

9. Tier 1 Sites

Of the seven (7) Tier 1 sites, three are in the City of St Helens, and the remaining four are in the City of Scappoose. Of these sites, only sites 16 and 28 have more than 25 net developable acres, while four of the seven sites have less than 10 net developable acres.

Table 4: Tier 1 Site Summary								
SITE ID	SITE/ PROPERTY OWNER	CITY	GROSS ACRES	NET DEVELOPABLE ACRES	NUMBER OF TAXLOTS	NUMBER OF PROPERTY OWNERS	CURRENTLY FOR SALE/LEASE	WILLING TO TRANSACTION
14	PORT OF COLUMBIA COUNTY	St Helens	22.55	17.64	1	1	Yes	Yes
15	WILSON LEILA IRMELI SEPARATE PROPERTY TR	St Helens	8.13	6.72	1	1	No	Yes
16	ARMSTRONG WORLD INDUSTRIES INC	St Helens	144.21	38.64	1	1	Yes	Yes
24	OSG USA INC	Scappoose	5.9	5.9	1	1	Yes	Yes
25	CTP PARTNERS LLC	Scappoose	5.83	5.83	2	1	Yes	Yes
27	PORT OF COLUMBIA COUNTY	Scappoose	5.88	5.88	2	1	Yes	Yes
28	AIRPARK DEVELOPMENT LLC	Scappoose	29.84	29.84	2	1	Yes	Yes

10. Tier 2 Sites

The analysis found twelve (12) Tier 2 sites (seven to 30 months from development ready) within Columbia County. Five (42%) of these sites are located in unincorporated Columbia County. Six of the sites are large and contain more than 25 net developable acres. Many of these sites have some public infrastructure deficiencies, require transportation upgrades, and/or annexation.

Sites 12 and 22 have zoning use restrictions. Site 12 is zoned Resource Industrial Planned Development (RIPD), which requires a minimum lot size of 38 acres and a use limited to supporting farm use and forest products. Site 22 is zoned Airport Industrial (AI) and requires that the site is limited to aviation-supporting uses for the nearby airport. Table 5 details the Tier 2 Sites.

Table 5: Tier 2 Site Summary								
SITE ID	SITE/ PROPERTY OWNER	CITY	GROSS ACRES	NET DEVELOPABLE ACRES	NUMBER OF TAXLOTS	NUMBER OF PROPERTY OWNERS	CURRENTLY FOR SALE/LEASE	WILLING TO TRANSACTION
2	DEATON TERRY	Rainier	11.92	11.26	1	1	No	Yes
8	HILLSBERY LIV TRT & HILLSBERY FAM SUBTRT	Rainier	5.89	5.23	1	1	Yes	Yes
12	IRON TRIANGLE INVESTMENTS LLC	Columbia City	51.92	48.5	1	1	No	Yes
13	PORT OF COLUMBIA COUNTY	Columbia City	93.53	50.66	1	1	Yes	Yes
17	PORT OF COLUMBIA COUNTY	St Helens	25.53	22.65	10	10	Yes	Yes
19	CITY OF ST HELENS	St Helens	99.72	47.53	2	1	No	Yes
22	PORT OF COLUMBIA COUNTY	Scappoose	28.62	28.49	1	1	Yes	Yes
23	AIRPARK DEVELOPMENT LLC	Scappoose	21.5	21.5	1	1	Yes	Yes
26	STEVEN YETT	Scappoose	10.38	8.11	1	1	No	Yes
29	AIRPARK DEVELOPMENT LLC	Scappoose	54.82	54.61	1	1	Yes	Yes
30	AIRPARK DEVELOPMENT LLC	Scappoose	154.56	153.68	1	1	Yes	Yes
31	AIRPARK DEVELOPMENT LLC	Scappoose	12.42	12.25	1	1	Yes	Yes

Tier 3 Sites

The analysis found Fourteen (14) Tier 3 sites within Columbia County. This category of sites has multiple and significant constraints to overcome before being market ready, including public infrastructure upgrades, transportation upgrades, and annexation.

Similar to some of the sites in Tier 2, Tier 3 sites 10, 32, and 33 have use restrictions. Site 10 is located near the airport and is zoned Airport Industrial. Both sites 32 and 33 have a RIPD zoning designation, and are restricted to supporting farm and forestry uses, as well as a minimum lot size of 38 acres.

Providing a market perspective on the quality of sites is a major objective of this analysis. Market-readiness requires first and foremost, a willingness to enter into a transaction by the property owner. However, simply a lack of willingness to transact, or a lack of information of a willingness to transact, was not a reason to exclude a site in the inventory. Of the fourteen Tier 3 sites, only seven (50%) have a property owner that is willing to transact. Four of the Tier 3 sites are currently listed for sale on the market. Table 6 provides a complete list of the Tier 3 sites.

Table 6: Tier 3 Site Summary								
SITE ID	SITE/PROPERTY OWNER	CITY	GROSS ACRES	NET DEVELOPABLE ACRES	NUMBER OF TAXLOTS	NUMBER OF PROPERTY OWNERS	CURRENTLY FOR SALE/LEASE	WILLING TO TRANSACT
1	CARLA JANE BLAYLOCK	Rainier	40.95	31.67	1	1	No	No
3	JOHN & CARRIE DEATON	Rainier	8.14	7.73	1	1	No	No
4	JOHN & TAMI SLAPE	Rainier	12.5	8.24	1	1	Yes	Yes
5	CARLA JANE BLAYLOCK	Rainier	16.18	12.26	1	1	Unknown	No
6	KELLY BLEDSOE & SARA MCNAIR	Rainier	7.5	7.36	1	1	No	No
7	PAUL & JESSICA HIRD	Rainier	18.51	11.51	1	1	No	No
9	MARTIN & SHANNON STENNICK	Rainier	8.93	8.6	1	1	No	Yes
10	TIM BERO	Vernonia	74.3	44.55	1	1	Yes	Yes
11	R SMEJKAL & WOLF D & D SMEJKAL & D SMEJKAL	Vernonia	55.45	31.85	1	1	No	Yes
18	PORT OF COLUMBIA COUNTY	St Helens	34.97	10.64	2	1	Yes	Yes
20	CITY OF ST HELENS	St Helens	20.95	10.4	2	1	Yes	Yes
21	MOLONY DAVID REVOCABLE TRUST	Scappoose	11.99	6.86	1	1	No	No
32	BERNET FREDERICK R REVOCABLE TRUST ET AL	Scappoose	14.06	8.55	1	1	No	No
33	WM HOLDNER & RANDAL HOLDNER	Scappoose	7.5	6.49	1	1	Yes	Yes

11. Additional Sites

There are several other industrially zoned sites that are not included in this inventory but are critical to the local economy in Columbia County. These sites fall into two categories:

1. The parcel/site is **owned by an existing company** that has future development plans of their own. Therefore, the site is not currently on the market for another prospective user to purchase/lease. The site is vacant and land banked for a designated future development (see Table 7 below).
2. The parcel/site **contains between one (1) and five (5) net developable acres** of industrial land. These sites were not large enough to meet the study criteria, which was a minimum of five (5) net developable acres. It is recognized that some users may require less than five (5) acres for their development needs, and for this reason, these sites are included in this section of the report, as a reference, for smaller user/tenant recruitment.

User Designated Sites

This analysis excluded parcels that are owned and held for future expansion by existing regional firms. These parcels are an important part of the County industrial land supply, but since they are being held by their current owners for future development, they are not considered to be available to the general market, which is the focus of this study. While these parcels may become available to the market for another potential user in the future, there is currently no way to judge if or when this might occur. There are 26 user-owned sites with at a minimum five (5) net developable acres that are being held for future development in this study.

Table 7: User Designated Sites			
PROPERTY OWNER	CITY	GROSS ACRES	NET DEVELOPABLE ACREAGE
LONGVIEW TIMBERLANDS LLC	Clatskanie	14.35	5.22
HAMLIK PROPERTIES LLC	Rainier	11.69	11.6
HAMLIK PROPERTIES LLC	Rainier	9.85	9.85
HAMLIK PROPERTIES LLC	Rainier	23.41	23.41
NEXT RENEWABLE FUELS OREGON LLC	Clatskanie	25.52	20.14
DYNO NOBEL INC	Columbia City	61.04	60.84
KNIFE RIVER CORPORATION - NORTHWEST	Columbia City	6.04	6.04
WEYERHAEUSER NR COMPANY	St Helens	82.2	81.82
PORTLAND GENERAL ELECTRIC COMPANY	St Helens	6.75	6.75
LETICA CORPORATION	St Helens	17.09	15.01
LETICA CORPORATION	St Helens	20.68	20.44
OLYMPIC FOREST PRODUCTS CO INC	Clatskanie	36.05	32.61
PORT OF COLUMBIA COUNTY	Clatskanie	52.68	27.67
PORT OF COLUMBIA COUNTY	Clatskanie	30.63	26.48
PORT OF COLUMBIA COUNTY	Clatskanie	8.04	5.63
PORT OF COLUMBIA COUNTY	Clatskanie	20.19	10.26
PORT OF COLUMBIA COUNTY	Clatskanie	176.4	18.36
PORT OF COLUMBIA COUNTY	Clatskanie	46.5	10.26

PORT OF COLUMBIA COUNTY	Clatskanie	207.36	47.49
STIMSON LUMBER CO	Clatskanie	75.52	10.26
STATE OF OREGON - DEPT OF STATE LANDS	Rainier	114.68	14.51
UNITED STATES GYPSUM	Rainier	117.16	23.31
COLUMBIA COUNTY	St Helens	9.18	5.83
COLUMBIA COMMUNITY MENTAL HEALTH	St Helens	5.67	5.03
PORT OF COLUMBIA COUNTY	St Helens	19.06	15.11
PORTLAND COMMUNITY COLLEGE	Scappoose	17.24	16.34
PATRICIA HAVLIK	Scappoose	9.74	9.67

One- to Five-Acre Sites

There are 108 other sites that were excluded from the inventory because they did not exceed the threshold of five (5) net developable acres. These parcels are important to note because they help provide an understanding of how environmental constraints affect the supply of industrial sites within the County and municipal jurisdictions. In addition, there is a market need for industrial sites in the one- to five-acre range as well, throughout the County. These sites are presented in the table below.

