CITY OF COLUMBIA CITY

STAFF REPORT

APPLICATION FOR A QUASI-JUDICIAL COMPREHENSIVE PLAN AND ZONING MAP AMENDMENT

File No.: LU 26-03

Applicant/Owner: Oregon State Society of the National Society Daughters of the American Revolution

Property: Ruth Rose Richardson Memorial Park, Lots 6–9, Block 2, Columbia City; Tax Map 5N1W28AD, Tax Lot 1500

Application: The applicant requests an amendment to the Columbia City Comprehensive Plan and Zoning Maps to change approximately 0.46 acre from Public Land, Park (PL) to Moderate Density Residential (R-2). No specific development is proposed.

Public Hearing: The Columbia City Planning Commission will hold a public hearing on Tuesday, November 17, 2026, at 6:30 pm in the Council Chambers at Columbia City Hall, 1840 Second Street. The Planning Commission will make a recommendation to the City Council, which is scheduled to consider the application on December 17, 2026.

I. APPLICABLE CRITERIA

1. Columbia City Development Code (CCDC) 7.162.120, Quasi-Judicial Amendments.
2. Applicable Columbia City Comprehensive Plan policies.
3. Applicable Oregon Statewide Planning Goals and administrative rules.

II. FINDINGS OF FACT

1. **Location:** The property is located at the northeast corner of First Street and I Street in Columbia City. It consists of four legal lots totaling approximately 20,000 square feet (0.46 acre). An alley runs generally north to south through the block, with three of the subject lots on one side of the alley and the fourth lot on the opposite side.
2. **Comprehensive Plan Designation:** Public Land, Park (PL).
3. **Zoning:** Public Land, Park (PL).
4. **Existing Use:** The property is privately owned and is known as Ruth Rose Richardson Memorial Park. It has historically been accessible to the public for passive recreation.

5. **Surrounding Uses:** The property is directly adjacent to other R-2 zoned properties on the block bounded by H Street to the north, The Strand to the east, I Street to the south, and First Street to the west. R-2 (Moderate Density Residential) and PL (Public Land, Park) zoning make up the majority of the surrounding vicinity. The historic Caples Farmstead is located west of the subject property, across First Street.
6. **Proposed Designation:** Moderate Density Residential (R-2) on both the Comprehensive Plan and Zoning Maps.
7. **Proposed Development:** No land division, construction, or site development is proposed. Future development would require applicable City approvals.

III. LAND USE REFERRALS AND PUBLIC NOTICE

PUBLIC NOTICE

The City provided notice of the proposed Comprehensive Plan and Zoning Map amendments in accordance with its quasi-judicial review procedures. Notice was submitted to the Oregon Department of Land Conservation and Development (DLCD) through the Post-Acknowledgment Plan Amendment (PAPA) system on October 13, 2026. Notice of the proposed amendment and public hearing was published in the newspaper on October 30, 2026, and mailed to property owners within 200 feet of the subject property on November 3, 2026.

The mailed notice was provided at least 10 days before the Planning Commission hearing scheduled for November 17, 2026. Public notice was provided pursuant to CCDC 7.162.040 and 7.162.050 and applicable state requirements.

One written public comment has been received as of the publishing of this staff report in opposition of the application request and is included in Attachment 4.

AGENCY REFERRALS

On October 26, 2026, the City distributed a referral notice describing the proposed Comprehensive Plan and Zoning Map amendment. The referral included zoning and vicinity maps, a list of permitted uses in the R-2 zone, and applicable R-2 development standards.

The referral was distributed to the following agencies and service providers:

- City Administrator
- City Engineer
- City Public Works
- Columbia River Fire and Rescue
- Chief of Police
- Columbia City Building Official
- School District

- Comcast
- Columbia River PUD
- NW Natural Gas
- Lumen
- AT&T

Agency Comments

Responses were received from the City Administrator, City Engineer, and Columbia River Fire and Rescue. The City Engineer did not request additional information or identify improvements needed to support the proposed amendment.

City Administrator: The City Administrator noted that existing real estate signs on the property do not comply with City Code standards. Information regarding signage requirements was provided in 2025 to assist with compliance. This comment concerns an existing code compliance issue and does not directly relate to the proposed map amendments.

City Engineer: The City Engineer reviewed the application and had no comments on the proposed zone change. The Engineer noted that the applicant must demonstrate compliance with all applicable public works standards before building permit issuance.

Columbia River Fire and Rescue: The Fire District initially raised concerns about potential emergency vehicle access limitations associated with future residential development, particularly where on-street parking could restrict access.

In a follow-up email and phone conversation with City staff, Fire Chief Eric Smythe clarified that the District does not oppose the proposed rezoning. The comments were intended to bring potential access concerns to the City's attention for consideration during future development reviews.

City staff clarified that on-street parking is not permitted on the paved portion of the street and parking within the undeveloped right of way surrounding the property would be regulated in certain cases (e.g., recreational vehicles require City approval and abandoned or unregistered vehicles become a code enforcement issue). The City also requires off-street parking for residential development. These requirements would apply to future development proposals.

On November 4, 2026, Chief Smythe confirmed by email that staff had accurately summarized the District's concerns. The District identified no further concerns or objections.

IV. REVIEW CRITERIA AND EVALUATION

A. CCDC 7.162.120: QUASI-JUDICIAL AMENDMENTS

The application requests amendments to the Comprehensive Plan and Zoning Maps for a specific property. The proposal is subject to the quasi-judicial amendment criteria in CCDC 7.162.120.

The following findings address consistency with the Comprehensive Plan, applicable state requirements, and community health, safety, and welfare.

B. COMPREHENSIVE PLAN CONSISTENCY

Public Lands, Open Space, and Recreational Needs

The City's Comprehensive Plan identifies Ruth Rose Richardson Memorial Park as a privately owned park available for public use. The proposed amendment would redesignate approximately 0.46 acre from Public Land, Park (PL) to Moderate Density Residential (R-2). Future residential development would result in the loss of the existing recreational space.

Public Lands Policies. *The Comprehensive Plan states that the PL designation identifies lands owned by public or semi-public entities that are used, or may be used, for public or semi-public purposes, including parks and playgrounds. The City's goal is to encourage dedication of land for public use. Policy PL.1 encourages maintenance and continuation of lands set aside for public use. Policy PL.2 calls for implementation of the Parks Master Plan, including neighborhood parks, Columbia River access, bicycle path connections, and volunteer labor for park development.*

Recreational Needs Policies. *Section F establishes policies supporting the acquisition, improvement, and development of recreational resources. Policies F.1 and F.2 direct the City to pursue available state and federal funding for parks and bicycle paths and acquire future park sites before costs increase or land is converted to other uses. Policy F.3 encourages cooperation among private parties, the City, school district, and state and federal agencies. Policies F.4 and F.5 address Columbia River access at H Street and implementation of the City's bicycle plan.*

Open Space Policies. *The Comprehensive Plan's policies for Open Spaces, Scenic and Historic Areas, and Natural Resources emphasize scenic views and preservation of identified historic resources, including the Caples House Museum. The subject property is not subject to a separate local historic designation or scenic-view protection.*

*The **2026 Columbia City Parks Master Plan**, adopted February 19, 2026, identifies Ruth Rose Richardson Memorial Park as a private nonprofit recreational facility. Although the park was assessed during the planning process, it is not included in the City's inventory of 18.6 acres of City-managed parks and open space.*

The Parks Master Plan identifies existing recreational opportunities throughout the City and notes that most areas have reasonable park access. It also identifies additional parkland needs

to serve future growth. Policy 1.5 encourages cooperation with private parties, while Policy 1.7 directs the City to prioritize land acquisition based on recreational needs. The Plan's 20-year capital improvement program includes future parkland acquisition but does not identify an approved acquisition or replacement for Ruth Rose Richardson Memorial Park.

STAFF FINDING: Ruth Rose Richardson Memorial Park is privately owned by the Oregon State Society of the National Society Daughters of the American Revolution and has historically been available for public recreational use. Although designated PL, the property is not owned, operated, or maintained by the City.

Public Lands Policy PL.1 encourages maintenance and continuation of lands set aside for public use. Recreational Needs Policies F.1 and F.2 support parkland acquisition and improvement, while Policy F.3 encourages cooperation with private parties to provide recreational opportunities. These policies favor retaining recreational resources but do not specifically require the City to acquire the subject property or its private owner to continue operating it as a park.

Staff recognizes that future residential development could result in the loss of approximately 0.46 acre of publicly accessible recreational space. This loss must be considered alongside the property's private ownership and the City's adopted recreational needs policies. The applicant acknowledges the potential loss and states that continued maintenance of the property as a private park is financially unsustainable.

The proposed amendment would not reduce City-owned or managed parkland. The Parks Master Plan identifies other recreational opportunities and establishes priorities for future park improvements and acquisition, although it does not identify a replacement for the subject park. The amendment would not prevent the City from implementing those priorities or the specific improvements identified in Recreational Needs Policies F.4 and F.5.

Staff recognize that the amendment could result in the loss of an existing recreational opportunity. However, the property's private ownership is an important consideration in evaluating the City's ability to retain and manage the site for public recreation. Given the availability of other recreational facilities, the City's continued ability to pursue its adopted parks priorities, and the absence of a requirement for the private owner to maintain the property as a public park, staff finds that the proposed amendment is consistent with the Comprehensive Plan's overall direction for meeting recreational needs.

Housing and Residential Land Use

Section H of the Comprehensive Plan establishes policies supporting an adequate supply and range of housing opportunities. Policy H.1(a) directs the City to maintain adequate zoning, land division, and building codes to achieve its housing goals. Policy H.1(b) encourages improvements to substandard housing and an adequate economic mix of housing. Policies H.1(c) and H.1(d) address adequate public services to accommodate housing demand and improvements required with land division approvals.

