

BEFORE THE
LAND CONSERVATION AND DEVELOPMENT COMMISSION
OF THE STATE OF OREGON

| | | |
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| IN THE MATTER OF |) | |
| THE CITY OF RAINIER'S |) | COMPLIANCE ACKNOWLEDGMENT |
| COMPREHENSIVE PLAN AND |) | ORDER |
| LAND USE REGULATIONS |) | ORDER 83-ACK-167 |

On May 18, 1983, the City of Rainier, pursuant to ORS 197.251(1) (1981 Replacement Part), requested that its comprehensive plan and land use regulations be acknowledged by the Land Conservation and Development Commission to be in compliance with the Statewide Planning Goals.

The Commission reviewed the attached written report of the staff of the Department of Land Conservation and Development on August 25, 1983 regarding the compliance of the aforementioned plan and measures with the Statewide Planning Goals. Section IV of this report constitutes the findings of the Commission.


Based on its review, the Commission finds that the City of Rainier's comprehensive plan and land use regulations comply with the Statewide Planning Goals adopted by this Commission pursuant to ORS 197.225 and 197.250.

THEREFORE, IT IS HEREBY ORDERED THAT:

The Land Conservation and Development Commission acknowledges that the aforementioned comprehensive plan and land use regulations of the City of Rainier are in compliance with the Statewide Planning Goals.

DATED THIS 7TH DAY OF SEPTEMBER, 1983.

FOR THE COMMISSION:


James F. Ross, Director
Department of Land
Conservation and Development

NOTICE: You are entitled to Judicial review of this Order. Judicial review may be obtained by filing a petition for review within 60 days from the service of this final Order. Judicial review is pursuant to the provisions of ORS Ch. 183.482 and ORS 197.650.

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Attachment

LAND CONSERVATION AND DEVELOPMENT COMMISSION
ACKNOWLEDGMENT OF COMPLIANCE

Response to Continuance Offered October 29, 1981

City of Rainier

DATE RECEIVED:
May 18, 1983

DATE OF COMMISSION ACTION:
August 25-26, 1983

I. REQUEST

Acknowledgment of Compliance with the Statewide Planning Goals for the comprehensive plan and implementing measures.

II. SUMMARY OF RECOMMENDATIONS

Staff

Recommends the Commission acknowledge the City of Rainier's comprehensive plan and implementing measures to be in compliance with the Statewide Planning Goals.

Local Coordination Body

None received.

FIELD REPRESENTATIVE: Gail McEwen
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LEAD REVIEWER: James Millegan
Phone: 378-4096

COORDINATOR: Bryan Christian
Phone: 397-1501

Date of Report: August 10, 1983

Amended by Commission Action: August 25, 1983
(p. 6)

Note: Amended pages additional material is underscored,
deletions are bracketed.

A COMPREHENSIVE

PLAN FOR RAINIER

MAY 1980

T A B L E O F C O N T E N T S

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ASSUMPTIONS

The Rainier Comprehensive Plan was drafted based on the following assumptions:

1. The City of Rainier is an integral part of the Longview-Kelso area, and as such, its future growth is tied closely to that area. Rainier will continue to be, in part, a bedroom community for Longview.
2. The amount of land available for development in the Longview-Kelso area is decreasing. This will increase the pressure for industrial and residential development in Rainier.
3. Rainier will grow at a rate which is slightly higher than it has historically grown. In recent years, Rainier's growth rate has increased.
4. Rainier's population will reach 4,000 by the year 2000.
5. Through the combined efforts of the City and private developers, adequate funding will be available to provide the necessary public facilities to meet the needs of the future residents of Rainier.
6. Heavy industrial development will occur upon the land owned by the Port of St. Helens, which faces on to the Columbia River.
7. The light industrial land in West Rainier will develop as land becomes scarce in Longview.
8. The housing mixture in the City will approach 70% single family dwellings, 15% multiple family dwellings and 15% mobile homes.

CITIZEN PARTICIPATION

GOAL 1: To develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.

Citizen involvement, in the process of developing a Comprehensive Plan, has been a major objective of Rainier. Much time and effort has gone into the provision of an adequate opportunity for residents to participate and incorporate their input into the Plan. The Planning Commission, acting as the Citizen Advisory Committee, has held numerous meetings with the Rainier-Fernhill Citizen Planning Advisory Committee (CPAC), and the Columbia County Planning Commission. All of these meetings were publicized and citizens were invited to attend. In addition, the City developed a program which included the following:

1. A full-time Citizen Planning Coordinator was hired, funded by a CETA grant;
2. A questionnaire was sent out with the City water bills to inventory the residents' opinions regarding the current needs and future growth of Rainier. To assure a good return of these forms, the Citizen Planning Coordinator went house-to-house picking up the completed questionnaires. The responses were used in developing this Plan; and
3. A telephone recording device was installed at the City Hall to give the public a convenient opportunity to express opinions and questions.

These activities were moderately successful in achieving citizen participation, and they indicate Rainier's level of commitment to public involvement in the planning process.

POLICIES CONCERNING CITIZEN PARTICIPATION.

1. The City Council is designated as the Committee for Citizen Involvement and, as such, is responsible for the structure of the public involvement program.

Prior to a major review of the Comprehensive Plan, the City Council shall consider whether or not changing situations necessitate a change in the structure of the Citizen Advisory Committee.

2. The Planning Commission is designated as the Citizen Advisory Committee, and has the responsibility for gathering citizen input and information concerning any proposed changes in the Comprehensive Plan. The Planning Commission is the primary committee through which citizen involvement will be implemented. If it becomes necessary, the Planning Commission may, upon approval from the City Council, form ad hoc committees which include members of the community to study special problems faced by the City.
3. The City shall maintain a record of all the public input and information received concerning various planning action. This record shall be kept at the City Hall and be available for public review.
4. The City shall ensure its citizens an adequate opportunity to review and comment on all planning and zoning decisions through the following procedures:
 - A. Public hearings will be held for all Comprehensive Plan amendments, zone changes, subdivision requests, major partitions, conditional uses and variances;
 - B. Notice of these hearings will be published in the newspaper of widest circulation within the Rainier area; and
 - C. Such notice shall describe the nature of the action considered and shall appear not less than ten (10) days before the scheduled meeting.
5. The Zoning Ordinance and Subdivision Ordinance will be reviewed at public hearings before adoptions or amendments.
6. The City will provide as much financial support as possible to the Citizen Involvement process through the Planning Commission. However, volunteers will, of necessity, continue to be the mainstay of the process.

LAND USE PLANNING

GOAL 2: Planning. To establish a land use planning process and policy framework as a basis for all decisions and actions related to the use of land, and to assure an adequate factual base for such decisions and actions.

In developing this Comprehensive Plan, the City has established a set of rational policies which are intended to direct the growth of Rainier and meet the needs of its citizens, both current and future. The process which created this plan has been long and has involved many differing views of how best to accomplish these two intentions.

The City and its consultants have done extensive research to compile the inventory of data on which this plan is based. Information was derived from many sources - governmental agencies and their reports, mapping of existing conditions and public input.

The plan embodied in this document is comprehensive in that it considers the physical and social factors effecting Rainier, and is to be the basis for all decisions and actions taken by the City relating to land use. The plan is also intended to guide the development activities of business, industry, and other local government agencies within the Rainier Urban Growth Boundary (UGB).

Extensive mapping and data collection have formed the basis for the Urban Growth Area plan. When Rainier began to establish the UGB, a large number of areas for possible future growth were reviewed. As these preliminary proposals were studied, areas were dropped out, until the boundary reached its current form. Many issues have been considered when making these choices, including the feasibility of providing public services to an area, the existing settlement pattern and the existence of services outside the City.

Because the Plan effects more than the area within the City limits, Rainier has involved as many other groups in the planning process as possible. The City and County representatives have met frequently to develop a mutually agreed upon plan for the area within the UGB. This plan will be implemented through the Urban Growth Management Agreement under the stewardship of the County until annexation of the land by Rainier.

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Once the City's Plan has been acknowledged, it will be the standard against which all other plans within the City must be measured. The Zoning Ordinance and the Subdivision Ordinance must both conform to the Plan, and will be used to implement them. A framework for the Zoning Ordinance has been established in the implementation strategies of the Plan.

A Comprehensive Plan which is written in stone is doomed to go unused and gather dust on some shelf. Therefore, the City will periodically review the Plan to ascertain if there has been some change which would warrant an alteration of the Plan. Such a change may be the result of further study which shows that an assumption made by the Plan is false. If the City finds during a periodic review that a change is necessary, the Plan will be revised.

POLICIES:

1. The Comprehensive Plan and any future amendments to the Plan will be adopted by ordinance after adequate public hearings.
2. The Zoning Ordinance, the Subdivision Ordinance and any amendments to these ordinances shall conform to the Comprehensive Plan and shall be adopted by ordinance.
3. The City Comprehensive Plan and any amendments to it shall be coordinated with the Columbia County Plan and any other effected governmental agency. This coordination will specifically involve the following groups:
 - A. The City will work with and consider the recommendations from the various planning advisory committees. Such committees include the Rainier-Fernhill Citizen Planning Advisory Committee and the Columbia County Overall Economic Development Committee.
 - B. The City shall work with and consider the plans of Columbia County, the Cowlitz-Wahkiakum Governmental Conference, local service districts and water associations.
 - C. The City shall consider information, policies and plans provided by state and federal agencies.