Table 8: One- to Five-Acre Sites			
PROPERTY OWNER	CITY	GROSS ACRES	NET DEVELOPABLE ACRES
STEVEN & JANICE OLIVA	Rainier	1.86	1.22
COLUMBIA RIVER PUD	Rainier	1.96	1.96
CHARLES DUVENICK & TERESA KLUTHE	Rainier	3.12	3.12
JEFFREY STENNICK	Rainier	4.8	4.8
JEFFREY & TERRI HINKLE	Rainier	4.51	3.01
HILLSBERY LIV TRT & HILLSBERY FAM SUBTRT	Rainier	9.62	3.3
DOUGLAS & LINDA RUMRILL	Rainier	2.5	2.5
THEOBALD KEVIN	Rainier	5	5
EUGENE & LINDA THOMPSON	Rainier	5	4.72
KEVIN THEOBALD	Rainier	2.5	2.5
COLUMBIA COUNTY	Rainier	2	2
JOHN & TAMI SLAPE	Rainier	3.35	3.35
BARGER ALEX	Rainier	1.65	1.65
GUY & TANYA TOW	Rainier	3	3
NORMAN & ANGELA REED	Rainier	1	1
MICHAEL BRUSCO	Rainier	2.5	2.5
ALLEN PELLHAM	Rainier	2	2
DAWN GRIFFITH	Rainier	1	1
JULIE HINSHAW	Rainier	2.5	2.5
DOROTHY HARTLEY & RANDY RENNELLS	Rainier	2.13	2.13
COLUMBIA COUNTY	Rainier	31.14	4.14

Table 8: One- to Five-Acre Sites

PROPERTY OWNER	CITY	GROSS ACRES	NET DEVELOPABLE ACRES
SWAN DAVID & LINDA REV LIVING TRUST	St Helens	3.34	3.34
PORT OF COLUMBIA COUNTY	Clatskanie	82.05	1.89
OR DOT HWY DIV	Clatskanie	1.41	1.41
CITY OF CLATSKANIE	Clatskanie	3.42	1.33
CLARKE LLC	Rainier	4.41	4.41
DYNO NOBEL INC	Columbia City	18.09	3.72
KNIFE RIVER CORPORATION - NORTHWEST	Columbia City	45.83	2.73
DYNO NOBEL INC	Columbia City	6.94	2.63
KNIFE RIVER CORPORATION - NORTHWEST	Columbia City	25.66	4.64
COLUMBIA COUNTY	St Helens	2.03	2.03
DAVE AND JILL LAWRENCE	St Helens	1.03	1.03
FLYING F LLC	St Helens	3.49	2.88
PORT OF COLUMBIA COUNTY	St Helens	3.44	3.43
CITY OF ST HELENS	St Helens	1.95	1.04
COLUMBIA RIVER PUD	St Helens	1.18	1.17
CITY OF ST HELENS	St Helens	9.73	2.98
PORT OF COLUMBIA COUNTY	St Helens	1.22	1.08
PORT OF COLUMBIA COUNTY	St Helens	1.44	1.13
COLUMBIA COUNTY	St Helens	10.68	1.57
PORT OF COLUMBIA COUNTY	St Helens	2.44	2.23
GARY KERVIN	St Helens	1.19	1.19
WILSON LEILA IRMELI SEPARATE PROPERTY TR	St Helens	2	2
STORAGE PAL LLC	St Helens	1.54	1.54
SEAFORD LLP	St Helens	2.44	2.44
IVES & SCHLUMBERGER	St Helens	3.91	1.57
OHM EQUITY PARTNERS LLC	St Helens	1.88	1.88
JLJ EARTHMOVERS LLC	St Helens	2.22	2.22
COLUMBIA COMMUNITY MENTAL HEALTH	St Helens	4.16	2.66
ERIK & SHANNON KOELZER	St Helens	2.21	2.21
ERIC DAHLGREN	St Helens	2.01	1.59
PORT OF COLUMBIA COUNTY	St Helens	3.5	2.33
RODNEY & SABRINA MOORE	St Helens	1.4	1.4
JOHNS J F JOHNS LS & JOHNS K A	St Helens	2.49	2.49
PORT OF COLUMBIA COUNTY	St Helens	2.97	2.1
RODNEY & SABRINA MOORE	St Helens	4.12	1.43
PORT OF COLUMBIA COUNTY	St Helens	1.55	1.55
PORT OF COLUMBIA COUNTY	St Helens	3.49	2.86

Table 8: One- to Five-Acre Sites

PROPERTY OWNER	CITY	GROSS ACRES	NET DEVELOPABLE ACRES
PORT OF COLUMBIA COUNTY	St Helens	12.65	2.19
PORT OF COLUMBIA COUNTY	St Helens	2.62	2.62
PORT OF COLUMBIA COUNTY	St Helens	1.98	1.58
PORT OF COLUMBIA COUNTY	St Helens	1.13	1.13
PORT OF COLUMBIA COUNTY	St Helens	145.24	2.74
EF2 LLC	Scappoose	2.15	1.81
SHERRY QUARRY & JERI ANDERSON	Scappoose	1.58	1.58
TRAVIS DECKER & ROBERT DORSTE	Scappoose	1.77	1.63
LOHRKE & MOLONY & MOLONY D REV TRT	Scappoose	1.45	1.45
JEFFERY MASOG & LISA YATABE ARISU	Scappoose	2.17	1.96
DANA PARKER	Scappoose	1.24	1.24
KEITH & CHRISTINA SETTLE	Scappoose	3.34	3.03
DANNY HACKENBERG & DANNY WAYNE JR	Scappoose	3.07	2.94
KEITH & CHRISTINA SETTLE	Scappoose	9.38	1.42
BERNET FREDERICK R REVOCABLE TRUST ET AL	Scappoose	9.16	3.17
DIKESIDE MOORAGE INC	Scappoose	1.42	1.42
JEFF INGEBRIGTSEN	Scappoose	1.19	1.19
STEVEN & STEVEN JR MAHAR	Scappoose	1.1	1.1
DIKESIDE MOORAGE INC	Scappoose	2.48	2.48
ELK CREST LAND COMPANY	Scappoose	3.42	3.42
FAMILY TRUST OF PIZZO DAVID ALLEN	Scappoose	1.54	1.54
JAMES EDWARD PETERSEN & CECILIA NG	St Helens	4.61	4.61
EF2 LLC	Scappoose	11.33	3.06
CASEY MITCHELL	Vernonia	10.14	1.42
KEVIN THEOBALD	Rainier	2.5	2.5
KEVIN THEOBALD	Rainier	2.5	2.5
KEVIN THEOBALD	Rainier	2.5	2.5
COLUMBIA RIVER PEOPLES UTILITY DISTRICT	Scappoose	1.05	1.05
LOHRKE R & MOLONY D & MOLONY D REV TRT	Scappoose	1.4	1.4
BRIAN M ABEL	Rainier	5.45	0.51
KEVIN THEOBALD	Rainier	5	0.04
MICHEAL E JR BRUSCO	Rainier	5.13	0.34

Table 8: One- to Five-Acre Sites			
PROPERTY OWNER	CITY	GROSS ACRES	NET DEVELOPABLE ACRES
STATE OF OREGON - DEPT OF STATE LANDS	Rainier	6.22	1.13
HILLSBERY LIV & HILLSBERY FAMILY TRUSTS	Rainier	12.14	2.42
BERNET FREDERICK R REVOCABLE TRUST ET AL	Columbia City	32.13	1.66
COLUMBIA COUNTY*	St Helens	7.18	6.24
CITY OF ST HELENS*	St Helens	48.15	7.82
WILSON LEILA IRMELI SEPARATE PROP TRT	St Helens	7.82	2.31
COLUMBIA COUNTY	St Helens	6.16	0.6
MOLONY DAVID REVOCABLE TRUST	Scappoose	9.61	4.83
S&R DEVELOPMENT LLC	Scappoose	1.73	1.73
S&R DEVELOPMENT LLC	Scappoose	1.87	1.87
WESTON INVESTMENT CO	Scappoose	2.9	2.9
WESTON INVESTMENT CO	Scappoose	4.13	4.13
BERNET FREDERICK R REVOCABLE TRUST ET AL	Scappoose	5.5	2.89
DAVID THOMPSON*	Columbia City	146.13	11.37
BERNET FREDERICK R REVOCABLE TRUST ET AL*	Columbia City	86.71	5.85
AIRPARK DEVELOPMENT LLC*	Scappoose	124.09	90.32
SCOTT PARKER	Scappoose	65.74	0.9
CITY OF VERNONIA*	Vernonia	16.65	16.37
CITY OF VERNONIA*	Vernonia	31.21	20.32

Source: Mackenzie

*Denotes that the site is included on this table due to confirmation from PAG, jurisdiction staff, and/or property owners to confirm boots on the ground site development constraints that result in less than five (5) net developable acres. Although the GIS analysis performed by Mackenzie during Task 2, as described above identified five (5) acres of net developable acres or more, there was better and more recent and accurate information from other sources provided, which was incorporated into this report.

