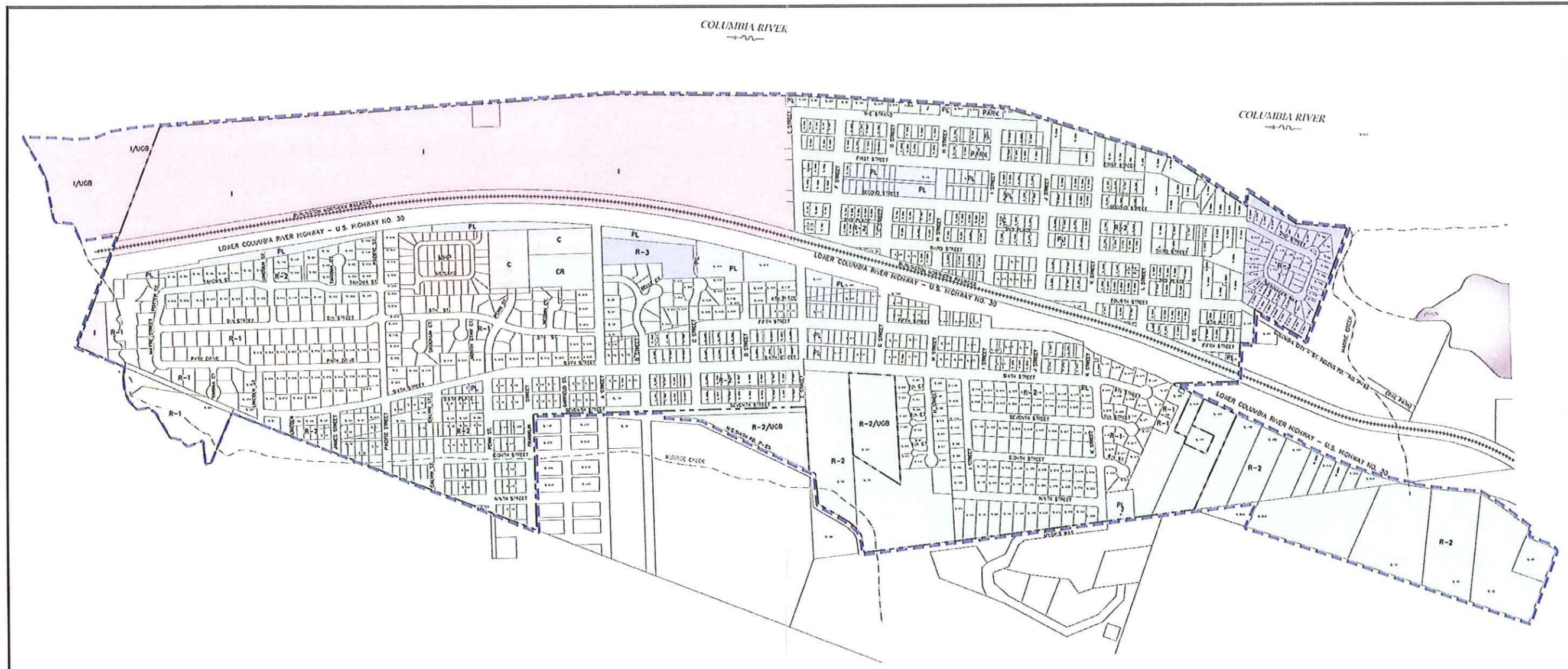


APPENDIXES

- A URBAN GROWTH BOUNDARY MAP
- B VISIONING WORKSHOP SUMMARY REPORT
- C PEDESTRIAN AND BICYCLE ROUTES
- D SOIL CONSERVATION SERVICE SOILS SLOPE MAP
- E STREETS MAP
- F FINDINGS OF FACT AND STATEMENTS OF REASON EXPANSION OF
COLUMBIA CITY URBAN GROWTH BOUNDARY FOR
MODERATE DENSITY RESIDENTIAL PROPERTIES
- G COLUMBIA CITY URBAN GROWTH BOUNDARY EXPANSION, JUNE
- H ANALYSIS OF PROPERTIES ADJACENT TO COLUMBIA CITY URBAN
GROWTH BOUNDAR AND RELATED MAPS
- I STAFF REPORT INCLUDING FINDINGS, CONCLUSIONS AND
RECOMMENDATIONS DATED APRIL 15, 2010 FOR
URBAN GROWTH BOUNDARY EXPANSION,
ANNEXATION, ZONE CHANGE, PARTITIONING, AND
MULTIPLE PROPERTY LINE ADJUSTMENTS

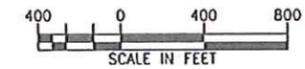


LEGEND

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

LAND USE DESIGNATION

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



APRIL 2011

CURRENT CITY LIMITS AND EXPANDED UGB OVERVIEW MAP

CITY OF COLUMBIA CITY



City of Columbia City

99-0433.101

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.

**COLUMBIA CITY VISIONING WORKSHOP
February 15, 2001**

SUMMARY REPORT

INTRODUCTION, CONTEXT AND MEETING OBJECTIVES

On February 15, 2001, residents of Columbia City attended a workshop to develop a vision for the City. This visioning workshop is a component of a planning process for the City that includes a buildable lands inventory, a land needs analysis and an assessment of need to expand the urban growth boundary (UGB) for the next 20 years.

The workshop was advertised in a newsletter sent out to all City residents. In addition, the project Citizen Advisory Committee (CAC) placed door hangers containing flyers about the workshop on the front door of nearly all homes. Forty-five residents attended the meeting, in addition to City staff.

Mayor Cheryl Young opened the meeting and encouraged participants to develop a broad vision of what they would like to see the City become. Rossin Ebrahimi, winner of the Young Visionaries contest that had been organized in the elementary school, was recognized for his submission. DJ Heffernan, Cogan Owens Cogan, the City's consultant project manager, then gave a short presentation about the City's planning requirements, population growth rate, land consumption and land supply and answered questions. A handout summarizing these issues was distributed.

Participants then discussed the future of Columbia City in facilitated small group discussions. Ideas were recorded on flipcharts and on copies of a large-scale air photo of the City. At the end of the meeting, representatives reported their results.

SUMMARY RESULTS OF SMALL GROUP DISCUSSIONS

One word that describes Columbia City

Participants used a variety of words to describe Columbia City. Many of the responses emphasized the quiet, peaceful atmosphere and its beauty. Several respondents noted that Columbia City is effectively two distinct communities separated by Highway 30.

These responses were mentioned more than once:

- ◆ Beautiful
- ◆ Bedroom community
- ◆ Friendly
- ◆ Livable
- ◆ Peaceful
- ◆ Picturesque
- ◆ Quaint
- ◆ Quiet
- ◆ Safe

APPENDIX "B"

In the best of all worlds, what is Columbia City like in 20 years?

Many participants expressed a desire to preserve the positive qualities of Columbia City. Several participants said that the City should remain unchanged, even over the next 20 years.

The need for additional parks also was mentioned frequently. Participants mentioned the need for developing both community parks on large vacant parcels as well as neighborhood or pocket parks.

Another frequently mentioned topic was Highway 30, which divides the City into "upper" and "lower" Columbia City to the west and east, respectively. Several respondents suggested connecting the two sides with a pedestrian bridge. Others suggested that because the highway is a barrier, certain amenities should be available on both sides. Respondents also noted that the two parts of the City are different and this should be recognized when planning for growth. For example, some said specifically the historic character of the older neighborhood on the east side of the highway should be preserved.

Participants generally felt that Columbia City needs some limited commercial uses, as the City is primarily residential, and well-developed commercial opportunities are available in nearby cities (St. Helens, Longview, Portland). Some participants expressed a need for more commercial land or a business park, while others emphasized the need for neighborhood commercial uses, such as a local grocery store.

The Port property along the river received considerable attention. Several participants recommended that, if the Port could relocate its facilities, the property be redeveloped for a variety of commercial, recreational and residential uses. Some of these include restaurants, hotels, condominiums, and retirement and assisted living developments. Participants also suggested that there should be greater access to the waterfront. This was often mentioned in conjunction with increasing recreational opportunities. The Tressel Beach area was suggested as a site that could be developed for recreational purposes.

Adequate provision of services was also mentioned. Participants expressed that in the best of all worlds, the City would improve its provision of water, sewer and other services; that these services would keep pace with growth; and that the City would be able to provide these services instead of relying on the City of St. Helens.

Participants valued a safe pedestrian environment and expressed concern about the increased speed and volume of traffic. Although not everyone desired sidewalks, the crossing of Highway 30 was frequently mentioned.

Guiding principles to bring us to that future

The participants generated a variety of guiding principles, most of which fit into the following themes and categories (verbatim discussion notes are available in Appendix A):

Overall

- ◆ Use the one-word descriptions of Columbia City as guidelines for new development (beautiful, livable, quaint, quiet, etc.).

Columbia City's Residential Character

- ◆ Maintain the residential character of the City.
- ◆ Maintain existing lot sizes and densities.
- ◆ Maintain the present mix of housing with mainly middle income homes.
- ◆ Expand the UGB to accommodate new growth.
- ◆ Reduce lot sizes to 7,500 square feet in limited areas. (One group.)

Columbia City's Character and Identity

APPENDIX "B"

- ◆ Preserve the character of the City's different neighborhoods.
- ◆ Particularly preserve the character of the older neighborhood east of Highway 30.
- ◆ Ensure that the character and scale of new homes fit in with the character of the community.
- ◆ Cultivate a town center to create a community identity.

Parks, Greenways and Recreation

- ◆ Protect riparian buffers along McBride Creek and other streams.
- ◆ Create greenways with pedestrian and bicycle paths along streams.
- ◆ Create new parks as growth occurs.
- ◆ Maintain urban trees.
- ◆ Improve parks and school properties with ball fields and sports fields.

Columbia City's Pedestrian Environment

- ◆ Improve the City's pedestrian environment.
- ◆ Slow down traffic on residential streets.
- ◆ Improve crossings on Highway 30.

Columbia City's Small Town Character

- ◆ Preserve the City's small town ambience.
- ◆ Increase interactions between residents and neighbors.

Communication

- ◆ Increase public input and involvement.
- ◆ Maintain close communication between the City and residents.

Growth Management

- ◆ Grow slowly and keep population growth slow.
- ◆ Preserve the City's integrity with careful and cautious planning.
- ◆ Recognize limits to urban expansion.
- ◆ Enforce the Comprehensive Plan, Zoning Ordinance and other regulations.

Infrastructure

- ◆ Provide adequate infrastructure for new and existing development.
- ◆ Ensure that new growth pays for itself.

How should the City grow?

Overall, participants stated that Columbia City should grow slowly and carefully. One of the most frequently mentioned issues was that the City should provide adequate services—including police, fire, water, schools, and well-maintained roads—as it grows.

There was strong interest in redeveloping the Port property on the river for commercial and recreational use if the Port could relocate to another area. Some participants also suggested developing different types of housing on this property, including apartment, condominiums, and assisted living facilities. There was also strong support for creating more access to the waterfront.

Several participants suggested that the City's UGB be expanded west, or that this growth should be focused on the west side of Highway 30. Several participants suggested that to accommodate growth riparian buffers along McBride Creek should be preserved.

Participants also suggested separating residential uses from industrial uses. Many participants expressed a desire for limited additional commercial activity, including a general grocery store.

APPENDIX "B"

Additional site-specific suggestions were recorded on air photo maps of the City and will be presented to the Planning Commission at their April meeting.

QUESTIONNAIRE RESULTS

Of the 43 questionnaires received, results generally mirrored the points made by workshop participants. Respondents expressed concerns about growth. They want to see the City grow slowly and carefully, and maintain its small-town feeling. Concerns were frequently expressed that the City's infrastructure, particularly water, is inadequate. Respondents also stated a desire for increases in other services, including parks, police and road maintenance.

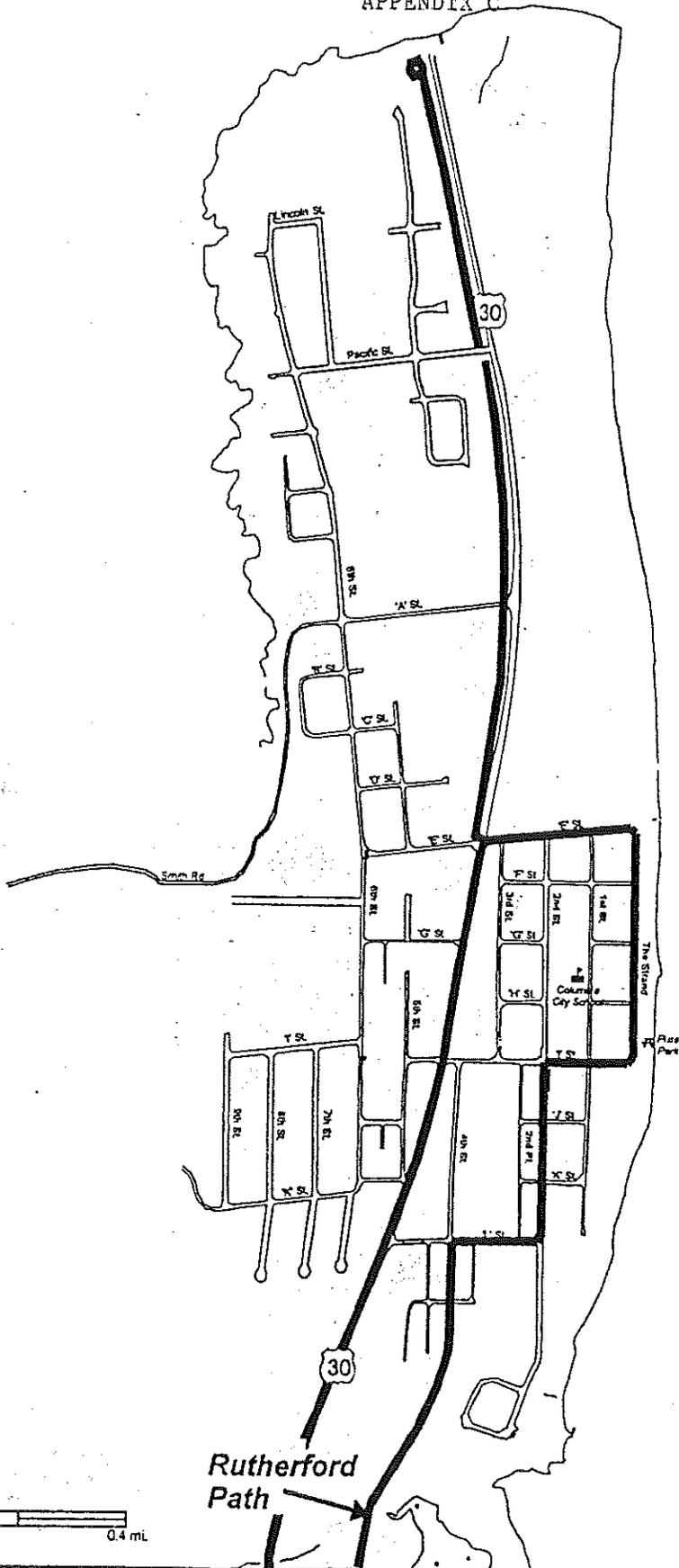
Questionnaire respondents tended to favor redevelopment and expansion of the UGB over increasing density as strategies to accommodate growth. This is similar to the workshop, in which participants strongly favored redeveloping the Port property, but also suggested three different areas west of the City limits where the UGB might be expanded. As with the workshop, questionnaire respondents differed on the issue of sidewalks. Many respondents desire sidewalks in their neighborhoods. However, a significant number of respondents, mainly in the older neighborhood east of Highway 30, specifically opposed building sidewalks in their neighborhood.