5. The Comprehensive Plan and all supporting documents shall be reviewed at regular intervals.
 - A. The Planning Commission shall review the Plan every two (2) years, to determine if changing conditions in the community warrant a revision or addition to the Plan. If the decision is affirmative, the Commission shall recommend to the City Council that a public hearing be held on the change.
 - B. The City Council may initiate review more frequently than bi-annually, if they deem it necessary.
 - C. The City shall also give consideration to holding a public hearing on plan amendments which are commended by individuals not serving on the Planning Commission.
 - D. Every six (6) years, the City shall conduct a complete review of the Comprehensive Plan and all of its supporting documents. The Data inventory shall be updated to reflect current information. At these times, the Plan may be completely revised, if necessary, to meet changing conditions.
 - E. A record shall be kept of all the amendments to the Plan, and shall include all the relevant data and findings on which the determination of need for the amendments were based. All Plan amendments shall be consistent with the statewide planning goals.
 - F. The Zoning Ordinance and other implementing ordinances shall be reviewed with the Plan and revised as necessary to maintain consistency with the Plan.
6. The City shall maintain Comprehensive Plan Inventory. This document is the factual basis for the Comprehensive Plan. The inventory may be updated by the adoption of appendixes or by revision of the entire document.

These revisions shall be made by a majority vote of the Planning Commission. the City Council may choose to review any changes made to the Comprehensive Plan inventory by the Planning Commission.

7. The City Shall maintain a composite map of all the Comprehensive Plan Designations which are part of this Ordinance. This map shall be a more detailed representation of the Comprehensive Plan Map.

AGRICULTURAL LANDS

GOAL 3: To preserve and maintain agricultural lands.

A portion of the land included in the Urban Growth Boundary (UGB) is considered agricultural because the soils are Class II-IV. Although Goal 3 does not apply to any land within an established UGB, Rainier recognized the importance of farming activities in the growth area. Many residents depend upon their land to supplement their food supply and their incomes. The City wishes to ensure that this situation is allowed to continue until the individual owners decide to develop their land.

Many of these part-time farms have been divided into less than 10 acre lots. To maintain their value for development as efficient subdivisions, these lots should not be further divided. This is especially true for the dikelands, where the potential for future industrial uses will be greatly impaired by the effort and expense necessary to aggregate many small lots under separate ownerships into one of an appropriate size. By retaining large parcels, both the landowner and the City will benefit in the long run.

When an area is annexed by the City, the owner may request a Natural Resource Zone be applied to the land. This zone would allow an application for a tax reduction so that the farming operations could be continued until the land is developed.

POLICIES.

1. Future expansions of the Urban Growth Boundary shall consider the Soil Conservation Service (SCS) soil classification system, and shall include Class I-IV lands only after other suitable alternatives have been exhausted.
2. The Zoning Ordinance shall contain a Natural Resource Zone that may be applied in any of the Comprehensive Plan land use designations. It is intended to encourage the retention of large lots until the owner decides to develop, and therefore, shall be used for parcels larger than one (1) acre. The Natural

Resource Zone is also to be used for lands considered undevelopable because of steep slopes and thus allowing the owner a use of the land.

A. PERMITTED USES:

1. Agriculture
2. Forestry
3. A single family dwelling
4. Accessory buildings
5. Generally accepted agricultural or forestry operations that do not substantially interfere with or endanger adjoining land uses.

B. RESTRICTIONS:

1. Forest land on steep slopes (over 20%) shall be replanted as soon as practical after harvest to ensure the stability of the slope and reduce erosion potential.
2. Commercial timber harvest may not commence until a plan for this harvest has been approved by the City.

C. MINIMUM LOT SIZE:

1. The minimum lot size shall be ~~nine~~ (9) acres.
2. Lots of record may be built on if they are at least 4,000 square feet and meet all of the applicable criteria in other City ordinances.

FOREST LANDS

GOAL 4: To conserve forest lands for forest use.

Most of the land within the Urban Growth Boundary is designated as Cubic Foot Site Class 2 or 3, which means this is good land for the production of wood fibre.

The City watershed is currently being managed to produce limited amounts of timber while maintaining the area as a watershed. This practice will be continued.

There are many areas within the Urban Growth Area with timbered land on slopes greater than 20%. These lands should continue to be used for commercial timber. This use not only keeps the land producing the wood fiber that is necessary for the County's economy, it also stabilizes these steep slopes, while providing natural buffers and wildlife habitats.

There are many residential lots in the City of Rainier which contain both buildable land and land with slope in excess of 20%. These relatively small residential lots will be zoned entirely with a residential zone which is appropriate under the provisions of this plan. The City seeks to retain as much of the vegetative cover on these steep slopes as possible. Therefore the City will encourage the retention of the tree cover on the steep portion of these residential lots. There are situations in which the retention of the tree cover on these non-commercial timber lands is not in the interest of the City and the property owner. Such a situation could occur when a home owner wished to maintain solar access to his house for the purpose of utilizing solar energy in heating his home. In these cases the City will allow the removal of the tree cover so long as a lower level vegetative cover is maintained on the steep slope.

Rainier recognizes that there are problems associated with the harvest of commercial timber lands within a city. The City will work with any individual who wishes to harvest commercial timber lands. Commercial timber land within the City are those lands which are owned by a timber company and used for the growing of trees or those steep slopes on which timber production is the primary land use.

POLICIES:

1. Existing forest land on slopes exceeding 20% will be zoned as Natural Resource whenever possible.
2. The City will hold a public hearing to establish a plan for harvesting any commercial timber lands in the City. This plan will consider, at a minimum, the safety of the adjoining land uses as well as the methods and direction of transporting equipment and logs within the City.
3. When an area containing a slope in excess of 20% is harvested for commercial timber it shall be replanted as soon as is practical. All areas which have been stripped of their vegetative cover will be re-seeded with grass to prevent serious erosion problems.
4. The Planning Commission will work with developers to preserve as many trees as possible when a piece of land is subdivided for residential use. The Planning Commission shall encourage the planting of street trees in a new subdivision.
5. The Planning Commission shall review any major tree cutting (more than 10% of existing trees) which occur on non-commercial timber lands occupying steep slope areas. This review shall be conducted to insure that a slope stabilizing vegetative cover is maintain on the site.

Where such cutting is conducted for the purpose of perserving or obtaining solar access, a low growing vegetative cover shall be maintained on the cleared portion of the slope.

OPEN SPACES, SCENIC AND HISTORICAL AREAS,
AND NATURAL RESOURCES

Goal 5: To conserve open spaces and protect natural and scenic resources.

The City has many natural resources which add to the quality of life enjoyed by its citizens. There are significant amounts of land in forest. These areas provide habitat for wildlife in the middle of the City, in addition to preserving the visual character of the City. The commercial management of these lands for timber production should not cause any permanent disruption in the existence of this resource.

Three streams flow through the City: Owl Creek, Nice Creek and Fox Creek. In addition, Beaver Creek runs through the southern portion of the Urban Growth Area. Fox Creek and Nice Creek are defined as Class I streams, supporting runs of anadromous fish and native trout population. Beaver Creek is also a Class I stream with a trout population, although there are no anadromous fish runs in this stream because of a low falls. Owl Creek is a Class II stream flowing through the eastern part of Rainier.

Rinearson Slough presents Rainier with a site for warm water fishing and it is also of some value as a waterfowl area. This latter habitat is concentrated mostly in the slough and inlets in the West Rainier area.

There are currently two scenic view points along U.S. Highway 30 which look down onto the Rainier dikelands, the Columbia River and the City of Longview. These points are both heavily used. In addition, many scenic views are found in the forested hills and canyons around Rainier.

One of the chief natural resources of the Rainier area is sports fishing. The Columbia River and its tributaries provide numerous opportunities for trout, salmon and sturgeon. These same fish are also sought at the major beach fishing sites in the Rainier UGB area, Red Mill Beach and at Dibblee Point, located just outside the growth area.

There are four houses of note historically. The Moeck House is currently on the National Historic Register and is being used as a combination restaurant and

collection of small shops. The other three, Dibblee House, Blanchard House and Clark House, are not yet protected by a historical designation.

The only mining of resources in the Rainier area are the rock quarry at the end of the Longview Bridge, and the dredge spoils under the bridge. There are no other significant mineral resources in the Rainier Urban Growth Area.

