

City of Rainier
West Rainier Urban Growth Management Committee
June 8, 2023
10 a.m.
Rainier City Hall

City Administrator W. Scott Jorgensen called the meeting to order at 10:15 a.m.

Committee Members Present: Connie Budge, Terry Deaton, John Hamlik, Paul Langner, Margaret Magruder and John Slape

Committee Members Absent: Chris Hathaway

City Staff Present: W. Scott Jorgensen, City Administrator

1. Introductions

2. Goals and Expectations—John Hamlik said he would like to see a plan for the city and the drainage district for the stormwater runoff being handled by the district. There were things that were planned years ago but never done. A study was done in 2021 to show where stormwater entered the district and showed that much of it was from the city. The district’s main cost is the electricity for the pumps. The west side of Rainier has long been designated for future expansion, so it makes sense to keep the property there dry and usable. He feels the district should be compensated. Terry Deaton said there are 21 culverts across Highway 30. Paul Langner said that the Oregon Department of Transportation rebuilt Highway 30 in 1966. Connie Budge asked if those culverts were all put in the right place. Langner said they were not. Jorgensen said that a representative from the Lower Columbia Estuary Partnership wasn’t able to attend the meeting but will be part of the committee. The city is collaborating with that group on its attempts to achieve compliance with Department of Environmental Quality mandates. Langner said it would be helpful to have definitions of stormwater and runoff for the sake of clarity. John Slape asked what the long-term plan is. Budge said there is potential for homes in the area.

3. Urban Growth Management Agreement—Jorgensen tabled this discussion for the next meeting.

4. RDIC Levy Certification Status—Hamlik said that the district has passed most of its hurdles, but the certification is not yet finished.

5. Deliverables—Budge would like to see definitions for stormwater and runoff. Committee members would also like to see maps of the city’s infrastructure.

6. Future Agenda Items—Jorgensen said he would like to have the Lower Columbia Estuary Partnership give a presentation on what they do. Committee members should also go over the urban growth management agreement and the aforementioned definitions.

7. Meeting Dates and Times—Committee members agreed by consensus to hold the next meeting August 1 at 10 a.m.

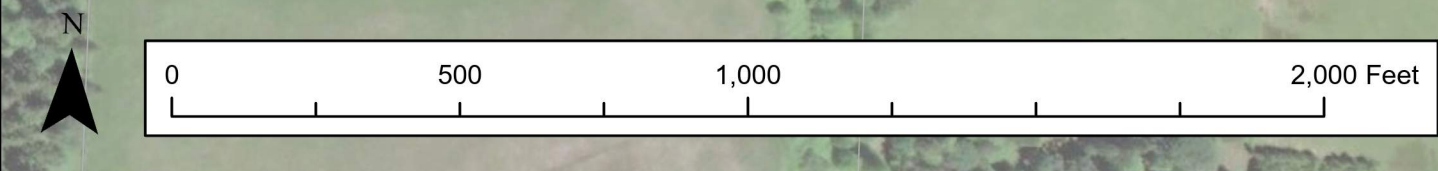
Jorgensen adjourned the meeting at 10:58 a.m.