Section H.3 establishes the goal and policies for the Moderate Density Residential (R-2) designation. The Comprehensive Plan identifies single dwelling units and duplexes as

appropriate housing types in R-2 areas and establishes a goal of creating conditions suitable for higher concentrations of people. Policies H.3(a) and H.3(b) address improvements to undeveloped public ways and adequate public services in connection with future development and land divisions.

The proposed amendment would allow residential uses on approximately 0.46 acre within an established residential neighborhood. The property consists of four existing legal lots and is adjacent to other R-2 designated properties. No residential development or land division is proposed.

STAFF FINDING: The proposed amendment would allow single dwelling units and duplexes, consistent with the housing types identified in Section H.3 of the Comprehensive Plan. The property is located within an established residential area and is adjacent to other R-2 designated properties.

The amendment supports Housing Policy H.1(a) by increasing the amount of land zoned for residential use and aligns with the R-2 goal of accommodating moderate-density residential development. Although the amendment would not guarantee new housing construction, it would provide additional opportunities for residential development.

Future development would remain subject to applicable City requirements for public services, street improvements, and land division approval where applicable.

Based on the property's location, surrounding residential designations, and uses permitted in the R-2 designation, staff finds that the amendment is consistent with the Comprehensive Plan's housing goals and policies.

Historic Resources

The Comprehensive Plan's policies for Open Spaces, Scenic and Historic Areas, and Natural Resources recognize Columbia City's historic character and establish direction for protecting scenic and historic resources.

Policy 1(a) calls for protecting scenic views through enforcement of the Development Code. Policy 1(b) encourages preservation of the Caples House Museum and McVey House in their original character and requires review of exterior alterations to those structures. Policy 1(c) directs the City to coordinate with state and county agencies and historical organizations to identify and preserve historic resources.

The Caples Farmstead, which includes the Caples House Museum, is located west of the subject property across First Street and is listed on the National Register of Historic Places. The applicant's revised narrative identifies the National Register boundary as Lots 1–12 of Block 19. The subject property consists of Lots 6–9 of Block 2 and is outside the identified historic boundary. It is not listed as a contributing historic resource.

The City has no additional local historic designation or scenic-view protection affecting the subject property.

STAFF FINDING: The proposed amendment would change the property's Comprehensive Plan and Zoning Map designations but would not authorize construction, demolition, or alterations to historic structures.

The subject property is outside the Caples Farmstead's National Register boundary and is not identified as a contributing historic resource. The amendment would not change the protections applicable to the Caples Farmstead or prevent the City from applying its historic preservation and development standards to future proposals.

Based on the property's location and the scope of the proposed amendment, staff finds that the proposal is consistent with the Comprehensive Plan's historic and scenic resource policies.

C. STATEWIDE PLANNING GOALS

Goal 1: Citizen Involvement

Goal 1 requires opportunities for public participation in land use decisions.

STAFF FINDING: The City is processing the application through its established quasi-judicial review procedures. Notice of the proposed amendment was submitted to the Oregon Department of Land Conservation and Development (DLCD) on October 13, 2026. Newspaper notice was published on October 30, 2026, and notice was mailed to property owners within 200 feet of the subject property on November 3, 2026.

Public hearings are scheduled before the Planning Commission on November 17, 2026, and City Council on December 17, 2026. Interested parties may provide written testimony or testify at the public hearings in accordance with the City's hearing procedures. The City will consider testimony submitted before the applicable record closes. Staff finds that the City's notice and hearing procedures provide opportunities for public participation consistent with Goal 1.

Goal 2: Land Use Planning

Goal 2 requires local governments to establish and follow a comprehensive land use planning framework, ensure land use decisions are supported by an adequate factual basis, and coordinate planning activities with affected governmental units.

STAFF FINDING: The proposed Comprehensive Plan and Zoning Map amendments are being reviewed under the City's adopted quasi-judicial procedures in CCDC Chapter 7.162. The applicable approval standards are established in CCDC 7.162.120, which addresses consistency with the Comprehensive Plan, applicable development standards, and potential effects on public health, safety, and welfare.

The applicant's revised narrative, adopted Comprehensive Plan, 2026 Parks Master Plan, agency referral comments, and other materials in the record provide the factual basis for evaluating the proposed amendments. This staff report includes findings addressing the applicable Comprehensive Plan policies, Statewide Planning Goals, and local approval standards.

The City provided notice to DLCD and referred the application to affected agencies for review and comment. Public hearings are scheduled before the Planning Commission on November 17, 2026, and City Council on December 17, 2026, providing opportunities for public participation before a final decision.

Based on the application materials, adopted plans, and analysis provided in this report, staff finds that the proposed amendments have been evaluated within the City's adopted planning framework and are supported by an adequate factual basis, consistent with Goal 2.

Goal 5: Natural Resources, Scenic and Historic Areas, and Open Spaces

Goal 5 requires local governments to identify and protect significant natural, scenic, historic, and open space resources through their adopted planning programs.

The subject property is located east of the historic Caples Farmstead, across First Street. The Caples Farmstead is listed on the National Register of Historic Places. The applicant's revised narrative identifies the historic resource boundary and documents that the subject property is outside that boundary.

STAFF FINDING: The subject property is not included in the City's adopted Goal 5 resource inventory and is not subject to a separate local historic designation or scenic-view protection. The property is outside the designated Caples Farmstead historic boundary and is not identified as a contributing historic resource.

The proposed amendment would change the property's Comprehensive Plan and Zoning Map designations but would not authorize construction or alterations to the Caples Farmstead or any other historic structure. The amendment would not change the boundaries or protections applicable to the Caples Farmstead.

Although the property currently provides recreational open space, it is not identified as a protected resource in the City's Goal 5 inventory. The 2026 Parks Master Plan identifies the property as a privately owned recreational facility but excludes it from the City's inventory of managed parkland.

As discussed in the Comprehensive Plan findings, the amendment would not directly affect an identified historic or scenic resource or prevent the City from implementing its adopted resource protection policies. Based on the absence of an inventoried Goal 5 resource on the property and the scope of the proposed amendment, staff finds that the proposal is consistent with Goal 5.

Goal 8: Recreational Needs

Goal 8 requires local governments to plan for recreational needs and provide opportunities for recreational facilities and activities.

The City's Comprehensive Plan identifies Ruth Rose Richardson Memorial Park as an existing recreational site. The proposed amendment would remove its PL designation and allow future residential development that could result in the loss of approximately 0.46 acre of publicly accessible recreational space.

STAFF FINDING: Ruth Rose Richardson Memorial Park is privately owned by the Oregon State Society of the National Society Daughters of the American Revolution and has historically been available for public recreation. The 2026 Parks Master Plan identifies the property as a private nonprofit recreational facility but excludes it from the City's inventory of 18.6 acres of City-managed parks and open space.

The proposed amendment would not reduce City-owned or managed parkland. However, future residential development could eliminate an existing recreational opportunity. The applicant acknowledges this potential loss and states that continued maintenance of the property as a private park is financially unsustainable.

The 2026 Parks Master Plan identifies other recreational opportunities available to residents and establishes priorities for future park improvements and acquisition. Although the Plan recognizes the subject property as a recreational facility, it does not identify an approved acquisition or replacement for the park.

As discussed in the Comprehensive Plan findings, the City's recreational needs and Public Lands policies encourage the continuation of recreational opportunities, cooperation with private landowners, and acquisition of land for future parks. These policies do not specifically require acquisition of the subject property or continued operation of the park by its private owner.

Staff recognizes that the amendment would allow the loss of a publicly accessible recreational site. However, the City would retain its existing managed park system and could continue pursuing the improvements and acquisitions identified in the Parks Master Plan. The property's private ownership also limits the City's ability to ensure continued public access without an agreement or acquisition.

Considering these factors and the analysis of recreational needs and Public Lands policies provided elsewhere in this report, staff finds that the proposed amendment is consistent with Goal 8.

Goal 10: Housing

Goal 10 requires local governments to plan for housing needs and provide opportunities for residential development.

STAFF FINDING: The proposed amendment would redesignate approximately 0.46 acre from PL to R-2, allowing residential uses on four existing legal lots within an established neighborhood.

The Comprehensive Plan identifies single dwelling units and duplexes as appropriate uses within the R-2 designation. The property is adjacent to other R-2 designated properties, and the amendment would increase the amount of land available for residential use within the existing urban area.

As discussed in Section IV.B, the proposed designation supports the City's housing policies and provides additional opportunities for residential development. Staff finds that the proposal is consistent with Goal 10.

Goal 11: Public Facilities and Services

Goal 11 addresses the planning and provision of public facilities and services.

STAFF FINDING: The subject property is located within an established residential neighborhood served by existing public streets and nearby utility infrastructure.

The City referred the application to public facility and service providers. No agency comments identified a water, sewer, or other public facility deficiency that would prevent the proposed amendment. The surrounding residential development and existing infrastructure indicate that urban services are available in the vicinity, although specific service capacity has not been evaluated for a development proposal.

Future development would be subject to applicable City requirements for utility connections, stormwater management, street access, and public improvements.

Columbia River Fire and Rescue raised concerns about potential emergency access limitations associated with future on-street parking. As summarized in Section III, the City clarified applicable parking requirements, and the Fire District confirmed that it does not oppose the map amendments.

Based on the property's location, existing infrastructure, and agency referral comments, staff finds that the proposed amendment is consistent with Goal 11.

Goal 12: Transportation

Goal 12 requires local governments to plan for a safe and efficient transportation system. The Transportation Planning Rule (TPR), OAR 660-012-0060, requires evaluation of whether a Comprehensive Plan or zoning amendment would significantly affect an existing or planned transportation facility.