POLICIES:

1. The City shall work to maintain the quality of the stream drainage way system in the Rainier area. These shall be designated as Drainage Way and Flood Plain, and zoned in accordance with the standards set forth in the Hazards section of this Plan.
2. The City shall make every effort to maintain public access to the streams in Rainier through the acquisition of pedestrian easements along these streams whenever possible. The Design Review Board will pay special attention to any development along the stream and take steps to minimize the impacts of this development. The intent of this policy is to preserve the quality of Nice Creek, Beaver Creek, Owl Creek and Fox Creek.
3. Open space uses will be encouraged along these drainage ways. This is necessary because the separation of Rainier's sanitary and storm sewer system may significantly alter the volume of flow through these drainage ways during times of heavy rain.
4. The City will work with commercial and industrial developers to ensure public access to the Columbia River whenever practical. This process may be accomplished, in part, by means of the Design Review Board.
5. Rainier shall determine if it is feasible to designate the Blanchard, Dibblee and Clark Houses as historical sites, at the city level. If these houses are determined to be good prospects for preservation, an Historic Overlay Zone will be applied to them as well as the Moeck House.

6. The Historic Zone shall be an overlay zone which is used in any Comprehensive Plan Land Use Designation. The zone should include the following items:
 - A. If a permit for the destruction of a designated historic structure is applied for, the City shall wait 90 days before issuing this permit. During this time, the City and other groups will investigate possible measures to purchase or save the historic structure. If no method of preservation can be arranged, the City may issue the demolition permit.
 - B. No external modification of a historic structure or site which changes the basic design of the building may be done. Any proposed changes will be submitted to the Design Review Board, accompanied with detail drawings. The Board shall not allow the permit to be issued, other than for safety reasons, if the proposed change modifies the exterior of the building in a manner which is out of character with the architecture.
7. The City will work with all the relevant agencies, including Columbia County, the Department of Fish and Wildlife, the Department of Transportation and the State Land Board to preserve the recreational uses of Red Mill Beach. In addition, Rainier will cooperate with efforts to maintain the recreational use of Dibblee Point.
8. When considering the approval of any land use action, the City will review the various economic, social, environmental and energy conflicts which may arise from the proposed action and will take all practical steps to mitigate the consequences of these conflicts.

AIR, WATER AND LAND RESOURCES QUALITY

GOAL 6: To maintain and improve the quality of the air, water and land resources of the State.

The Department of Environmental Quality has determined that the Rainier air shed is a Class II area for the prevention of significant deterioration of the air quality. Because of Rainier's proximity to the non-attainment area in Longview-Kelso, there is little capacity for an increase in the levels of pollution. Rainier's air shed is at capacity with regard to the amount of SO₂ which is present and it is at 82% of the capacity for Total Suspended Particulates (TSP). The City does not, however, have any areas where automobile traffic has created a violation of the eight hour carbon monoxide standard. This has been determined based on consideration of the facts presented in the DEQ handbook. It has also been determined that Rainier will not violate this standard in the future. There are currently no major point sources* of air pollution in the City.

The City is working on the upgrading of its sewer system to insure that future growth will not result in a deterioration of the water quality in the Rainier area. A major problem to be dealt with is the integration of the sanitary and storm sewers in a single system. The current situation is such that during wet weather, the inflow of storm water into the sewer lines may result in the total flow exceeding the capacity of the City's treatment plant. This can mean some short term degradation of the Columbia River water quality in the immediate area of the treatment plant.

Fox, Nice, Owl and Beaver Creeks are designated as Class I streams. While Rainier plans to use these natural drainage ways to handle storm runoff, the City will work with the Fish and Wildlife Department to ensure that the water quality of these streams remain high. The City will maintain the natural state of its watershed to protect the high quality of the City's water supply.

The disposal of solid waste has been a persistent problem in the north portion of Columbia County and in the City of Rainier. There is currently no land fill site close to the City. Residents of Rainier who wish to use a land fill must go 20 miles south to Scappoose. The establishment of a solid waste transfer station

*A point source is an air pollution source like a paper mill or a coal fired electrical generation plant.

or a new land fill could reduce the problems caused by illicit dumping in the Urban Growth Area. Columbia County is completing a Solid Waste Disposal Plan for the County, and Rainier will be able to cooperate in the implementation of this plan.

There are few potential sources of major noise pollution within the City. These include the rock quarry which will soon be shut down, U.S. Highway 30, the Crown Zellerbach Mill and a few small machine shops and manufacturing plants. The future potential for noise is greatest in the West Rainier Industrial Area and along arterial streets within the Urban Growth Boundary.

POLICIES:

1. The City will work with the governments in the Longview-Kelso area, the DEQ, and the County to achieve improvement in the air quality of the Rainier-Longview watershed.
2. The City will encourage the location of industries in the Rainier area which will not add to the problems of the airshed. Industry will also be encouraged to locate in Rainier if it can offset its air pollution problems by reducing the pollution of other industries in the area.
3. The City will work with the State Fish and Wildlife Department and any other appropriate agency to ensure that Nice, Owl, Fox and Beaver Creeks maintain their high water quality standards.
4. The City watershed shall be designated and zoned Watershed (W). The Zoning Ordinance shall provide for the following items in this zone:
 - A. Uses permitted should include no development in the watershed.
 - B. Uses permitted should include timber management activities necessary for the maintenance of the watershed.
5. The City will work with the County to locate a site for a land fill in the north portion of Columbia County. Rainier will also cooperate with the County in the establishment of a transfer site to serve the residents of the City.

6. The City will work with new industrial uses to ensure the noise levels are kept below the maximum levels established by the DEQ.
7. The Planning Commission will require buffer strips and plantings along arterials to reduce the impact of road noise on new residential areas.
8. The City will cooperate with the State and Federal agencies in the development of any regional plans to upgrade water quality.
9. The resulting findings and policies of the current DEQ non-point source water pollution study shall be reviewed for inclusion into the Rainier Plan at the earliest possible update.
10. The City shall encourage and support the extension of Longview's mass transit system to the Rainier area.
11. The City shall comply with all applicable State and Federal Environmental Quality rules, regulations and standards.

AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS

GOAL 7: To protect life and property from natural disasters and hazards.

Areas of natural disaster and hazard are those locations subject to natural events that are known to endanger individuals and/or to endanger structures. In the Rainier area, such events include: stream flooding, landslides, erosion and deposition. Steep slopes are potentially a very serious problem for the City. As these are cleared to allow for construction, slides and heavy erosion may occur, either immediately or several years later.

There are several areas of known slide hazard in Rainier. The land with the greatest potential for slides is on the eastern edge, especially between 9th and 10th along U.S. 30. There is an area of unstable soils between "A" Street and the city limits that is bounded by East 3rd and 10th Streets. A smaller slide hazard area lies along East 2nd Street from "D" Street to the end of 2nd. There is some potential for rock slides along the steep rock face parallel to U.S. 30 in the western portion of the Urban Growth Area. Much of the land within the current city limits is also considered by the Soil Conservation Service to provide a weak foundation for construction.

In addition to the dangers associated with steep slopes, a survey by the Salem Home Builders has shown that the cost of construction increases with the slope of land -- when slopes exceed 18%, the cost increases by 100%. For all these reasons, this Plan considers slopes over 20% to be unbuildable.

Flooding is another potential hazard in the Rainier area. With new construction reducing the amount of open land, the flood characteristics of the small streams in the City will be altered as these are used to channel the increased storm runoff. Thus, the streams will tend to higher rates of flow and more rapid rise in elevation than currently. The flood hazard maps provided by the Federal Government are now being updated and should be available in 1982.

POLICIES:

1. The City will review the new maps, which will soon be available from the Soil Conservation Service, to determine if there are slide hazard areas within the City in addition to those already identified.
2. No construction of structures or roads will be allowed by the City, in slide hazard areas, on slopes exceeding 20% or in flood hazard and drainage ways without proof being submitted by a registered engineer to show that the proposed project can be safely accomplished. The Planning Commission will hold a hearing to review any proposals for construction in a hazard area.
3. The Zoning Ordinance shall make provision for hearings on any building permits which are sought within identified slide hazard areas or on slopes exceeding 20%.
4. The Zoning Ordinance will contain a Flood Plain and Drainage Way (FP/DW) section. This section shall meet the standards for a Flood Plain Ordinance which are necessary for the City's inclusion in the Flood Plain Insurance Program. In addition, along all streams where there is no flood plain designated or where flood plain is less than 50 feet wide, an area 50 feet wide shall be designated a Drainage Way (DW). The Ordinance shall contain a provision which limits development in the DW Zone and allows construction only after a hearing before the Planning Commission. This zone is intended to limit the encroachment of development into a drainage way when there may be changes in the stream flow patterns due to increased storm run off.

RECREATIONAL NEEDS

GOAL 8: To satisfy the recreational needs of the citizens of the State and visitors.

There are numerous recreational opportunities in and around the Rainier area, which allow the residents of the City to fish, hunt, site-see, boat and camp. There are no State Parks in the Rainier area and the need for a regional recreation facility is partially met by Hudson Park, owned and operated by Columbia County. This park, located to the west of the High School, provides picnic and playing field areas, in addition to camping and trailer facilities.

Dibblee Point is the site of a major, although undeveloped, recreation area which is located just outside the Urban Growth Boundary. This beach is one of the best bank fishing sites in the Rainier area and the open sand area behind the beach is used by off-road vehicles. The State of Oregon owns Dibblee Point and it currently has no plans for the development of this site into a park. One of the problems with Dibblee Point is that much of the site is within the Columbia River Flood Plain. The City will cooperate with the state and the county in the determination of future uses to be established on the Dibblee Point Site.