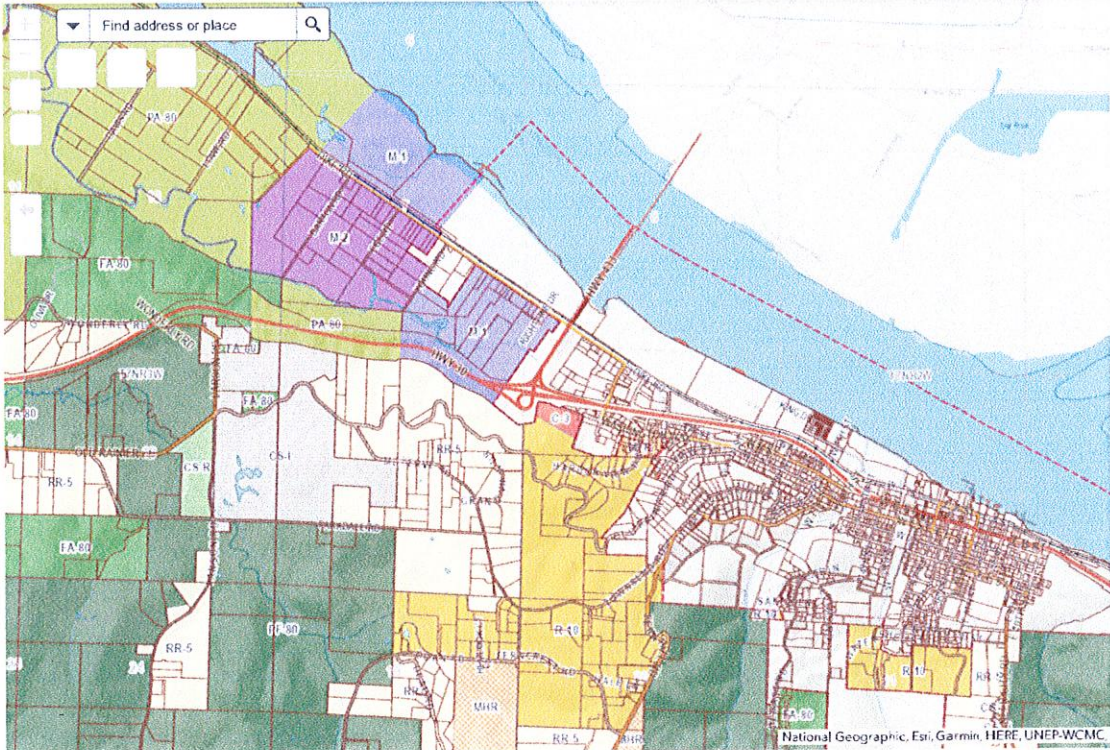
W. Scott Jorgensen, City Administrator

DRAFT

Sanitary Structures

- Manhole
- Cleanout
- vault
- Pump Station
- Wastewater Treatment Plant
- Sanitary Sewer Gravity Pipe
- Sanitary Sewer Forcemain
- Storm Sewer Pipe
- Taxlots





Layers

Tax Map

Survey Research

Points of Interest

Parks

Transportation

Districts and Boundaries

Natural Features

Land Use Planning

2000 Population

2010 Population

Urban Growth Boundary (UGB)

Annexations

Zoning - Columbia County

Zoning - Clatskanie

Zoning - Columbia City

Zoning - Vernonia

Zoning - St. Helens

Zoning - Scappoose

Zoning - Rainier

Zoning - Prescott

Watersheds

Oregon State Aerial - 2020

Oregon State Aerial - 2018

Oregon State Aerial - 2009

National Geographic Basemap



Find address or place



[Handwritten notes and signatures]

URBAN GROWTH MANAGEMENT AGREEMENT

CC
dup
COLUMBIA COUNTY
MAY 16 1996
COUNTY COUNSEL

The parties to this Management Agreement shall be the City of Rainier, Oregon, and Columbia County, Oregon.

This Management Agreement is intended to facilitate the orderly and efficient transition from urbanizable to urban land uses within the City of Rainier Urban Growth Area, and is entered into pursuant to Chapters 190, 197 and 203 of the Oregon Revised Statutes and pursuant to the Oregon Statewide Planning Goals.

The purposes of this agreement are: to preserve land around the City of Rainier for economical and efficient development and public services so that the costs of future development will be placed more directly on those who benefit; and to differentiate land inside the Urban Growth Area from that outside the area so that future growth will be concentrated in and around the city.

The City of Rainier and Columbia County will manage the Urban Growth Area according to the terms contained in this agreement. Their mutual expectations and decisions regarding land use shall promote the above-stated purposes. The City and the County will coordinate with all local service districts and service associations in providing public facilities. The City and the County shall cooperate in the development of a Comprehensive Plan and in the zoning of the Urban Growth Area.