The City's Transportation System Plan (TSP), adopted by Ordinance No. 529 and subsequently amended, establishes the City's transportation network, functional street classifications, and planned improvements. Section 7.1 and Figure 7.2 classify streets as arterials, collectors, or local streets. Local streets primarily provide access to residential and other properties within neighborhoods.

The TSP also establishes transportation goals and objectives addressing roadway safety, mobility, neighborhood compatibility, and pedestrian and bicycle access. Section 5.3 evaluates transportation capacity and intersection levels of service, while Section 7 identifies planned transportation improvements.

STAFF FINDING: The subject property consists of four existing legal lots totaling approximately 0.46 acre within an established residential neighborhood. The property is served by existing paved public streets, including First Street and I Street. The surrounding area is predominantly designated R-2.

The proposed amendment would change the property's designation from Public Land, Park (PL) to Moderate Density Residential (R-2). The R-2 designation permits single dwelling units and

duplexes, subject to applicable development standards. No specific development or land division is proposed.

The City's TSP establishes the functional classification of existing and planned transportation facilities. The proposed amendment would not change any street's adopted functional classification or amend the standards associated with those classifications. Accordingly, the amendment would not trigger a significant effect under OAR 660-012-0060(1)(a) or (b).

Under OAR 660-012-0060(1)(c), the City must also consider whether the uses allowed by the proposed designation would be inconsistent with the function or performance of an existing or planned transportation facility. The subject property is located within an established residential street network, and the proposed R-2 designation would allow residential uses of the same general type as those permitted on surrounding properties. The TSP identifies local streets as providing access to residential properties.

The application was referred to the City Engineer for review. The City Engineer did not identify a transportation deficiency, request additional transportation analysis, or recommend improvements associated with the proposed amendment. No other agency identified a transportation capacity or operational concern during the referral process.

Columbia River Fire and Rescue raised concerns about potential emergency access limitations associated with on-street parking from future residential development. The City clarified that on-street parking on the paved area is not permitted along the streets surrounding the property and that off-street parking is required for residential development. The Fire District subsequently confirmed that it does not oppose the proposed amendment.

Based on the available record, staff finds that the amendment would not change the adopted functional classification of any transportation facility or the standards implementing those classifications. Future development would remain subject to applicable street access, parking, and public improvement requirements. The record also establishes that the proposed residential uses in the R-2 zone are compatible with the general access function of the surrounding residential street network. No transportation deficiencies requiring additional improvements were identified through agency review. Staff finds that the proposed amendment is consistent with the City's TSP and Goal 12, subject to a determination that the amendment would not significantly affect transportation facility performance under OAR 660-012-0060(1)(c).

Goal 14: Urbanization

Goal 14 addresses orderly development within urban growth boundaries.

STAFF FINDING: The subject property is located within Columbia City's existing city limits and urban growth boundary. The proposed amendment would allow residential uses within an established urban neighborhood served by existing streets and nearby public infrastructure.

The amendment would not expand the urban growth boundary or require conversion of rural land to urban use. Staff finds that the proposal is consistent with Goal 14.

Other Statewide Planning Goals

STAFF FINDING: The remaining Statewide Planning Goals do not establish additional approval requirements that would prevent the proposed amendment, based on the available site information and scope of the application.

Goals 3 (Agricultural Lands) and 4 (Forest Lands) do not apply because the property is within the City's existing urban area and is not designated agricultural or forest land.

Goal 6 (Air, Water and Land Resources Quality) addresses the protection of environmental resources. The proposed amendment would not authorize construction or other activities that would directly affect air, water, or land resources. Future residential development would be subject to applicable environmental protection and stormwater management requirements.

Goal 7 (Natural Hazards) addresses development in areas subject to natural hazards. The proposed amendment would not authorize development or modify applicable hazard-related development standards. Any mapped hazard constraints affecting the property would remain applicable to future development.

Goal 9 (Economic Development) is not directly affected because the property is not designated for employment or industrial use. The amendment would not remove land identified for those purposes.

Goal 13 (Energy Conservation) encourages land use patterns that conserve energy. The proposed amendment would allow residential development within an established urban neighborhood rather than requiring expansion into undeveloped rural areas. Future construction would be subject to applicable building and energy requirements.

Goals 15 through 19 address the Willamette River Greenway, estuarine resources, coastal shorelands, beaches and dunes, and ocean resources. These goals do not apply to the subject property.

Based on the nature and location of the proposed amendment, staff finds that the proposal is not inconsistent with the remaining applicable Statewide Planning Goals.

D. COMMUNITY HEALTH, SAFETY, AND WELFARE

CCDC 7.162.120(A)(3) requires a determination that the proposed Comprehensive Plan and Zoning Map amendments will not adversely affect the health, safety, and welfare of the community.

The proposed R-2 designation would allow residential uses consistent with the surrounding neighborhood. The application does not propose construction, street improvements, parking facilities, or building access.

STAFF FINDING: The subject property is located within an established residential neighborhood, and the proposed designation would allow uses similar to those permitted on surrounding properties. The amendment would not authorize physical changes to the property or surrounding streets.

As summarized in Section III, Columbia River Fire and Rescue raised concerns about potential emergency access limitations associated with on-street parking from future residential development. The City clarified its parking requirements, including restrictions on parking along the surrounding streets and requirements for off-street residential parking. The Fire District subsequently confirmed that it does not oppose the amendment.

The Fire District did not identify an existing access deficiency that would prevent the proposed rezoning. Future residential development would remain subject to applicable parking, street access, and emergency vehicle access requirements.

No other agency comments identified a public health or safety concern that would prevent the proposed amendment.

Based on the proposed residential designation, existing neighborhood conditions, and agency referral comments, staff finds that the amendment would not adversely affect community health, safety, or welfare, consistent with CCDC 7.162.120(A)(3).

V. RECOMMENDATION

Based on the findings in this report, staff recommends that the Planning Commission recommend approval of the proposed Comprehensive Plan and Zoning Map amendments, subject to consideration of public testimony and any additional findings adopted during the hearing.

Suggested Motion:

I move that the Planning Commission recommend that the City Council approve application LU 26-03 to amend the Columbia City Comprehensive Plan and Zoning Maps for Tax Lot 1500, Tax Map 5N1W28AD, from Public Land, Park (PL) to Moderate Density Residential (R-2), based on the findings in the staff report and any additional findings adopted during the hearing.

ATTACHMENTS

1. Application and revised applicant narrative, dated September 23, 2026.
2. Existing Comprehensive Plan and Zoning Maps.
3. Agency referral comments.
4. Public comments received before the hearing.

CITY OF COLUMBIA CITY
1840 Seco[illegible] Street / PO Box 189 / Columbia C[illegible] OR 97018
Phone: 503-397-4010 / E-mail: hjohnson@columbia-city.org

AUG 3 1 2026

TEXT OR MAP AMENDMENT APPLICATION

APPLICANT(S) Michelle Langdon PHONE 503-318-2272

MAILING ADDRESS 22700 Salamo Road, West Linn OR 97068 EMAIL michelle@solderaproperties.com

PROPERTY OWNER(S) Oregon State Society of the National Society, D.A.R. PHONE 541-280-0503

MAILING ADDRESS c/o WRGN LLC PO BOX 126 SALEM OR 97308 EMAIL state.regent@oregondar.org

REQUEST Map amendment: PL to R-2 for Lots 7-9, Block 2. Four existing platted lots: no land division

ZONE DESIGNATION PL to R-2 (Lots 6-9, Block 2)

LOCATION 1st Street & I Street TAX ACCT # & MAP TAX LOT # 5N1W28 AD 1500 / 29125

LEGAL DESCRIPTION Lots 6-9, Block 2, Columbia City

Refer to the following Chapters of the Columbia City Development Code (CCDC) as applicable for Text and Map Amendments: 7.15 Amendments to the Development Code, Comprehensive Plan and Related Maps, 7.160 Procedures for Decision-Making Legislative or 7.162 Procedures for Decision-Making Quasi-Judicial. Additional chapters may apply depending on the type of amendments. Contact City Hall for additional information.

DEPOSIT FEE AND AGREEMENT: Applications must be accompanied with the applicable fee deposit of $1,500 for a text amendment or $1,700 for a map amendment and an executed Agreement to Meet Costs of Development Review and Approval Compliance. Note: Fees for all applications requiring a deposit are billed at actual costs.

SIGNATURE (applicant(s)) Michelle Langdon DATE 9/3/26

SIGNATURE (owner(s)) Jill A. Gentry DATE 8/27/26

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OFFICE USE ONLY

Date Filed 8/31/2026 pd Fee Paid $1,700.00 Receipt No. CR 10078935
Planning Commission hearing date _____ Notices mailed date _____ Public notice published date _____
Planning Commission action _____ Notice of Recommendation Decision Date _____
Council hearing date _____ Council action _____
Appeal filed _____ Hearing date _____ Notices mailed _____

Revised: 04/15/2026

COLUMBIA CITY

MAP AMENDMENT

Review Narrative

Lots 6, 7, 8, and 9, Block 2, Columbia City

Applicant	Michelle Langdon
Owner	Oregon State Society of the National Society, Daughters of the American Revolution
Request	Combined Comprehensive Plan and Zoning Map amendment from PL to R-2
Land division	None proposed; the subject consists of four existing platted lots
Tax reference	Map 5N1W28AD, Tax Lot 1500; Account 29125
Date	9/23/2026

1. Request and Executive Summary

Requested action. Amend the City of Columbia City combined Comprehensive Plan and Zoning Map designation for Lots 6, 7, 8, and 9, Block 2, Columbia City, from Public Land (PL) to Moderate Density Residential (R-2). The request is property-specific and is processed as a quasi-judicial amendment under CCDC 7.15.030 and Chapter 7.162.