Site ID	Tier	Owner	Location	Gross acres	Wetland Acres	Streams/Creeks feet length	Floodplain Acres	Total Constrained Acres	Net Developable Acres	Use Restriction	Annexation Required	Total Site Tax Lots	INFRASTRUCTURE			TRANSPORTATION		ELECTRIC SERVICE		AVAILABILITY			Site ID
													Water	Sewer	Storm	Transportation	Rail Access	Currently Available to Site	Extension Required to Site	Property Currently for Sale	Property Currently for Lease	Property owner willing to transact	
14	1	PORT OF COLUMBIA COUNTY	ST HELENS	22.55	1.57	0	0	4.91	17.64		NO	1	A	A	B	A	YES	YES		NO	YES	YES	14
15	1	WILSON LEILA IRMELI SEPARATE PROPERTY TR	ST HELENS	8.13	0.09	0	0	1.41	6.72		NO	1	B	B	B	A	YES	YES		NO	NO	YES	15
16	1	ARMSTRONG WORLD INDUSTRIES INC	ST HELENS	144.2	0.02	537.1	0.3	105.6	38.64		NO	1	A	A	A	A	YES	YES		YES	NO	YES	16
24	1	OSG USA INC	SCAPPOOSE	5.9	5.36	0	0.59	0	5.9		NO	1	A	A	A	A	NO		YES	YES	NO	YES	24
25	1	CTP PARTNERS LLC	SCAPPOOSE	5.83	0	0	0	0	5.83		NO	2	A	A	A	A	NO		YES	YES	YES	YES	25
27	1	PORT OF COLUMBIA COUNTY	SCAPPOOSE	5.88	0	0	0	0	5.88		NO	2	B	A	A	A	NO	Yes		NO	YES	YES	27
28	1	AIRPARK DEVELOPMENT LLC	SCAPPOOSE	29.84	0	0	0	0	29.84		NO	2	A	A	A	A	NO	Yes		YES	NO	YES	28
2	2	DEATON TERRY	RAINIER	11.92	0.27	0	0	0.66	11.26		YES	1	C	C	B	B	NO	YES		NO	NO	YES	2
8	2	HILLSBERY LIV TRT & HILLSBERY FAM SUBTRT	RAINIER	5.89	0	0	0	0.65	5.23		YES	1	A	A	A	A	NO	YES		YES	NO	YES	8
12	2	IRON TRIANGLE INVESTMENTS LLC	COLUMBIA CITY	51.92	0.15	1804	3.42	3.43	48.5	YES	YES	1	C	C	B	B	YES	YES		NO	NO	YES	12
13	2	PORT OF COLUMBIA COUNTY	COLUMBIA CITY	93.53	1.1	1767	0.21	42.87	50.66		YES	1	A	A	A	B	YES	YES		NO	YES	YES	13
17	2	PORT OF COLUMBIA COUNTY	ST HELENS	25.53	2.42	0	0.23	2.88	22.65		NO	10	B	A	B	B	YES	YES		NO	YES	YES	17
19	2	CITY OF ST HELENS	ST HELENS	99.72	2.05	1412	0.47	52.19	47.53		NO	2	B	B	B	B	YES			NO	NO	YES	19
22	2	PORT OF COLUMBIA COUNTY	SCAPPOOSE	28.62	0	0	0	0.13	28.49	YES	NO	1	A	A	C	A	NO	YES		NO	YES	YES	22
23	2	AIRPARK DEVELOPMENT LLC	SCAPPOOSE	21.5	0	0	0	0	21.5		NO	1	A	A	C	A	NO	YES		YES	NO	YES	23
26	2	STEVEN YETT	SCAPPOOSE	10.38	0	0	0	2.27	8.11		YES	1	A	A	C	A	NO	YES		NO	NO	YES	26
29	2	AIRPARK DEVELOPMENT LLC	SCAPPOOSE	54.82	0	380.2	0	0.2	54.61		NO	1	A	A	A	A	NO		YES	YES	NO	YES	29
30	2	AIRPARK DEVELOPMENT LLC	SCAPPOOSE	154.6	0.2	907.8	0	0.88	153.7		NO	1	A	A	A	A	NO		YES	YES	NO	YES	30
31	2	AIRPARK DEVELOPMENT LLC	SCAPPOOSE	12.42	0.17	0	0	0.17	12.25		NO	1	B	B	A	B	NO		YES	YES	NO	YES	31
1	3	CARLA JANE BLAYLOCK	RAINIER	40.95	3.77	666.5	1.81	9.27	31.67		YES	1	C	C	A	A	YES	YES		NO	NO	NO	1
3	3	JOHN & CARRIE DEATON	RAINIER	8.14	0	0	0	0.41	7.73		YES	1	C	C	C	A	YES	YES		NO	NO	NO	3
4	3	JOHN & TAMI SLAPE	RAINIER	12.5	3.84	137.8	0	4.26	8.24		YES	1	C	C	C	B	NO	YES		YES	NO	YES	4
5	3	CARLA JANE BLAYLOCK	RAINIER	16.18	0.26	763.9	3.46	3.92	12.26		YES	1	C	C	A	C	NO		YES			NO	5
6	3	KELLY BLEDSOE & SARA MCNAIR	RAINIER	7.5	0.06	0	0	0.14	7.36		YES	1	C	C	C	B	YES	YES		NO	NO	NO	6
7	3	PAUL & JESSICA HIRD	RAINIER	18.51	0.41	1999	6.12	7	11.51		YES	1	C	C	A	C	NO		YES	NO	NO	NO	7
9	3	MARTIN & SHANNON STENNICK	RAINIER	8.93	0	176.9	0.17	0.33	8.6		YES	1	A	A	A	C	NO		YES	NO	NO	YES	9
10	3	TIM BERO	VERNONIA	74.3	0.36	478	0.02	29.75	44.55	YES	YES	1	C	C	B	C	NO	YES	NO	YES	NO	YES	10
11	3	SMEJKAL R & SMEJKAL WOLF D&D & SMEJKAL D	VERNONIA	55.45	13.24	284.6	0.44	23.6	31.85		NO	1	C	C	B	C	NO	NO	YES	NO	NO	YES	11
18	3	PORT OF COLUMBIA COUNTY	ST HELENS	34.97	1.99	1537	0.61	24.34	10.64		NO	2	B	A	B	C	NO	YES		NO	YES	YES	18
20	3	CITY OF ST HELENS	ST HELENS	20.95	0.92	0	0	10.61	10.4		NO	2	C	A	A	C	NO			YES	YES	YES	20
21	3	MOLONY DAVID REVOCABLE TRUST	SCAPPOOSE	11.99	0.21	298	0.01	5.13	6.86		YES	1	A	C	C	A	NO	YES		NO	NO	NO	21
32	3	FREDERICK BERNET REVOCABLE TRUST ET AL	SCAPPOOSE	14.06	1.18	1047	5.99	5.51	8.55	YES	YES	1	B	C	C	B	NO	YES		NO	NO	NO	32
33	3	WM HOLDNER & RANDAL HOLDNER	SCAPPOOSE	7.5	0	0	0	1.01	6.49	YES	YES	1	C	C	C	A	NO	YES		YES	NO	YES	33

Grey column denotes inventory tiering criteria

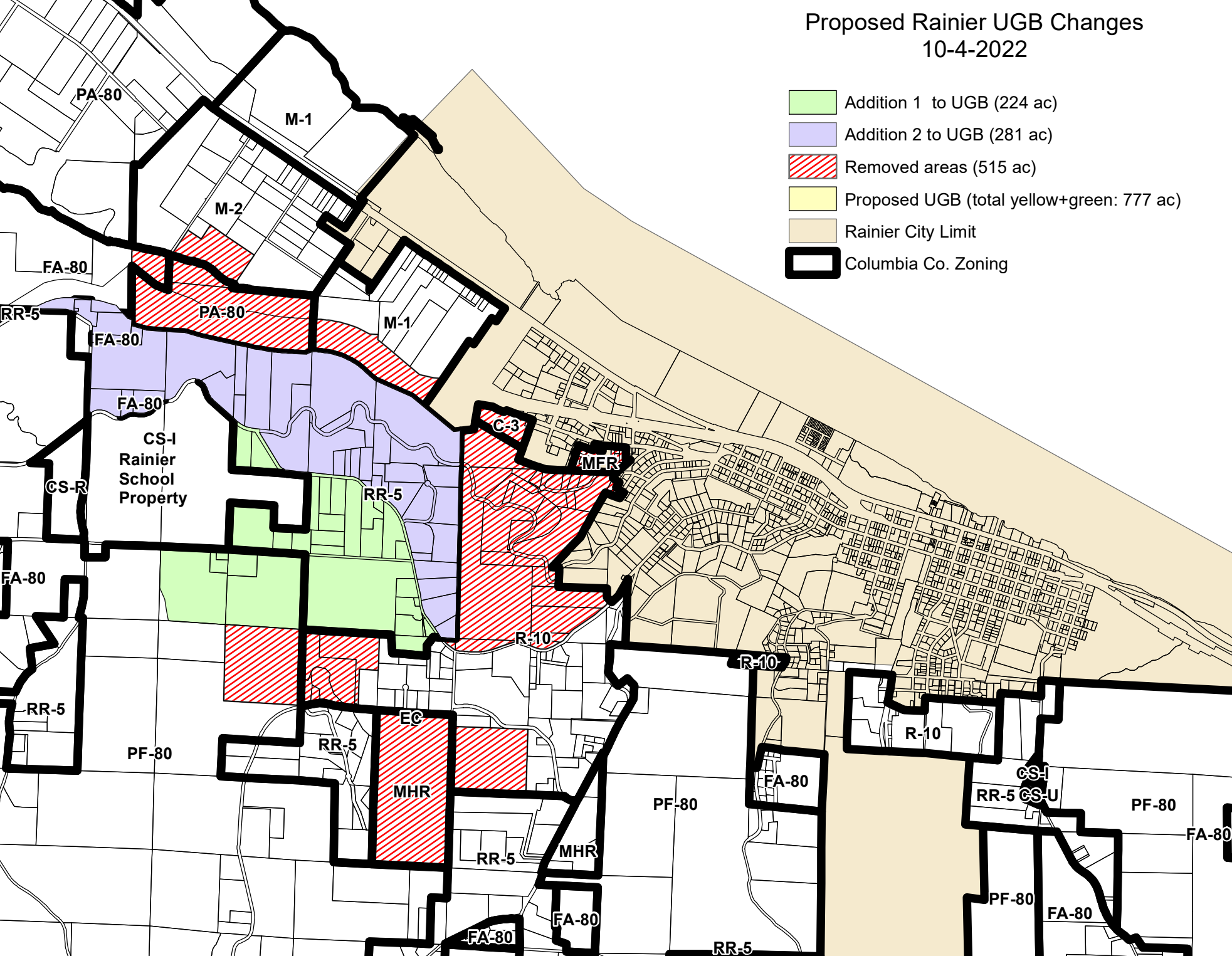
RAINIER COMPREHENSIVE PLAN POLICIES

3. The first priority for future urbanization outside the current UGB is the Beaver Creek Valley area around the Rainier High School Complex because facilities are or can be made available and the topography of the area is suitable for urban uses.
4. Land use designations for the land between the city limits and the UGB have been mutually agreed upon by the City of Rainier and Columbia County. These designations may be changed only when agreed upon by both the City and the County. Procedures for notice and coordination between the City and the County are outlined in the Urban Growth Management Agreement.
5. Any lands within the Rainier UGB may be annexed to the City of Rainier in accordance with state statute. The City will annex lands only when they are contiguous with the City.
6. Annexation procedures and considerations are outlined in the Urban Growth Management Agreement.
7. No new special service districts will be formed within the UGB unless compatible with the plans of the City for the provision of full urban services within the UGB.