A wide variety of other issues were mentioned on the questionnaires, usually by a single respondent. A few issues, such as complaints about parking violations and requests for restrictions on backyard burning, received multiple responses. Parking violations and burning restrictions were also mentioned at the workshop, but received more attention on the questionnaires. A transcription of questionnaire results is available in Appendix B.

SUMMARY AND NEXT STEPS

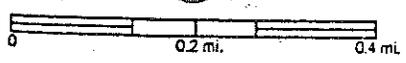
In both the visioning workshop and the questionnaires, there was strong interest in the future of Columbia City. Residents are enthusiastic about the positive qualities of the City, and want to preserve those as the City grows. Workshop participants and questionnaire respondents expressed a variety of creative ideas to plan for growth, and from these, there was agreement on several general themes.

These workshop and questionnaire results will now be used to create a draft vision statement and guiding principles. A set of two or three alternative growth concepts, each based on the guiding principles, will also be composed and depicted visually. The land needs analysis for residential, commercial and industrial land, based on the population projections for the year 2020, is also near completion. These will all be presented to the Planning Commission at a combined Planning Commission/Citizen Advisory Committee meeting on Tuesday, April 10, 2001.



Columbia River

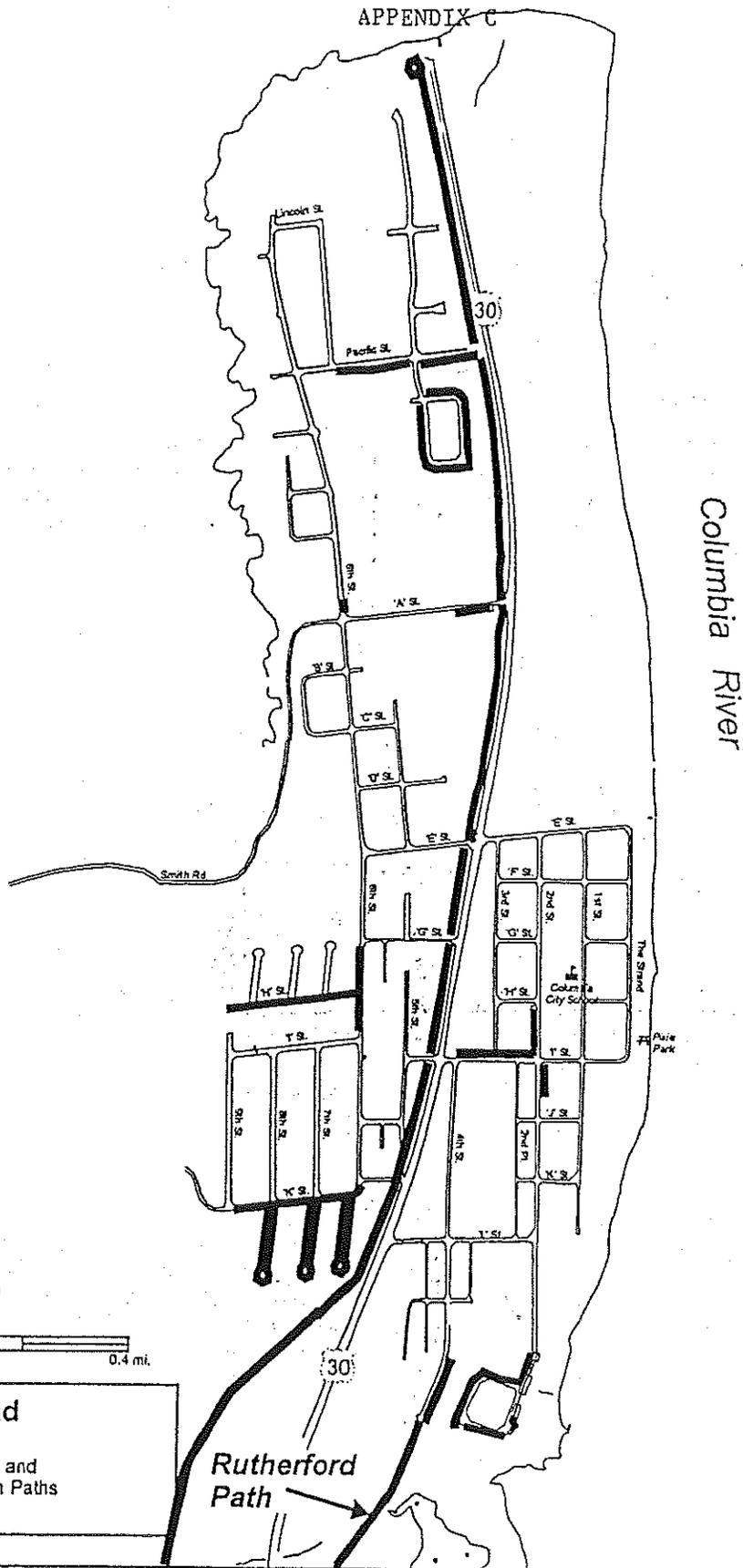
Rutherford Path



Columbia City
Comprehensive Plan



Bicycle Routes and Paths



Columbia River

Legend

— Sidewalks and Pedestrian Paths

Rutherford Path

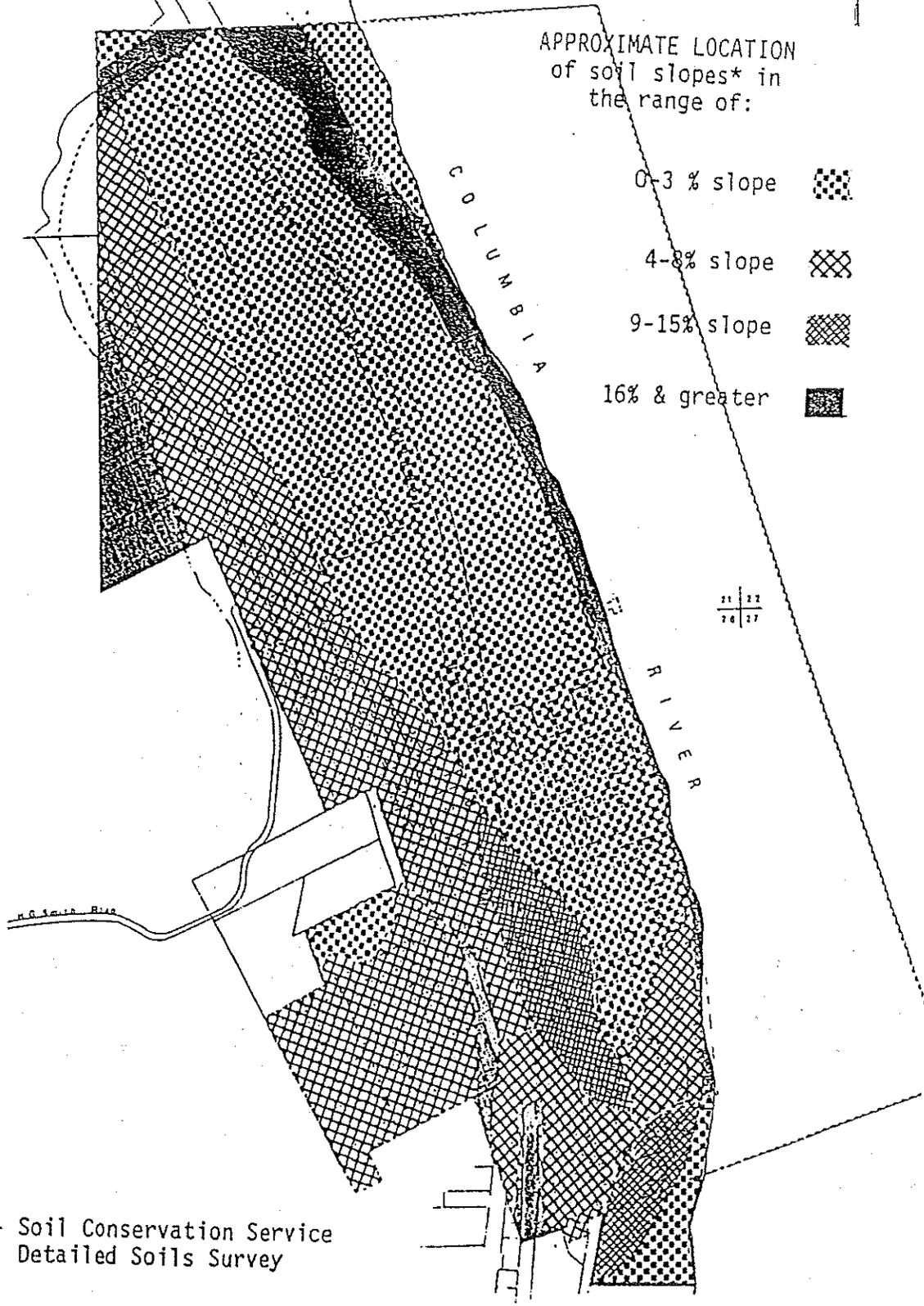


Columbia City
Comprehensive Plan



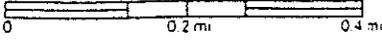
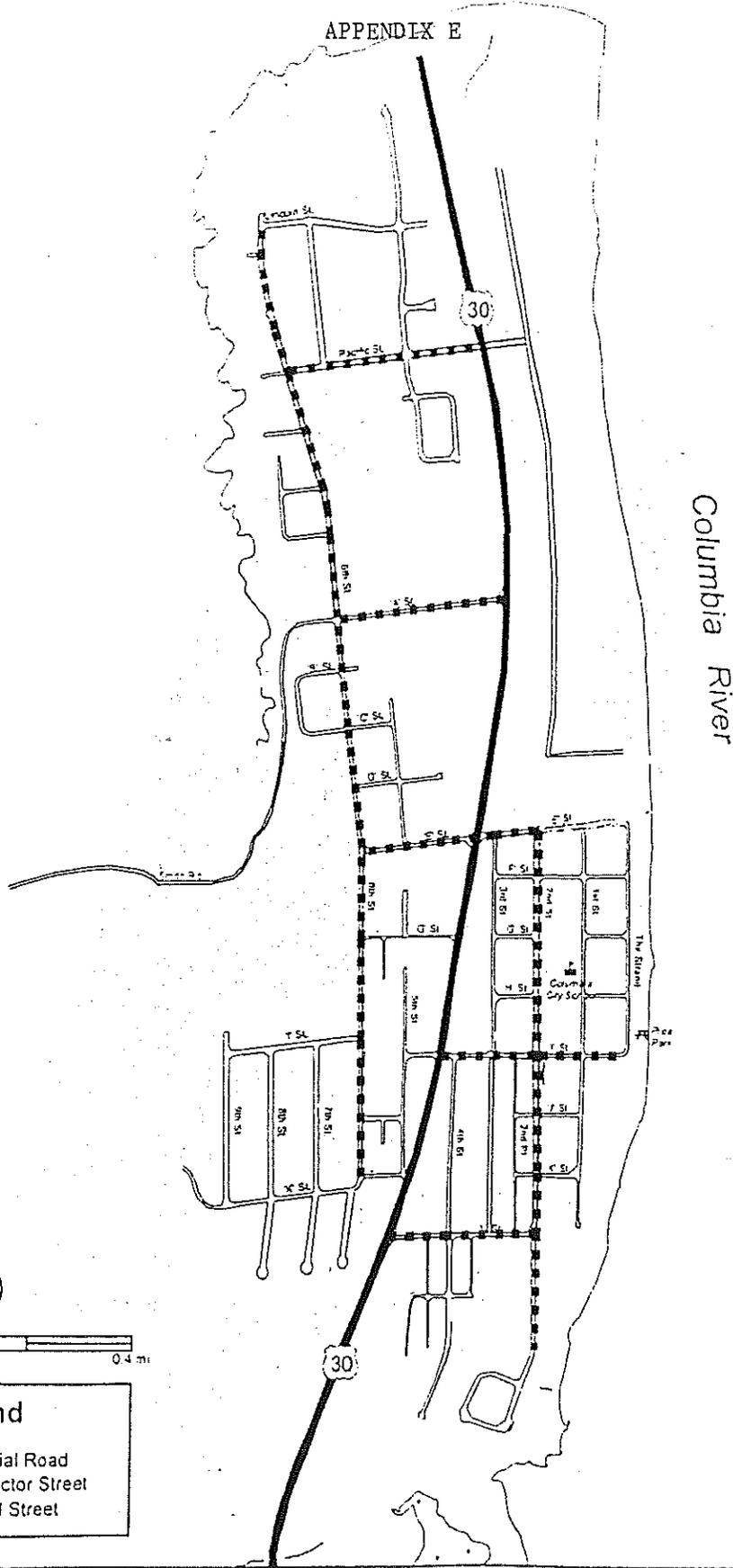
Sidewalks and
Pedestrian Paths

APPENDIX D
SOIL CONSERVATION SERVICE SOILS SLOPE MAP



*Source - Soil Conservation Service
Detailed Soils Survey

APPENDIX E



Legend

-  Arterial Road
-  Collector Street
-  Local Street



Columbia City
Comprehensive Plan



Street Map
Functional
Classification Plan

Appendix F
Findings of Fact and Statements of Reason
Expansion of Columbia City Urban Growth Boundary
for Provision of Moderate Density Residential Properties

The City finds as follows:

A. Review and Prioritization

Columbia City has determined that additional residential property is necessary to satisfy the housing requirements for the projected population for the 20 year period. The properties surrounding the existing urban growth boundary have been reviewed under the priorities established by ORS 197.298.

Columbia City shares a common urban growth boundary with the City of St. Helens to the south on the east side of Highway 30. Properties to the south of Columbia City on the west side of Highway 30 are discussed below and referred to as Chimes Crest. The eastern boundary of Columbia City is the Columbia River. To the west of the Columbia City urban growth boundary, the potential for development is significantly impacted by steep terrain. To the north, all properties outside the existing urban growth boundary are developed or committed to industrial development under County standards.

Columbia City has not designated any land as urban reserve and there are no acknowledged exceptions for residential usage adjacent to the existing urban growth boundary. Therefore, consideration must be given to adjacent properties that are non resource lands.

B. Non-Resource Lands

There are approximately 33 acres¹ of non-resource land adjacent to the Columbia City UGB. Of this non-resource land, approximately 12 acres, west of the existing UGB and west of Ninth Street, has slopes greater than 25% and building at urban density and extending services would be cost prohibitive.