Purpose. The property is privately owned and has been used as open space or park area associated with the nearby Caples House Museum property. The owner wishes to discontinue that use and market the subject property for potential residential development. The R-2 designation is consistent with the surrounding residential neighborhood and provides an appropriate urban residential designation for the four platted lots.

Limited effect of approval. The amendment changes the land-use designation only. It does not approve a dwelling, determine that each lot is independently buildable, approve a land division, authorize access or utility connections, or authorize grading, tree removal, demolition, or construction. All future development remains subject to the standards and permits in effect when development is proposed.

2. Applicant, Ownership, and Property

Applicant	Michelle Langdon
Applicant contact	503-318-2272 | michelle@solderaproperties.com
Applicant address	22700 Salamo Road, West Linn, OR 97068
Recorded owner	Oregon State Society of the National Society, Daughters of the American Revolution
Owner address	344 Ironwood Drive, Newberg, OR 97132
Legal description	Lots 6, 7, 8, and 9, Block 2, Columbia City, Columbia County, Oregon
Location	West of First Street at I Street, Columbia City
Tax reference	Map 5N1W28AD, Tax Lot 1500; Account 29125
Approximate area	20,000 square feet total; approximately 5,000 square feet per platted lot
Existing/proposed designation	PL Public Land to R-2 Moderate Density Residential

Record scope. The recorded deed includes additional property. This application is limited to Lots 6-9, Block 2, shown as Tax Lot 1500 on the supplied assessor map. All other property described in the deed is excluded from this request.

3. Existing Conditions and Scope

Lot configuration. The assessor map and recorded deed identify the subject as four platted lots. Each lot appears to be approximately 50 feet wide and 100 feet deep. Assessor mapping is not a survey and does not independently establish legal-lot status or buildability.

Existing use. The subject property is the approximately 0.46-acre Ruth Rose Richardson Memorial Park, privately owned by the Oregon State Society, Daughters of the American Revolution (DAR), and historically open to the public for informal recreation. The City Comprehensive Plan identifies it as a publicly accessible private park. The City's 2026 Parks Master Plan lists it as a private nonprofit facility, separate from the City-managed park acreage. The adjoining Caples Farmstead, also associated with the DAR, is listed in the National Register of Historic Places; its nominated boundary is Lots 1–12, Block 19, while this application concerns Lots 6–9, Block 2. See the Goal 5 and Goal 8 findings below.

The amendment would allow a change from the existing park use to residential use, subject to later permits. No structure or physical development is approved through this application.

Actions not requested:

- No partition, subdivision, replat, property-line adjustment, or creation of additional lots.
- No determination that each existing lot is independently buildable.
- No approval of a dwelling type, site plan, access point, utility plan, grading plan, or tree removal.
- No demolition, floodplain-development, public-works, or building permit.

4. Applicable Approval Standards and Findings

CCDC 7.162.120(A) requires the applicant to demonstrate compliance with the applicable Comprehensive Plan policies and map designation, applicable implementing standards, and the requirement that the change not adversely affect the health, safety, and welfare of the community. The following findings address those standards.

4.1 CCDC 7.162.120(A)(1) - Comprehensive Plan

Land Use Planning and orderly urban development. The amendment applies to a residential designation to a small, privately owned, undeveloped site within the existing city. It uses the established amendment process and aligns the combined map with the property owner's intended long-term use. No urban growth boundary expansion is involved.

Housing. The Comprehensive Plan recognizes Columbia City as predominantly residential and provides for moderate-density residential land. Designating approximately 20,000 square feet R-2 modestly increases the supply of land available for housing within the existing urban area. The amendment does not assume or require approval of four dwellings; actual development potential will be determined under the applicable standards.

Open space and historic resources. The City's Comprehensive Plan identifies Ruth Rose Richardson Memorial Park as an existing privately owned park open to the public. Redesignation would make the continuation of that use less likely and could result in the loss of approximately 0.46 acre of publicly accessible recreational space. The nearby Caples Farmstead is listed on the National Register; its documented nominated boundary is Block 19 and does not include these Block 2 lots. The application proposes no physical alteration. The separate Goal 5 and Goal 8 findings below address resource boundaries, the park loss, and applicable plan policies.

Public facilities and services. The site is within the developed city and is surrounded by urban residential uses. The amendment itself requires no extension of public facilities. Water, sewer, stormwater, fire access, and frontage

improvements necessary for a particular development will be evaluated and required through later development and public-works review.

Transportation. The four-lot site fronts the existing local street system. The amendment does not approve access or construction. Given the small site and the limited residential development reasonably possible under R-2 standards, the amendment is not expected to significantly affect an existing or planned transportation facility. Final access, frontage, and transportation requirements will be addressed when development is proposed.

4.2 CCDC 7.162.120(A)(2) - Implementing Standards

Amendment procedure. The request is a property-specific quasi-judicial amendment governed by CCDC 7.15.030 and Chapter 7.162. The application is submitted on the City form with the required narrative, maps, ownership evidence, executed cost agreement, and fee deposit.

PL and R-2 zoning purposes. The PL zone is intended to provide locations for public services. The subject is privately owned and is no longer intended by its owner for PL-oriented use. R-2 is intended for moderate-density residential use and is compatible with the surrounding residential setting.

R-2 dimensional standards. CCDC 7.45.040 allows a 5,000-square-foot minimum lot area for lots created on or before May 17, 1978, while establishing an 85-foot minimum width and 45 feet of street access. The existing lots appear to be approximately 50 feet wide. Accordingly, this application requests no finding that each lot may be independently developed. Lot status, width, access, setbacks, lot aggregation, and all other development standards will be reviewed before any development approval or building permit.

4.3 CCDC 7.162.120(A)(3) - Health, Safety, and Welfare

The amendment changes the permitted-use framework for a small site within an established residential neighborhood but authorizes no physical development. Its potential loss of publicly accessible park space and its relationship to the nearby historic farmstead are addressed in the Goal 8 and Goal 5 findings. Future development remains subject to site-specific review for safe access, utility capacity, stormwater, fire protection, setbacks, flood hazards, and applicable historic-resource standards. The City must weigh the identified recreational effect in deciding whether the amendment satisfies the health, safety, and welfare criterion.

4.4 CCDC 7.162.120(B) - Changed Circumstances

Section 7.162.120(B) permits, but does not require, consideration of changed circumstances or a map mistake. The subject property is privately owned and maintained by the Oregon State Society, Daughters of the American Revolution. The ongoing cost of maintaining the property as a park is approximately $1,000 per month, including electricity, landscaping, grounds maintenance, and related expenses. These continuing costs have become financially burdensome to the owner, and the DAR does not have sufficient resources to continue maintaining the property for long-term park use. The owner has therefore determined that continued private operation of the property as a public recreational site is no longer financially sustainable. The property is privately owned, the owner has determined that it will no longer be maintained for its prior open-space or park use, and the site is situated in an established residential area. These circumstances support reconsidering the PL designation and applying the R-2 designation. Approval is also independently supported by the mandatory findings above.

5. Statewide Planning Goals and Transportation Rule

Goal or rule	Applicant finding
Goal 1 - Citizen Involvement	The City's quasi-judicial notice and hearing procedures provide the required opportunity for public participation.
Goal 2 - Land Use Planning	The request follows the acknowledged local amendment process and is supported by findings addressing applicable standards and factual evidence.
Goal 5 - Natural and Historic Resources	The adjacent Caples Farmstead is listed in the National Register. Its nomination identifies Lots 1–12, Block 19, and identifies its house, toolshed/washhouse, and orchard as contributing resources. The subject Lots 6–9, Block 2 are outside that stated boundary and are not identified there as contributing resources. See Section 5.1 and the nomination boundary documentation.
Goal 8 – Recreation Needs	Redesignation could end public access to a 0.46-acre privately owned park identified in the Comprehensive Plan. The 2026 Parks Master Plan inventories it separately from 18.6 acres of City-managed parks and recommends additional acquisitions. See Section 5.2 for the effect on current and future recreational needs and the applicable plan policies.
Goal 10 - Housing	The amendment adds a small amount of land to the City's moderate-density residential inventory within the existing urban area.
Goal 11 - Public Facilities	The amendment requires no immediate public-facility extension. Necessary capacity and improvements will be determined with a future development proposal.
Goal 12 / OAR 660-012-0060	The limited residential potential of approximately 20,000 square feet is not expected to significantly affect an existing or planned transportation facility. Future access and frontage requirements remain subject to City review.
Goal 14 - Urbanization	The site is within the City and existing urban growth boundary. The request encourages urban residential use without expanding the boundary.
Other statewide goals	Goals directed to agricultural land, forest land, coastal resources, beaches, estuaries, ocean resources, and the Willamette River Greenway do not apply to this site or this limited map amendment.

5.1 Goal 5 Historic Resources

The Dr. Charles G. and Lucinda McBride Caples Farmstead, also known as the Caples House Museum, is listed in the National Register of Historic Places. The National Register nomination describes the designated area as Lots 1–12, Block 19, Columbia City, bounded generally by Second Street, First Street, I Street, and the school to the north. It identifies the house, toolshed/washhouse, and orchard as contributing resources; the orchard is described on Lots 7–9 of Block 19. The application site, by contrast, is Lots 6–9, Block 2 (Tax Lot 1500). These are different blocks. Under the nomination's verbal boundary description, no portion of the application site is within the nominated farmstead and the site is not identified as a contributing resource. [Source: Caples Farmstead National Register nomination, Sections 7 and 10; application Exhibit D.]