Areas per Zoning Category

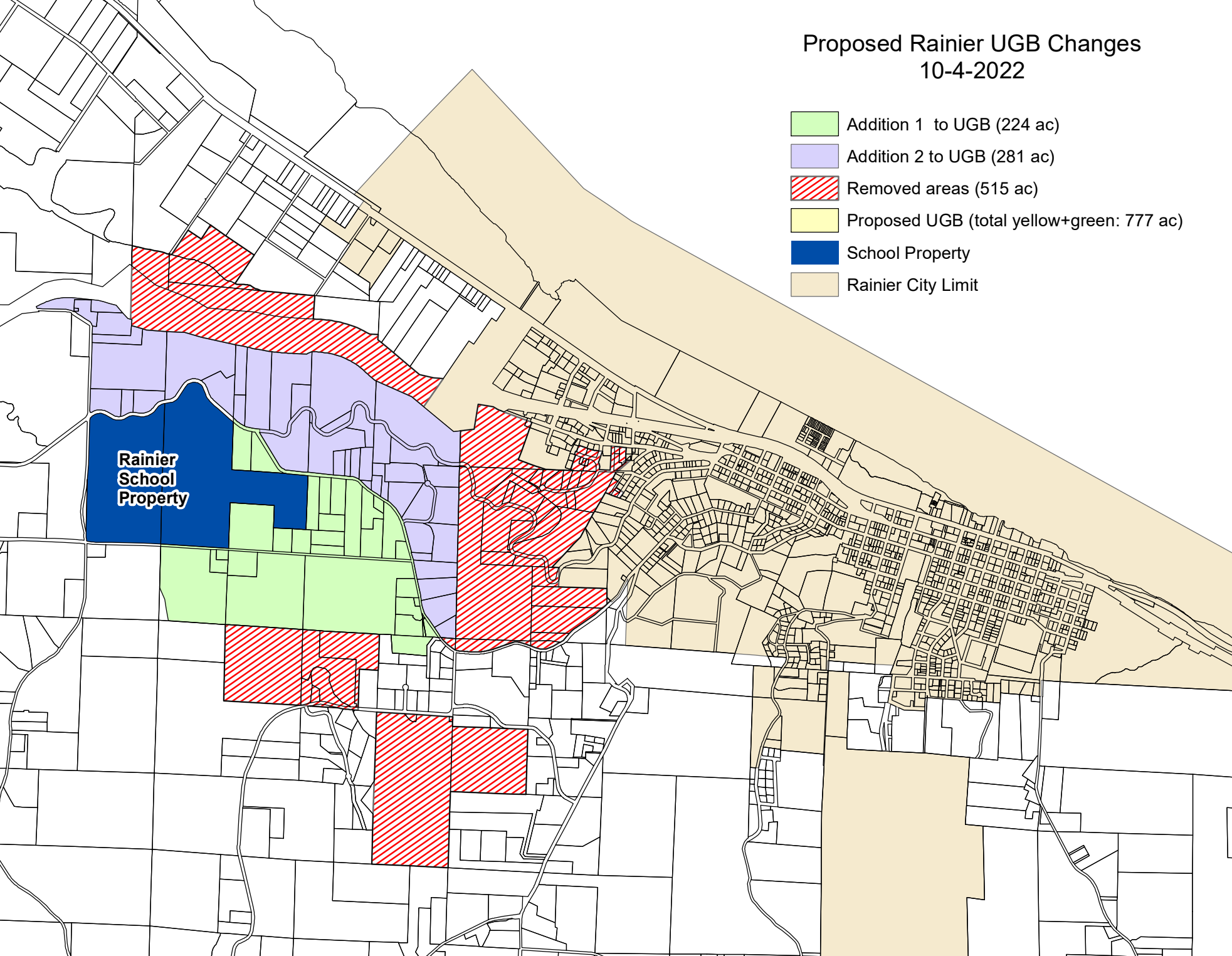
COL. CO. ZONE	Proposed Area Removed	Proposed Area Added	
		<i>Addition 1</i>	<i>Addition 2</i>
INDUSTRIAL <i>(M1, M2)</i>	46 ac	0 ac	0 ac
COMMERCIAL <i>(C-3, EC)</i>	10 ac	0 ac	62 ac
RESIDENTIAL <i>(MFR, R-10)</i>	344 ac	150 ac	205 ac
RESOURCE LAND <i>(PA-80, PF-80, FA-80)</i>	125 ac	74 ac	14 ac
Subtotal:		224 ac	281 ac
TOTAL:	525 ac	505 ac	

Proposed Rainier UGB Changes 10-4-2022



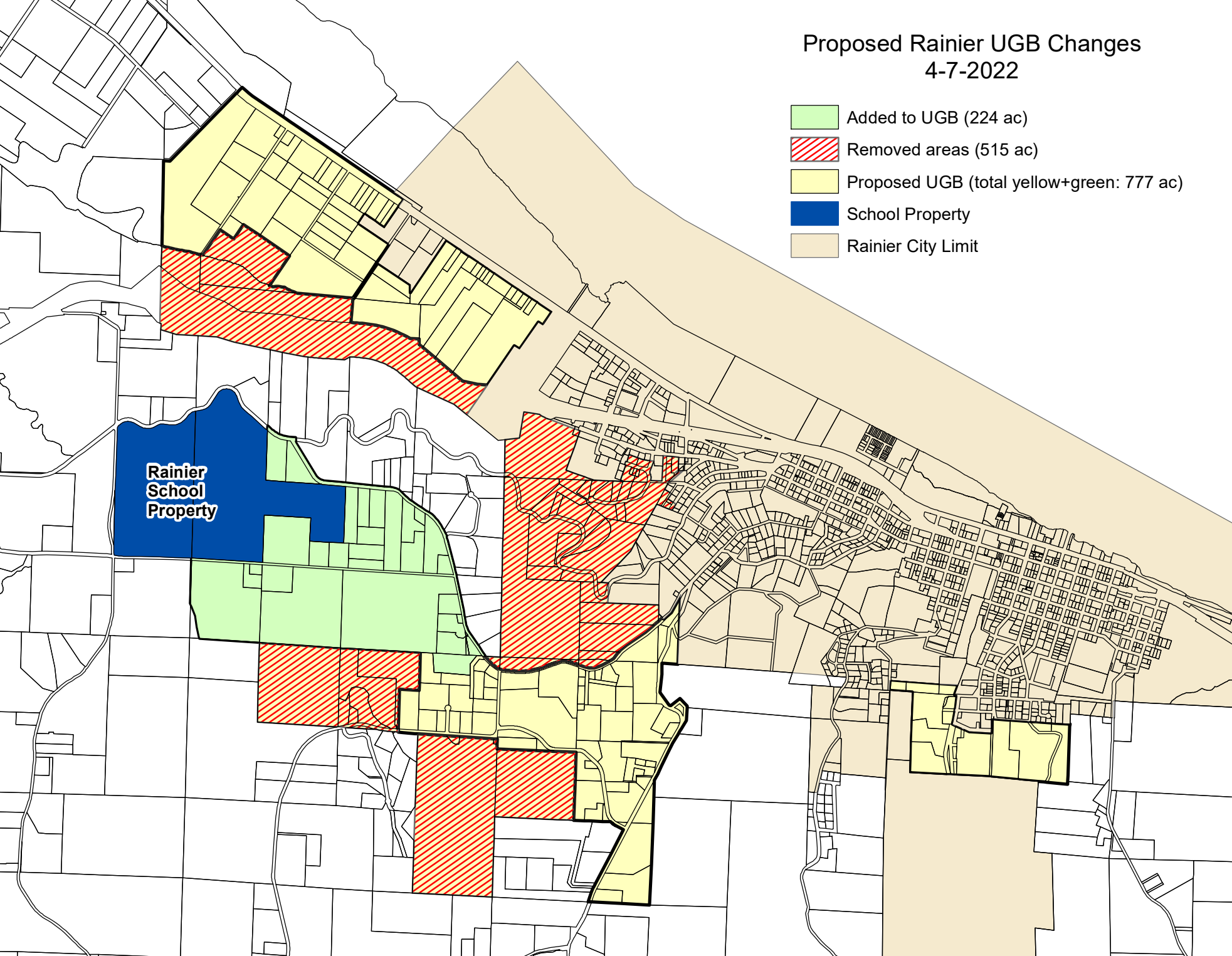
Proposed Rainier UGB Changes 10-4-2022

-  Addition 1 to UGB (224 ac)
-  Addition 2 to UGB (281 ac)
-  Removed areas (515 ac)
-  Proposed UGB (total yellow+green: 777 ac)
-  School Property
-  Rainier City Limit



Proposed Rainier UGB Changes 4-7-2022

- Added to UGB (224 ac)
- Removed areas (515 ac)
- Proposed UGB (total yellow+green: 777 ac)
- School Property
- Rainier City Limit



URBAN GROWTH BOUNDARY SWAP PROCESS

CITY OF SUTHERLIN

STEP ONE: Determine the land use designation and urban capacity of the land to be removed from the urban growth boundary. The proper unit of measurement should be number of potential dwelling units for residentially-designated land, and the number of developable acres for commercial and industrial land. This will provide information for the amount of land necessary to exchange with the land to be removed.

STEP TWO: Determine the needed land use designations and urban capacity of the land to be added to the urban growth boundary (UGB). The same units of measurements should be used as with the land to be removed. If the amount of dwelling unit capacity or land is roughly proportional for land to be added is roughly proportional, within 10%, of the capacity of the land removed, then the city does not need to determine if its 20-year land needs within the urban growth boundary are being met or are being exceeded. NOTE: that there are three cautions regarding this process: 1) the residential unit capacity in the lands exchanged must be of the same type of residential land, for example, low density residential capacity removed must be replaced with new low density residential capacity; 2) in general commercial or industrial lands removed must be replaced with commercial or industrial lands zoned for similar uses, for example, commercially-zoned land removed must be replaced with commercially-zoned land added; and 3) in the one exception to 2), if the land added is for a particular industrial use that requires specific site characteristics, the land removed can be either commercially or industrially-designated land.

STEP THREE: Determine the location of the land to be added to replace the land being removed. First, use OAR 660-024-0065 to determine appropriate study areas. For a city with a UGB population less than 10,000, the city must consider all land within ½ mile of the existing UGB boundary. Cities with a UGB population greater than 10,000 must consider all land within 1 mile of the existing UGB. Extensions must go out an additional half mile for continuations of contiguous exception lands (rural residential, urban reserve, non-resource lands) that are within the original distance from the UGB. A city can include lands even farther than this distance if it chooses to do so.

STEP FOUR: Exclude from the overall study area any lands that meet various criteria that make them patently unsuitable for urban development. Generally, these are areas that cannot be reasonably serviced with public facilities, are subject to significant natural hazards, have some a high level of environmental or natural resource value, or are federal lands. The details are found in the rules of 660-024-0065(4), with additional details regarding public facilities in 660-024-0065(7), attached. The total study area must be at least twice the area needed.