The City currently has two small moorages and a boat ramp on the Columbia River. Further development of the water front should stress a mixture of marine recreational and commercial uses. Land for a new City Park on the Columbia River was recently donated to the City by Crown Zellerbach. This park will provide increased access to the river for the residents of the City.

Rainier has conducted a survey which showed that lack of accessible, year round recreational opportunities was a major concern of the residents of the City. The elderly and teenagers were particularly concerned about the lack of these opportunities. The City has three small developed city parks and the majority of the other recreational land within the City is owned by the school district.

The maintenance of a park system is a strain upon the budget of a small city; however, the City will work with the developer of residential land within the Urban Growth Area to establish public and privately owned parks and recreational areas. A large portion of the future recreation needs of the City can be met by the developments which are being done by the school district at the new high school. The chief problem with this site at the moment is that it is one to two miles from the homes of most residents of Rainier. If a person does not have a car, this facility is difficult to use.

The drainage ways and steep slopes present Rainier with the opportunity to establish a pedestrian trail system within the City, which could also include additional view points. However, the development will depend on further study by the City.

POLICIES:

1. The City will create a Parks Plan for the Urban Growth Area. It will consider such possibilities as the establishment of a system of pedestrian trails, bicycle trails and the need for parks in different areas of the City.
2. The City will encourage the establishment of parks owned and maintained by Neighborhood Associations in conjunction to the development of major residential subdivisions. The City will also work to establish a system of neighborhood parks.
3. Regional park facilities are beyond the scope of the City to create or maintain; however, the City will work with the County to encourage the development of these parks.
4. The City will work with the County to determine if improvement of Red Mill Beach is possible or desirable.
5. The City will cooperate with the State and the County to plan for the future of recreational uses at Dibblee Point.

6. The City shall encourage a mixture of marine recreation and commercial use on the Columbia River east of the sewage treatment plant.
7. The City shall encourage the provision of bicycle paths which are separated from automobile traffic in major subdivisions.
8. The City will work with and support any local, state or federal agency which seeks to develop recreational facilities in the Rainier area.
9. Public and private recreational sites within the Urban Growth Boundary shall be permitted in all Land Use Designations except Watershed. Large facilities shall be designated as public lands on the Comprehensive Plan Map. Smaller facilities will not be shown on the Plan Map, but will be zoned Community Service - Parks and Recreation (CS/PR). This zone will be allowed in all land use designations except Watershed and shall make provisions for the establishment of public and private parks.
10. Private parks established as part of a subdivision will be zoned CS/PR.

ECONOMY OF THE STATE

GOAL 9: To diversify and improve the economy of the State.

The future growth and diversification of Rainier's economy will depend upon several factors, including the predicted increase of the timber harvest in Columbia County, the continued industrial growth of the Longview-Kelso area, the availability of deep-water accessed industrial sites on the lower Columbia River, and the nature of the industrial development that occurs within the City.

The economy of Columbia County, as a whole, and of Rainier, is strongly tied to the forest products industry. Much of the timber in Columbia County is second growth. It is predicted by the State Forestry Department that the level of sustained timber harvest in the County will rise in the next twenty years as the second growth matures. This will allow the existing wood products industry to maintain a strong place in the local economy and may even allow some expansion of the local labor force.

The extent of any expansion of the wood products industry will be determined by a combination of three (3) factors: the national market for wood products, the type of technology used to process the wood products and the size of the labor force necessary to process the wood products.

The City of Rainier is strongly bound to the Longview-Kelso area. Many of the Rainier residents work at jobs in Longview and still more, provide services to those who live in Rainier and work in Longview. Longview has developed much of its land which is available for industrial use. Although Longview still has some industrial land available, the industrial land in Rainier will become more desirable as industrial land becomes scarcer in the Longview area. Several small light industrial firms have recently begun efforts to move their operations to Rainier.

The existence of a relatively large labor pool in the Longview-Kelso-Rainier area is an advantage. An industrial firm which wishes to come in from outside has a better chance of finding the type of labor it needs in a large labor pool. Lower Columbia College is a resource which will help to increase the skill

level of the people within this labor pool. This resource has become more accessible to the residents of Rainier recently. The states of Oregon and Washington have established an agreement concerning tuition and fees charged to out of state students at certain colleges. This agreement will allow the residents of Rainier to go to Lower Columbia College (LCC) and pay resident tuition. This action will make it easier for the residents of Rainier to increase their occupational skills. These increased educational opportunities, combined with increased job opportunities which will accompany the growth of this area, may reduce the out-migration of the youth of Rainier. A more highly skilled work force can increase the attractiveness of the Rainier area as a site for industry.

A recent survey has shown that 46% of the residents of the City, shop in Longview. An additional 10% shop in Portland, with 1% shopping in St. Helens. The high number of City residents which shop in Washington seems to be a contradiction of the advantage Oregon merchants should enjoy over Washington merchants due to the lack of a sales tax in Oregon. However, Oregon residents can obtain a State of Washington Tax Exemption card which allows them to shop in Washington without paying the sales tax. This card removes the comparative advantage which the Rainier merchant should have. Accordingly, the wider variety of goods available in Longview, combined with the portion of the City's labor force which work in Longview, tend to draw a large portion of Rainier residents to Longview for the purposes of shopping. The development of the commercial lands at the south end of the Longview Bridge, however, will increase the variety of goods available in Rainier. This should result in an increase in the local shopping by residents of the City.

Rainier currently has some shopping choices, but the City cannot currently provide all of the wide variety of goods and services which are needed by the residents of Rainier. The people of Rainier currently buy the majority of their gasoline, groceries, hardware and building supplies in the City. However, they go to Portland or Longview, where a wide selection is available, to purchase clothing, furniture and automobiles.

Easy access to the deep draft main channel of the Columbia River can be an important resource for the future industrial development of the Rainier area. There are many sites along the River which meet all the physical requirements for

development as deep water accessed industrial sites. However, there are only two areas with relatively large labor pools. The Portland-Vancouver area has the largest labor pool. It has also used up a large portion of its sites which have direct access to the main river channel. The Longview-Kelso-Rainier area has the second largest labor pool. On the Washington side of the river, most of the sites which have direct access to the river are currently developed. Rainier has a long and relatively undeveloped water front. As the Lower Columbia River industrial sites continue to develop, Rainier will become one of the few remaining sites where both a large labor pool and direct access to the main Columbia River Channel are available.

----- There have been proposals recently to develop the land west of the Longview Bridge for a heavy industrial use. However, these proposed industrial developments have not become a reality for a variety of reasons. The fact that various major industrial firms are looking at the Rainier river front as a potential development site indicates that this area should develop as a heavy industrial site within the not too distant future.

Rainier has two sites which have good potential as industrial sites. One site which would be good for heavy industrial development is along a piece of land which is west of the Longview Bridge and north of the dike. This site was in the flood plain at one time, but most of it has been filled with dredge spoils until it is above flood level. This site is currently owned by the Port of St. Helens, who is actively seeking an industrial firm to develop it. The site has a rail line running the entire length of its southern boundary. Access to US Highway 30 is very good and there is access to I-5 by way of Longview. This land is partially inside the City of Rainier. Crown Zellerbach has a sawmill to the immediate east of this site. There are a few scattered houses south of the dike. However, the site is basically far removed from any major residential development. Highway 30 and a steep bluff provide an effective buffer which should prevent any conflicts from arising because of the development of this area as heavy industrial land. To the immediate west of this land and outside the Urban Growth Boundary is the agricultural portion of Rainier.

To the south of the Dike and to the west of the Longview Bridge, there is a large tract of land which has good potential for light industrial development. The road access is the same, but rail access is more difficult because the site is lower than the rail line. The primary land uses in the area are scattered residential, part time agriculture and some light industrial uses. This site has been suggested as an alternate site for the dumping of dredge spoils. This would result in bringing these low lands up to a level equal to that of the dike and the railroad. However, to do this, it would take an organization like the Port of St. Helens to acquire the property so that large enough fills could be done to raise this site to a new level.

There should not be any problems with conflicting land uses when this land is developed for light industry. Light industry is usually a non-polluting type of industry and the City does not foresee any conflicts developing between the light industrial uses inside the Urban Growth Boundary and the agricultural uses outside.

Nearly all the light industrial land currently inside the City has been developed. This has necessitated the designation of lands outside the City for future light industrial expansion. It is certain that not all of the land which is needed for the development of light industry will be used at once. The City, however, wished to provide adequate land for light industrial development. It also wished to serve these light industrial developments at the lowest cost. This means that the area nearest to the City should develop first. In addition, the City wished to insure that land uses such as housing, are not established in the industrial area. They will create land use conflicts and could increase the cost of developing these industrial sites enough to preclude its development.