The remainder of the non resource land is located south of the UGB and to the west of Highway 30 in an area called Chimes Crest. This area is zoned rural residential, except 2.51 acre parcel retained by Willamette Industries to provide access to forest resource land further to the west and currently zoned PF-76.

¹Columbia City Buildable Lands Inventory and Needs Analysis

APPENDIX F

The area is composed of fifteen parcels ranging in size from .60 acre to 7 acres. A municipal water line is located in the street in front of the parcels. Eleven of these parcels have existing residences and ten currently receive municipal water service. Most of the land has slopes between 15% and 20%. Due to the slopes and the existing development, in-fill development is anticipated at lower urban residential densities of approximately 3.5 dwellings per acre. Fully developed and including the 2.51 acre portion currently zoned PF-76, the Buildable Lands Inventory projects the site would support approximately 55 units.

The City needs an additional 99 single family/duplex dwelling units outside of its current Urban Growth Boundary. According to the Buildable Lands Inventory, extending the UGB to include Chimes Crest and designating the property R-2, moderate density residential, provides for approximately 55 units leaving a deficit of 44 units. Therefore, the City finds it necessary to consider the addition of resource lands to the urban growth boundary in order to satisfy the projected housing needs.

C. Resource Lands Exception

1. **Discussion of Parcels:** The resource lands being considered for inclusion consist of six small parcels ranging in size from .60 acre to 8.37 acres. Three of the parcels contain existing single family residences. Municipal water and sewer are adjacent to five of the sites already. Each of the sites front on an existing developed public street.
 - a. Parcel 5128-040-01800, located in Chimes crest, is a 2.51 acre site with some slopes. Municipal water is at the site. The site is 200' wide by 612' in length and properties to the north and south are zoned rural residential. Area residents have stated that their understanding of the purpose of the site was to provide access to old Highway 30 for bauxite mining on properties located to the west. With the reconfiguration of Highway 30, the site no longer provides for direct access to Highway 30. As previously discussed, the Chimes Crest properties generally have slopes between 15% and 20%. Due to the slopes and the existing development, in-fill development is anticipated at lower urban residential densities of approximately 3.5 dwellings per acre. Estimated dwelling units for this parcel were included in the above discussion of Chimes Crest.
 - b. Parcel 5128-024-00300, located immediately to the west of Sixth Street and north of H Street, is a 5.4 acre parcel that is predominately gently sloped and contains a single family dwelling

APPENDIX F

and a guest house. The residence is served by municipal water and sewer services are available at the property line. Between the existing UGB and the parcel is a city owned .44 acre parcel that includes the Sixth Street right of way. Sixth Street is designated as a collector in the City's TSP and is scheduled for street improvements.² The owner has requested the site be included in the Columbia City Urban Growth Boundary.

Allowing for existing development and slopes, the site could provide approximately 20 dwelling units. The Columbia City Buildable Lands Inventory and Needs Analysis indicates the property is zoned rural residential. However, Columbia County states the property is zoned FA for forest uses and as such is considered resource land.

- c. Parcel 5128-024-00100, located south of E Street and west of Sixth Street and immediately adjacent to the previously discussed parcel, is a 7.13 acre parcel. The eastern portion of the site, roughly estimated at 3 acres, is sloped and municipal water and sewer services are available at the property line. Assuming that 3 acres of the site contains slopes less than 15%, the parcel could be developed at urban densities and provide an estimated 12 dwelling units. Between the existing UGB and the parcel is a city owned parcel that includes the Sixth Street right of way. Sixth Street is designated as a collector in the City's TSP and is scheduled for street improvements.³ The owner has requested the entire site be included in the Columbia City Urban Growth Boundary. The western portion of this site contains slopes in excess of 25% and a significant wetland bordering on McBride Creek. The City's Parks Master Plan includes a recreational trail adjacent to McBride Creek and the owner has discussed donating property to the City to continue the recreational trail system and protect the existing wetlands.
- d. Parcel 5128-000-00200, immediately west of 7th Street and north of E Street, is a 3.8 acre site zoned PF-76 with an existing single family residence. While the western portion of the site has slopes

²Columbia City TSP, Page 7-2, Table 7.1

³Columbia City TSP, Page 7-2, Table 7.1

that appear to exceed 25% and borders on McBride Creek, the eastern portion of the site estimated at approximately 1.5 acres has more moderate slopes, frontage on 7th Street and municipal water is adjacent to the site. Developed at urban densities, the eastern portion of the parcel could support approximately 5 additional units.

- e. North of I Street, 9th Street dead-ends into two parcels. The smaller parcel, 5128-024-00201, where the east lane of 9th Street is projected to be extended contains approximately .60 acres and is vacant. A municipal water main extends across the parcel connecting the main in Ninth Street with the main in H Street. Municipal sewer service is adjacent to the site. The current zoning is FA-19. Two dwelling units could be sited on this parcel. The larger parcel, 5128-024-00200, where the west lane of 9th Street is projected to be extended, contains approximately 8.37 acres. The owner has requested the entire site be included in the urban growth boundary. A portion of the site appears to contain slopes greater than 25% as well as a drainage swale leading to McBride Creek. Therefore, density of development would be constrained. For purposes of the Comprehensive Plan, development is estimated at 12 units. However, site engineering would be necessary to determine the actual number of units and that number may be fewer than 12.

2. **Impacts on Resource Lands:** As previously discussed, expansion of the Urban Growth Boundary to include these resource properties provides adequate acreage for 49 additional single family/duplex units satisfying the 20 year projected housing need for moderate density residential. The proposed expansion addresses the needs identified in the Columbia City Transportation System Plan for extension and connection of existing City streets. The proposed expansion addresses the needs identified in the Columbia City Parks Master Plan for expansion and connection of the recreational trails system. As proposed, the expansion addresses the constraints imposed by the topography adjacent to the City's existing urban growth boundary.

The inclusion of these properties in the Columbia City Urban Growth Boundary results in a loss of two parcels totaling 6.39 acres currently zoned County PF-76 and four parcels totaling 21.53 acres currently zoned County FA-19. The current forestry zoning is not supported by the small size of these parcels when considered in conjunction with adjacent urban development including single family residences, existing access provided by City streets, existing availability of municipal utilities at each site and a significant wetland and

riparian corridor.

Each of these resource parcels are located immediately adjacent to the existing urban growth boundary and fully developed residential subdivisions. Therefore, potential for significant conflict exists between forestry and/or farming uses under current zoning and developed urban properties exists. A county road, H.G. Smith, provides a physical separation between the proposed urban lands and remaining County resource lands west of the City for the parcels outside of the Chimes Crest area. The Chimes Crest parcel is naturally separated by steep terrain where urban development would be cost prohibitive and large parcels exist in resource zoning.

3. **Resource Capability:** As previously discussed, the small parcel size and surrounding urban development are inconsistent with the production of forest products with the expectation of a reasonable economic return.
4. **Economic Need:** There is a need in Columbia City for residential development in order to augment the economic base for the City. Residential development provide a growing tax base for essential services in the City, such as schools, roads and public safety. The City has demonstrated through its buildable lands inventory that lands within the existing urban growth boundary are incapable of provision of needed housing for the projected 20 year growth period.
5. **Conclusion:** The inclusion of the proposed resources sites in the Columbia City urban growth boundary would not have any major impact on availability of resource lands in Columbia County and is compatible with the land uses in the area. This is due to several factors including:
 - t existing adjacent urban development;
 - t small size of the parcels;
 - t existing single family residential uses on the proposed parcels;
 - t physical separation in uses provided by existing roads and steep terrain;
 - t and
 - t availability of municipal services at the proposed sites.

Tax Lot	Total Acreage	Developable Acreage	Owner	Current Zoning	Comments
5128-000-00200	3.88	3.3	Lynn/Debbie Jones	PF-76	.5 acre for existing residence. Property has frontage on 7 th Street. Municipal water and sewer adjacent to site.
5128-040-1800	2.51	2.51	Williamette Valley Lumber Co	PF-76	Chimes Crest. Municipal water at site.
5128-024-00300	5.43	4.93	Jeanette Crandall	FA-19	.5 acre for existing residence. Property fronts on 8 th Street. Municipal water and sewer adjacent to site.
5128-024-00100	7.13	3	Barbara Jones	FA-19	3 acres estimated as developable at urban densities. Fronts on 6 th Street ROW. Municipal water and sewer adjacent to site.
5128-024-00101	.61	0	City of Columbia City	N/A	6 th Street ROW
5128-024-00200	8.37	3	Barbara Jones	FA-19	3 acres estimated as developable at urban densities. 1/2 of ROW for 9 th Street connection. Municipal water and sewer adjacent to site.
5128-024-00201	.60	.60	Dallas Bentley	FA-19	Remaining 1/2 of ROW for 9 th Street connection. Municipal water adjacent to site.
5128-024-00400	.64	0	City of Columbia City	NA	6 th Street ROW
5128-040-01600	4.42	4.42	Leo Frank, Margaret Frank	RR-2	Chimes Crest. Municipal water at site.
5128-040-01700	3.11	2.61	Albert/Bette Manly	RR-2	.5 acre for existing residence. Chimes Crest. Municipal water at site.
5128-040-01900	1.95	1.45	Edith Aspgren	RR-2	.5 acre for existing residence. Chimes Crest. Municipal water at site.
5128-040-02000	.74	.24	Jennifer Pugsley/Jane Garcia	RR-2	.5 acre for existing residence. Chimes Crest. Municipal water at site.
5128-040-02100	.60	.10	Kraig/Dixie Beickel	RR-2	.5 acre for existing residence. Chimes Crest. Municipal water at site.
5128-040-02200	.47	0	Michael/Kymbertle Manley	RR-2	.5 acre for existing residence. Chimes Crest. Municipal water at site.
5128-040-02300	.35	0	Gayle Kuhl	RR-2	.5 acre for existing residence. Chimes Crest. Municipal water at site.
5128-040-02400	.39	0	Janet Schmelzer	RR-2	.5 acre for existing residence. Chimes Crest. Municipal water at site.
5128-042-03100	3.92	3.92	Virginia Hollie	RR-2	Adjacent to existing UGB. Access appears to be from 8 th Street. May contain steep slopes. Municipal water adjacent to site.
5128-040-02500	7.02	7.02	Terra LLC	RR-5	May contain steep slopes. Located west of Chimes Crest properties that front on access road. Staff has not identified location of current access to site.
5133-020-00100	6.48	4	Terra LLC	RR-5	Contains a creek. Chimes Crest. Municipal water at site.
5133-020-00101	5.02	4.52	Tina Loeks	RR-5	.5 acre for existing residence. Chimes Crest. Municipal water at site.
5133-020-00102	6.47	5.97	Susan Stopa	RR-5	.5 acre for existing residence. Chimes Crest. Municipal water at site.
5133-020-00500	1.26	.76	Clenton Calkins	RR-5	.5 acre for existing residence. Chimes Crest. Municipal water at site.
Total	71.37	52.35			

← COLUMBIA RIVER

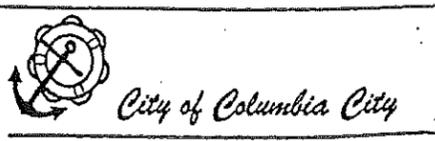
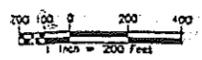
US HWY 30

Mc Bride Creek

* See attached page 2

LEGEND
CITY OF COLUMBIA CITY
USE DESIGNATION

(R-1) SINGLE-FAMILY RESIDENTIAL	NEIGH PLATTED AREAS
(R-2) GENERAL RESIDENTIAL	DUPLICATED
(R-3) MULTI-FAMILY RESIDENTIAL	3-18 DU/AC
(MHP) MANUFACTURED HOME PARK	MANUFACTURED HOMES ONLY
(C-1) COMMERCIAL	RETAIL/SERVICES (BUSINESS)
(C-R) COMMERCIAL RECREATION	COLUMBIA RIVER ATHLETIC CLUB
(M-1) INDUSTRIAL	"OLD MILL SITE"
(PL) PUBLIC LANDS, PARK	



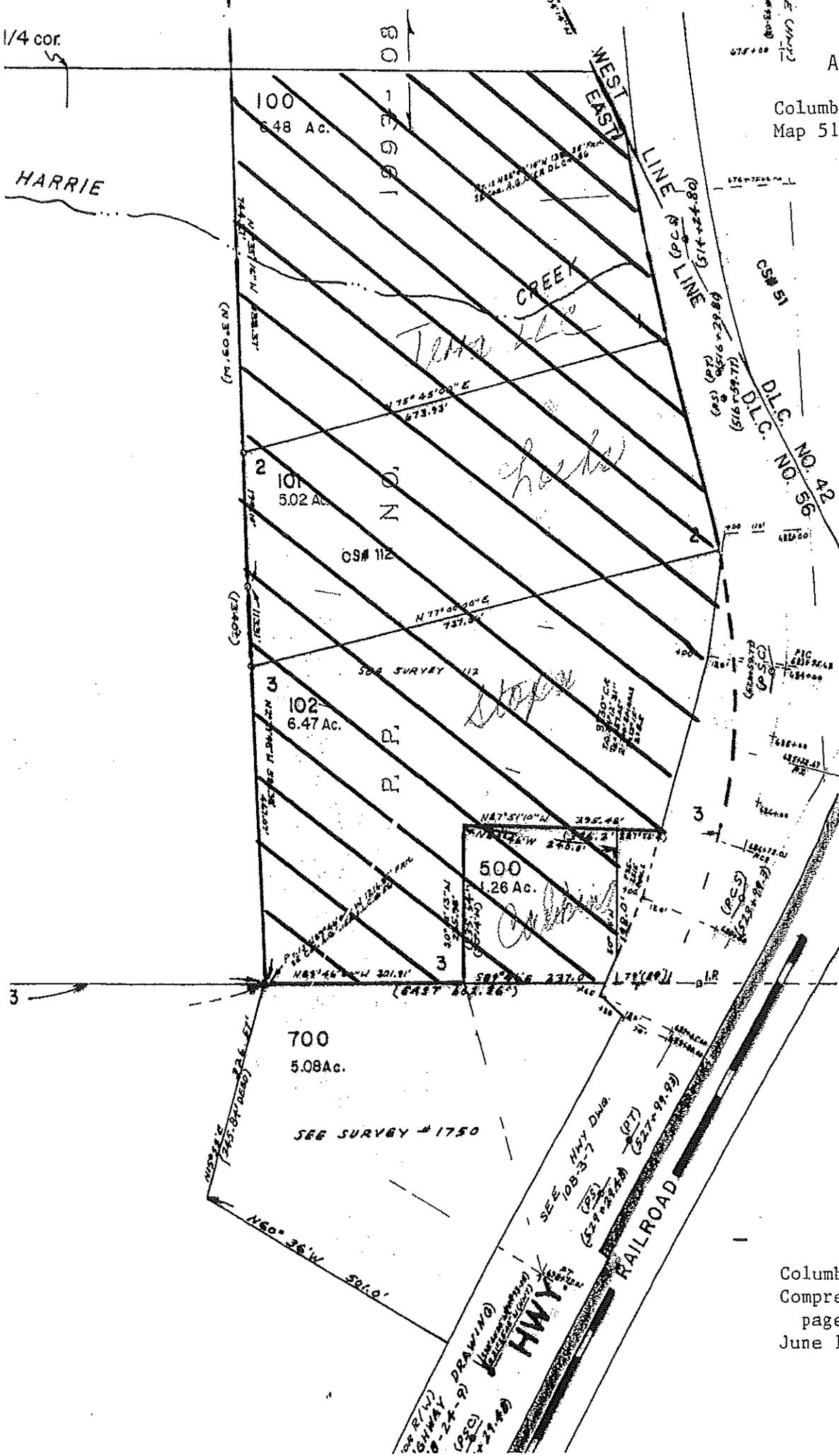
Columbia City, Oregon
Comprehensive Plan Map
June 10, 2003

1/4 cor.