STEP FIVE: Divide up the overall study area into smaller units of analysis. The units of analysis should consist of different blocks of different types of rural lands – for instance, rural residential “exception” lands vs. farm and forest lands. The one exception is that a unit of analysis that is mostly rural residential land, but includes some farm or forest land that is not important to commercial agricultural enterprise and must be included to connect a nearby and significantly larger area of land that is rural residential can be put into the same unit of analysis as the rural residential land. So, for example, the parcel of forest land on the south side of Sutherlin that we discussed could be included in the same subarea as the rural residential parcels around it because the road connecting it all would go through it. And, given the amount of land Sutherlin is considering, the city can ignore all of the large blocks of farm and forest land that are within the overall study area and just concentrate on the units of analysis consisting primarily of rural residential or other “exception” lands.

STEP SIX: For the units of analysis that are subject to more detailed review, the city must then look at all of them and “grade” them according to the four factors for location of UGB expansions found in Goal 14. They are attached, but can be summarized as 1) efficient urban form, 2) public facilities, 3) ESEE

consequences, and 4) impact on adjacent farm and forest activities in rural areas. The city's analysis must consider and analyze all four factors, but the city can weigh and balance those factors based upon a set of findings and policy judgments which, unless they are without merit, will be upheld on judicial review. Many cities set up a quantitative "grading" system to compare the units of analysis and then make a decision based upon the grades.

STEP SEVEN: The city must make findings for compliance with the other relevant statewide planning goals. The list of those goals is found in OAR 660-024-0020, below.

STEP EIGHT: The County must concur and adopt the city's decision. We discussed the problems with Douglas County's approach and what, if anything, can be done about it.

STEP NINE: The city must apply appropriate city urban plan designations, and appropriate city urban or future urban zoning designations, on the land to be added to the UGB. The city must apply appropriate rural plan designations and appropriate rural zoning designations, on the land to be removed from the UGB (am I correct that the land to be removed from the UGB is already within the city boundaries? If so, it doesn't have to be de-annexed, but it has to have rural zoning applied to it).

ATTACHMENT ONE

660-024-0070

UGB Adjustments

(1) A local government may adjust the UGB at any time to better achieve the purposes of Goal 14 and this division. Such adjustment may occur by adding or removing land from the UGB, or by exchanging land inside the UGB for land outside the UGB. The requirements of section (2) of this rule apply when removing land from the UGB. The requirements of Goal 14 and this division [and ORS 197.298] apply when land is added to the UGB, including land added in exchange for land removed. The requirements of ORS 197.296 may also apply when land is added to a UGB, as specified in that statute. If a local government exchanges land inside the UGB for land outside the UGB, the applicable local government must adopt appropriate rural zoning designations for the land removed from the UGB prior to or at the time of adoption of the UGB amendment and must apply applicable location and priority provisions of OAR 660-024-0060 through 660-020-0067.

(2) A local government may remove land from a UGB following the procedures and requirements of ORS 197.764. Alternatively, a local government may remove land from the UGB following the procedures and requirements of 197.610 to 197.650, provided it determines:

(a) The removal of land would not violate applicable statewide planning goals and rules;

(b) The UGB would provide a 20-year supply of land for estimated needs after the land is removed, or would provide roughly the same supply of buildable land as prior to the removal, taking into consideration land added to the UGB at the same time;

(c) Public facilities agreements adopted under ORS 195.020 do not intend to provide for urban services on the subject land unless the public facilities provider agrees to removal of the land from the UGB and concurrent modification of the agreement;

(d) Removal of the land does not preclude the efficient provision of urban services to any other buildable land that remains inside the UGB; and

(e) The land removed from the UGB is planned and zoned for rural use consistent with all applicable laws.

(3) Notwithstanding sections (1) and (2) of this rule, a local government considering an exchange of land may rely on the land needs analysis that provided a basis for its current acknowledged plan, rather than adopting a new need analysis, provided:

(a) The amount of buildable land added to the UGB to meet:

(A) A specific type of residential need is substantially equivalent to the amount of buildable residential land removed, or

(B) The amount of employment land added to the UGB to meet an employment need is substantially equivalent to the amount of employment land removed, and

(b) The local government must apply comprehensive plan designations and, if applicable, urban zoning to the land added to the UGB, such that the land added is designated:

(A) For the same residential uses and at the same housing density as the land removed from the UGB, or

(B) For the same employment uses as allowed on the land removed from the UGB, or

(C) If the land exchange is intended to provide for a particular industrial use that requires specific site characteristics, only land zoned for commercial or industrial use may be removed, and the land added must be zoned for the particular industrial use and meet other applicable requirements of ORS 197A.320(6).

ATTACHMENT TWO – FIXING OF STUDY AREAS

660-024-0065

Establishment of Study Area to Evaluate Land for Inclusion in the UGB

(1) When considering a UGB amendment to accommodate a need deficit identified in OAR 660-024-0050(4), a city outside of Metro must determine which land to add to the UGB by evaluating alternative locations within a “study area” established pursuant to this rule. To establish the study area, the city must first identify a “preliminary study area” which shall not include land within a different UGB or the corporate limits of a city within a different UGB. The preliminary study area shall include:

(a) All lands in the city’s acknowledged urban reserve, if any;

(b) All lands that are within the following distance from the acknowledged UGB:

(A) For cities with a UGB population less than 10,000: one-half mile;

(B) For cities with a UGB population equal to or greater than 10,000: one mile;

(c) All exception areas contiguous to an exception area that includes land within the distance specified in subsection (b) and that are within the following distance from the acknowledged UGB:

(A) For cities with a UGB population less than 10,000: one mile;

(B) For cities with a UGB population equal to or greater than 10,000: one and one-half miles;

(d) At the discretion of the city, the preliminary study area may include land that is beyond the distance specified in subsections (b) and (c).

(2) A city that initiated the evaluation or amendment of its UGB prior to January 1, 2016, may choose to identify a preliminary study area applying the standard in this section rather than section (1). For such cities, the preliminary study area shall consist of:

(a) All land adjacent to the acknowledged UGB, including all land in the vicinity of the UGB that has a reasonable potential to satisfy the identified need deficiency, and

(b) All land in the city’s acknowledged urban reserve established under OAR chapter 660, division 21, if applicable.

(3) When the primary purpose for expansion of the UGB is to accommodate a particular industrial use that requires specific site characteristics, or to accommodate a public facility that requires specific site characteristics, and the site characteristics may be found in only a small number of locations, the preliminary study area may be limited to those locations within the distance described in section (1) or (2), whichever is appropriate, that have or could be improved to provide the required site characteristics. For purposes of this section:

(a) The definition of “site characteristics” in OAR 660-009-0005(11) applies for purposes of identifying a particular industrial use.

(b) A "public facility" may include a facility necessary for public sewer, water, storm water, transportation, parks, schools, or fire protection. Site characteristics may include but are not limited to size, topography and proximity.

(4) The city may exclude land from the preliminary study area if it determines that:

(a) Based on the standards in section (7) of this rule, it is impracticable to provide necessary public facilities or services to the land;

(b) The land is subject to significant development hazards, due to a risk of:

(A) Landslides: The land consists of a landslide deposit or scarp flank that is described and mapped on the Statewide Landslide Information Database for Oregon (SLIDO) Release 3.2 Geodatabase published by the Oregon Department of Geology and Mineral Industries (DOGAMI) December 2014, provided that the deposit or scarp flank in the data source is mapped at a scale of 1:40,000 or finer. If the owner of a lot or parcel provides the city with a site-specific analysis by a certified engineering geologist demonstrating that development of the property would not be subject to significant landslide risk, the city may not exclude the lot or parcel under this paragraph;

(B) Flooding, including inundation during storm surges: the land is within the Special Flood Hazard Area (SFHA) identified on the applicable Flood Insurance Rate Map (FIRM);

(C) Tsunamis: the land is within a tsunami inundation zone established pursuant to ORS 455.446;

(c) The land consists of a significant scenic, natural, cultural or recreational resource described in this subsection:

(A) Land that is designated in an acknowledged comprehensive plan prior to initiation of the UGB amendment, or that is mapped on a published state or federal inventory at a scale sufficient to determine its location for purposes of this rule, as:

(i) Critical or essential habitat for a species listed by a state or federal agency as threatened or endangered;

(ii) Core habitat for Greater Sage Grouse; or

(iii) Big game migration corridors or winter range, except where located on lands designated as urban reserves or exception areas;

(B) Federal Wild and Scenic Rivers and State Scenic Waterways, including Related Adjacent Lands described by ORS 390.805, as mapped by the applicable state or federal agency responsible for the scenic program;

(C) Designated Natural Areas on the Oregon State Register of Natural Heritage Resources;

(D) Wellhead protection areas described under OAR 660-023-0140 and delineated on a local comprehensive plan;

(E) Aquatic areas subject to Statewide Planning Goal 16 that are in a Natural or Conservation management unit designated in an acknowledged comprehensive plan;

(F) Lands subject to acknowledged comprehensive plan or land use regulations that implement Statewide Planning Goal 17, Coastal Shoreland, Use Requirement 1;

(G) Lands subject to acknowledged comprehensive plan or land use regulations that implement Statewide Planning Goal 18, Implementation Requirement 2;

(d) The land is owned by the federal government and managed primarily for rural uses.

(5) After excluding land from the preliminary study area under section (4), the city must adjust the area, if necessary, so that it includes an amount of land that is at least twice the amount of land needed for the deficiency determined under OAR 660-024-0050(4) or, if applicable, twice the particular land need described in section (3). Such adjustment shall be made by expanding the distance specified under the applicable section (1) or (2) and applying section (4) to the expanded area.

(6) For purposes of evaluating the priority of land under OAR 660-024-0067, the "study area" shall consist of all land that remains in the preliminary study area described in section (1), (2) or (3) of this rule after adjustments to the area based on sections (4) and (5), provided that when a purpose of the UGB expansion is to accommodate a public park need, the city must also consider whether land excluded under subsection (4)(a) through (c) of this rule can reasonably accommodate the park use.

(7) For purposes of subsection (4)(a), the city may consider it impracticable to provide necessary public facilities or services to the following lands:

(a) Contiguous areas of at least five acres where 75 percent or more of the land has a slope of 25 percent or greater, provided that contiguous areas 20 acres or more that are less than 25 percent slope may not be excluded under this subsection. Slope shall be measured as the increase in elevation divided by the horizontal distance at maximum ten-foot contour intervals;

(b) Land that is isolated from existing service networks by physical, topographic, or other impediments to service provision such that it is impracticable to provide necessary facilities or services to the land within the planning period. The city's determination shall be based on an evaluation of:

(A) The likely amount of development that could occur on the land within the planning period;

(B) The likely cost of facilities and services; and,

(C) Any substantial evidence collected by or presented to the city regarding how similarly situated land in the region has, or has not, developed over time.