The terms of this Management Agreement shall be applicable to the City of Rainier Urban Growth Area. For the purposes of this Agreement, the Urban Growth Area shall be defined as that area of land extending from the City of Rainier's corporate limits to the City of Rainier's Urban Growth Boundary as defined in the Comprehensive Plan adopted February 18, 1981 and as amended to date.

Words and phrases used in this Joint Management Agreement, the Comprehensive Plan and implementing ordinances of the City of Rainier and the Comprehensive Plan and implementing ordinance of Columbia County shall be construed in accordance with ORS Chapters 92, 197, 215, 227 and applicable Oregon Statewide Planning Goals unless otherwise specified. In the event two or more definitions are provided for a single word or phrase, the most restrictive definition shall be utilized in construing this Agreement.

I. COMPREHENSIVE PLAN PROVISIONS.

A. In order to promote an orderly and efficient transition from urbanizable to urban land within the Urban Growth Boundary and retention of land for non-urban uses outside of the Urban Growth Boundary, the comprehensive plans of the City of Rainier and Columbia County shall not conflict.

B. Columbia County and the City of Rainier recognize the need to coordinate their plans and ordinances.

C. Furthermore, it is a policy of the City of Rainier and Columbia County to maintain ongoing planning processes that will facilitate the development of mutually compatible plans and implementing ordinances.

D. Columbia County and the City of Rainier will share the responsibility of land use planning and regulation for the land within the Urban Growth Area. County responsibility for enforcement of any land use ordinance or prosecution thereof will be relinquished over any land within this area upon its annexation to the City.

E. The City of Rainier Comprehensive Plan Map shall be the controlling plan for land use designations within the UGA. Columbia County shall have the lead role for zoning of land within the UGA, but such zoning shall be consistent with the land use designations of the City of Rainier Comprehensive Plan Map.

II. ZONING ORDINANCE PROVISIONS.

A. Zone amendments. The Columbia County Board of Commissioners shall retain the decision making responsibility on all zoning amendments for all land in the Urban Growth Area.

B. Other land use actions as defined by the Zoning Ordinance. The Columbia County Planning Commission shall retain the decision making responsibility, subject to appeal to the County Board of Commissioners, for all variances, conditional use permits and exceptions as described in the County Zoning Ordinance. However, such decisions shall be made only after the receipt of a recommendation, in accordance with Section II (C and D) of the Agreement, by the City Council of Rainier.

C. The County Planning Department shall refer each of the above requests within the Rainier Urban Growth Area to the City Council of Rainier for the City's review and comment within five (5) days of the date the application was accepted as complete by the County Planning Department.

D. The City Council of Rainier shall review the request and submit its recommendation to the County Planning Commission within twenty (20) days of the date the request was received by the City of Rainier. Should no recommendations be forthcoming within 20 days of its receipt, absent request for extension, the City of Rainier shall be presumed to have no comment regarding the application.

III. SUBDIVISION ORDINANCE PROVISIONS.

A. The decision-making responsibility for all subdivisions and partitions of all land within the Rainier Urban Growth Area will remain with Columbia County. However, subdivision and partition approval shall be made only after receipt of a recommendation, in accordance with Section II (C and D) of this Agreement, by the City Council of Rainier.

B. All subdivisions in the Rainier Urban Growth Area shall meet or exceed the design standards for roads and provisions for sewer and storm drainage as stated in the City of Rainier Land Division Ordinance. Likewise all major partitions will meet or exceed the standards of the City of Rainier Land Division Ordinance.

C. It is agreed that Columbia County will not waive conditions imposed by the City of Rainier Land Division Ordinance unless prior written approval has been obtained from the City Council of Rainier.

D. In order to preserve efficient subdivision opportunities consistent with the City of Rainier Comprehensive Plan, no subdivision will be approved without an agreement to annex to the City as outlined in Section IV A below. Partitions will be allowed without City services.