APPENDIX G

Columbia County Assessor's
Map 5133-020

HARRIE



Analysis of Properties adjacent to Columbia City Urban Growth Boundary

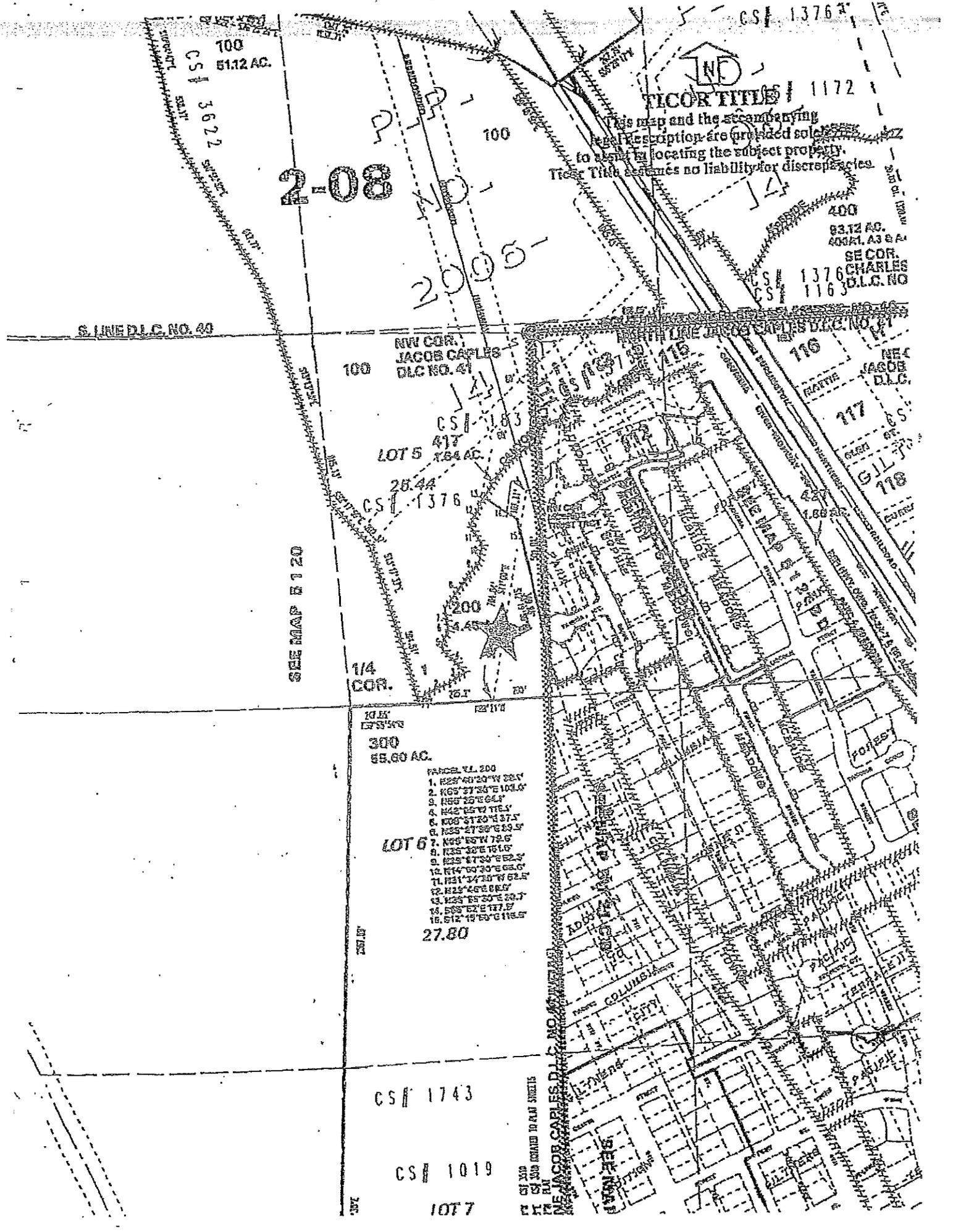
Number On Map	Tax Lot Number	Total Acreage	Owner	Current Zoning	Comments
1	5128-04-2600	.92	Weyerhaeuser Company	FA-19	Determined unsuitable for urban development in 2003. Per USDA Soil Survey of Columbia County, Oregon, soil type is Xerochrepts, steep (20 to 50% slope), native vegetation includes Douglas Fir and unit is suited to timber production. Currently part of a larger forest resource tract. Appears to include potential landslide hazard zones per hazard layer data from DOGAMI Publication IMS-2.
2	5128-00-00800	84.64	Weyerhaeuser Company	FA-19	Determined unsuitable for urban development in 2003. Per USDA Soil Survey of Columbia County, Oregon, soil type is Xerochrepts, steep (20 to 50% slope), native vegetation includes Douglas Fir and unit is suited to timber production. Forest resource tract. Appears to include potential landslide hazard zones per hazard layer data from DOGAMI Publication IMS-2.
3	5128-00-00300	66.20	Probst, Voris D & Mildred C, Trustees	FA-19	Determined unsuitable for urban development in 2003. Per USDA Soil Survey of Columbia County, Oregon, soil type is Xerochrepts, steep (20 to 50% slope), native vegetation includes Douglas Fir and unit is suited to timber production. Forest resource tract. Appears to include potential landslide hazard zones per hazard layer data from DOGAMI Publication IMS-2.
4	5128-80-00400	45.94	Bitte Timber Development Company	FA-19	Determined unsuitable for urban development in 2003. Per USDA Soil Survey of Columbia County, Oregon, soil type is Xerochrepts, steep (20 to 50% slope), native vegetation includes Douglas Fir and unit is suited to timber production. Forest resource tract. Appears to include potential landslide hazard zones per hazard layer data from DOGAMI Publication IMS-2.
5	5128-CA-04000	12.51	Probst, Voris D and Mildred C, Trustees	PF-76	Determined unsuitable for urban development in 2003. Per USDA Soil Survey, site is separated from the west UGB boundary by Xerochrepts, steep. Native vegetation includes Douglas Fir. Unit is suited to timber production. The Xerochrepts negatively affect provision of municipal services. Site has indications of previous ground movement and appears to include potential landslide hazard zones per hazard layer data from DOGAMI Publication IMS-2.
6	5128-CA-04700	2.00	Delaney, Francis M.	RR-2	Determined to be unsuitable for development at urban densities in 2003. The parcel is developed to County standards. Parcel is located on a terrace of Multnomah loam surrounded by Xerochrepts, physically limiting and economically prohibiting the provision of municipal services. Indications of ground movement visible from the access road to the site.
7	5128-CA-04900	1.71	Probst, Voris D and Mildred C, Trustees	RR-2	Determined to be unsuitable for development at urban densities in 2003. The parcel is developed to County standards. Parcel is located on a terrace of Multnomah loam surrounded by Xerochrepts, physically limiting and economically prohibiting the provision of municipal services. Indications of ground movement visible from the access road to the site.

Number On Map	Tax Lot Number	Total Acreage	Owner	Current Zoning	Comments
8	5128-24-00102	1.96	Iverson, Chris A & Kay E	PF-76	Determined unsuitable for urban development in 2003. Per USDA Soil Survey of Columbia County, Oregon, soil type is Xerochrepts; steep (20 to 50% slope), native vegetation includes Douglas Fir and unit is suited to timber production. Currently part of a larger forest resource tract. Appears to include potential landslide hazard zones per hazard layer data from DOGAMI Publication IMS-2.
9	5121-00-00300	55.6	Bitte Timber Development Company.	FA-19	Determined unsuitable for urban development in 2003. Per USDA Soil Survey, site is separated from the west UGB boundary by Xerochrepts; steep. Native vegetation includes Douglas Fir. Unit is suited to timber production. The Xerochrepts negatively affect provision of municipal services. Site has indications of previous ground movement and appears to include potential landslide hazard zones per hazard layer data from DOGAMI Publication IMS-2.
10	5121-00-00100	51.12	Iron Triangle Investments	Industrial	Separated from UGB by McBride Creek and Xerochrepts. Future development to County standards as Industrial site.
11	5121-00-00102	26.20	Morse Brothers Inc.	Industrial	Separated from UGB by McBride Creek. Developed to County standards as Industrial site.
12	5121-00-00200	4.40	Welgandt, Wayne W & Judith Ann	SM	Portion suitable for urban development. Contains section of McBride Creek Trail. Municipal services and access available.
13	5121-00-00417	1.64	Welgandt, Wayne	FA-19	Portion suitable for urban development. Contains section of McBride Creek Trail. Municipal services and access available.

EXHIBIT A
TL 5121-00-00200**LEGAL DESCRIPTION**

Parcel 1: That portion of the following described tract lying within Government Lot 5 in Section 21, Township 5 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon: Beginning at a point which is South $0^{\circ}18'48''$ East a distance of 594.3 feet from the Northwest corner of Jacob Caples Donatton Land Claim No. 41 (Giltner's Addition to Columbia City), Section 21, Township 5 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon; thence West a distance of 50.0 feet; thence South $11^{\circ}00'$ West a distance of 764.67 feet; thence East a distance of 200.0 feet to a point on the West line of said Giltner's Addition to Columbia City; thence North $0^{\circ}18'42''$ West a distance of 750.00 feet to the point of beginning. EXCEPT that portion conveyed to Crown Zellerbach Corporation (shown as Parcel 1) in deed recorded February 2, 1960 in Book 141, page 566, Deed Records of Columbia County, Oregon.

Parcel 2: Beginning at a point on the South line of Government Lot 5, Section 21, Township 5 North, Range 1 West, Willamette Meridian, Columbia County, Oregon, which is South $1^{\circ}20'$ West 1,317.4 feet and North $88^{\circ}21'$ West 200.0 feet from the Northwest corner of Giltner's Addition to Columbia City, Columbia County, Oregon; thence continuing along the South line of Government Lot 5 North $88^{\circ}21'$ West a distance of 225.2 feet to the center of a creek; thence down the center of said creek as follows: North $29^{\circ}40' \frac{1}{2}$ West 39.1 feet; North $65^{\circ}37' \frac{1}{2}$ East 103.0 feet; North $56^{\circ}35'$ East 64.1 feet; North $42^{\circ}09'$ West 115.1 feet; North $8^{\circ}31' \frac{1}{2}$ East 37.1 feet; North $33^{\circ}27' \frac{1}{2}$ East 33.9 feet; North $9^{\circ}55'$ West 79.6 feet; North $36^{\circ}38'$ East 151.0 feet; North $39^{\circ}57' \frac{1}{2}$ East 52.3 feet; North $14^{\circ}50' \frac{1}{2}$ East 65.6 feet; North $31^{\circ}34' \frac{1}{2}$ West 82.5 feet; North $23^{\circ}46'$ East 86.9 feet; thence leaving the creek North $36^{\circ}55' \frac{1}{2}$ East a distance of 30.7 feet; thence South $55^{\circ}52'$ East a distance of 137.9 feet; thence South $12^{\circ}19'50''$ East a distance of 115.5 feet to a point on the West line of tract conveyed to Russell Boulby and Mildred Boulby by deed recorded in Book 88, page 224, Deed Records of Columbia County, Oregon; thence South $12^{\circ}39'$ West along the West line of said Boulby tract, a distance of 669.2 feet to the point of beginning.



100
51.12 AC.
CS# 3622

2-08

2005

TICOR TITLE 1172

This map and the accompanying description are provided solely to assist in locating the subject property. TICOR TITLE assumes no liability for discrepancies.

83.12 AC.
400 AL. A3 & A
SE COR.
CHARLES
D.L.C. NO. 116

S. LINE D.L.C. NO. 40

NW COR.
JACOB CHARLES
D.L.C. NO. 41

LOT 5
417
78.4 AC.
CS# 1376

SEE MAP E 120

1/4 COR.

300
65.60 AC.

- LOT 6
1. N89°40'20"W 28.1'
 2. N65°27'30"E 109.6'
 3. N85°15'E 64.1'
 4. N42°15'W 115.1'
 5. N85°27'30"E 23.1'
 6. N85°27'30"E 23.1'
 7. N85°15'W 78.6'
 8. N85°15'W 15.0'
 9. S85°17'30"E 62.4'
 10. N14°00'30"E 68.0'
 11. N14°14'30"W 62.6'
 12. N15°45'E 88.9'
 13. N25°15'30"E 28.7'
 14. S85°15'E 117.7'
 15. S12°15'E 118.5'
- 27.80

CS# 1743

CS# 1019

LOT 7

SEE MAP E 120
FOR CS# AND BEARING TO ADJ. SHEETS

NW COR. JACOB CHARLES D.L.C. NO. 41

SEE MAP

EXHIBIT B
TL 5121-00-00417

Legal Description

Beginning at the Northwest corner of Lot 11, Block 6, Columbia Towns 2, as per plat on file and of record in the clerk's office of Columbia County, Oregon; thence North 22° 11' West a distance of 78.00 feet to the Northwest corner of the Gale H. Steady tract, as described in Columbia County Instrument No. 63-0342 and the top point of beginning of the parcel herein described; thence South 67° 43' West a distance of 140.00 feet to the Northwest corner of said Steady tract; thence South 22° 11' East a distance of 15.00 feet to the Northwest corner of said Lot 11; thence South 22° 11' East along the West line of said Lot 11 a distance of 25.00 feet to the North line of Lincoln Street; thence South 67° 43' West a distance of 50.00 feet to the Southeast corner of Lot 1, Block 6 of Columbia Towns 2; thence North 22° 11' West a distance of 92.00 feet to the Northwest corner of said Lot 1; thence South 67° 43' West a distance of 147.75 feet to the Northwest corner of Lot 1 and the East line of the Mark W. Miller tract, as described in County Clerk's Instrument No. 63-2335; thence North 22° 11' West a distance of 60.00 feet to the Northwest corner of said Miller tract; thence South 67° 43' West a distance of 63.28 feet to the Northwest corner of said Miller tract and the West line of the Wayne Weigand tract, as described in Deed Book 245 at page 503; thence along said West line along the arc of a spiral curve to the right (the long chord bears North 12° 22' 15" West, 48.75 feet) a distance of 48.75 feet; thence North 12° 15' 50" West a distance of 654.07 feet; thence North 45° 11' 33" West a distance of 163.28 feet; thence North 5° 25' East a distance of 63.27 feet to the center line of Canyon Creek; thence following down said creek center line North 65° 17' East a distance of 41.10 feet; thence South 83° 15' East a distance of 70.00 feet; thence North 76° 32' East a distance of 57.75 feet; thence North 60° 17' East a distance of 40.54 feet; thence North 45° 17' East a distance of 63.15 feet; thence North 76° 00' East a distance of 67.50 feet; thence North 28° 42' East a distance of 33.60 feet to the West line of the 5' Street of Gilmer's Addition to Columbia City (now vicininity); thence continuing down said creek center line to the center line of said vacated 5' Street; thence South 22° 11' East along the center line of said vacated 5' Street a distance of 78.00 feet to the center line of vacated Harrison Street; thence South 67° 43' West along the center line of said vacated Harrison Street a distance of 60.21 feet to the Northwest corner of the West line of G.H. McBride Tract, as shown in said Gilmer's Addition; thence South 22° 11' East along said West line a distance of 591.44 feet to the point of beginning. EXCEPTING THEREFROM that portion lying in the Plat of Sophie Park recorded January 27, 2003 as Fee Number 2003-001164 and in Plat Book 6, page 59 and 61, Records of Columbia County, Oregon.