The City Comprehensive Plan, Article III, Section C.1, encourages preservation of the Caples House Museum and review of exterior alterations to historic structures. This map amendment changes no historic structure or nominated contributing feature. It does not itself approve construction, grading, or demolition. Future development near the farmstead remains subject to any applicable local historic, scenic-view, and site-development protections. Given the documented separation of the subject lots from the nominated boundary, the

amendment is consistent with Goal 5 with respect to the identified National Register resource, subject to confirmation of any additional local designation. [Source: Columbia City Comprehensive Plan, Article III, Section C.1.]

5.2 Goal 8 Recreational Needs

Existing role and effect of the amendment. The Comprehensive Plan, Article II, identifies Ruth Rose Richardson Park as a 0.46-acre privately owned park open to the public. The City's current parks webpage likewise describes its grassy picnic area, benches, and river views. It supplies free, close-to-home passive recreation. Its private ownership does not erase that public benefit. Redesignation from PL to R-2 would not close the park on approval, but would allow later residential development and could ultimately remove approximately 0.46 acre of publicly accessible parkland, picnic space, and views from the recreation network. No replacement park, permanent public-access agreement, or dedication is proposed. This is an actual local loss even though the site is not counted in City-managed acreage. [Sources: Columbia City Comprehensive Plan, Article II, Recreational Needs; City parks webpage.]

Current and future supply. The 2026 Parks Master Plan reports 18.6 acres of City-managed parks and open space, or 9.6 acres per 1,000 residents, below its comparison figure of 12.9 acres for communities under 20,000. Its inventory separately identifies Ruth Rose Richardson Memorial Park as a private nonprofit facility. Because the site is excluded from the 18.6-acre City-managed total, the proposed loss does not mathematically reduce that City-managed acreage; it does reduce the total recreational land available to the public. At approximately 1,938 residents implied by the plan's figures, 0.46 acre is approximately 0.24 acre per 1,000 residents; this is an illustrative calculation, not an adopted City level-of-service standard. The plan finds that most city areas have reasonable proximity to a public park, but calls for acquisition in access gaps and to meet future growth. It identifies targeted acquisition areas, including a 1–1.5 acre neighborhood park, and includes parkland acquisition in its 20-year program. It records public requests to buy and retain this specific park. The plan does not identify an approved purchase of this site or a secured substitute for its present amenities. [Source: 2026 Parks Master Plan, pp. 7, 16, 18, 24, 39–41, 89–91.]

Plan policy analysis and conclusion. Article III, Section F of the Comprehensive Plan calls for use of available funds for park acquisition and improvement, advance acquisition of needed future sites, and cooperation with private parties to develop recreational resources. Its PL policies in Section I encourage continuation of lands set aside for public use and implementation of the Parks Master Plan. The proposal creates tension with those policies because it removes the PL designation from a currently accessible private park and offers no replacement. The owner reports that continued private park maintenance is financially unsustainable; the plan does not require a private owner to operate the park indefinitely. The City may consider acquisition, or another feasible response alongside its identified acquisition priorities. On this record, the applicant acknowledges an adverse effect to the recreational area, but the park is seldom used so little if any effect on the actual recreation of the citizens will be noticed. [Sources: Comprehensive Plan, Article III, Sections F and I; 2026 Parks Master Plan, pp. 18, 35, 39–41.]

6. Conclusion

The requested amendment from PL to R-2 is consistent with the property's private ownership, its location in an established residential neighborhood, and Comprehensive Plan policies supporting orderly urban development and housing. The amendment does not approve development and preserves the City's ability to review access, utilities, hazards, historic-resource requirements, lot status, and dimensional standards when a specific development is proposed. The applicant therefore requests approval of the combined Comprehensive Plan and Zoning Map amendment for Lots 6, 7, 8, and 9, Block 2, Columbia City.

7. Exhibit Index

Exhibit A	Subject-property zoning map
Exhibit B	Subject-property parks map
Exhibit C	Subject-property flood map
Exhibit D	Columbia County assessor map 5N1W28AD
Exhibit E	Recorded 2022 Bargain and Sale Deed, Instrument 2022-008697
Exhibit F	Caples Farmstead National Register nomination, Sections 7 and 10, map of Caples site

COLUMBIA CITY MAP AMENDMENT | LOTS 6-9, BLOCK 2

Exhibit A
Columbia City Zonning Map



7/28/2026, 4:01:46 PM

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0 0.01 0.02 0.04 km

Ownership
Taxlot Labels
Taxlots
Sections
Township & Range
City Limits
Local Roads
Wetlands

Detailed Soils
Zoning - Columbia City
Moderate Density Residential (R-2)
Public Lands (PL)
Oregon State Aerial - 2024
Red: Band_1
Green: Band_2
Blue: Band_3

Oregon Statewide Imagery Program (OSIP) - Oregon Imagery FrameworkImplementation Team, National Geographic, Esri, Garmin, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp

Columbia County, OR

National Geographic, Esri, Garmin, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp. | Oregon GEO, NAIP | Oregon Statewide Imagery Program (OSIP) -

Exhibit B
Columbia City Parks Map



7/28/2026, 3:59:43 PM

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0 0.01 0.01 0.02 mi

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Ownership
Taxlot Labels
Taxlots
Sections
Township & Range

Park Boundaries
City Limits
Local Roads
Wetlands

Detailed Soils

Oregon State Aerial - 2024
Red: Band_1
Green: Band_2
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Oregon Statewide Imagery Program (OSIP) - Oregon Imagery FrameworkImplementation Team, National Geographic, Esri, Garmin, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp.

Columbia County, OR

National Geographic, Esri, Garmin, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp. | Oregon GEO, NAIP | Oregon Statewide Imagery Program (OSIP) -

COLUMBIA CITY MAP AMENDMENT | LOTS 6–9, BLOCK 2

Exhibit C
Columbia County Flood Zone



7/28/2026, 3:58:27 PM

1:800

0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

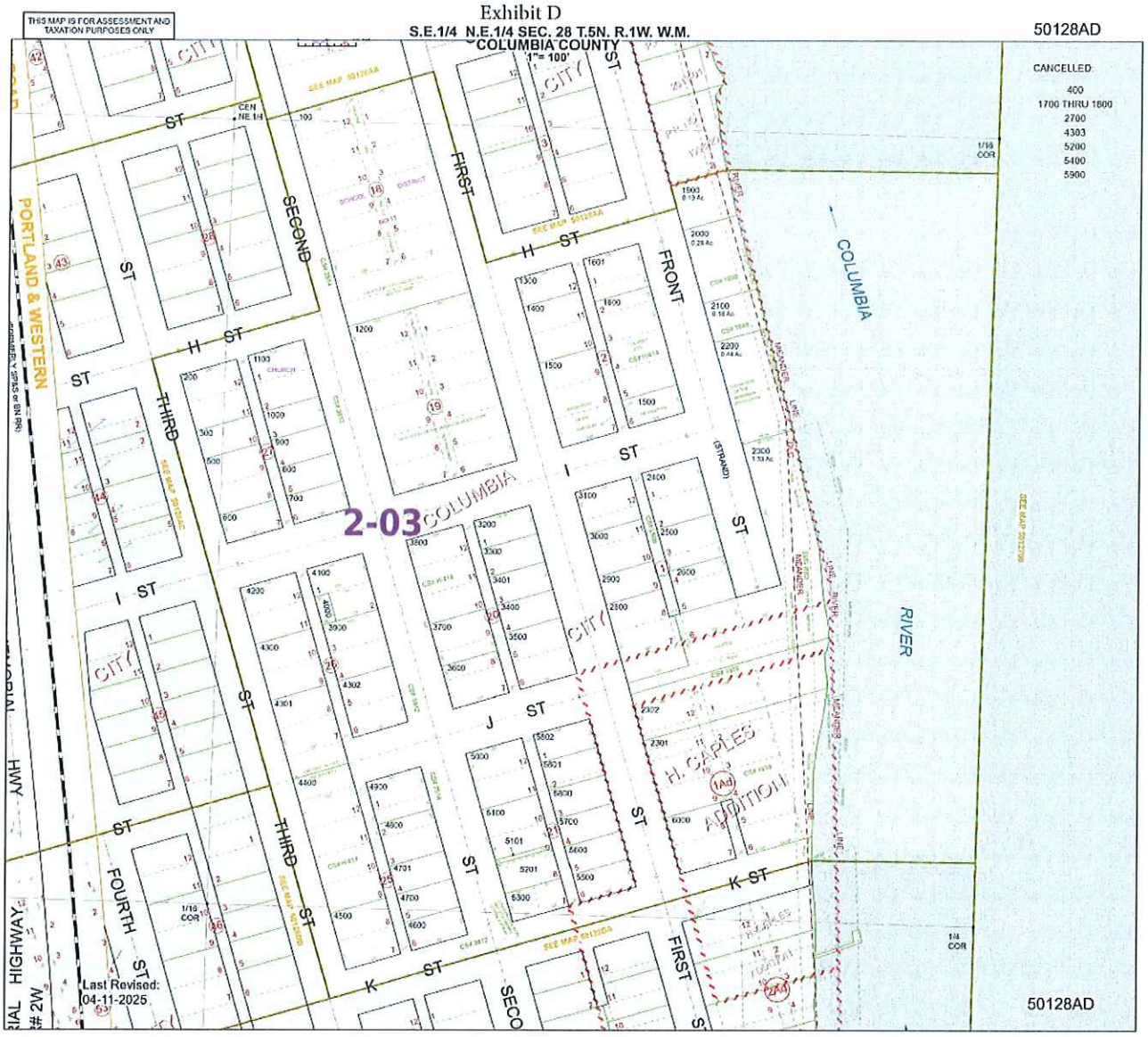
- Ownership
- Taxlot Labels
- Taxlots
- Sections
- Township & Range
- City Limits
- Local Roads
- Wetlands
- Detailed Soils
- FEMA Floodplain Hazard Zones
- Regulatory Floodway
- Oregon State Aerial - 2024
- Red: Band_1
- Green: Band_2
- Blue: Band_3

Oregon Statewide Imagery Program (OSIP) - Oregon Imagery FrameworkImplementation Team, National Geographic, Esri, Garmin, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp.