Further, the City wished to allow the owners of some of the industrial lands to have the potential for tax relief while maintaining a stable land use pattern. To accomplish this end, the City finds that it is necessary to protect some of these industrial lands for future development. Therefore, the City establishes an Agriculture/Industrial Reserve (AG/IR) land use designation for use on the lands to the West of the Light Industrial Land in the West Rainier Dikeland. This land will be zoned Natural Resource except when there is an existing industrial use. Existing uses will be zoned with an Industrial Zone which is appropriate for the particular type of existing Industrial use. The remainder of the land will remain in the Natural Resource Zone until it is needed for industrial development. A Zone change from Natural Resources to an appropriate Industrial Zone (M-1, M-2, M-3) may be applied for when the need to convert this land to industrial use is established. The conversion of the Agricultural Industrial Reserve Lands to Industrial use when the following conditions are found to exist: 1) The proposed use is allowed in one of the Industrial Zones (M-1, M-2, M-3) in the City's Zoning Ordinance. 2) Seventy-five (75%) percent or more of the land which is zoned for the proposed use has been committed to development or has been physically developed or there is no other site which meets the needs of the particular use. 3) The public services necessary for the proposed use are available or the developer is willing to construct them. 4) There is adequate access to the site, or provisions have been made to upgrade the existing transportation system to supply this access. This may include the commitment of funds, public or private, to upgrade access roads and other such access ways. 5) The proposed industrial use is able to obtain all the necessary federal, state and local permits for the construction and operation of the proposed industrial use on the proposed site. 6) Provision

has been made to assist in meeting the cost of any increased pumping the Rainier Diking District may have to undertake because of the proposed project. 7) A buffer will be established to minimize the impact of the proposed use on adjacent non-industrial uses. 8) And/or the proposed use will expand the number and range of job opportunities with the community.

POLICIES:

1. The need for this changes exists when the following eight (8) conditons exist:
 - a. The proposed industrial use is permitted in one of the Industrial Zones (M-1, M-2, M-3)
 - b. Seventy-five percent (75%) or more of the industrial land which is zoned to permit the proposed use has been committed to development, or has been physically built upon or there is no other site available which meets the needs of the proposed use.
 - c. The public services necessary to support the proposed use are available at the site or the developer is willing to install them.
 - d. There is adequate access to the site or provisions have been made to upgrade the existing transportation system to supply this access.
 - e. The proposed industry is able to obtain all necessary federal, state and local permits for the construction and operation of the proposed industrial use at the proposed site.
 - f. Provisions have been made to assist in meeting the cast of any increased pumping that the Rainier Diking District may have to undertake because of the proposed project.
 - g. Adequate provisions has been made to establish a buffer which will

minimize the impact of the proposed use on adjacent non-industrial uses.

- h. The proposed use will expend the number and range of job opportunities within the community.
2. An Industrial land use designation shall be used for the rest of the industrial lands in the City. Two zones shall be used to implement this designation, a Light Industrial Zone and a Heavy Industrial Zone.
3. The City shall work with the Overall Economic Development Program (OEDP) Committee, the Port of St. Helens, the Department of Economic Development (DED) and any other appropriate state or federal agency to encourage the development of industrial land within the City. The City shall encourage industries to locate in Rainier which will help diversify the economy of Rainier and which will meet the policies of the City to preserve its air, water and land resources.
4. Marine industrial development will be encouraged north of the railroad tracks to take advantage of the access to the main channel of the Columbia River.
5. The City shall require that all new major industrial developments be served with sewer and water. The City may allow services to be extended beyond the City limits to serve these industries at the developer's expense and subject to an agreement to not oppose future annexation to the City when the industrial site becomes contiguous with the City. Minor industrial development may be allowed by the City without sewer and water services. However, these uses will be permitted only if the developer agrees to connect to the sewer and water systems when they become available and to pay fair share of the construction cost at that time. These minor industrial developments will also only be allowed when the developer can show that he can safely provide private sewer and water facilities until such time as public facilities are available.

6. Prior to any development within the West Rainier Diking District, the developer of an industrial site shall make provisions to reimburse the Diking District for any increased pumping cost which occurs as a result of the development of the industrial site.
7. The City shall encourage the development of a new commercial center in West Rainier, east of the Longview Bridge as an extension of the existing Commercial area.
8. The City will work with the merchants of the existing downtown commercial area to re-develop this existing commercial area. The City will meet with the merchants of these commercial areas to determine if a detailed downtown plan is necessary to further commercial development of Rainier. Design Review will be used to insure the compatibility of new and existing commercial uses.

HOUSING

GOAL 10: To provide for the housing needs of the citizens of the State.

The City's continuing population increase and the expansion of the Longview-Kelso Area will be the driving forces behind the increased demand for housing within the Rainier area. Part of the growth of Rainier will be the result of industrial and commercial development anticipated on the land surrounding the southern approach of the Longview Bridge.

The other major component of the residential demand in Rainier will be the continued position of the City as a bedroom community for the Longview-Kelso area.

The population of the City is expected to reach 4000 by the end of this century. This is slightly more than double the 1979 certified population of 1,910. This rate of growth reflects the trend which has existed in the last few years. This increase in growth has coincided with the depletion of easily developable residential land in the Longview-Kelso area.

The average household size in the City has been declining. This follows a nationwide trend toward small average households. The City expects that this trend will continue. The Bonneville Power Administration has predicted that the average household size for Columbia County will be 2.78 in 1980, 2.57 in 1990 and 2.49 in 2000. These estimates are the best available to the City. Therefore the City assumes that it will have an average household size of 2.5 by the end of the century. This means that it will have an estimated minimum of 1600 dwelling units to house the citizens of Rainier in the year 2000. (See Table #1)

As of September, 1979, Portland General Electric's records show that they served a total of 658 dwelling units within the City of Rainier. It can be assumed that this is an accurate accounting of the number of dwelling units within the City. Of these 658 dwelling units, 493 are single family dwellings (SFD), 149 are multiple family dwellings (MFD), and 16 are mobile homes (MH).

A field check of the land within the Urban Growth Boundary has shown an additional 124 dwelling units, of which 40 are SFD, 84 are mobile homes and there are no MFD. A portion of these units are in the industrial area. These dwelling units, 46 SFD and 20 MH, will be removed as the area is converted to industrial uses in the next twenty years. The mobile homes can be easily moved into Mobile Home Parks within the Urban Growth Boundary. However, the houses will need to be replaced, which adds 56 SFD to the new housing necessary to meet the demands of the residents of Rainier.

The combined City and Urban Growth Area has a total existing housing stock of 782 units. There are 533 SFD, 149 MFD, and 100 MH. Mobile homes are currently the only available low cost single family dwelling available. The City believes that mobile homes will increase as a percentage of the total housing mixture. The result will be in a slight shift from the current housing mixture and the City expects to have a housing mixture which is approximately 70% SFD, 15% MFD, and 15% MH. Thus, the projected housing mixture is 1120 SFD, 240 MFD, and 240 MH at a minimum.

PGE has maintained records of the vacancy rates in the City. These rates over the last several years have averaged about 2% for SFD, 8% for MFD and less than 1% for MH. The City assumes that the future housing stock will have a vacancy rate equal to the existing rate. To allow for this the City will need a housing stock consisting of 1189 single family units, 259 multiple family units and 242 mobile homes.

Comparing the existing housing stock with the total housing need, including the 46 SFD replacement units it is possible to determine the amount of new housing needs in the Rainier area. The new housing units needed total 908 units. Of these, 656 are single family units, 110 are multiple family units and 142 are new mobile homes. (refer to table #1)

A detailed inventory of the vacant and buildable residential land within the City has revealed that there are 75 buildable lots and 26 buildable acres of land available within the City to meet the future housing needs. There appears to be enough vacant land available to construct about 28 duplex and 50 single family units on the 75 existing lots. An additional 76 single

family units can be provide on the other vacant buildable lands. There is enought land in the City to provide for 182 of the housing units which will be needed to meet the City's growth. The remainder must be located within the Urban Growth Boundary.

There are other vacant lands in Rainier. However there are severe restrictions on these lands which limit their availability as future building sites. Along the entire southern boundary of the City there is a very steep escarpment which limits building. There are also three known slide areas within the City which further restrict the use of some vacant land within the City. Lands with slopes in excess of 20% are also considered to be unbuildable, although the City recognizes that in some instances, these steep slopes and the slide hazard areas can be built on if proper precautions are taken. To this end, the City will require that any person proposing to build on a slope that exceeds 20% , or in a known slide hazard, must have proof from an engineer that the proposed structure can be safely constructed on the site.

The City of Rainier recognizes that may residents of the City cannot afford housing now and this precentage seems to be increasing. Multiple family dwellings and mobile homes are currently the two best available options for the provision of low income housing to these residents. As such, the City will designate land within the Urban Growth Area to provide opportunities for these types of housing to occur, at least at the same rate (30%) at which it currently occurs in the planning area. This will provide for more low income housing than currently exists within the City, where 26% of the dwelling units are multi-family units or mobile homes.

The single family dwelling is expected to continue to be the pre-dominant housing type in Rainier. A major factor in this situation is the growth of Rainier as a "bedroom community" for Longview-Kelso. These two cities have used up the majority of their easily developable land which they had available for residential growth. Their continuing growth will increase the pressure to accommodate some of that growth in the Rainier area.