Subject to:

The following matters are excluded from the coverage of the policy based on the proximity of the property to CANYON CREEK.

- a. Rights of the public and governmental bodies (including cities or counties) to that portion of the premises lying below the high water mark of CANYON CREEK.
- b. Any adverse claim based on the assertion that:
 - i. Some portion of said land has been created by artificial means, or has accreted to such portion or created.
 - ii. Some portion of said land has been brought within the boundaries thereof by an avulsive movement of CANYON CREEK or has been formed by accretion to such portion.
- c. Any adverse claim based upon the assertion that the boundary of CANYON CREEK has changed in location.

1620.0' N & 127.45' W OF
NW COR. BEITNER'S ADD
TO COLUMBIA CITY

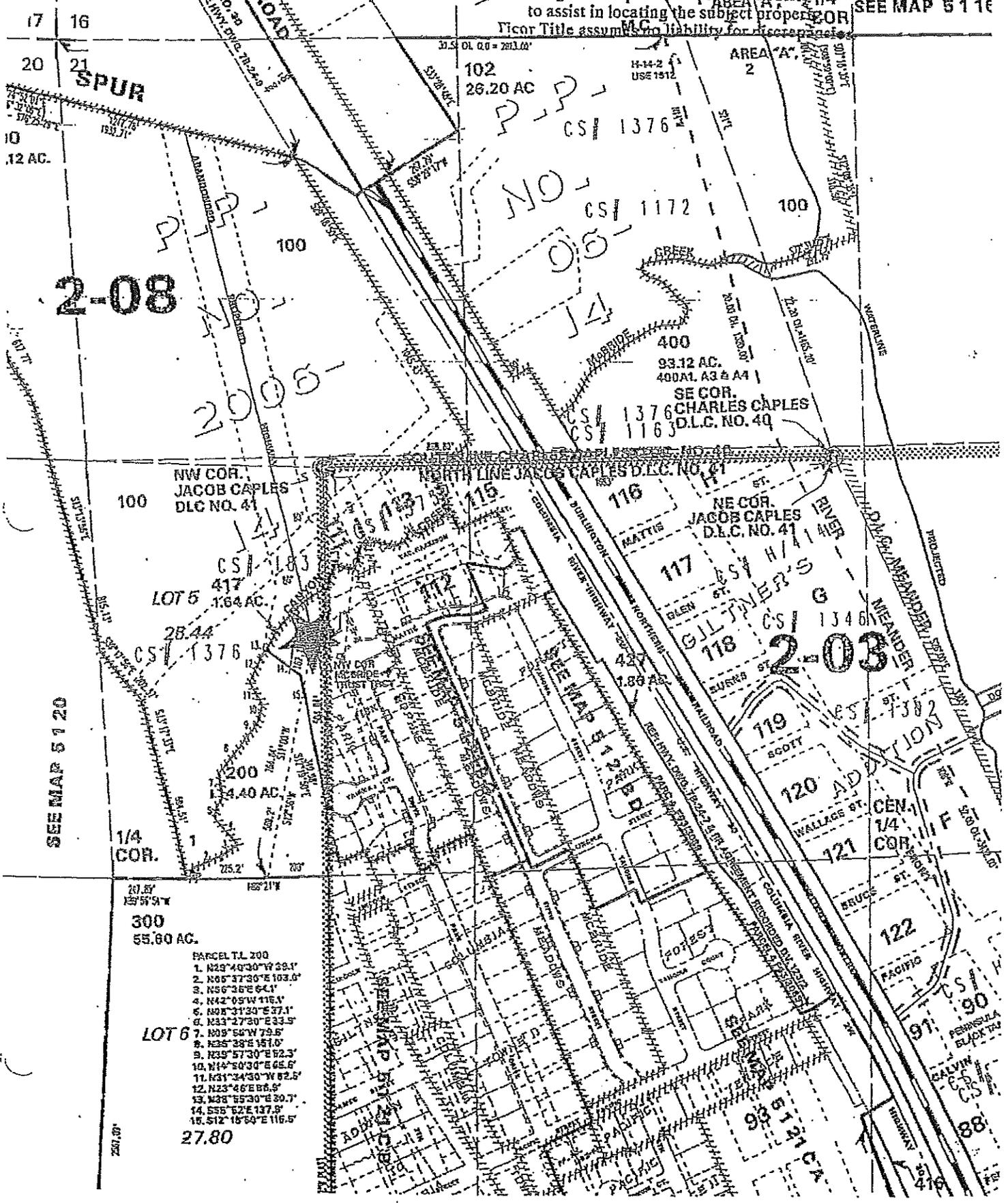
APPENDIX H

SEC. 21 T5N R
COLUMBIA C

IMPORTANT
Map for Assessment
Taxation Purposes
ONLY

TICOR TITLE
This map and the accompanying
legal description are provided solely
to assist in locating the subject property.
Ticor Title assumes no liability for discrepancies.

Scale 1" =
SEE MAP 5116



SEE MAP 5120

300
55.80 AC.

LOT 6

PARCEL T.L. 200

1. N29°40'30" W 239.1'
2. N05°37'30" E 103.0'
3. N36°35' E 64.1'
4. N42°09' W 116.1'
5. N08°31'30" E 37.1'
6. N33°27'30" E 33.5'
7. N08°50' W 79.5'
8. N35°38' E 151.0'
9. N35°57'30" E 52.3'
10. N14°50'30" E 65.5'
11. N31°34'30" W 62.5'
12. N23°46' E 85.5'
13. N38°55'30" E 30.7'
14. S55°52' E 137.5'
15. S12°15' E 116.5'

27.80

NW COR.
JACOB CAPLES
D.L.C. NO. 41

LOT 5
1.64 AC.

1/4
COR.

300
55.80 AC.

LOT 6
27.80

102
26.20 AC

CS 1376

NO
CS 1172

AREA "A"
2

400
93.12 AC.
400 AL. A3 & A4
SE COR.
CHARLES CAPLES
D.L.C. NO. 40

NE COR.
JACOB CAPLES
D.L.C. NO. 41

GILTNER'S
CS 1346

119
SCOTT

120
WALLACE ST.

121
BRUCE ST.

122
PACIFIC

91
PENINSULA
BLK. TR.

88

2-03

2-08

2005

2005

17 16

20 21
SPUR

10
12 AC.

37.50 DL. QD = 281.0'

H-14-2
USE 1512

100

100

100

400

116
MATTIS

117
BLEW ST.

118
SURGE ST.

119
SCOTT

120
WALLACE ST.

121
BRUCE ST.

122
PACIFIC

91
PENINSULA
BLK. TR.

88

10
12 AC.

10
12 AC.

60 FT.

156.0 FT.

156.0 FT.

156.0 FT.

156.0 FT.

250.0 FT.

APPENDIX I

COLUMBIA CITY STAFF REPORT APPLICATION FOR URBAN GROWTH BOUNDARY EXPANSION, ANNEXATION AND ZONE CHANGE, PARTITIONING, MULTIPLE PROPERTY LINE ADJUSTMENTS, CREATION OF FLAG LOTS, APPROVAL OF ACCESS, AND RELATED VARIANCES

File No. UGB01-08-2685

**APPLICANT/
OWNER:**

Tax Lot 5121-00-00200
Wayne and Judith Ann Weigandt
365 South Columbia River Highway
St. Helens, Oregon 97051

Tax Lots 5121-00-00417 and 5121-32-00200
Wayne Weigandt
365 South Columbia River Highway
St. Helens, Oregon 97051

APPLICATION:

The applicant is requesting municipal approval of: (1) An expansion to the urban growth boundary to add Tax Lots 5121-00-00200 and 5121-00-00417 to the Columbia City urban growth boundary; (2) Annexation of Tax Lots 5121-00-00200 and 5121-00-00417 to the City of Columbia City; (3) Rezoning from County zoning to City of Columbia City low density residential, R-1, and City of Columbia City public land, PL; (4) Multiple property line adjustments for three existing tax lots to create three re-configured lots of record; (5) Partitioning of a re-configured tax lot to create a new lot; (6) Creation of 2 flag lots; and (7) A variance to street frontage requirements. Additionally, the City of Columbia City is considering adoption of the portions of the updated Columbia County population forecast related to the City of Columbia City.

The affected tax lots include Tax Lots 200 and 417 on Columbia County Assessor's Map 5121 and Tax Lot 200 on Columbia County Assessor's Map 5121-32. Tax Lot 5121-00-200 is a 4.4-acre parcel located at 3505 Sixth Street. Tax Lot 5121-32-200 is a 3,485 square foot property located in the City of Columbia City adjacent to Tax Lot 5121-00-00200. Access to Tax Lot 5121-00-00200 is across Tax Lot 5121-32-200. Tax Lot 5121-00-417 is generally located as approximately 1.64-acres of vacant property at the west end of Yakima Court.

PUBLIC HEARINGS:

A public hearing before the Columbia City Planning Commission was held on Tuesday, April 13, 2010 at 7:00 p.m. in the Council

APPENDIX I

Chambers at City Hall, 1840 Second Street. Following the public hearing, the Planning Commission made a recommendation to the City Council.

A public hearing is scheduled before the Columbia City Council on Thursday, May 6, 2010 at or about 6:00 p.m. in the Council Chambers. Following this hearing, the City Council may take action on the application.

I. APPLICABLE CRITERIA:

- A. CCDC 7.15 Amendments to the Title, Comprehensive Plan and Maps
- B. CCDC 7.40 Residential Low Density Zone
- C. CCDC 7.92 Street and Utility Improvement Standards
- D. CCDC 7.94 Manufactured Homes
- E. CCDC 7.106 Protection of Natural Features
- F. CCDC 7.140 Variances
- G. CCDC 7.145 Annexations
- H. CCDC 7.150 Property Line Adjustments
- I. CCDC 7.152 Partitions
- J. CCDC 7.162 Quasi-Judicial Decision Making
- K. ORS 222

II. FINDINGS OF FACT:

A. Location: The affected Tax Lots include Tax Lots 200 and 417 on Columbia County Assessor's Map 5121 and Tax Lot 200 on Columbia County Assessor's Map 5121-32. Tax Lot 5121-00-200 is a 4.4-acre parcel located at 3505 Sixth Street. Tax Lot 5121-32-200 is a 3,485 square foot property located in the City of Columbia City and adjacent to Tax Lot 5121-00-00200. Access to Tax Lot 5121-00-00200 is across Tax Lot 5121-32-200. Tax Lot 5121-00-417 is generally located as approximately 1.64-acres of vacant property at the west end of Yakima Court. Please see the attached maps for more detailed information.

B. Comprehensive Plan Designation: Tax Lot 5121-32-00200 is currently within the City of Columbia City and is designated R-2, Moderate Density Residential. Tax Lot 5121-00-00200 is located outside the Columbia City urban growth boundary and is designated Columbia County SM, surface mining. Tax Lot 5121-00-00417 is also located outside the Columbia City urban growth boundary and is designated Columbia County FA-19, forest. The 1.8-acres of Tax lots 5121-00-00200 and 5121-00-00417 identified on the preliminary plan as "buildable" would be re-designated Columbia City, R-1 Low Density Residential. The remaining 4.2-acres would be re-designated PL, Public Land.

C. Zoning: Tax Lot 5121-32-00200 is currently within the City of Columbia City and is zoned R-2, Moderate Density Residential. Tax Lot 5121-00-00200 is located

APPENDIX I

outside the Columbia City urban growth boundary and is zoned Columbia County SM, surface mining. Tax Lot 5121-00-00417 is also located outside the Columbia City urban growth boundary and is designated Columbia County FA-19, Forest. The 1.8-acres of Tax Lots 5121-00-00200 and 5121-00-00417 identified on the preliminary plan as “buildable” would be rezoned Columbia City, R-1 Low Density Residential. The remaining 4.2-acres would be rezoned PL, Public Land.

D. Existing Improvements: Tax Lots 5121-32-00200 and 5121-00-00417 are currently vacant. Tax Lot 5121-00200 contains a vacant, previously rented mobile home and related utilities. The property received municipal water service.

E. Topography: Tax Lot 5121-32-00200 is a 3,485 square foot flat property containing gravel driveway that extends from the end of Sixth Street to the mobile home located on Tax Lot 5121-00-00200. Tax Lot 5121-00-200 is a 4.4-acre parcel that contains a flat area bordered by steep slopes down to McBride Creek floodplain on the west. Additionally, an old mining pit is located on this tax lot. Tax Lot 5121-00-417 is a 1.64-acre parcel containing a flat area bordered by steep slopes down to McBride Creek on the west. There is some mature vegetation on the south and west sides of Tax Lots 5121-00-00200 and 5121-00-00417.

F. Availability of Public Services: Municipal water was provided to the residence on Tax Lot 5121-00-00200. Access to Tax Lots 5121-00-00200 and 5121-32-00200 are provided from Sixth Street. Sixth Street is a paved street, but does not have sidewalks, curbs and gutters. Yakima Court, a fully improved cul-de-sac is located on the east boundary of Tax Lot 5121-00-00417. See further discussion under CCDC 7.92.

III. AGENCY AND PUBLIC NOTICE:

The original first evidentiary hearing date was February 10, 2009. Notice of the proposed urban growth boundary expansion, annexation and rezoning was submitted to the Department of Land Conservation and Development (DLCD) on December 19, 2008, more than 45 days prior to the original first evidentiary hearing date. The DLCD advised the City to delay action on the proposed urban growth boundary expansion until the Columbia County Population Forecast was complete and the results could be incorporated into Columbia City’s proposed comprehensive plan amendment.

The Columbia County Population Forecast was completed in 2009. In January 2010, the City sent two separate notices to DLCD. The first notice was for the proposed legislative amendment to the Comprehensive Plan to adopt the updated population forecast. The second notice was a revised notice for the quasi-judicial amendment to the Comprehensive Plan to expand the urban growth boundary and rezone the property.