E. Within Urban Growth Boundary areas, major and minor partitions shall be accompanied by a redivision plan. This redivision plan shall show the proposed location of future streets, lot lines and any proposed structures.

IV. CITY SERVICES.

A. The City of Rainier will have sewer and water capacity to serve all planned growth in the Urban Growth Area. The City of Rainier may extend City sewer and water service to any site located within the City of Rainier's Urban Growth Area but not contiguous to the City Limits at the affected property owner's request and expense, subject to an unlimited agreement signed by the affected property owner that the site be annexed at such time the site is contiguous to the City Limits.

B. For the purposes of this Management Agreement, expenses to be incurred by the property owner shall include the extension of service mains or lines from the City mains or lines, including tap-in costs, to the properties to be served.

C. Services and hook-on charges shall be established by the Rainier City Council.

D. Columbia County shall not approve any subdivision that is within the Urban Growth Area that is to be annexed within the foreseeable future unless such subdivision is connected to public water and sewer service, or unless prior written approval for such service waiver has been obtained from the City Council of Rainier.

E. The City of Rainier shall develop a timetable and capitol improvement program for the construction of sewer mains into the Urban Growth area.

V. ANNEXATION.

Annexation of sites within the Rainier Urban Growth Area shall be in accordance with relevant annexation procedures contained in the Oregon Revised Statutes, Oregon Case Law and Rainier City Ordinances.

VI. ROADS.

Prior to annexation Columbia County and the City of Rainier shall cooperatively develop an implementation policy regarding streets and roads within the Urban Growth Area and the city limits which is consistent with the comprehensive plans of each jurisdiction. Such policy shall include, but not be limited to the following:

A. The circumstances under which the City of Rainier will assume control of and maintain responsibility for county roads within the City limits.

B. The conditions under which existing roads designated as future arterials in the Comprehensive Plan will be developed.

VII. APPEALS.

Except for the waiver of Subdivision design standards, Columbia County retains responsibility for land use decisions and actions affecting the Urban Growth Area. Appeals from such decisions and actions shall be in accordance with the appeals procedure specified in the Columbia County Zoning and Subdivision Ordinances and State Law. In cases of waiver of Subdivision design standards, the applicant must appeal to the City of Rainier Planning Commission, which shall be responsible for conducting a joint City Council/City Planning Commission public hearing.

VIII. AMENDMENTS TO THE COLUMBIA COUNTY COMPREHENSIVE PLAN AND IMPLEMENTING MEASURES

If sections of the Columbia County Comprehensive Plan or implementing ordinances that affect the Urban Growth Area are in need of revision, for whatever reason, the document shall be amended according to the procedures described in the Comprehensive Plan. Such amendments shall be adopted by the Columbia County Board of Commissioners after recommendations have been received from the City Council of Rainier, and the Planning Commissions of the City of Rainier and Columbia County, and its Citizen Planning Advisory Committee (CPAC).

IN WITNESS WHEREOF, this Urban Growth Management Agreement is signed and executed this 17th day of April, 1996.

BOARD OF COMMISSIONERS FOR
COLUMBIA COUNTY

William S. Donald
Chairman

Carole M. Smith
Commissioner

Joel E. Johnson
Commissioner

CITY COUNCIL FOR THE CITY OF
RAINIER

Robert Jacobson
Mayor

Attest:

Randy Reed, CMC
City Recorder

C. Definitions

For the purposes of this ordinance, the following definitions shall apply:

1. *"Alternative treatment methods"* means the use of certain manufactured products to treat stormwater runoff. Alternative treatment methods include *Stormfilters™* manufactured by Stormwater Management, Inc. of Portland, Oregon and products providing an equivalent level of pollutant removal from runoff.
2. *"Best management practice"* or *"BMP"* means those physical, structural and managerial practices, and prohibitions of practices, that, when used singly or in combination, control and treat stormwater runoff and prevent or reduce erosion.
3. *"Board"* means the Board of County Commissioners of Columbia County.
4. *"Design storm"* means the rainfall from a storm of 24-hour duration. Specifically, a 100-year, 24-hour storm means the total rainfall in a 24-hour period that has a 1% probability of occurring in any given year. The design storms for Columbia County are provided in Appendix E.
5. *"Drainage modification"* means construction of storm pipes, culverts, channels, embankments, or other flow-altering structures in any stream, stormwater facility, or wetland.
6. *"Engineer"* means a Registered Professional Engineer, licensed in the State of Oregon, who is experienced and knowledgeable in the practice of civil engineering related to stormwater runoff and erosion control.
7. *"Erosion Control Manual"* or *"ECM"* means Section 3 of the Erosion Prevention and Sediment Control Plans Technical Guidance Handbook developed by the City of Portland Bureau of Environmental Services and the Unified Sewerage Agency of Washington County, dated February 1994.
8. *"Impervious surface"* means a hard surface area that either prevents or retards the entry of water into the soil. Examples include, but are not limited to, structures, walkways, patios, driveways, carports, parking lots or storage areas, concrete or asphalt paving, gravel roads, packed earthen materials, haul roads and soil surface areas compacted by construction operations, and oiled or macadam surfaces.
9. *"Known and Apparent Erosion Problems"* means any documented erosion problems on file or know to exist. Documents may consist of records, maps, publications, newspaper articles, photographs, or other documents from DOGAMI, ODOT, County Road Department, County Enforcement, Soil and Water Conservation District, Natural Resource Conservation Service, or other agencies.
10. *"Land-disturbing activity"* means any activity that results in a change in the existing soil cover (both vegetative and nonvegetative) or existing soil topography. Land-disturbing activities include, but are not limited to, demolition, construction, clearing, paving, grading, filling and excavating.
11. *"New public road"* means creation of a new road or the addition of 4 feet or more to an existing road where the road is owned and maintained by a public agency and is used by motorized vehicles.
12. *"Peak discharge"* or *"Peak flow"* means the maximum stormwater runoff rate in cubic feet per second determined for the design storm.
13. *"Percent Slope"* means rise over run with the run standardized at 100 feet. For example, if over a run of 100 feet, the rise is 2 feet, then the percent slope is 2 feet/100 feet or 0.02 or 2% slope.
14. *"Pre-development"* means the historical land use on a site as demonstrated by evidence acceptable to the county. Acceptable evidence includes, but is not limited to, aerial photos from the Soil Survey of Columbia County, Oregon published by the United States Dept. of Agriculture.
15. *"Soil hazard areas"* means those areas where the possibility of landslides or other unique soil conditions makes infiltration of stormwater runoff inadvisable.
16. *"Stormwater facility"* means the natural or constructed components of a stormwater drainage system, designed and constructed to perform a particular function, or multiple functions. Stormwater facilities include, but are not limited to, pipes, swales, ditches, open channels, culverts, storage basins, infiltration devices, catch basins, manholes, dry wells, oil/water separators, and sediment basins.
17. *"Tidal waterbodies"* means large waterbodies that respond to the tides where control of runoff through detention has no measurable impact on the receiving

waterbody. Waterbodies in this category include the Columbia River, Multnomah Channel, and Scappoose Bay only.

18. "*Water quality storm*" means the rainfall from a six-month, 24-hour storm. This rainfall equals approximately 64% of rainfall from the 2-year, 24-hour storm or 0.83 inches.
19. "*Water resources*" means streams, wetlands, lakes, ponds, and ditches that provide beneficial uses including, but not limited to: fisheries, contact recreation, stormwater conveyance, irrigation, and drinking water.

D. Enforcement

1. The Columbia County Land Development Services Director is authorized to enforce the provisions of this ordinance applicable to land use and building permits; as specified in the subdivision ordinance, zoning ordinance, and building code; utilizing the remedies and procedures of the Columbia County Enforcement Ordinance.
2. The Columbia County Public Works Director is authorized to enforce the provisions of this ordinance applicable to the county Road Standards.