Columbia County, OR

National Geographic, Esri, Garmin, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp. | Oregon GEO, NAIP | Oregon Statewide Imagery Program (OSIP) -

COLUMBIA CITY MAP AMENDMENT | LOTS 6–9, BLOCK 2



COLUMBIA CITY MAP AMENDMENT | LOTS 6–9, BLOCK 2

Exhibit E

COLUMBIA COUNTY, OREGON 2022-008697
DEED-D
Cnt=1 Pgs=2 FAILB 11/02/2022 11:27:58 AM
$10.00 $11.00 $60.00 $5.00 $10.00 = $96.00

00307818202200086970020027

I, Debbie Klug, County Clerk for Columbia County, Oregon certify that the instrument identified herein was recorded in the Clerk records.

Debbie Klug - County Clerk

After Recording Return To:
Nancy Slagle, OSSDAR State Regent
6070 Trout Creek Ridge Rd
Mount Hood Parkdale OR 97041

Until Requested otherwise,
send all tax statements to:
Susie Jordan, OSSDAR State Treasurer
344 Ironwood Dr
Newberg OR 97132

BARGAIN AND SALE DEED

Multnomah Chapter, Daughter of the American Revolution, Inc. an Oregon Corporation, Grantor, conveys to Oregon State Society of the National Society, Daughters of the American Revolution, an Oregon Corporation, Grantee, the following real property situated in Columbia County, Oregon, and more particularly described below:

Parcel 1:

Lots 6, 7, 8 and 9, Block 2, Columbia City, Columba County, Oregon.

Parcel 2:

That tract of land lying South of the South line of Lot 4, Block 2, Columbia City, East of the Strand, North of the North line of "I" Street and West of the meander line of the Columbia River; and tidelands Easterly of Lots 5 and , Block 2, Columbia City, Columbia County, Oregon.

Parcel 3:

That property in Columbia County, Oregon, being East of "I" Street in Columbia City more particularly described as follows; All that portion of the property East of Strand Street, Columbia City, Columbia County, Oregon, South of an Easterly extension of the North line of "I" Street and North of the Easterly extension of the South line of "I" Street Including tide lands, adjacent thereto.

Map # 5N1W28-AD-01500 and 5N1W28-AD-02200

The true consideration of this conveyance is other than monetary.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

EXHIBIT E - DEED CONTINUED

COLUMBIA CITY MAP AMENDMENT | LOTS 6–9, BLOCK

DATED this 11th day of October, 2022.

Geneane Lynn Stahl

Geneane Lynn Stahl, Chapter Regent
Multnomah Chapter, Daughters of the American Revolution, Inc. an Oregon Corporation

STATE OF OREGON, County of Washington) ss.

This instrument was acknowledged before me on 10/11, 2022, Geneane Lynn Stahl, Chapter Regent of the Multnomah Chapter, Daughter of American Revolution, Inc. an Oregon Corporation.

Notary Public for Oregon

OFFICIAL STAMP
MELISSA L. MALLETT
NOTARY PUBLIC - OREGON
COMMISSION NO. 1014148
MY COMMISSION EXPIRES JULY 5, 2025

The Dr. Charles and Lucinda McBride Caples Farmstead, located at 1925 First Street in Columbia City, dates to 1870. It is being nominated to the National Register under Criterion A for its association with the broad pattern of development of the community of Columbia City during the late 19th century and for its direct association with the development of health care in the community. It is also being nominated under Criterion B for its association with the town's first physician, Dr. Charles Caples. The property includes three contributing resources – the house, the toolshed/washhouse, and the orchard. The historic barn, the storage shed, gift shop, garage and Knapp Social Center are considered non-contributing features.

Site:

The farmstead is bounded on the north by a school, on the west by 2nd Street, on the east by 1st Street and on the south by I Street. It is on part of the original donation land claim of Dr. Charles Caples, in what is now Columbia City. The house is now known as the Caples House Museum and is located on the corner of I Street and 1st Street on Lot 6 Block 19. The property is on a prominent site overlooking the Columbia River and Mount St. Helens to the north. Part of an early orchard (17 of the original 47 trees), including apple and pear trees that were planted by Dr Caples, is on lots 7, 8 and 9. The orchard is maintained as an important component of the history of the site and is considered a contributing feature. There are also medicinal herbs, which were planted by the Caples on the property. Other buildings on the property are a small building used as a doll museum, a garage, a storage shed, a gift shop and the Knapp Center, which is a meeting hall and living quarters for the caretakers.

Exterior of house:

The house is a two story Classical Revival front gabled house with a front porch. The house was built on posts, which have been reinforced with concrete pads and blocks. The foundation is covered with vertical 8" board skirting. The building is balloon construction. The exterior walls are finished with 5" cedar drop siding. The roof is covered with cedar shingles. Windows are six-over-six double hung wood sash and are adorned with a pronounced decorative cap above the top of the frame. Over 75% of the glass is original. The main entrance is a four panel wood door flanked by sidelights on the south end of the porch and features the same decorative cap element. Wooden stairs at the front of the house lead up to the full-width front porch, which has decorative corner brackets on the supporting posts. Additional decoration consists of a frieze beneath the gables and corner boards.

The front section of the farmhouse is two stories and is 537 square feet. A one-and-a-half story section on the back section is 272 square feet. A small shed-roofed addition has been added on the back, which is 55 square feet. A 268-square foot toolshed/washhouse is attached to the house by way of a gabled-roof breezeway. The walls of the toolshed/washhouse is covered with drop siding and the roof has cedar shingles.

Interior of house:

FLOORS/WALLS/CEILINGS
The floors throughout the house are fir, some of which has been hand-grained (some carpeting currently provides protection of floors for visitors to the museum). The original plaster walls have been covered with a fiberboard, over which reproduction walls papers have been hung. The ceilings are flush mounted boards, at a height of 9'4" on the first floor and 8'4" on the second floor.

HARDWARE AND WOODWORK
Most of the original door and window hardware is intact. The doorplates and knobs are pressed metal plates with black and white porcelain knobs. The original baseboards are intact. The original window and door trim is simple 5" painted boards.

ENTRANCE HALL AND STAIRWAY
The door on the east side of the building off the porch leads into a small entrance hall, which contains the staircase to the upper floor. The staircase has simply decorated balusters and a newel post. An opening on the north side of the hall leads to the front parlor and an opening on the west end of the hall leads to the Doctor's office.

FRONT PARLOR
The front parlor is an open room with two six-over-six double hung windows on the east side. The original brick fireplace is on the west wall; it has wood surrounds and mantle piece. A large opening on the west wall goes into the Doctor's office.

DOCTOR'S OFFICE
The Doctor's office is a large open room with windows on the north and south sides. Openings lead to the parlor, front hall and the kitchen, which is located to the west. A small closet, which is under the staircase, is entered from this room at the southeast corner. Four cases, made by Dr. Caples, are in the room.

KITCHEN/ PANTRY
There is a window on the south side. The entrance into the small addition and an exterior door leading to the back porch is on the west. The original wood stove is in place, as is the chimney on the west wall. A pantry is on the north side of the room. This room has a window and there is shelving along the north and east wall.

BIRTHING ROOM
This room is located in the shed-roof addition. It was used as a birthing room when the Doctor lived in the house. It was close to the wood stove and convenient to the kitchen. There is a window on the south side.

HALLWAY
A hallway on the second floor leads to three bedrooms. There is a window on the east wall.

MASTER BEDROOM
This room has a lovely view of the Columbia River from the east-facing windows. A door on the east leads to a balcony/platform (there is no evidence of a railing ever been there) over the front porch.

OTHER TWO BEDROOMS
The room on the southwest has a window looking to the south and the room on the northwest has a window looking to the north. A door leads into the attic from the southwest bedroom.

ATTIC/ STORAGE
Over the kitchen is an unfinished attic/storage area.

TOOLSHED/WASH HOUSE
This building is attached to the main house with a gable roof. The toolshed/washhouse has a wood floor made of 9 ½' x 2' fir boards which covers half the building. The other half has a dirt floor. The unfinished 2"X12" boards on the interior show that they were hand sawed. There is a note on the door written in pencil under the lock plate, to Dr Caples from his son stating "H M took this off --- out key June 12, 1908". There is only the one entrance door and one window in the building.

ALTERATIONS
The Caples house is well preserved on the exterior as well as the interior. In 1959, when the house was given to The Oregon State Daughters of the American Revolution, some restoration was done. Fiberboard was put on the interior outside walls as a means of insulating. New reproduction wallpaper was applied to all the rooms. A partition that had been put up in the kitchen was removed. The house was wired for electric baseboard heating and lights. A new cedar shingle roof was applied and the exterior was painted. Wood storm windows have been added to protect the original windows.

OTHER BUILDINGS
There are five other buildings on the property. All are considered non-contributing resources.

THE BARN
This building was built by the Caples and was originally used as a barn, later as a garage by the Caples sons. It has been remodeled and is now an exhibit area for a doll collection.

THE STORAGE SHED, GIFT SHOP, GARAGE, AND THE KNAPP SOCIAL CENTER
The Oregon Society DAR constructed these buildings after they acquired the property in 1959. The Knapp Social Center is rented for weddings, reunions, etc and houses the caretaker's quarters.

Caples, Dr. Charles G. & Lucinda McBride, Farmstead
Name of Property

Columbia County, Oregon
County and State

10. Geographical Data

Acreage of Property less than one acre

UTM References
(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing
1	10	514950	5081686
2			
3			
4			

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title Helen Gaston

organization Oregon State Society of DAR date June 16, 2003

street & number 921 S. Prom telephone 503-738-8320

city or town Seaside state Oregon zip code 97138

Additional Documentation

Submit the following items with the completed form:

Continuation sheets

Maps: A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs: Representative black and white photographs of the property.