POLICES:

1. Land with slopes in excess of 20%, in known slide hazard areas, in known flood plains and along designated drainage shall be considered unbuildable. No construction will be allowed in these areas unless an engineer can show that the proposed project can be completed safely and that there will not be a future hazard.
2. Single family dwellings may be allowed at densities on one (1) unit per six thousand (6000) square feet or approximately five (5) dwellings per acre.
3. Mutiple family dwellings will be allowed in designated areas at densities of up to one (1) unit per on thousand eight hundred and fifty (1850) square feed or approximately sixteen (16) units per acre.
4. Mobile homes will be allowed in Mobile Home Land Use Disignation at densities up to one (1) unit per 3000 square feet or ten (10) units per acre. Mobile homes will also be allowed as a conditional use on individual lots in some zones.
5. Adequate data is not currently available to the City as to the housing needs of the various income groups within the City. When such data becomes avail-able, the City will review its housing policies to determine if any changes are needed to meet the needs of any particular income group. Special atten-tion will be given to the housing needs of Rainier's low income residents.
6. The City wil cooperate with the Columbia County Housing Authority, the Community Action Team and any other appropriate group or individual that wishes to construct low income housing within the Rainier Urban Growth Boundary.
7. Provisions will be made in the Zoning Ordinance to allow zero lot line construction in some zones. Solar access will be protected in the Zoning Ordinance.

PUBLIC FACILITIES

GOAL 11: To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban development.

Most of the land within the City of Rainier is served by a wide range of public services. Police protection within the incorporated city is supplied by the Rainier Police Department. This service is currently provided at a level equal to that provided in the rest of the state. The Police Department operates out of the basement of the City Hall. This facility is adequate to meet the foreseeable need at the City Police Department. The area to be patrolled by the City Police will expand as the City annexes the land within the Urban Growth Boundary. These lands are currently served by the County Sheriff Department. The City currently has no detention facilities. Prisoners are held in the County Jail in St. Helens, which is 19 miles to the south of Rainier. This situation is somewhat inconvenient. The City may need to establish its own detention facility as Rainier grows.

Fire protection is supplied to Rainier by the Rainier Rural Fire Protection District. This district is responsible for both the City and the surrounding area. Currently, the majority of the fire fighting personnel in this district are volunteers. As the Rainier area grows, there will be an increased need for more full time personnel to man the fire stations. The City's fire protection is currently rated as Class 6 on a scale which goes from 1 to 10, with a lesser level of service existing as the number increases.

There are no hospitals in the City of Rainier. The City is not part of the Columbia Hospital District, which operates the hospital in St. Helens. However, the residents of Rainier do have easy access to the hospitals and medical services which are available in Longview. Recently, there has been some interest in the establishment of some level of health services in Rainier. This interest has come from both the Longview and the St. Helens area. The availability of the hospitals nearby and any community health program which may be established will be adequate to meet the health needs of Rainier.

One of the most serious problems facing the residents of Rainier and Columbia County is the establishment of an adequate solid waste disposal site. There is only one landfill in Columbia County which accepts solid waste from commercial haulers. This landfill is the Santosh Landfill near Scappoose. It is a 25 mile haul one way. Efforts have been made in the past to locate a landfill site in the North County, but to date, these efforts have been unsuccessful. Although the task of finding a new solid waste disposal site is a difficult one, this task must continue to be pursued because the future viability of Santosh as a landfill site may be threatened by new federal regulations on landfills. To this end, the City will work with the Department of Environmental Quality (DEQ), the County and any other appropriate agency to devise a solution to the solid waste problems in the Rainier area.

The sewer system and the water system which serve Rainier are currently adequate to meet most of the City's needs. However, some portions of these systems will need rebuilding to repair and upgrade the existing systems. The City has recently finished an assessment of the existing sewer system and its problems. A major problem with the sewer system is the large volume of ground water which seeps into old, broken or improperly sealed sewer lines. This infiltration of water reduces the capacity of the sewer lines and limits the total number of buildings which may be attached to a sewer line. Infiltration combines with another major problem, inflow, to increase the volume of flow which must be processed by the sewer plant during wet weather. Inflow comes from the numerous storm drains which are attached to the sanitary sewer system. These two problems can be solved in similar manners. The construction of a storm sewer system, which is separate from the sanitary system, will reduce the inflow problems. At times, it may be easier, however, to construct a new sanitary sewer rather than try to first construct a storm sewer and then replace an old sanitary sewer line. By doing this, the old sanitary line could be left to be used as a storm sewer. These problems have been discussed in the City's EPA Section 201 report on the Sanitary Sewer System.

The City's water system is generally in good condition. There are a few areas which currently have low pressure, however. The water system is currently near its capacity. However, the limiting factor in the system is the volume of water which can be processed by the water treatment plant. The enlargement of this

plant will be the next major public facility which the City must deal with. New water reservoirs will be needed as the City expands into the Urban Growth Boundary. The top of the ridge along Meserve Road or Old Highway 30 are good locations for future water storage. A large percentage of the water which comes out of the City watershed is currently used by the City. New water sources will need to be derived either from wells or the Columbia River. If a good well can be found within the Urban Growth Area, it will be to the City's advantage to use it to lower the pumping costs which would be associated with using the Columbia River as a new source of water.

City Hall, which contains the library, Council Chamber, and the Recorder's Office, has recently been remodeled. These facilities should be adequate to meet the city's needs for many years.

The schools in the Rainier area are part of the Rainier School District. There are two schools within the Urban Growth Boundary. The Rainier Elementary and Middle Schools are inside the city limits. The school district recently built a new high school (Rainier High School) and grade school (Hudson Park School) on the large piece of property which it owns at the west ~~part~~ of the Urban Growth Boundary. There is enough room at this site for a great deal of expansion for school facilities. It should not be necessary for the school district to acquire any additional land within the UGB in the near future although it may be necessary to expand the existing structures as Rainier grows.

The growth of Rainier to fill the land within the Urban Growth Boundary will necessitate the construction of new public facilities, primarily sewer and water lines and roads. The two types of problems involved in the construction of these facilities are engineering and financing. Of these two, the second one is the more difficult issue. Rainier will look for various means of financing capital improvements within the Urban Growth Boundary. However, the City expects that most of the necessary capital improvements will be constructed by the companies and individuals who wish to develop land under this plan.

The City recognizes that, when public facilities such as sewer lines, are constructed to serve a development, it is often possible for adjoining property owners to use these services for the development of their property. However, the

cost of constructing these public facilities has been borne only by the original developer. It is equitable that the adjoining property owners who wish to use these privately constructed public facilities, such as sewer lines, to develop their property, should repay the original developer a fair share of the original cost of the development of these public facilities. To this end, the City will support the establishment of late comers agreements whenever a private developer constructs a public service as part of a development.

POLICIES:

1. The City may allow the extension of sewer and water services to lands outside the City limits but inside the Urban Growth Boundary. However, these extensions shall be done at the developer's expense, and only after the owner of the property to be developed has agreed not to oppose annexation when his property becomes contiguous with the City.
2. The City may extend water service beyond the Urban Growth Boundary to correct a health hazard, to serve an area designated for rural residential development under an acknowledged plan or to maintain public services to an area which is already served by public services. These extensions of water service will normally be made pursuant to an agreement with a water association or a water district. No extension of a sewer service will be made beyond the Urban Growth Boundary except to correct a health hazard. The City will not allow any new residential sewer service connections outside the Urban Growth Boundary to the existing sewer line which serves the High School Complex.
3. All new subdivisions within the Rainier area shall be served by a minimum level of public facilities. These shall include sanitary and storm sewer systems, a water system, paved public roads and other requirements which will be enumerated in the Subdivision Ordinance. These improvements will be installed or bonded for prior to the issuance of any building permits
4. The City will use its EPA Section 201 sewer study as a framework for the expansion of the existing sewer system. The City will determine how to finance any upgrading of the existing sewer mains within the City or the Sewage treatment plant. The construction of new lateral, collector and main sewer lines, pump stations and other such facilities connection to the

City sewage system shall be the financial responsibility of those benefiting from the construction of these facilities.

5. The design and extension of any sewer or water facilities shall be related to future as well as present demands for these services. New facilities shall be sized to fit into the growth pattern envisioned in the Plan Map and the Urban Growth Boundary. The City shall plan for the provision of adequate water supplies to meet the projected population growth.
6. The expense of the extension of water, sewer, storm sewer and other public facilities shall largely be borne by those property owners benefiting from these extensions. The City shall study various methods of financing improvements to the overall system. These financing methods may include the establishment of Systems Development Charges, the formation of a Local Improvement Districts, increases in user fees or connection fees, levies or any other method the City may determine to be feasible.
7. Natural drainage ways shall be used to carry storm water runoff whenever possible. Before any changes in the natural drainage pattern is made, the Fish and Wildlife Department shall be consulted to determine whether any adverse effects will result. The Planning Commission will consider the recommendation of the Fish and Wildlife Department when reviewing the drainage plans for a new subdivision.
8. Development over natural drainage ways will be allowed only when it is shown that this development is necessary to the successful completion of the proposed project. If such filling is allowed, the culverts used shall be large enough to handle the maximum peak flow.
9. A storm drainage system shall be constructed for every new subdivision or development which is separate from the sanitary sewer system. Whenever, possible, existing storm drainage will be disconnected from the sanitary sewer system.
10. The City will work with the Rainier School District to insure that adequate educational facilities are to be constructed to meet the growing needs of the City.