(c) As used in this section, "impediments to service provision" may include but are not limited to:

(A) Major rivers or other water bodies that would require new bridge crossings to serve planned urban development;

(B) Topographic features such as canyons or ridges with slopes exceeding 40 percent and vertical relief of greater than 80 feet;

(C) Freeways, rail lines, or other restricted access corridors that would require new grade separated crossings to serve planned urban development;

(D) Significant scenic, natural, cultural or recreational resources on an acknowledged plan inventory and subject to protection measures under the plan or implementing regulations, or on a published state or

federal inventory, that would prohibit or substantially impede the placement or construction of necessary public facilities and services.

(8) Land may not be excluded from the preliminary study area based on a finding of impracticability that is primarily a result of existing development patterns. However, a city may forecast development capacity for such land as provided in OAR 660-024-0067(1)(d).

(9) Notwithstanding OAR 660-024-0050(4) and section (1) of this rule, except during periodic review or other legislative review of the UGB, the city may approve an application under ORS 197.610 to 197.625 for a UGB amendment to add an amount of land less than necessary to satisfy the land need deficiency determined under OAR 660-024-0050(4), provided the amendment complies with all other applicable requirements.

Stat. Auth.: ORS 197.040, 197A.305, 197A.320 & 197.235, Statewide Planning Goal 14

Stats. Implemented: ORS 195.036, 197.015, 197.295 – 197.314, 197.610 – 197.650, 197.764, 197A.300 - 197A.325

Hist.: LCDD 6-2015, f. 12-29-15, cert. ef. 1-1-16

ATTACHMENT THREE – CHOOSING OF LANDS TO ADD TO UGB

660-024-0067

Evaluation of Land in the Study Area for Inclusion in the UGB; Priorities

(1) A city considering a UGB amendment must decide which land to add to the UGB by evaluating all land in the study area determined under OAR 660-024-0065, as follows

(a) Beginning with the highest priority category of land described in section (2), the city must apply section (5) to determine which land in that priority category is suitable to satisfy the need deficiency determined under OAR 660-024-0050 and select for inclusion in the UGB as much of the land as necessary to satisfy the need.

(b) If the amount of suitable land in the first priority category is not sufficient to satisfy all the identified need deficiency, the city must apply section (5) to determine which land in the next priority is suitable and select for inclusion in the UGB as much of the suitable land in that priority as necessary to satisfy the need. The city must proceed in this manner until all the land need is satisfied, except as provided in OAR 660-024-0065(9).

(c) If the amount of suitable land in a particular priority category in section (2) exceeds the amount necessary to satisfy the need deficiency, the city must choose which land in that priority to include in the UGB by applying the criteria in section (7) of this rule.

(d) In evaluating the sufficiency of land to satisfy a need under this section, the city may use the factors identified in sections (5) and (6) of this rule to reduce the forecast development capacity of the land to meet the need.

(e) Land that is determined to not be suitable under section (5) of this rule to satisfy the need deficiency determined under OAR 660-024-0050 is not required to be selected for inclusion in the UGB unless its inclusion is necessary to serve other higher priority lands.

(2) Priority of Land for inclusion in a UGB:

(a) First Priority is urban reserve, exception land, and nonresource land. Lands in the study area that meet the description in paragraphs (A) through (C) of this subsection are of equal (first) priority:

(A) Land designated as an urban reserve under OAR chapter 660, division 21, in an acknowledged comprehensive plan;

(B) Land that is subject to an acknowledged exception under ORS 197.732; and

(C) Land that is nonresource land.

(b) Second Priority is marginal land: land within the study area that is designated as marginal land under ORS 197.247 (1991 Edition) in the acknowledged comprehensive plan.

(c) Third Priority is forest or farm land that is not predominantly high-value farm land: land within the study area that is designated for forest or agriculture uses in the acknowledged comprehensive plan and that is not predominantly high-value farmland as defined in ORS 195.300, or that does not consist predominantly of prime or unique soils, as determined by the United States Department of Agriculture

Natural Resources Conservation Service (USDA NRCS). In selecting which lands to include to satisfy the need, the city must use the agricultural land capability classification system or the cubic foot site class system, as appropriate for the acknowledged comprehensive plan designation, to select lower capability or cubic foot site class lands first.

(d) Fourth Priority is agricultural land that is predominantly high-value farmland: land within the study area that is designated as agricultural land in an acknowledged comprehensive plan and is predominantly high-value farmland as defined in ORS 195.300. A city may not select land that is predominantly made up of prime or unique farm soils, as defined by the USDA NRCS, unless there is an insufficient amount of other land to satisfy its land need. In selecting which lands to include to satisfy the need, the city must use the agricultural land capability classification system to select lower capability lands first.

(3) Notwithstanding section (2)(c) or (d) of this rule, land that would otherwise be excluded from a UGB may be included if:

(a) The land contains a small amount of third or fourth priority land that is not important to the commercial agricultural enterprise in the area and the land must be included in the UGB to connect a nearby and significantly larger area of land of higher priority for inclusion within the UGB; or

(b) The land contains a small amount of third or fourth priority land that is not predominantly high-value farmland or predominantly made up of prime or unique farm soils and the land is completely surrounded by land of higher priority for inclusion into the UGB.

(4) For purposes of categorizing and evaluating land pursuant to subsections (2)(c) and (d) and section (3) of this rule,

(a) Areas of land not larger than 100 acres may be grouped together and studied as a single unit of land;

(b) Areas of land larger than 100 acres that are similarly situated and have similar soils may be grouped together provided soils of lower agricultural or forest capability may not be grouped with soils of higher capability in a manner inconsistent with the intent of section (2) of this rule, which requires that higher capability resource lands shall be the last priority for inclusion in a UGB;

(c) Notwithstanding subsection (4)(a), if a city initiated the evaluation or amendment of its UGB prior to January 1, 2016, and if the analysis involves more than one lot or parcel or area within a particular priority category for which circumstances are reasonably similar, these lots, parcels and areas may be considered and evaluated as a single group;

(d) When determining whether the land is predominantly high-value farmland, or predominantly prime or unique, "predominantly" means more than 50 percent.

(5) With respect to section (1), a city must assume that vacant or partially vacant land in a particular priority category is "suitable" to satisfy a need deficiency identified in OAR 660-024-0050(4) unless it demonstrates that the land cannot satisfy the specified need based on one or more of the conditions described in subsections (a) through (g) of this section: Existing parcelization, lot sizes or development patterns of rural residential land make that land unsuitable for an identified employment need; as follows:

(A) Parcelization: the land consists primarily of parcels 2-acres or less in size, or

(B) Existing development patterns: the land cannot be reasonably redeveloped or infilled within the planning period due to the location of existing structures and infrastructure.”

(b) The land would qualify for exclusion from the preliminary study area under the factors in OAR 660-024-0065(4) but the city declined to exclude it pending more detailed analysis.

(c) The land is, or will be upon inclusion in the UGB, subject to natural resources protections under Statewide Planning Goal 5 such that that no development capacity should be forecast on that land to meet the land need deficiency.

(d) With respect to needed industrial uses only, the land is over 10 percent slope, or is an existing lot or parcel that is smaller than 5 acres in size, or both. Slope shall be measured as the increase in elevation divided by the horizontal distance at maximum ten-foot contour intervals.

(e) With respect to a particular industrial use or particular public facility use described in OAR 660-024-0065(3), the land does not have, and cannot be improved to provide, one or more of the required specific site characteristics.

(f) The land is subject to a conservation easement described in ORS 271.715 that prohibits urban development.

(g) The land is committed to a use described in this subsection and the use is unlikely to be discontinued during the planning period:

(A) Public park, church, school, or cemetery, or

(B) Land within the boundary of an airport designated for airport uses, but not including land designated or zoned for residential, commercial or industrial uses in an acknowledged comprehensive plan.

(6) For vacant or partially vacant lands added to the UGB to provide for residential uses:

(a) Existing lots or parcels one acre or less may be assumed to have a development capacity of one dwelling unit per lot or parcel. Existing lots or parcels greater than one acre but less than two acres shall be assumed to have an aggregate development capacity of two dwelling units per acre.

(b) In any subsequent review of a UGB pursuant to this division, the city may use a development assumption for land described in subsection (a) of this section for a period of up to 14 years from the date the lands were added to the UGB.

(7) Pursuant to subsection (1)(c), if the amount of suitable land in a particular priority category under section (2) exceeds the amount necessary to satisfy the need deficiency, the city must choose which land in that priority to include in the UGB by first applying the boundary location factors of Goal 14 and then applying applicable criteria in the acknowledged comprehensive plan and land use regulations acknowledged prior to initiation of the UGB evaluation or amendment. The city may not apply local comprehensive plan criteria that contradict the requirements of the boundary location factors of Goal 14. The boundary location factors are not independent criteria; when the factors are applied to compare alternative boundary locations and to determine the UGB location the city must show that it considered and balanced all the factors. The criteria in this section may not be used to select lands designated for

agriculture or forest use that have higher land capability or cubic foot site class, as applicable, ahead of lands that have lower capability or cubic foot site class.

(8) The city must apply the boundary location factors of Goal 14 in coordination with service providers and state agencies, including the Oregon Department of Transportation (ODOT) with respect to Factor 2 regarding impacts on the state transportation system, and the Oregon Department of Fish and Wildlife (ODFW) and the Department of State Lands (DSL) with respect to Factor 3 regarding environmental consequences. "Coordination" includes timely notice to agencies and service providers and consideration of any recommended evaluation methodologies.

(9) In applying Goal 14 Boundary Location Factor 2 to evaluate alternative locations under section (7), the city must compare relative costs, advantages and disadvantages of alternative UGB expansion areas with respect to the provision of public facilities and services needed to urbanize alternative boundary locations. For purposes of this section, the term "public facilities and services" means water, sanitary sewer, storm water management, and transportation facilities. The evaluation and comparison under Boundary Location Factor 2 must consider:

(a) The impacts to existing water, sanitary sewer, storm water and transportation facilities that serve nearby areas already inside the UGB;

(b) The capacity of existing public facilities and services to serve areas already inside the UGB as well as areas proposed for addition to the UGB; and

(c) The need for new transportation facilities, such as highways and other roadways, interchanges, arterials and collectors, additional travel lanes, other major improvements on existing roadways and, for urban areas of 25,000 or more, the provision of public transit service.

(10) The adopted findings for UGB amendment must describe or map all of the alternative areas evaluated in the boundary location alternatives analysis.