On February 12, 2010, Gary Fish, DLCD representative requested the City submit a revised notice consolidating DLCD 001-10 with DLCD 001-08 and withdraw the separate notice to adopt the updated population forecast. On the same day, the City

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submitted the requested consolidated notice and withdrawal. On March 8, 2010, a letter from Mr. Fish was received by e-mail. The letter is attached to and hereby incorporated into this staff report.

Pursuant to CCDC 7.162.040.A.1.b.iii, written notice was mailed to affected property owners on February 26, 2010.

Notice of the public hearings and proposed land use action was published in the local paper of record on March 24, 2010 and March 31, 2010.

In December 2009, land use referral requests were mailed to the following affected agencies: City Administrator, Public Works Director, Police Chief, Columbia River Fire and Rescue, City Engineer, U.S. Postmaster, St. Helens School District, Columbia County Land Development Services, Division of State Lands, Oregon Department of Fish and Wildlife, Columbia River PUD and Northwest Natural Gas.

City Administrator, Leahnette Rivers, stated "The City is interested in acquiring access to the creek for future trail purposes as identified in the Parks Master Plan. The 50' public access easement for future park trail as shown on the preliminary development plan would meet this interest. Measures should be taken to ensure that Tract A is wide enough to provide adequate trail access to the creek given the conditions of the terrain."

St. Helens School District Superintendent stated "We have no objection to approval as submitted."

City Engineer, Matt Hickey, stated "Murray, Smith & Associates, Inc. (MSA), as City Engineer for Columbia City (City), has completed a review of the Land Use Action Referral for the requested annexation and rezoning of the property located north of 6th Street (Tax Lot 200) and northwest of Sophie Subdivision (Tax Lot 417). The purpose of this letter is to provide a brief project description and summary and to transmit our review comments regarding the Land Use Action Referral. It is our understanding that these comments will be included in the staff report that will be provided to the developer.

The subject property encompasses approximately 6.04-acres (Tax Lots 200 and 417) and is located outside the urban growth area to the northwest of Columbia City. The applicant has submitted a map showing the subject properties identified as Tax Lots 200 and 417 on the Columbia County Assessor Map 5121-032. The property consists of three existing parcels zoned Columbia County FA-19 and SM. The applicant desires to have the property annexed into the city and to create four single-family lots rezoned to the City's R-1 designation. The applicant is requesting a variance to minimum street frontage.

MSA's review was performed based on the City of Columbia City's construction standards and development code. The City has adopted the City of Salem construction standards as City standards. Our review comments are as follows:

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- All construction shall be in accordance with City of Columbia City design and construction standards.
- The developer is responsible for all costs associated with public facility improvements, including applicable system development charges for sewer, water and other facilities.
- Verify slope of the land within Tract A for the future park trail connection. The proposed tract may need to be wider or re-oriented in order to develop switchbacks in the trail within the area of steep grade. The land for the access tract can be dedicated or an easement can be provided. Provide contours to allow for assessment of existing grade relative to the proposed trail access. It appears that an existing road grade that runs along the west end of the lots may be acceptable for access to the proposed creek trail. The road grade runs west along the south property line of Lot 1 then turns north at approximately 250' from the end of Sixth Street. From there the road extends west, roughly paralleling the creek until it meets the creek at the west side of lot 4.
- As shown there will be a shared driveway for Lots 1 and 2. Lots 1 and 2 are flag lots with a minimum of 20-feet of street frontage. A variance is not required for the flag lots per City Code.
- Each lot meets the minimum lot size of 10,000 square feet.
- It appears the property line shown along the creek does not correspond to the property line shown on existing tax lot maps. The property line along the creek shall be verified prior to final plat.
- On the final plat, the developer shall dedicate the McBride Creek buffer zone to the City as shown in the Columbia City Parks Master Plan.
- Provide 50 foot setback from top of bank along McBride Creek to building envelop for each lot.
- Verify invert elevation of sanitary manhole in Yakima Court will accommodate construction of the house sewer laterals.
- Sanitary sewer cleanouts shall be spaced no more than 100-feet apart.
- Gravity sewer lines shall meet DHS requirements for clearance from waterlines.
- Provide 8-inch public sanitary sewer in an easement to serve the lots.
- Septic tanks shall be provided for each lot. Provide a 16-foot wide easement for the sewer line and a 15' x 15' easement for each septic tank per City code.
- An 8-inch waterline exists in Yakima Court and a 10-inch waterline at the end of Sixth Street can be used to service the lots on the subject property.
- Loop a 6-inch waterline between the existing waterlines at the end of Sixth Street and the end of Yakima Court. Connect water services to the new 6-inch line.
- Provide an easement for the waterline.
- Provide a fire hydrant at the end of Sixth Street.
- Grading for the proposed access drives and finished lot grading shall be such that storm water is diverted away from proposed building foundations.
- The proposed landform alteration shall address storm water runoff, maintenance of natural drainage ways, and shall not increase existing flow intensity.
- Runoff from the developed lots shall be routed to existing street drainage systems or to the creek. Drainage ways to the creek shall be armored to prevent erosion.

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- Driveway aprons shall be installed on the proposed driveways at the transition between public right-of-way and private property.
- A variance is required for lot frontage on Yakima Court.
- Coordinate with franchise utilities for installation of those utilities.
- Review Street lighting requirements at the end of Sixth Street with the City upon submittal of design drawings.
- A PUE may be required for private utilities.
- *Hill Sides* – The subject properties may include areas with slopes greater than 15% and 20%. According to the City of Columbia City’s Development Code these are considered “slope hazard areas” and shall be evaluated as such. Application for development in these areas shall include an engineering geotechnical study that demonstrates the site is stable for the proposed use and development. The developer shall provide topographic survey of the properties so the grade of the lots can be evaluated. Slope hazard requirements shall be met once building envelopes are determined and prior to issuing of building permits.
- *Rivers and Stream Corridors* – McBride Creek is adjacent to the subject properties. The creek set back buffers shall be provided in accordance with the requirements of the City’s Development Code where applicable. Work in or near the creek shall be in accordance with City, State, and County requirements. Provide copies of all permits and approvals from these agencies for work in or near the creek.”

Columbia River PUD stated, “We have no objection to approval as submitted.”

Columbia City Police Department stated, “We have no objection to the approval as submitted”.

Jack Sheridan, US Postal Service stated, “We have no objection to approval as submitted. Thanks for informing us. Respectfully request our assistance in establishing placement of mail receptacles.”

Todd Dugdale, Columbia County Land Development Services, provided a letter dated January 30, 2009 discussing coordination of process and the timing for completion of the population forecast. The letter is attached to and incorporated into this staff report by this reference.

No other comments were received prior to April 6, 2010, the date of this staff report.

IV. REVIEW CRITERIA AND EVALUATION

A. Discussion of urban growth boundary expansion.

Findings: In 2009, Columbia County updated the Columbia County population forecast based on population forecasts provided by Portland State University. In accordance with OAR 660-024-0030, which states, “Cities must adopt a 20 year population forecast for the urban area consistent with the coordinated county forecast”, the City will adopt the

APPENDIX I

relevant portions of the Columbia County Population Forecast^a.” See attached draft ordinance.

The forecast projects that the growth rate will slow from 4.6% in 2000 to 1.0% in 2030 resulting in a total population of 2,532. Further, a reduction in average household size is projected from 2.55 persons per dwelling unit in 2010 to 2.43 persons per dwelling unit in 2030. In updating the projected housing needs, the City has averaged the reduction in persons per dwelling unit and is basing its current analysis on 2.5 persons per dwelling unit, the average of the household sizes projected for 2010 and 2020.

The updated projected housing needs are as follows:

Existing population in 20001571
Projected population in 20302,532
Estimated average household size2.5 persons/du ^b
Total dwelling units needed1013 units
Existing dwelling units611 units ^c
New housing units needed402 units

In 2003, the City determined that an additional 396 units of housing were needed. Amending the estimated average household size as shown in the updated population forecast results in a need for 6 additional housing units. The proposed UGB expansion would provide adequate land for 4 single-family residences. The minimal impact on the overall projected ability to provide needed housing justifies a finding that use of the existing Columbia City Buildable Lands Inventory and Needs Analysis is adequate to demonstrate new housing units are needed.

The City has been unable to expand its urban growth boundary to include additional properties that would be appropriate for multi-family development and for manufactured home parks. On the north side, the Columbia City urban growth boundary abuts Columbia County properties with existing mining and industrial uses. The south urban growth boundary line is shared with the City of St. Helens. The east urban growth boundary is formed by the Columbia River. On the west, there are significant topographical constraints. The USDA soil conservation service map, sheet 31, indicates a band of soil type 70 E. According to the soil legend, 70 E is Xerochrepts, steep. This band runs parallel with Columbia City on the west side of McBride Creek. Xerochrepts are very deep, somewhat poorly drained to well drained soils on short terrace escarpments. Slope is 20 to 50 percent. The soil capability classification is VI (6). Further, the attached GIS overview map of potential rapidly moving landslide hazards in

^a Population Forecasts for Columbia County Oregon, its Cities & Unincorporated Area 2010 to 2030, prepared by Portland State University, February 2008.

^bPage 14, Columbia County Oregon Population Forecasts 2010-2030, Portland State University Population Research Center based on average of 2010 and 2020 average household size.

^c Columbia City Buildable Lands Inventory and Needs Analysis, Final Report, May 29, 2001.

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Western Oregon appears to include these properties. These properties were not suited to development at urban densities in 2003 and there has been no change.

Because there are no lands available to expand to, in the future, the City will need to update the buildable lands inventory, revisit and update projected needed housing types and address the need for higher density housing, as appropriate.

2009 Projected Additional Dwelling Units Needed

Type of Housing	Percent of All Units	Total Units Needed	Included in 2003 Expansion	Additional Units Needed
Single Family/Duplex*	76%	306	301	5
Multi Family	17%	68	10	58
Manufactured Homes in Parks	7%	28	0	28
Total	100%	402	311	91

* includes single-family/duplex/single-family attached and manufactured homes on individual lots

In addition to the need demonstrated by the updating of the population forecast, the City has also determined a lower than projected density may result on two of the properties that were included in the 2003 expansion. In 2007, the City received a development application for the properties, which were estimated to provide 24 single-family sites. However, in the process of reviewing the application, it became obvious that a maximum of 23 sites might be created. Since approval of the subdivision application in April 2008, the City has not received any indication that the applicant intends to continue the project and the approval has now expired.

Conclusion: In order to meet the need for single-family dwelling units for the 20-year period, the City finds that an urban growth boundary expansion is required. Further, the City finds this need exceeds the capacity of the current urban growth boundary.

Findings: In 2003, there were approximately 33-acres^d of exception (non-resource) land adjacent to the Columbia City UGB. 21 of these acres were added to the urban growth boundary. At that time, the remaining 12-acres were determined unsuitable for urban development due to slopes greater than 25%, indications of previous earth movement, and cost prohibitions and technical limitations to the provision of municipal services.

Today, those 12-acres remain as exception (non-resource) land adjacent to the Columbia City UGB. They are located west of the existing UGB and west of Ninth Street and they

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continue to be unsuited for development at urban densities due to the slopes greater than 25%, visual indications of previous earth movements, and cost prohibitions and technical limitations to the provision of municipal services. Further, the attached GIS overview map of potential rapidly moving landslide hazards in Western Oregon appears to include these properties.

Conclusion: The City finds there are no available exception lands to include in the urban growth boundary.

Findings: An analysis of the properties adjacent to the City's current urban growth boundary is attached. All properties, with the exception of TL 5121-00-00200 and TL 5121-00-00417, appear to be of adequate size for the permitted uses. Further, the topography or the impacts on McBride Creek, which has been identified as a salmonoid bearing stream, make provision of municipal services to these properties impractical due to cost and environmental consideration.

The forest and surface mining land being considered for inclusion in the urban growth boundary consists of two small parcels totaling approximately 6-acres. The applicant's engineering firm determined that due to the topography and the location of McBride Creek, a total of 1.8-acres is considered buildable. Both parcels are immediately adjacent to the Columbia City municipal boundary. Municipal water and sewer are adjacent to both parcels.

TL 5121-00-00200, located near the north end of Sixth Street, is an irregularly shaped 4.4-acre parcel that is currently zoned Columbia County Surface Mining. This parcel is the site of an old, abandoned quarry. The property was in residential use until recently and contains an existing, older mobile home that previously received municipal water service. Access to the site is available from Sixth Street across an adjacent tax lot within the Columbia City municipal boundary. McBride Creek is the west boundary of the site. The east boundary is the existing city limits. The south boundary is a 35.6-acre parcel located outside the existing urban growth boundary. The north boundary of TL 5121-00-00200 is the second parcel being considered for inclusion in the urban growth boundary (TL 5121-00-00417).

TL 5121-00-00417, located immediately to the west of Yakima Court, is a vacant wedge shaped 1.64-acre parcel currently zoned Columbia County Forest-Agriculture FA-19. Access to the site is from Yakima Court. McBride Creek forms the north boundary of the site. Parcel 5121-00-00200 is immediately adjacent to the south and west. The east boundary is the existing city limits. There are steep slopes on the site.

Including these properties in the Columbia City Urban Growth Boundary results in a loss to the County of a single 1.64-acre parcel currently zoned County FA-19 and a single 4.4-acre parcel currently zoned County SM. Development consistent with the uses in the FA-19 zone and the SM zone is not supported by the small size of these parcels particularly when considered in conjunction with adjacent urban development including single-family

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residences, existing access provided by City streets, existing availability of municipal utilities at each site and a significant wetland and riparian corridor.

Each of these resource parcels are located immediately adjacent to the existing urban growth boundary and immediately adjacent to fully developed residential subdivisions. Therefore, potential for significant conflict exists between forestry and/or farming uses and surface mining and developed urban properties. These parcels are located on the east side of McBride Creek. Extending the urban growth boundary to McBride Creek to include these two parcels creates a natural, physical separation between the urban uses in Columbia City and the rural uses on County resource lands west of the McBride Creek.

According to the applicant, this site was zoned surface mining many years ago when the previous owner was removing topsoil from the property. It has not been used as a gravel mine, which is the primary surface mining activity in Columbia County. One of the biggest hindrances to mining activities for this site is the lack of overall site size. The total proposed development is 6.04-acres in size and only 4.4-acres of it is currently zoned for mining activities. Typical surface mining sites in Columbia County contain upwards of 50-acres. In addition to the lack of overall size, surface mining activities would be further limited by setbacks from McBride Creek on the west and the adjacent residential development on the east. It appears that any rock suitable for mining would be located under an estimated 20 to 25 feet of overburden. The only access to the site would be from City streets in residential neighborhoods where heavy truck traffic would be incompatible with the residential uses.

Similar constraints exist for the production of forest products on the 1.6-acres currently zoned FA-19. The site is too small to support the permitted uses, is bordered by McBride Creek on the west and existing residences on the east, and has no access other than a city street through a developed residential neighborhood.

There is a need in Columbia City for residential development in order to augment the economic base for the City. Residential development provides a growing tax base for essential municipal services such as streets and public safety. As previously discussed, the City has concluded that that land within the existing urban growth boundary is not projected to provide needed housing for the projected 20 year growth period.