11. The City will consider the Plan when deciding upon the location of any future police facilities within the Urban Growth Boundary.
12. The City will work with the Rainier Rural Fire Protection District to insure that new fire protection facilities are located so as to compliment the Rainier Plan.
13. The Comprehensive Plan shall contain a Public Land Designation which shall be applied to the location of all current major public facilities. This designation will also be used to indicate land for future major public facilities such as schools, hospitals, government office buildings, sewage and water treatment facilities and other similar facilities. Other minor public facilities such as churches, private schools, lodges and similar uses will be allowed in all land use designations except the watershed designation.
14. The Zoning Ordinance shall contain two Community Service Zones. One Zone shall permit the establishment of Community Service Institutions (CS/I), such as schools, police stations, fire stations and City Hall. The other zone shall be an overlay zone which allows utility installations in any area of the City, subject to certain restrictions. This Community Service Utility overlay zone (CS/U) will allow the installation of power substations, sewer pump stations, water tank and other similar uses after a hearing by the Planning Commission. The Planning Commission shall review the proposed use and work out a method to mitigate any adverse impacts the proposed use will have on adjoining land uses.
15. The City may allow the construction of certain public facilities, including water lines, sanitary sewer lines and storm sewer lines outside the Urban Growth Boundary when it is beneficial to the City from an engineering or an operation basis. However, the City will not allow any connection to these facilities except for health or safety reasons. This provision does not restrict the City's ability to contract with a water district or water association to provide water.

16. The City may enter into an agreement with a developer, which allows the City to collect a late connection fee from all adjoining property owners who wish to use the sewer system, water system or storm sewer system constructed by this developer for the purposes of improving their adjoining properties. The developer shall submit an engineering report showing what area these new facilities can serve and how much each property owner shall be charged for these services.

TRANSPORTATION

GOAL 12: To provide and encourage a safe, convenient and economic transportation system.

Many different modes of transportation make up the system serving the people and industries of Rainier. Some of these modes, such as rail and water transportation, will primarily aid the economic development of the City. Others, such as the automobile, create problems which the City must strive to solve.

Personal transportation in the Rainier area has been and will continue to be dominated by the automobile. Many of the jobs and specialized services needed by the residents of the City are at some distance from Rainier. This situation will reinforce the use of the automobile, assuming the continued absence of an adequate public transit system in the Rainier area. The cost of automobile transportation will continue to increase with the rising price of both fuel and new vehicles. These costs may encourage some growth in the number of people who walk or use a bicycle for part of their personal travel. However, the local terrain will tend to limit bicycling and walking.

The highways are the most heavily utilized portion of the Rainier transportation system. U.S. Highway 30 is the most traveled road in the City, which presents a problem, since it separates most of the existing commercial district of Rainier from the rest of the town. The City has asked the State Highway Department to provide some stoplights on U.S. 30 to make it easier for pedestrian and vehicular traffic to cross this highway.

The Longview Bridge may become a problem in the future because many of the residents of Rainier work in the Longview-Kelso area, causing traffic congestion. Rainier's continued growth as a "bedroom" community for Longview will increase the commuter traffic on the bridge.

There is very little public transit available to the citizens of Rainier. ColCo, a non-profit public transit system operated by the Columbia County Senior Citizen Council, is currently the only public or semi-public organization offering some form of public transit in Rainier. Their vans are one of the few services

available to the transportation disadvantaged in Rainier. ColCo gives priority to the elderly and those people needing a ride to medical services; however, they will provide service to anyone. Public transit is available in Longview-Kelso, but it has not yet been extended across the river to Rainier. There are several problems associated with such a service extension, including federal regulations, but it would allow the transportation disadvantaged of Rainier access to a wider range of personal services.

There are three modes of industrial transportation available in Rainier: truck, rail and water transportation. The City is close to Interstate 5, via the Longview Bridge, although this route is congested for a short distance. U.S. 30 connects Rainier to both Astoria and Portland, and is a major truck route. It will become a more important part of the north-south route when the off-ramps for I-405 in Portland are completed and U.S. 30 is moved from St. Helens Road to Yeon Street. These changes will eliminate an existing bottleneck, making travel easier on U.S. 30.

Rail transportation is provided in Rainier by the Burlington Northern Railroad. This line runs through the City's commercial district on A Street and then into the industrial areas. This rail line is an asset which should help Rainier grow, although it may have a detrimental effect on the existing downtown commercial area.

Water transportation has a tremendous potential in the Rainier area because the 40 foot deep and 600 foot wide main channel of the Columbia River is just offshore. There is also an existing ship channel which comes up to the docks at the Crown Zellerbach mill. This channel is 200 feet wide and 24 feet deep, but could be dredged deeper if necessary to serve an industry which locates along the river. There is currently little waterborne commerce generated by Rainier, but this should change as the industrial sites along the river and west of the Longview Bridge are developed.

POLICIES:

1. The City will work with the Oregon Department of Transportation (ODOT) to create solutions to the problems associated with U.S. 30 in Rainier. These problems include:

- a. Difficult pedestrian access across U.S. 30.
 - b. Vehicular traffic flow between the residential area of Rainier and the commercial area. This local traffic crosses U.S. 30 through traffic.
 - c. Congestion and safety problems near the south end of the Longview Bridge.
2. The City will seek to have adequate pedestrian and/or bicycle paths included in the design of any major improvement to U.S. 30 in this area.
 3. All new public streets shall be built to standards approved by the City. The grade on these streets will not exceed 12% without approval by the City Council.
 4. All private roads created as part of a major partition will be built to a standard approved by the City prior to the issuance of any building permits which would use the private road for access. These roads will not have a grade in excess of 12% without the approval of the City Council.
 5. Road Standards will be developed by the City of Rainier.
 6. The Planning Commission shall review all proposals for new streets or roads which are part of a subdivision or major partition, and
 - a. When a proposed street or road is in an area which has been identified as an area of steep slope, the road or street shall be designed so that it may be constructed with a minimum of cutting and filling.
 - b. When the Planning Commission deems it appropriate or when a street or road is proposed in areas of steep slopes or known slide hazards, the Planning Commission shall require a developer to submit, at his own expense, a study by a registered engineer which shows how the road can be safely built.
 - c. All subdivisions and planned developments shall be accompanied by a traffic impact statement showing the potential on-site and off-site impacts of the proposed development, including the potential need for off-site road improvement and signals.

7. The Planning Commission shall work with a committee of downtown businessman to review and recommend any needed changes in the on-street parking arrangements or traffic patterns of the existing commercial core.
8. The City will support the efforts of ColCol to meet the needs of the Transportation disadvantaged of Rainier.
9. The City will study any proposals to increase the availability of public transit to the residents of Rainier. These proposals may include the extension of bus service to Rainier from Longview.
10. The City will encourage the use of the rail and water transportation resources which are available in Rainier.

ENERGY CONSERVATION

GOAL 13: To conserve energy.

The conservation of energy is of major importance. However, most of the programs which seek to conserve energy are programs which operate at the state or national level. There is little that can be done by the City of Rainier, on its own, to affect the consumption of energy. The City, however, will do those things which are within its power to accomplish.

The City has at its disposal, a zero (0) lot line mechanism. This mechanism will be applied on a case-by-case basis. It will allow a developer to use such energy saving construction techniques as common wall construction (i.e. row houses or town houses) or the solar orientation of housing.

The compact development of Rainier will also save energy. These savings will come in the form of shorter distances to travel between home and work or shopping areas. Lower travel costs are associated with compact development. The amount of energy which is used to construct the new developments will also be less if development is done in a compact manner. The City will encourage developers to create planned developments instead of the traditional subdivisions. This action can result in a savings of material, space and energy.

POLICIES:

1. The City will cooperate with the appropriate state, federal and local agencies, and will seek appropriate local methods to conserve energy.
2. The City will consider the use of alternate energy sources and where practical, will use these sources to supply some of the City's energy needs.
3. The City will encourage the creation of planned developments.
4. The Planning Commission will use the zero lot line mechanism to encourage efficient development of new and existing residential lots.

GOAL 14: To provide an orderly and efficient transition from rural to urban land use.

The City of Rainier is situated between the Columbia River and a steep bluff. Nearly all of the buildable residential land in the City has been used for the construction of residences. Many of the houses which have been built within the last few years, have been built upon steep slopes.

Road access to these dwellings is often difficult and in times of bad weather, it is nearly impossible for normal vehicles to reach some of these hillside dwellings. The restricted area of availability of public services has insured that the recent growth of Rainier has occurred either on steep slopes or on the flat lands in the West Rainier area. West Rainier, which is located at the south approach to the Longview Bridge, has been the site of most of the recent commercial growth in Rainier. Topographical constraints and the location of public services were some of the major factors in the decisions which lead the establishment of any Urban Growth Boundary (UGB) for the City of Rainier.

The process of determining the location of the UGB began when the City Planning Commission compiled a list of areas which it thought might be included in the UGB. This initial line included the Lindberg area to the South of Rainier, the dikelands in the West Rainier area, and the uplands in the area of Beaver Creek.