Stat. Auth.: ORS 197.040, 197A.305, 197A.320 & 197.235, Statewide Planning Goal 14

Stats. Implemented: ORS 195.036, 197.015, 197.295 – 197.314, 197.610 – 197.650, 197.764, 197A.300 - 197A.325

Hist.: LCDD 6-2015, f. 12-29-15, cert. ef. 1-1-16

ATTACHMENT FOUR – NECESSARY GOAL FINDINGS FOR UGB EXPANSION

660-024-0020

Adoption or Amendment of a UGB

(1) All statewide goals and related administrative rules are applicable when establishing or amending a UGB, except as follows:

(a) The exceptions process in Goal 2 and OAR chapter 660, division 4, is not applicable unless a local government chooses to take an exception to a particular goal requirement, for example, as provided in OAR 660-004-0010(1);

(b) Goals 3 and 4 are not applicable;

(c) Goal 5 and related rules under OAR chapter 660, division 23, apply only in areas added to the UGB, except as required under OAR 660-023-0070 and 660-023-0250;

(d) The transportation planning rule requirements under OAR 660-012-0060 need not be applied to a UGB amendment if the land added to the UGB is zoned as urbanizable land, either by retaining the zoning that was assigned prior to inclusion in the boundary or by assigning interim zoning that does not allow development that would generate more vehicle trips than development allowed by the zoning assigned prior to inclusion in the boundary;

(e) Goal 15 is not applicable to land added to the UGB unless the land is within the Willamette River Greenway Boundary;

(f) Goals 16 to 18 are not applicable to land added to the UGB unless the land is within a coastal shorelands boundary;

(g) Goal 19 is not applicable to a UGB amendment.

(2) The UGB and amendments to the UGB must be shown on the city and county plan and zone maps at a scale sufficient to determine which particular lots or parcels are included in the UGB. Where a UGB does not follow lot or parcel lines, the map must provide sufficient information to determine the precise UGB location.

Stat. Auth.: ORS 197.040, Statewide Planning Goal 14

Stats. Implemented: ORS 195.036, 197.015, 197.295 - 197.314, 197.610 - 197.650, 197.764

Hist.: LCDD 8-2006, f. 10-19-06, cert. ef. 4-5-07; LCDD 2-2009, f. 4-8-09, cert. ef. 4-16-09

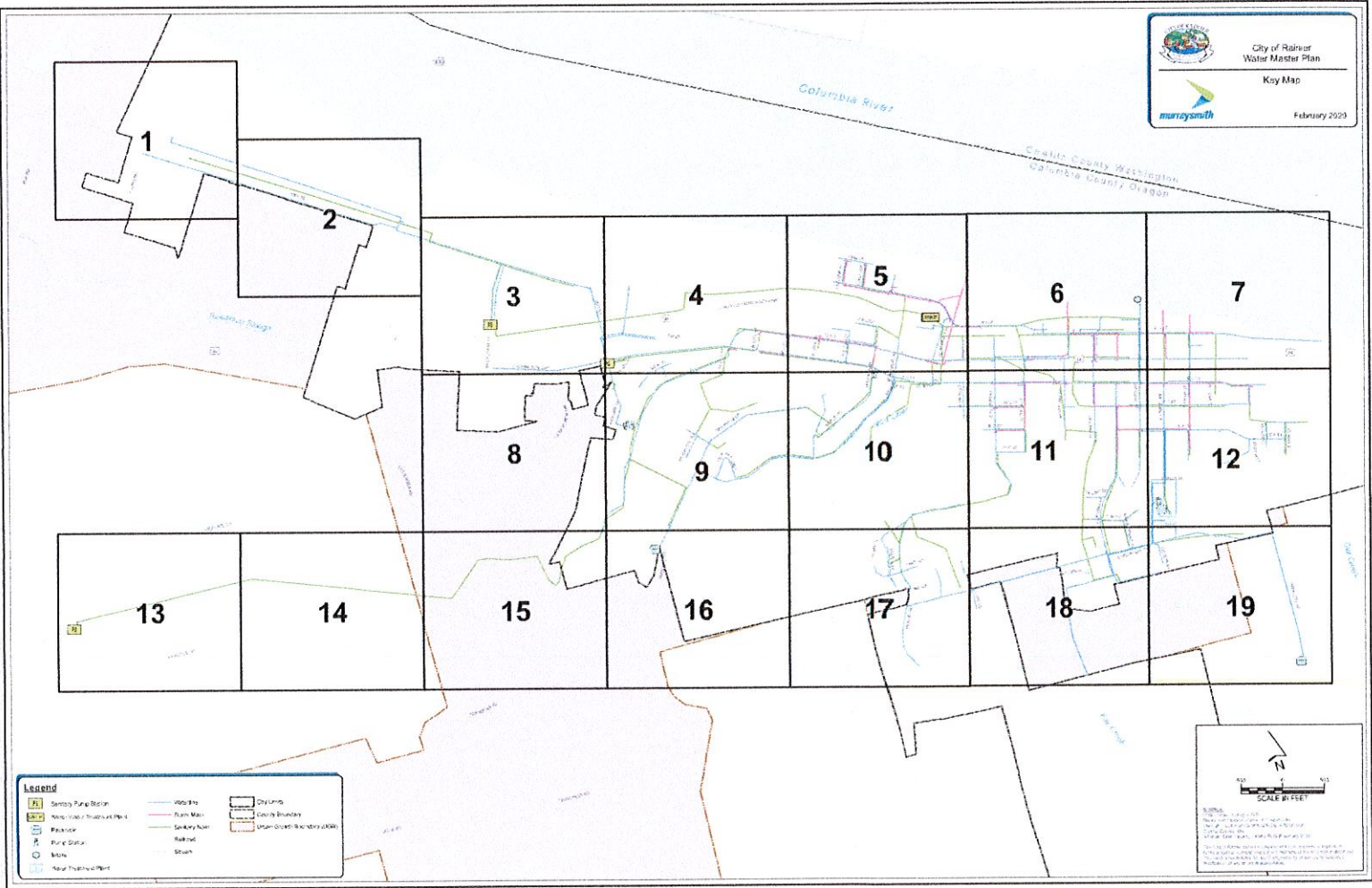
ATTACHMENT FIVE – GOAL 14 BOUNDARY LOCATION FACTORS

] GOAL 14: URBANIZATION

Boundary Location

The location of the urban growth boundary and changes to the boundary shall be determined by evaluating alternative boundary locations consistent with ORS 197A.320 or, for the Metropolitan Service District, ORS 197.298, and with consideration of the following factors:

- (1) Efficient accommodation of identified land needs;
- (2) Orderly and economic provision of public facilities and services;
- (3) Comparative environmental, energy, economic and social consequences; and
- (4) Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the UGB.

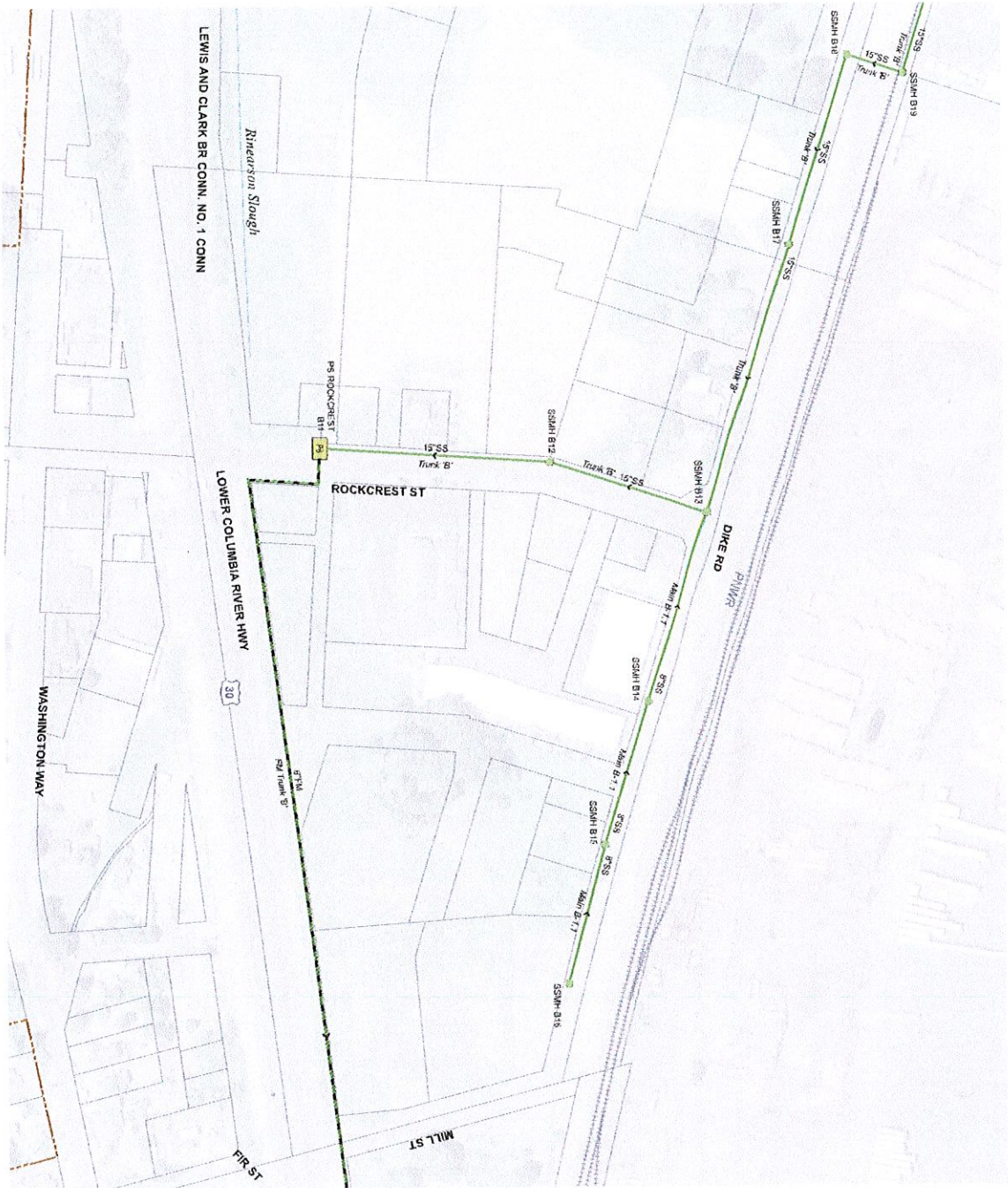


Legend

	Service Area Region		Water Line		City Limits
	Service Area Sub-Region		Storm Main		County Boundary
	Facility		Sewer Main		Urban Growth Boundary (UGB)
	Water Station		Water Line		
	Water Treatment Plant		Storm Main		
	Water Storage Tank		Sewer Main		
	Water Distribution Point		Water Line		
	Water Treatment Plant		Storm Main		