There are hundreds of acres of surface mining and forest production land currently available in Columbia County. Due to competition from existing mining and forest operations and significant constraints on these two parcels, economic viability to use either of these parcels as they are currently zoned is highly questionable.

The applicant is proposing to develop four single-family lots on the approximately 1.8-acres of property that his engineer deemed buildable. The applicant proposes to dedicate the remaining 4.2-acres to the City of Columbia City for Park Land and open space. The Columbia City Parks Master Plan that identifies a recreational trail adjacent to McBride Creek. Approximately 1,800 feet of that trail is located on these two parcels. Developing

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the property for single-family residential use would include provisions for extension of the recreational trail. In addition to 1,800 feet of the creek frontage on the site, there is also an existing access to the proposed trail site on the south edge of TL 5121-00-00200. Including these two properties in the Columbia City Urban Growth Boundary is a significant step in completion of the McBride Creek Trail System.

Conclusions: The City finds that the only parcels of land adjacent to the current urban growth boundary that are appropriate for urban development where municipal services can be provided are TL 5121-00-00200 and TL 5121-00-00417. Based on constraints to using these parcels under the current zoning due to the close proximity of existing adjacent urban development, the small size of the parcels, the existing single-family residential use on one of the parcels, the limited access to the parcels and the availability of municipal services to the parcels, including these TL 5121-00-00200 and TL 5121-00-00417 in the Columbia City urban growth boundary has no significant impact on availability of resource lands in Columbia County.

The City finds that including TL 5121-00-00200 and TL 5121-00-00417 in the Columbia City urban growth boundary and designating the properties for residential use is compatible with the existing residential land uses to the east. Residential uses on the parcels would be compatible with the resource lands to the west due to the physical separation from the resource uses provided by McBride Creek and the steep terrain.

The City finds the creation of approximately 4-acres of park and open space adjacent to McBride Creek greatly enhances the McBride Creek Trail System and provides a significant buffer for this designated salmonoid habitat.

B. CDC 7.145.030.A requires the approval process for annexations to the city be as provided in ORS 222.

Findings: Oregon Revised Statutes 222 authorizes a city to annex property and provides general procedures for annexation. The territory as proposed is contiguous to Columbia City along the south and east boundaries and a portion of the north boundary.

The property owners, Wayne and Judith Ann Weigandt, own 100% of the proposed annexation area. The property contains a mobile home that is being relocated. The mobile home is not occupied. The signed application form is written consent from 100% of the registered voters and the owners for this annexation. Therefore, the City may set the final boundaries of the area to be annexed by a legal description and proclaim the annexation pursuant to ORS 222.

Conclusion: Based on these findings, the application satisfies this criterion.

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C. CDC 7.145.030.B discusses processing of the application.

Findings: The application for an annexation required by this chapter was filed with the City, including required fees on forms provided by the City. The Planning Director is preparing this staff report and recommendation describing compliance with the policies and criteria required by this and other relevant ordinances. The Planning Commission has scheduled a public hearing for April 13, 2010. Following that public hearing, the Planning Commission may make a recommendation to the City Council.

The City Council has scheduled a public hearing for May 6, 2010. Following the public hearing, the City Council will make a final decision on the annexation and re-zoning. The final action on the proposed annexation shall be by ordinance. A copy of the draft annexation ordinance is attached to this staff report.

Conclusion: Based on these findings, the application satisfies this criterion.

D. CCDC 7.145.030.C discusses annexations and elections.

Findings: Under ORS 222.120 and ORS 222.170, no election is required. If no election is required, the annexation becomes effective 30 days after the date of adoption by the City Council. If the annexation is approved, staff recommends the Council approve a resolution waiving the election.

However, the City Council may choose to hold an election, pursuant to ORS 222. Should the Council determine to hold an election, the approved annexation shall be placed on the ballot at the next available primary or general election. If an election is required, the annexation ordinance shall be effective on the date the election is certified as approved by the voters.

Conclusion: These criteria are not applicable if the annexation is denied. If the annexation is approved, the criteria can be satisfied by Council approval of a resolution waiving the election.

E. CCDC 7.145.040 discusses the approval standards for annexation based on the following criteria:

There is sufficient sewer and water system capacity to serve all net buildable lands inside the City at the maximum allowed density, plus sufficient additional capacity to adequately serve the proposed annexation area at its maximum allowed density.

Findings: Per the City's water and sewer master plans, there is sufficient sewer and water system capacity to serve all net buildable lands inside the City at the maximum allowed density. The proposed annexation area contains approximately 6-acres. However, development potential is severely constrained by the steep

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bank leading down to the McBride Creek floodplain and by the designation of McBride Creek as a salmonoid habitat. If approved as proposed, this application would result in the addition of four single-family residences to the municipal water and sewer system. At an average of 2.5 persons per household, approximately 10 additional persons would be served. Per the City Engineer, there is sufficient water system capacity to adequately serve an additional 10 persons.

For additional discussion, see item F below.

Conclusion: Based on these findings, the application satisfies this criterion.

The land is immediately adjacent to the current City limits or separated by less than 60 feet of right-of-way and sewer and water service are immediately available; or the land is commercial or industrial designated land which is located less than 250 feet from the current City limits, and for which sewer and water service can be provided by minor line extensions.

Findings: Tax Lots 5121-00-00200 and 5121-00-00417 are immediately adjacent to the current municipal boundaries. Tax Lot 5121-00-0020 has existing municipal water service. See the City Engineer's comments under Agency Notice for additional discussion of water and sewer service requirements.

Conclusion: Based on these findings, the application satisfies this criterion.

The application complies with the Comprehensive Plan, all other applicable City policies and ordinances and the applicable sections of ORS 222.

Findings: See related discussions in this staff report.

Conclusion: Based on these findings, the application satisfies this criterion.

F. CCDC 7.145.050 discusses the application for annexation.

Findings: The application was submitted on forms provided by the City. The applicant has stated that he proposes to annex the property to the City, reconfigure the property lines, partition one lot and create 4 lots where 3 currently exist.

The applicant provided a map of the area to be annexed and metes and bounds descriptions for the affected parcels.

The City of Columbia City Comprehensive Water System Master Plan and Columbia City Comprehensive Plan discuss the need for additional water storage. The City completed a 1.0-million gallon lower-level storage water reservoir project in 2005, bringing the total lower-level storage capacity to 1.2-million gallons. An additional

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200,000-gallon storage reservoir serves the upper-level zone. With the addition of the new reservoir, current and future lower-level storage needs within the City limits and the Urban Growth Boundary (UGB) expansion area are met. However, additional upper-level storage may be needed to accommodate full build out within the UGB. An additional 200,000-gallon upper-level Water Storage Reservoir Project is included in the City's current Five-Year Capital Improvement Program.

The City of Columbia City Comprehensive Water System Master Plan and Columbia City Comprehensive Plan discuss the need for additional water supply. The well project addressing that need was completed in 2009. Water from this well, coupled with the City of St. Helens supply, is projected to meet the City's current and future supply demands within the existing City limits and the UGB.

The adopted City of Columbia City Parks Master Plan identifies the future McBride Creek Trail System across the proposed property. The applicant proposes to dedicate to the City and access trail connecting to SE Sixth Street and approximately 4-acres of unbuildable property adjacent to McBride Creek as part of this application. This dedication would provide an additional 1,800 linear feet of the McBride Creek Trail system and approximately 4-acres of park and open space.

The Columbia City Transportation System Plan (TSP), Section 5.3 Future (Year 2016) Transportation Needs states, ".....The level of service analysis for Columbia City indicates that there are no roadways or intersections that will be operating at unacceptable levels in the future [2016]....." All drainage resulting from any construction is required to be addressed in the infrastructure and building permit process.

Fire services are currently provided, and would continue to be provided, to the subject property by Columbia County Fire and Rescue.

Schools are funded by a per-capita based state formula and are a component of property tax revenues. Any increase in population resulting from construction on this site would be consistent with the City's planned land use density for the subject property, which is also the appropriate basis for the school district's enrollment forecasting and planning. As a result, although the proposed annexation may eventually result in increased school enrollment, the increase will be consistent with predicted population growth, and will be accompanied by increases in property tax and per-capita revenues to schools.

Conclusion: Based on these findings, the application satisfies these criteria.

G. CCDC 7.145.060 discusses annexation initiated by City.

Findings: This annexation proposal has been initiated by private property owners.

Conclusion: Based on these findings, this criterion is not applicable.

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H. CCDC 7.145.070 discusses zoning upon annexation.

Findings: If the urban growth boundary expansion is approved, Tax Lots 5121-00-00200 and 5121-00-00417, which are currently located outside the City's urban growth boundary, would be designated R-1, Low Density Residential. Upon annexation, the property would be automatically rezoned from Columbia County Surface Mining (Tax Lot 5121-00-00200) and Columbia County Forest Agriculture-19 (Tax Lot 5121-00-00417) to Columbia City R-1, Low Density Residential pursuant to CCDC 7.145.070.

Conclusion: Based on these findings, the application satisfies this criterion.

I. CCDC 7.40 discusses standards for property zoned Low Density Residential (R-1).

Findings: The required minimum parcel size for the R-1 zone is 10,000 square feet. The required minimum lot width is 85 feet. Each lot is required to have a minimum of 45 feet of street access. The subject properties contain approximately 6-acres. However, only 1.8-acres are buildable due to steep slopes down to the McBride Creek floodplain and the designation of McBride Creek as a salmonoid habitat. The remaining 4.2-acres are being dedicated to the City for park and recreational trail purposes.

Rather than the lots extending all the way to the Creek as shown on the preliminary plan, the applicant proposes to reconfigure existing lot lines and partition a reconfigured parcel to create four lots total. Lot 1 would be approximately 90' X 200' and contain approximately 18,000 square feet; Lot 2 would be approximately 95' X 200' and contain approximately 21,000 square feet; Lot 3 would be approximately 90' X 240' and contain approximately 21,600 square feet and Lot 4 would be approximately 90' X 200 feet and contain approximately 18,000 square feet. All newly configured lots would satisfy the 85-foot minimum lot width requirement. The two lots to be accessed from Yakima Court would each have 30 feet of street access. The two lots to be accessed from Sixth Street would have 20 feet of street access.

The applicant has applied for a variance to the street access standards for two lots on Yakima Court and Planning Commission approval of flag lots for the two lots on Sixth Street.

R-1 properties are subject to the following minimum setback requirements:

1. *The front setback shall be a minimum of twenty feet (20).*
2. *The side setbacks shall be a minimum of eight (8) feet. Any street side setback shall be a minimum of ten (10) feet;*
3. *The rear setback shall be a minimum of eight (8) feet.*
4. *The front setback for a garage shall be a minimum of twenty feet (20).*

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Buildings, portable storage structures and paving are not permitted to cover more than 50% of the parcel. No building in an R-1 zoning district is permitted to exceed twenty-four feet in height.

Specific building plans are not a part of the application. Future construction will be required to comply with these standards in the building permit process.

Conclusion: Based on these findings and approval of the requested variance and flag lots, the application satisfies these criteria.

J. CCDC 7.150 authorizes approval of tentative property line adjustments subject to specific findings.

An additional parcel is not created by the property line adjustment, and the existing parcel as reduced in size by the adjustments is not reduced below the minimum lot size established by the zoning district;

Findings: Currently, there are approximately 3 parcels. When the property line adjustment is completed, there will be 3 parcels. As part of this application, the applicant has also requested a partition for one of the reconfigured parcels. No lots will be reduced below the minimum lot size established by the zoning district. See previous discussion under CCDC 7.40 related to lot sizes.

Conclusion: Based on these findings, the application satisfies this criterion.

By reducing the lot size, the lot or structures(s) on the lot will not be in violation of the site development or zoning district regulations for that district;

Findings: The existing mobile home is being removed from the site. All future structures would be required to satisfy the dimensional requirements and setbacks for the R-1, low-density residential zone, as part of the building permitting process.

Conclusion: Based on these findings, the application satisfies this criterion.

The resulting parcels are in conformity with the requirements of the zoning district. Where an existing lot of record does not satisfy the minimum square footage requirements for the zone, a property line adjustment may be permitted provided the adjusted lots do not increase the non-conformance.

Findings: As previously discussed, in the R-1 zone, the minimum lot size is 10,000 square feet. Each of the three parcels resulting from the property line adjustment will meet or exceed requirements of the zoning district.

The two lots to be accessed from Yakima Court would each have 30 feet of street access. The two lots to be accessed from Sixth Street would be flag lots. With Planning

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Commission approval, flag lots are permitted to 20 feet of street access. The applicant has applied for a variance to the street access standards for two lots on Yakima Court and Planning Commission approval of flag lots for the two lots on Sixth Street.

Conclusion: Based on these findings and approval of the variance and flag lots, the application satisfies this criterion.

K. CCDC 7.152 discusses the approval criteria for a partition.

Findings: The subject property consists of three parcels. Tax Lot 5121-32-00200 is located inside the City and contains 3,485 square feet. Tax Lot 5121-00-00417 is located outside the city limits adjacent to Yakima Court and contains 1.64-acres. Tax Lot 5121-00-00200 is located outside the city limits adjacent to Sixth Street and contains 4.4-acres. The previously discussed property line adjustments would result in 3 lots. These lots are identified on the attached preliminary development plan as Lot 1, Lot 2 and the combined area identified as Lot 3 and Lot 4. The partition is necessary to create two separate lots on the reconfigured 231,085 square foot parcel identified as Lot 3 and Lot 4.

The applicant proposes to partition the parcel to create Lot 3, which would be approximately 21,600 square feet and Lot 4, which would be approximately 18,000 square feet. The required minimum parcel size for the R-1 zone is 10,000 square feet. Both lots would meet or exceed the minimum lot with minimum lot width of 85 feet. Lots are required to have a minimum of 45 feet of street access. The parcel has 60 feet on Yakima Court, an existing cul-de-sac. The applicant proposes to provide 30 feet of street access for each lot and has requested a variance to the 45 feet street access standard.

The remaining approximately 4.2-acres extending east from McBride Creek to the area identified as buildable on the preliminary plan would be dedicated to the City of Columbia City for park and recreational trail purposes.

The standards of CCDC 7.92 for provisions of public facilities are applicable to the site. See discussion of CCDC 7.92 and the letter from the City Engineer regarding required improvements.

Conclusion: With approval of the requested variance and the recommended conditions of approval, the application satisfies these criteria.

L. CCDC 7.92 discusses street and utility standards.

Findings: All development and construction is required to be in accordance with City of Columbia City design and construction standards. The developer is responsible for all costs associated with public facility improvements, including applicable system development charges for sewer, water and other facilities.

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The City's Master Plan for Parks and Recreation include a trail along McBride Creek. The applicant will dedicate approximately 4.2-acres to the City of Columbia City for park and recreational trail purposes. The dedicated land will provide a significant buffer for the salmonoid habitat. The applicant is advised that Parks Systems Development Charge credit may be applicable for the land deed to the City for parks purposes.