Additional items (check with the SHPO or FPO for any additional items)

Property Owner

name Oregon State Society Daughters of the American Revolution [Yvonne Earnest, State Regent]

street & number 3189 Chandler Egan Dr. telephone 541-773-3539

city or town Medford state OR zip code 97504

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

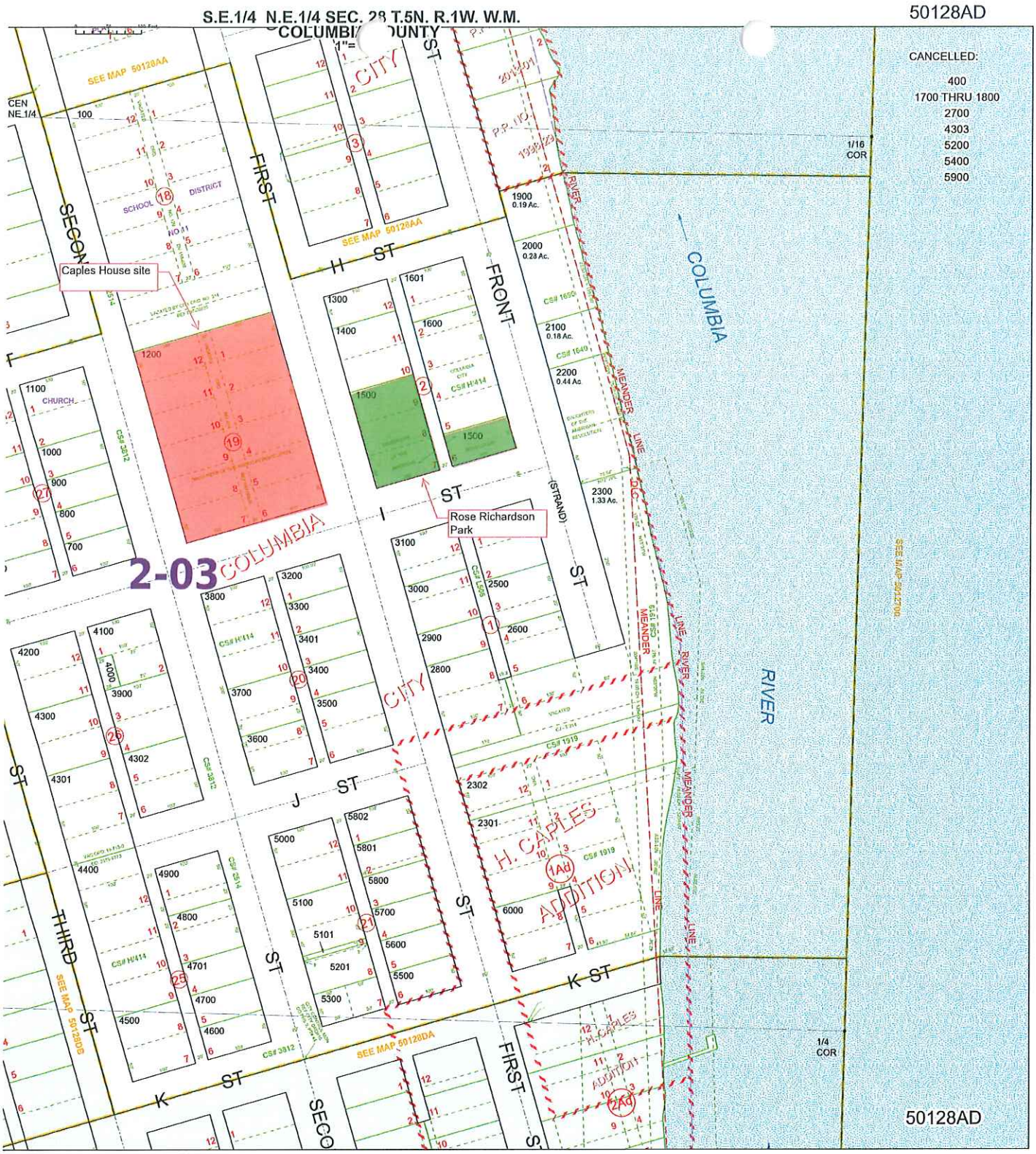
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

Verbal Boundary Description

The nominated area is located in Columbia City, Columbia County, Oregon on lots 1-12 in Block 19.

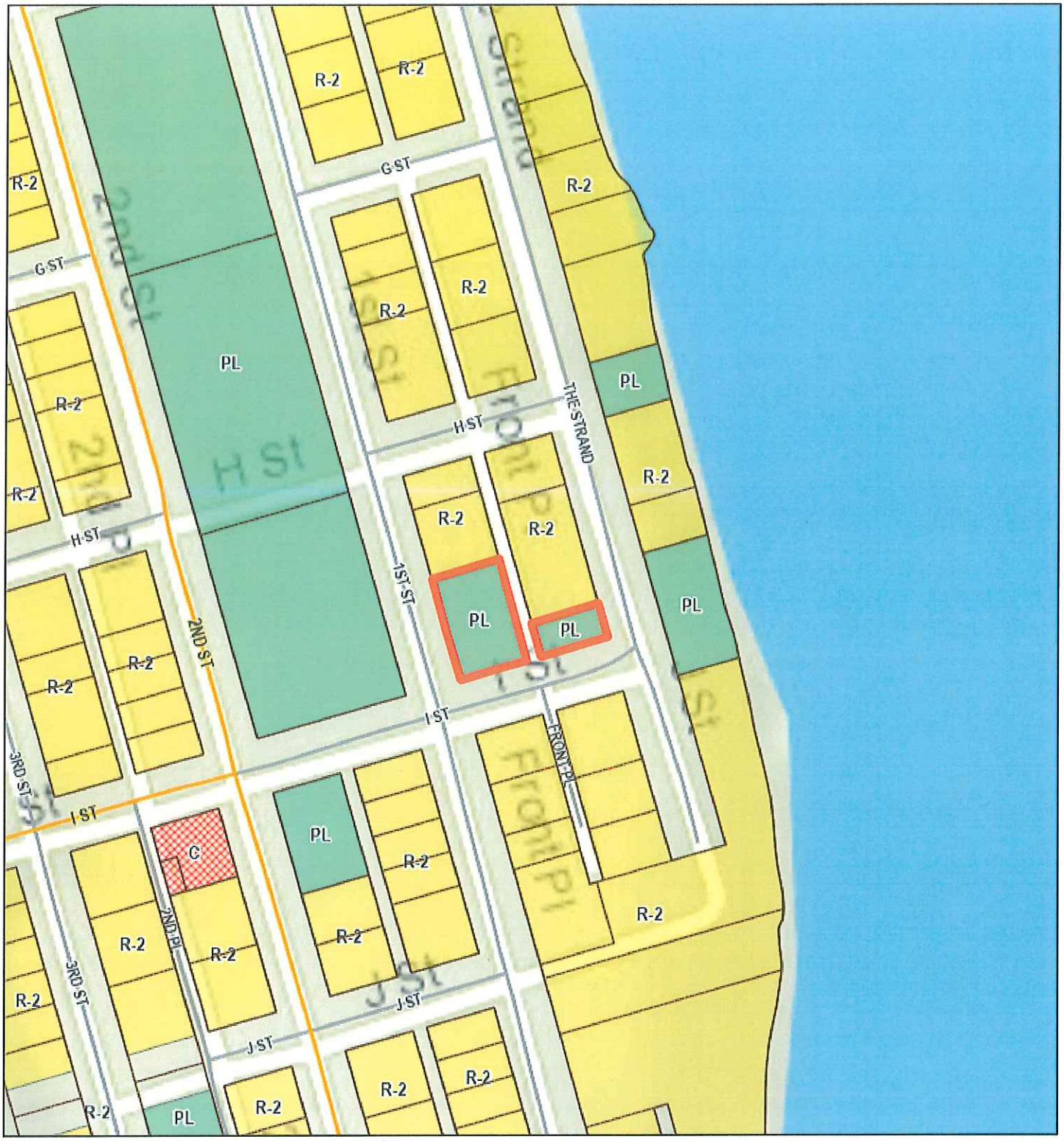
Boundary Justification

The nominated area is the property that was donated to the Oregon State Society Daughters of the American Revolution by Dell M. Houghton, the daughter of Dr. Charles G. Caples, in 1959 to be used as a museum in memory of Dr. Charles G Caples.


S.E.1/4 N.E.1/4 SEC. 28 T.5N. R.1W. W.M.
COLUMBIA COUNTY
50128AD
CANCELLED:
400
1700 THRU 1800
2700
4303
5200
5400
5900
Caples House site
Rose Richardson Park
2-03
COLUMBIA
RIVER
CITY
FIRST ST
SECOND ST
THIRD ST
FRONT ST
H ST
I ST
J ST
K ST
H. CAPLES ADDITION
SEE MAP 50128AA
SEE MAP 50128DB
SEE MAP 50128DA
SEE MAP 50127DD
1/16 COR
1/4 COR
MEANDER LINE
CHURCH
SCHOOL DISTRICT NO 11

1. Comprehensive Plan Map Designation

Subject property currently designated Public Land (PL); proposed designation is Moderate Density Residential.