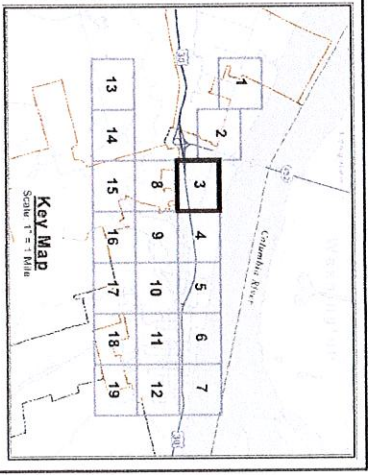
SEE SHEET 2



SEE SHEET 4

SEE SHEET 8

February 2020



Legend

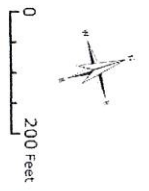
Water Treatment Plant
 Existing Storm Structures:
 Storm Inlet
 Storm Manhole
 Storm Outfall
 Pipe Handhole

Existing Storm Pipelines:
 Storm Main
 Storm Lateral

Existing Sanitary Sewer Structures:
 Sanitary Cleanout
 Sanitary Manhole
 Sanitary Pump Station

Waste Water Treatment Plant
 Existing Sanitary Sewer Pipelines:
 Sanitary Front Main
 Sanitary Gravity Main
 Sanitary Lateral

City Limits
 Urban Growth Boundary
 Streets



Data Sources:
 Utilities - City of Rainier
 Fire - Clark County GIS (April 2019)
 Parks - Clark County GIS (April 2019)
 Streets - Clark County GIS (April 2019)
 Address - Clark County GIS (April 2019)
 Topography - Clark County GIS (April 2019)
 Air Quality - Clark County GIS (April 2019)
 Hydrology - Clark County GIS (April 2019)
 The City of Rainier retains full responsibility for the accuracy, completeness and timeliness of the information displayed. This data is not intended for legal, engineering or survey purposes. Revisions to any sheet is indicated.

CITY OF RAINIER

**City of Rainier
 Sanitary Sewer and
 Storm Sewer Map**

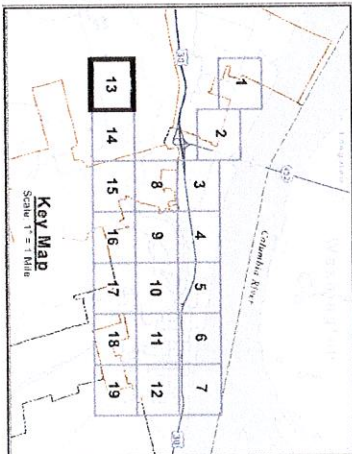
murraysmith

Sheet 3

19-2547

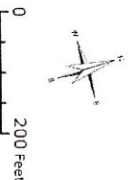


SEE SHEET 14





Legend

- Water Treatment Plant
- Existing Storm Structures:**
 - Storm link
 - Storm Manhole
 - Storm Outfall
 - Pipe Riser/Inlet
- Existing Storm Pipelines:**
 - Storm Main
 - Storm Lateral
- Existing Sanitary Sewer Structures:**
 - Sanitary Cleanout
 - Sanitary Manhole
 - Sanitary Pump Station
- Existing Sanitary Sewer Pipelines:**
 - Waste Water Treatment Plant
 - Sanitary Freach Main
 - Sanitary Gravity Main
 - Sanitary Lateral
- City Limits
- Urban Growth Boundary
- Streams














Data Sources:
 Utilities - City of Rainier
 The Urban Growth Boundary (UGB) - August 2019
 Department of City and County Planning - August 2019
 Sanitary Cleanout, Sanitary Manhole, Sanitary Pump Station - August 2019
 Sanitary Freach Main, Sanitary Gravity Main, Sanitary Lateral - August 2019
 Storm Link, Storm Manhole, Storm Outfall, Storm Main - August 2019
 Storm Lateral - August 2019
 Water Treatment Plant - August 2019
 City Limits - August 2019
 Streams - August 2019
 City of Rainier reserves the right to update, revise, or modify the information contained in this map without notice. The City of Rainier does not warrant the accuracy, completeness, or timeliness of the information contained in this map. The City of Rainier is not liable for any damages, including consequential damages, arising from the use of this map. The City of Rainier is not responsible for any errors or omissions in this map. The City of Rainier is not responsible for any damages, including consequential damages, arising from the use of this map. The City of Rainier is not responsible for any errors or omissions in this map.


CITY OF RAINIER
Sanitary Sewer and Storm Sewer Map

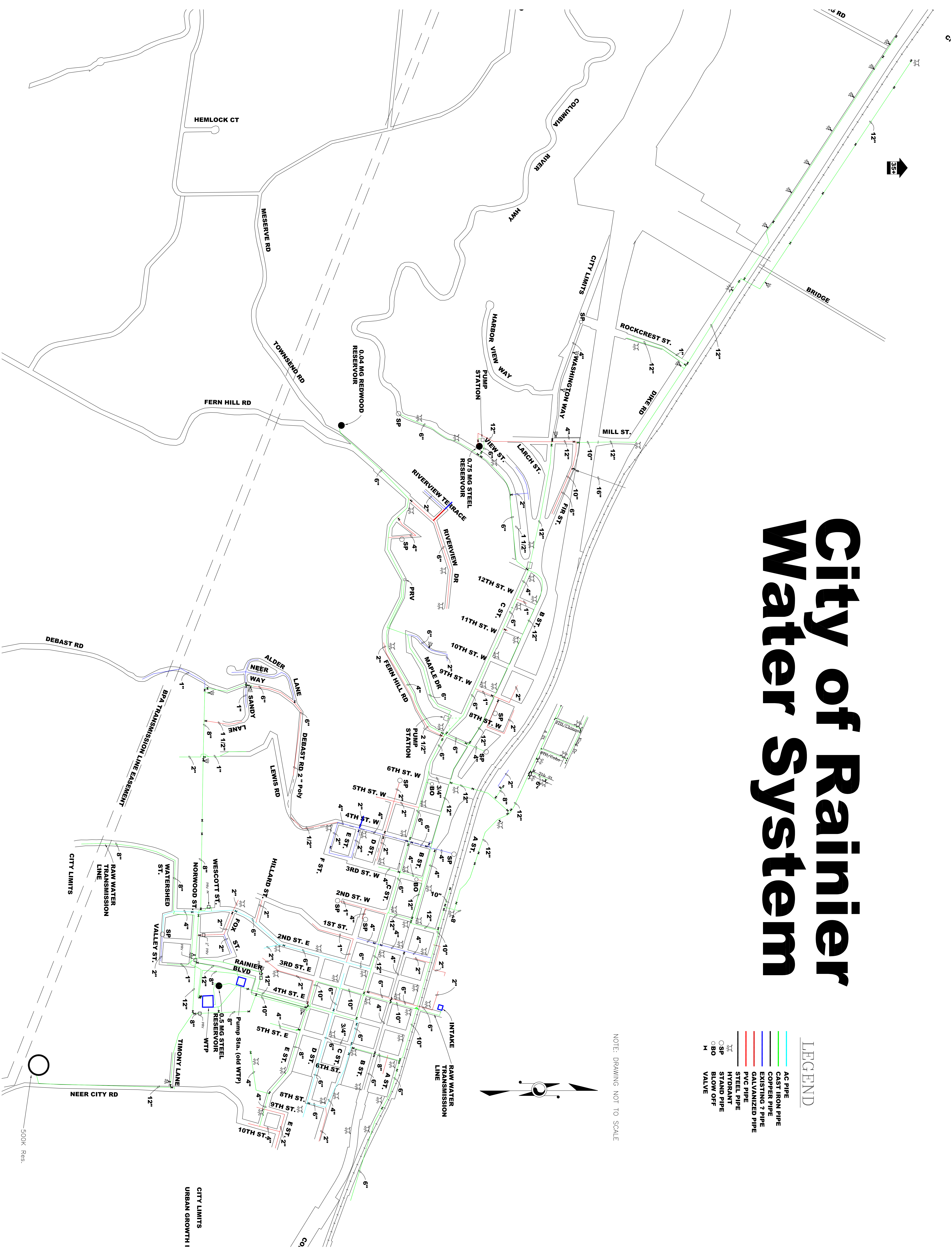
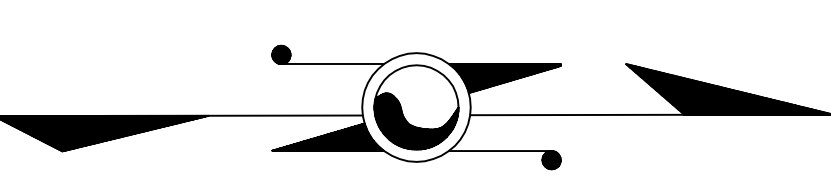

Sheet 13

City of Rainier Water System

LEGEND

	AC PIPE
	CAST IRON PIPE
	COPPER PIPE
	EXISTING 7 PIPE
	GALVANIZED PIPE
	PVC PIPE
	STEEL PIPE
	HYDRANT
	STAND PIPE
	BLOW OFF
	VALVE

NOTE: DRAWING NOT TO SCALE



Applications Sought for Rainier Senior and Multigenerational Housing Committee

Applications are currently being sought for the City of Rainier's new Senior and Multigenerational Housing Committee.

The committee will serve as a subcommittee of the Rainier Planning Commission, and will be tasked with the following:

- Examining the possible rezoning of some properties to encourage more housing development;
- Developing a possible text amendment for the Central Business District code to allow for more flexibility; and
- Examine properties that could be added to the city's Urban Growth Boundary to facilitate more housing development.

The committee will consist of representatives of the city council and planning commission and interested citizens. It is expected to meet at least 10 times per year and will make recommendations to the Planning Commission about ways to expand the availability of senior and multigenerational housing within the City of Rainier.

Members will be appointed by the City Council at its September 12 meeting. The committee is expected to have its first meeting in late September or early October.

Anyone interested in applying can download an application from [the city's website](#) or at city hall at 106 West "B" Street. They can be submitted via email to sjorgensen@cityofrainier.com.

Applications will be accepted until 9 a.m. on Tuesday, September 6.