All requirements for street and utility standards are included in the City Engineer's letter dated February 25, 2009.

The Planning Commission may approve flag lots where the depth of the existing legal lot of record is equal to or more than two times the lot depth required by the zone; and the result would not increase the number of properties requiring direct and individual access connections to the State Highway System or other arterials; and no more than one lot shall be permitted per deeded access flag; and all affected driveways shall meet the access spacing standard except where flag lots on adjacent properties share a common property line and the driveway for each flag lot is constructed immediately adjacent to the common property line and functions as a shared driveway with a recorded reciprocal access and maintenance agreement; and the flag access shall have a minimum width of 20 feet and a maximum width of 25 feet; and the flag driveway shall have a minimum paved width of 12 feet; and the lot area for a flag lot shall comply with the lot area requirements of the applicable zoning district and shall be provided entirely within the building site area exclusive of any access way.

As shown on the attached preliminary development plan, the flag lots identified as Lots 1 and 2 appear to satisfy these criteria. The overall development site is approximately 429 feet in width and more than 1,100 feet in length on the longest side. Direct access to arterials or State Highway System is proposed. Each lot will have a deed access. The applicant will be required to provide and record reciprocal access and maintenance agreements as part of the final partition plat approval. The proposed flag accesses are 20 feet in width. As part of the building permit process, the applicant will be required to pave the flag driveway from the end of Sixth Street to the residence at a minimum width of 12 feet.

Conclusion: Subject to approval of the variance, the creation of flag lots and the conditions of approval, the application satisfies these criteria.

M. CCDC 7.140 authorizes approval of variances pursuant to specific findings.

Findings: The Commission may grant a variance only when the applicant has shown that all of the following criteria are satisfied:

- 1. The proposed variance will not be materially detrimental to the purposes of this Ordinance, be in conflict with the policies of the Comprehensive Plan, to any other applicable policies and standards, and to other properties in the same zoning district or vicinity.*

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Findings: The applicant is requesting a variance to the requirement for 45 feet of street access for two lots to be accessed from Yakima Court. Yakima Court is an existing cul-de-sac. As proposed, Lots 3 and 4 would split the existing 60 feet of frontage on Yakima Court. The variance permits two lots where one currently exists. There is no evidence that the addition of a single-family residence on an 18,000 square foot lot would be materially detrimental to the purposes of this ordinance, be in conflict with the Comprehensive Plan policies for the R-1 zone or negatively impact other properties in the same zoning district or vicinity.

Conclusion: The application satisfies this criterion.

2. *A hardship to development exists which is peculiar to the lot size or shape, topography, wetlands, steep slope, existing development or other similar circumstances related to the land or structure involved and is not generally applicable to lands and structures in the same zone.*

Findings: If the only factor considered for creating new lots was square footage, a 231,085 square foot parcel could be expected to result in a minimum of 20 building sites. This parcel is constrained by a 60-foot frontage on an existing public street, the presence of an extremely steep bank that drops down to the McBride Creek floodplain significantly reducing the buildable area and by the need to protect McBride Creek, a salmonoid habitat. A significant hardship to development of the site is created by the topography, the need to protect the creek and limited access due to frontage on Yakima Court. Without approval of the variance to street access, the applicant is limited to one home site, rather than the two that are requested.

Conclusion: The application satisfies this criterion.

3. *The use proposed will be the same as permitted under this Ordinance and City standards will be maintained to the greatest extent that is reasonably possible while permitting reasonable economic use of the land;*

The applicant proposes to create two lots on a 231,085 square foot parcel. This is the maximum number of lots that can be created given the topography, location of the creek, and limits on street access.

Conclusion: The application satisfies this criterion.

4. *Existing physical and natural systems, such as but not limited to traffic, drainage, dramatic land forms, or parks will not be adversely affected any more than would occur if the development were located as specified in this Ordinance;*

Without the variance, under municipal standards, the applicant would be permitted to construct one single-family residence. Approval of the variance allows the applicant to proceed with the process of partitioning the parcel to create two lots suitable for single-

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family residences. Drainage from the additional residence can be easily addressed due to the size of the parcel. Yakima Court is a previously constructed, fully improved street that will not be adversely impacted by the 10 additional vehicle trips per day that could result from an additional single-family residence. Also, see previous discussion of utilities under CCDC 7.92.

The City is requiring dedication of property for extending the McBride Creek trail as a part of the development approval. This dedication benefits the parks system by provision of an additional access point to the trail and more than 1,100 feet of additional trail.

Conclusion: The application satisfies this criterion.

5. *The variance granted shall be the minimum necessary to alleviate the hardship.*

Findings: The applicant proposes to create two lots on a 231,085 square foot parcel. This is the maximum number of lots that can be created given the topography, location of the creek, and limits on street access. The variance allows the addition of one lot.

Conclusion: The application satisfies this criterion.

6. *For variances to height requirements, six (6) inches shall be added to the required setbacks for the front, side and rear yards, for every foot of height allowed beyond the established limit.*

Findings: No variance is proposed to height requirements. Therefore, this criterion is not applicable.

N. CCDC 7.160, 7.162, and 7.164 identify the procedures for processing multiple related approvals.

Findings: The applicant is requesting municipal approval of: (1) An expansion to the urban growth boundary to add Tax Lots 5121-00-00200 and 5121-00-00417 to the Columbia City urban growth boundary; (2) Annexation of Tax Lots 5121-00-00200 and 5121-00-00417 to the City of Columbia City; (3) Rezoning from County zoning to City of Columbia City R-1 low density; (4) Multiple property line adjustments for three existing tax lots to create three re-configured lots of record; (5) Partitioning of a re-configured tax lot to create a new lot; (6) Creation of flag lots; and (7) Related variances to development standards. Additionally, the City will be taking action on the updated population forecast.

The Planning Director is authorized to approve property line adjustments, partitions and variances up to 10% of the standard pursuant to CCDC 7.164. However, variances of greater than 10% of the standard being varied from are subject to the approval of the Planning Commission. Additionally, Planning Commission approval is required for creation of flag lots. Planning Commission recommendation to Council is required for

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adoption of the updated population forecast, the urban growth boundary amendment, the annexation and the rezoning. Therefore, the proceedings have been consolidated and the consolidated application is being processed under CCDC 7.162, Quasi-judicial decision making.

A pre-application meeting was held on February 28, 2008. The applicant submitted an application on September 9, 2008 on forms received from the City. The application was determined to be incomplete and the applicant was advised in writing on September 25, 2008. Additional information was submitted and the application was accepted as complete on December 18, 2008. Notice was mailed to DLCD on December 18, 2008 for hearings beginning February 10, 2009. Based on DLCD and Columbia County's comments regarding the updated population forecast, on January 30, 2009, the applicant requested the application be put on hold. On December 10, 2009, the applicant requested the application be reactivated. Two new notices were sent to DLCD on January 21, 2010 for hearings beginning on March 9, 2010. The notices covered adoption of the updated forecast, which is a legislative amendment to the comprehensive plan, and expansion of the urban growth boundary and related re-zoning, which is a quasi-judicial amendment. On February 11, 2010, DLCD requested that the two notices be consolidated.

Notice was sent to affected property on February 16, 2010. Following this mailing, the applicant advised the City he would be out of town and requested the hearings be rescheduled. Revised notice for hearings beginning on April 13, 2010 was sent to affected property owners on February 26, 2010.

On March 8, 2010, comments were received from the DLCD. Following a review of the comments with the City's land use attorney, the decision was made to proceed with the staff report and address the DLCD's concerns in the adoption process.

Separate notices for the Weigandt application and the adoptions of the updated population forecast were published in the local paper of record on March 24, 2010 and March 31, 2010. This staff report will be available to the public on April 6, 2010. A public hearing was held before the Planning Commission on April 13, 2010. A public hearing is scheduled before the City Council on May 6, 2010. Due to the complexities of the urban growth boundary expansion and annexation process, the applicant submitted a waiver of the 120-day rule with the application.

Conclusion: Based on these findings, the application satisfies these criteria.

V. RECOMMENDED ACTION:

Based upon the findings contained within this report and the recommendation by the Planning Commission following the public hearing on April 13, 2010, staff recommends the following:

1. The City Council adopt the related findings in this staff report and approve the ordinance related to the updated population forecast.

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2. The City Council adopt the related findings in this staff report and approve the ordinance related to the urban growth boundary expansion.
3. The City Council adopt the related findings in this staff report, waive requiring an election and adopt an ordinance annexing the properties into the City of Columbia City and rezoning the building area of the properties Columbia City R-1, Low Density Residential and the remaining acreage Columbia City PL, Public Land.
3. The City Council adopt the related findings in this staff report and approve the property line adjustments and requested partition, the creation of the flag lots, and related variances, subject to the following conditions of approval:
 - a. Following approval of the ordinances adopting the updated population forecast, the ordinance expanding the urban growth boundary and the ordinance annexing the properties into the City of Columbia City and rezoning the properties, the applicant/owner shall be allowed to reconfigure Tax Lots 200 and 417 on Columbia County Assessor's Map 5121 and Tax Lot 200 on Columbia County Assessor's Map 5121-32, for a total of 4 lots and to construct related improvements. Rather than the lots extending all the way to the Creek as shown on the preliminary plan, the lots shall be configured as follows: Lot 1 shall be approximately 90' X 200' and contain approximately 18,000 square feet; Lot 2 shall be approximately 95' X 200' and contain approximately 21,000 square feet; Lot 3 shall be approximately 90' X 240' and contain approximately 21,600 square feet and Lot 4 shall be approximately 90' X 200 feet and contain approximately 18,000 square. The two lots to be accessed from Yakima Court shall each have 30 feet of street access. The two lots to be accessed from Sixth Street shall each have 20 feet of street access.
 - b. All development shall conform to the Columbia City Development Code, except variance to the street access. All parcels shall comply with the dimensional and setback requirements of CCDC 7.40 in effect on December 18, 2008, pursuant to ORS 92.040. This approval shall automatically expire if a final partition plat is not submitted to the City for approval one year from the date that all appeal periods for this approval expire, unless the applicant/owner applies for an extension pursuant to CCDC 7.164.
 - c. On the final partition plat, the applicant shall dedicate the land outside the buildable lands on the preliminary plan to the City for use as park and recreational trail property and as a buffer for McBride Creek. The land shown on the preliminary plat for the access tract shall be dedicated to the City on the final plat. The property line along the creek shall be verified prior to approval of the final plat.
 - d. Sanitary sewers are required to be installed to serve each residence. City Engineer approval is required on the construction drawing for the proposed sanitary sewer and the City Engineer is authorized to approve modifications to the design and to this condition of approval. The applicant shall verify invert elevation of sanitary manhole in Yakima Court will accommodate construction of the house sewer laterals. Sanitary sewer

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cleanouts shall be spaced no more than 100-feet apart. Gravity sewer lines shall be DHS requirements for clearance from waterlines. The applicant shall provide 8-inch public sanitary sewer in an easement to serve the lots. Septic tanks shall be provided for each lot. A 16-foot wide easement for the sewer line and a 15' x 15' easement for each septic tank shall be included on the final plat.

- e. A new water sewer and meter will be provided for each residence. City Engineer approval is required on the construction drawing for the proposed water system and the City Engineer is authorized to approve modifications to the design and to this condition of approval. An 8-inch waterline exists in Yakima Court and a 10-inch waterline at the end of Sixth Street can be used to service the lots on the subject property. The applicant shall loop a 6-inch waterline between the existing waterlines at the end of Sixth Street and the end of Yakima Court. Connect water services to the new 6-inch line. An easement for the waterline shall be included on the final plat.
- f. The applicant shall provide a fire hydrant at the end of Sixth Street.
- g. Grading for the proposed access drives and finished lot grading shall be such that storm water is diverted away from proposed building foundations. The proposed landform alteration shall address storm water runoff, maintenance of natural drainage ways, and shall not increase existing flow intensity. Runoff from the developed lots shall be routed to existing street drainage systems or to the creek. Drainage ways to the creek shall be armored to prevent erosion. The storm drain system shall be designed and constructed as approved by the City Engineer and the City Engineer is authorized to approve modifications to the design and to this condition of approval.
- h. Driveway aprons shall be installed on the proposed driveways at the transition between public right-of-way and private property. The driveways within the flag of the flag lots shall be paved a minimum of 12' in width from the public right of way to the garage of the residence.
- i. The applicant shall coordinate with franchise utilities for installation of those utilities. The City shall review Street lighting requirements at the end of Sixth Street with the City upon submittal of design drawings. A PUE may be required for private utilities.
- j. If any development is proposed in areas with slopes greater than 15%, the applicant shall satisfy the requirements of the Columbia City Development Code for "slope hazard areas". Application for development in these areas shall include and engineering geotechnical study that demonstrates the site is stable for the proposed use and development. The developer shall provide topographic survey of the properties so the grade of the lots can be evaluated. Slope hazard requirements shall be met once building envelopes are determined and prior to issuing of building permits.
- k. All utility lines including, but not limited to those required for electric, communication, lighting and cable television services and related facilities are required to be placed

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underground.

- l. All improvements shall be constructed to all applicable City, State and Federal standards and in full compliance with all applicable ordinances and shall be subject to approval and modification by City staff and consultants as provided by the Columbia City Development Code and all applicable related ordinances.
- m. Construction noise is limited to daylight hours and subject to municipal noise regulations. During the construction period, the applicant/owner is required to provide dust control and take every effort to minimize impacts of construction on existing residential development.
- n. The applicant shall have a licensed surveyor or engineer prepare a final partition plat. The applicant shall submit the final plat to the City for approval prior to recording with the Columbia County Surveyor's Office. No building permits shall be issued until the City receives a copy of the recorded final partition plat.
- o. Prior to issuance of a building permit for any structure, the applicant shall demonstrate compliance with the development standards in CCDC 7.40, including but not limited to, setbacks, height restrictions, limits on impervious surface coverage, and visual relief features.

This decision is final on the date that the Notice of Decision is mailed to the applicant and all interested parties who have submitted written or oral testimony in the record. Issues that may provide the basis for an appeal must be raised orally at the public hearing or in writing before or at the public hearing. Such comments must be specific to allow the approval authority an opportunity to respond to the issue.

If the City Council approves the application, the decision shall be the final local action. Any party with standing may appeal the decision to the Land Use Board of Appeals (LUBA) within 21 days pursuant to ORS 197.830. Persons wishing to appeal the decision to LUBA are advised to seek legal counsel.

Staff report prepared and amended by Lisa Smith, Planning Consultant, John A. Rankin, LLC

Attachments:

- Vicinity Map
- Letter from Gary Fish, DLCD, 3/9/10
- Letter from Todd Dugdale, Columbia County Land Development Services, 1/30/09
- GIS Overview Map of Potential Rapidly Moving Landslide Hazards
- Analysis of Properties Adjacent to UGB
- Maps of Properties Adjacent to UGB
- US Geological Survey Map
- USDA Soil Survey Map – Sheet 31
- Draft Ordinance adopting Updated Population Forecast

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Draft Ordinance amending Comprehensive Plan Text and Map
Draft Annexation Ordinance
Preliminary Development Plans