1:2,400

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

Taxlots

Local Roads

Collector & Arterial Roads

Land Use Designations - Columbia City

Moderate Density Residential (R-2)

Commercial (C)

Public Lands (PL)

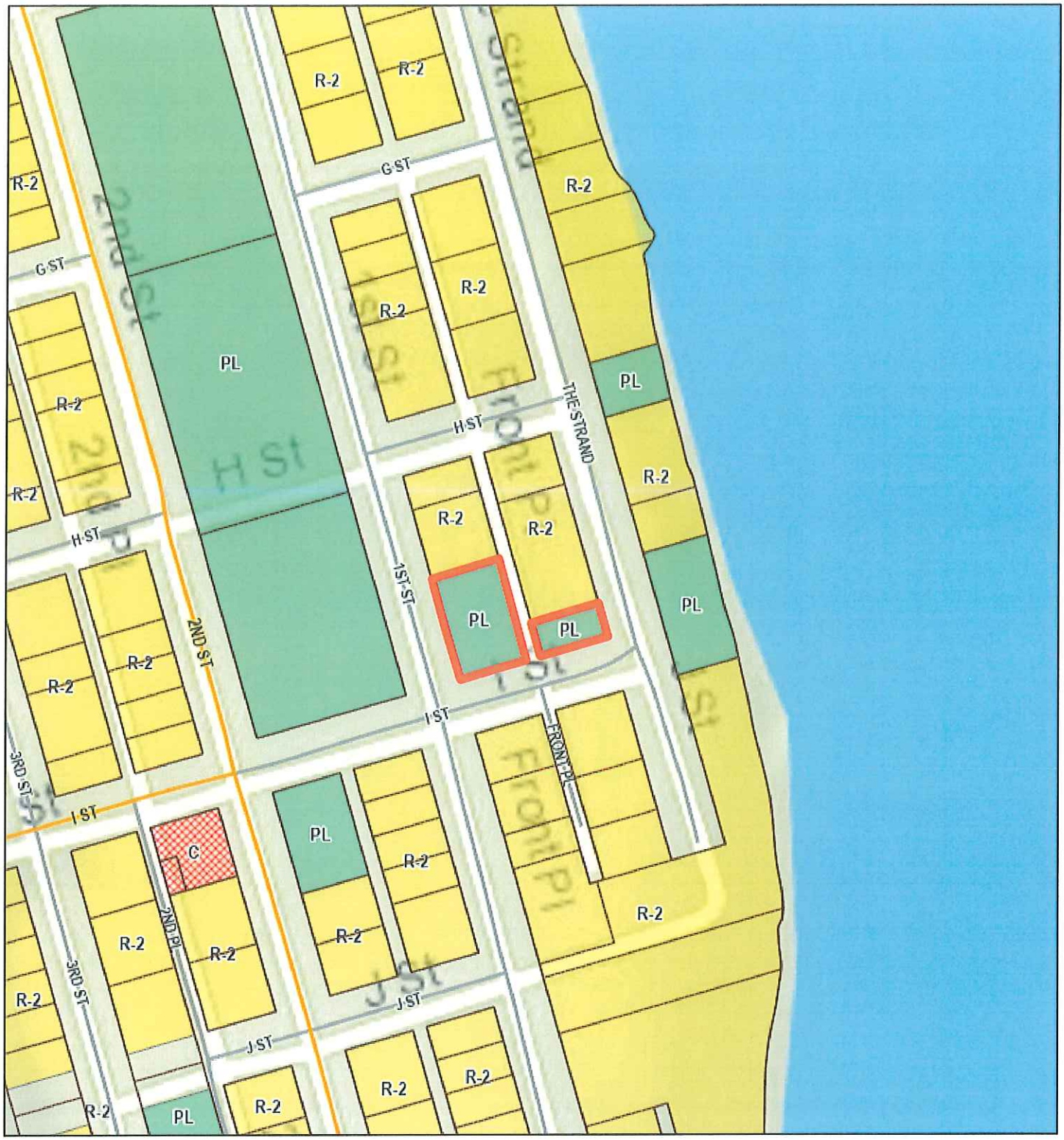
National Geographic, Esri, Garmin, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp.

Columbia County, OR

National Geographic, Esri, Garmin, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp. |

2. Zoning Designation

Subject property currently zoned Public Land (PL); proposed zoning is Moderate Density Residential (R-2).



1:2,400

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

Taxlots

Local Roads

Collector & Arterial Roads

Zoning - Columbia City

Moderate Density Residential (R-2)

Commercial (C)

Public Lands (PL)

National Geographic, Esri, Garmin, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp.

LAND USE ACTION REFERRAL
City of Columbia City

October 26, 2026

TO: Kim Karber, City Administrator

APPLICANT: Michelle Langdon
22700 Salamo Road
West Linn, OR 97068

OWNER: The Oregon State Society of the National Society Daughters of the American Revolution
c/o WRGN LLC
PO Box 126
Salem OR, 97308

APPLICATION: The applicant is requesting approval for a combined Comprehensive Plan Map and Zoning Map amendment for property identified as Lots 6, 7, 8, and 9 of Block 2, Columbia City, and Columbia County Tax Assessor Map 5N1W28AD, Tax Lot 1500. The subject property consists of four legal lots totaling approximately 20,000 square feet (0.46 acres) and is generally located at the northeast corner of First Street and I Street. The property is currently known as Ruth Rose Richardson Memorial Park. The application proposes changing the property's Comprehensive Plan and Zoning Map designations from Public Land (PL) to Moderate Density Residential (R-2).

Please review the attached zoning and vicinity maps, the list of permitted uses and development standards for the Moderate Density Residential R-2 zone, and comment. No specific development or land division is proposed as part of the application. **PLEASE RETURN COMMENTS BY FRIDAY, NOVEMBER 6, 2025.**

1. X No objection to approval as submitted. - See comments
2. _____ Recommend denial for the reasons stated below.
3. _____ Considering the proposal further and will have comments to you by _____.
4. _____ Please see attached letter for comments.

COMMENTS: Current for sale signs do not meet code Standards - in 2025 information was provided for compliance
(Please use additional sheets if necessary.)

SIGNED: Kim Karber **PRINT:** Kim Karber **DATE:** 10/27/26

PLEASE RETURN TO: Helen Johnson, Planning Administrative Assistant, City of Columbia City
e-mail: hjohnson@columbia-city.org

LAND USE ACTION REFERRAL
City of Columbia City

October 26, 2026

TO: Chase Berg, Sourced City Engineer

APPLICANT: Michelle Langdon
22700 Salamo Road
West Linn, OR 97068

OWNER: The Oregon State Society of the National Society Daughters of the American Revolution
zc/o WRGN LLC
PO Box 126
Salem OR, 97308

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2. _____ Recommend denial for the reasons stated below.
3. _____ Considering the proposal further and will have comments to you by _____.
4. X Please see attached letter for comments.

COMMENTS: Prior to development permits being issued, the applicant shall demonstrate compliance with all applicable Columbia City Public Works Standards.

(Please use additional sheets if necessary.)

SIGNED: Chase Berg Digitally signed by Chase Berg DN: C=US, E=cbase@lowercolumbiaeng.com, O=Lower Columbia Engineering, CN=Chase Berg Date: 2026.11.09 11:38:54-08'00' **PRINT:** Chase Berg **DATE:** 11/09/2026

PLEASE RETURN TO: Helen Johnson, Planning Administrative Assistant, City of Columbia City
e-mail: hjohnson@columbia-city.org

LAND USE ACTION REFERRAL
City of Columbia City

October 26, 2026

TO: Eric Smythe, Columbia River Fire & Rescue Fire Chief

APPLICANT: Michelle Langdon
22700 Salamo Road
West Linn, OR 97068

OWNER: The Oregon State Society of the National Society Daughters of the American Revolution
zc/o WRGN LLC
PO Box 126
Salem OR, 97308

APPLICATION: The applicant is requesting approval for a combined Comprehensive Plan Map and Zoning Map amendment for property identified as Lots 6, 7, 8, and 9 of Block 2, Columbia City, and Columbia County Tax Assessor Map 5N1W28AD, Tax Lot 1500. The subject property consists of four legal lots totaling approximately 20,000 square feet (0.46 acres) and is generally located at the northeast corner of First Street and I Street. The property is currently known as Ruth Rose Richardson Memorial Park. The application proposes changing the property's Comprehensive Plan and Zoning Map designations from Public Land (PL) to Moderate Density Residential (R-2).

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1. _____ No objection to approval as submitted.
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3. _____ Considering the proposal further and will have comments to you by _____.
4. _____ Please see attached letter for comments.

COMMENTS: Fire District concerns of street parking or limited access to higher density housing on narrow limited access roads

(Please use additional sheets if necessary.)

SIGNED: _____ **PRINT:** Eric Smythe **DATE:** 11/2/26

CRF+R

PLEASE RETURN TO: Helen Johnson, Planning Administrative Assistant, City of Columbia City
e-mail: hjohnson@columbia-city.org

Public Comment:
Hutton 11/09/2026

Outlook

FW: External:Notification from Website - Admin Department

pg 1

From Kim Karber <KKarber@columbia-city.org>
Date Tue 11/10/2026 7:57 AM
To Helen Johnson <hJohnson@columbia-city.org>

Email below received through website regarding RRR.

Thank you,

Kim Karber
City Administrator/Recorder
City of Columbia City
1840 Second Street / PO Box 189
Columbia City OR 97018
503-397-4010
kkarber@columbia-city.org

From: City of Columbia City Website <noreply@columbia-city.org>
Sent: Monday, November 9, 2026 9:11 PM
To: Kim Karber <KKarber@columbia-city.org>
Subject: External:Notification from Website - Admin Department

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This sender is trusted.

Name

Heidi Hutton

Email

heidioliver@hotmail.com

Public Comment:
Hutton 11/09/2026
pg 2

Question or Comment

Hi there,

I just wanted to send in an email of support for denying the rezoning of the rose park for increased housing. That park has history and is a special place for my family.

Thank you and have a great day!

Sent from City of Columbia City