Then, the City began considering the types of land which would be needed to meet the growth projected in the next twenty (20) years. Most of the existing land which is designated for commercial development within the UGB is located within the city limits. It is located primarily in two places, the downtown district and West Rainier. Downtown is an area which has been established as a business district for many years. Most of the commercial land in downtown has already been developed. There are two (2) sites left in this area which may support some expansion of commercial activity. The downtown area does have a few problems, however. There are two major transportation routes which run through downtown Rainier and which may seriously interfere with the continued

viability of this commercial district. U.S. 30 is a major north-south truck route. The volume of truck traffic on this route should increase as improvements are made to U.S. 30 in Portland where U.S. 30 joins I-405. This increased truck traffic, together with increased automobile traffic, will make it more difficult for residents of Rainier to reach the existing commercial district.

The Burlington Northern main line runs along "A" Street through the center of the downtown business district. As the industrial sites, which are to the West of Rainier, are developed, there should be an increase in the volume of the rail traffic using this main line. This increase in freight movement, when combined with the proposed unit coal trains, which would be bound for Astoria, could seriously interfere with viability of the existing business along "A" Street. The degree of impact, which this increase in rail traffic will have upon the downtown area, will depend upon the time of day during which this main line is used for through rail traffic. These two transportation problems are going to have a major effect on the future of Downtown Rainier.

The other area inside the City which is currently committed to commercial development is the West Rainier area. Part of this area was annexed to the City in 1979. There are several existing businesses in this area. In part, the businesses in West Rainier are located there to take advantage of their close proximity to Longview. These businesses have used the lack of sales tax to attract customers from the Longview area. The West Rainier area is approximately equal in size to the downtown area. However, it is the less developed of the two areas. These two areas have enough land to allow for the approximate doubling of the land in commercial uses as the population of Rainier doubles in the next twenty years.

There is one piece of land designated for commercial development which is located outside the existing commercial areas of the City. This is an area at the intersection of Doan Road and Townsend Road. This site is large enough to allow for the establishment of a grocery store and a few small shops. This site was chosen as a commercial site because it will allow more convenient and efficient access to grocery shopping for the residents of future residential area. It is also a relatively flat piece of ground which is located near the center of the new residential area and is at the intersection of two main roads.

Nearly all of the land in the City which is designated for industrial use is developed. To meet the need for future industrial expansion, the City looked for additional industrial land which was flat, had good access to the various portions of the transportation system, which could be separated from existing and future residential areas and which could be served by sewer and water service. The only area which met all of these requirements was the land west of the Longview Bridge. One portion of this site (approximately 180 acres), which is north of the Burlington Northern Main line, has been the site of two proposed major industrial projects. However, these projects have not been completed for a variety of reasons. The land is still owned by the Port of St. Helens, who is continuing to actively search for new industries to locate on these sites. This site has been discussed at some length in the Lower Columbia River Ports Study.

The flat lands to the south of the Burlington Northern main line, which adjoins the heavy industrial land, is good land for future light industrial growth. It does not have direct access to the Columbia River channel, but it does have all of the other attributes which the City looks for in choosing land for future industrial use. There already are some existing light industrial operations in this area. One of these operations has recently been proposed for expansion and no new operations has been proposed in this area. The piecemeal development of the light industrial land could make it difficult for the City to provide services. To solve this problem, the area, which is between the existing city limits and Young Road, has been designated Light Industrial (104) acres. This will allow the development of a compact light industrial area adjoining the City. The land which is between Young Road and the Urban Growth Boundary has been placed in Agriculture/Industrial Reserve (196 acres) designation. This designation is designed to work towards maintaining this land in larger parcels until it is needed for industrial use. It is also designed to preclude the development of this flat land as a residential area when public services become available nearby industrial sites. The residential development of this land would preclude future industrial development and would hurt the economic growth of Rainier.

Several methods have been suggested for calculating the amount of industrial land that is needed to support a city the size of Rainier. These methods will not work successfully in Rainier, because it is part of the Longview-Kelso area. As such, the demand for industrial land in Rainier cannot be separated neatly from the demand for industrial land in the entire area. Most of the industrial land in the Longview area is currently developed. This factor will make the demand for industrial land in Rainier greater than would be expected for a City of its size. Although the City cannot foresee the rate at which the development of the Light Industrial Lands occur, the Agriculture/Industrial Reserve give the City a mechanism to insure this development occurs in a compact orderly manner.

The designation of adequate lands to meet the industrial and commercial needs of the City sets one portion of the west line of the UGB. The City then reviewed the two remaining areas which were available to accommodate the future residential growth of the City. These two areas were Lindberg and the Beaver Creek Valley. The City choose the Beaver Creek Valley instead of the Lindberg area south and east of Rainier for two reason. First, it is difficult to supply public services to the Lindberg area. This area contains numerous ridges and steep bluffs, which make the construction of sewers and water lines difficult and expensive. The soils in the area are shallow, and they have a solid basalt base. To reach the only significant piece of level ground in Lindberg, it is necessary to travel along the face of a steep basalt bluff for a least one-half mile. This dramatically increases the cost of providing public services to this area. The second reason for not including the lands in Lindberg is that there is a significant degree of urban development in the Beaver Creek Valley. The Rainier School District has constructed a new high school and grade school near Larson Road in the Beaver Creek Valley. The school district constructed over $1\frac{1}{2}$ miles of sewer line to serve these school buildings. There are also two mobile home parks which are situated to the south of the City in the Beaver Creek Valley. These existing developments have established the direction of future growth for Rainier.

A small portion of the land to the southeast of the City was included in the Urban Growth Boundary. This land is currently bordered on three sides by the City. There is not a great deal of buildable land in this area. It does, however, border on the City watershed. It should be possible to serve the limited number of building sites in this area without expansion of existing public facilities.

The majority of the new residential growth outside of the City of Rainier will be in the Beaver Creek Valley to the south and west of the City. A preliminary Urban Growth Boundary was developed in this area using the two existing Mobile Homes Parks and the High School Complex as anchor points of the boundary. Analysis of this boundary showed that it contain more land than Rainier needed to provide for its growth in the next twenty (20) years. This preliminary boundary could be easily divided into two distinct areas. The Western portion included the High School Complex and one-half of the residential land and the Eastern portion included the two existing Mobile Home Parks, one-half of the total residential alnd and is directly linked to the residential areas of the City by the existing road system.

Many of the residents of the Western part of the Boundary and the School Board objected to being included in the Urban Growth Boundary. After considerable discussion and study of the Urban Growth Boundary Line the City choose to retain the Eastern portion of the preliminary Urban Growth Boundary. If the City exceeds its growth projections, which is very possible in view of its role as a part of the Longview-Kelso-Rainier Urban area, it may be necessary to reconsider the exclusion of the Western Area from the Urban Growth Boundary.

Rainier has determined that there will be a need for 908 new dwelling units in the next twenty (20) years. These 908 units break down to 656 single family dwellings (SFD), 110 multi-family dwellings (MFD) and 142 mobile homes (MH). There is enough vacant buildable land inside the City limits to provide 126 SFD units and 56 MFD units. This leaves a total of 716 new units which must be provided for within the Urban Growth Boundary. These 716 dwelling units break down to 530 SFD units, 54 MFD units and 142 Mobile homes.

It is assumed by the City that these new units will be constructed at the following densities: SFD's at 3 dwellings per net buildable acres; MFD'S at 12 dwellings per net buildable acres; and one half the mobile homes will be in mobile home parks at a density of 10 units per acre and the remaining mobile homes will be on individual lots at a density of 3 units per net acre. Comparing the density of future development with the number of units needed, the City determines that it needs 212 gross buildable acres to meet the housing demand for the year 2000. This 212 acres break into 176.6 acres for SFD, 4.5 acres for MFD and 30.8 acres for MH. These 212 acres of needed lands are gross buildable acres. The City assumes that an average of 30% of each gross acre is committed to some sort of public uses such as streets, parks, or utility facilities during the development process.

The UGB contains 646 acres of land which has been designated for residential development. Within this area there are certain areas which are unbuildable. Along the south edge of the existing city limits, there is a large area in which the slope of the land generally exceeds 20%. In these areas and others, where there are localized steep slopes (greater than 20%), there is a total of 305 acres of unbuildable lands. There is also 30 acres of land which is located within identified flood plains or in natural drainage ways. This land is also unbuildable. In addition, 5 acres of this residential land is crossed by Bonneville Power Administration power line easements and is unbuildable. The preceding lands account for 340 acres of those lands designated for residential use.

A significant number of dwellings are already existing within the area designated for residential growth inside the UGB. Most of the residents of this area moved there in search of a rural life style. The people who have enough land to enable them to develop it, will do so at some time in the future. However, they will keep a large lot for their personal use. The City assumes that these lots will average approximately one (1) acre. This will result in 40 existing SFD using 40 acres of residential land. In addition, there are two (2) existing mobile home parks which have a total acreage of approximately 61 acres. This land is also built upon. The total amount of land which is already built upon and which will not be available to meet the need for residential land in Rainier is 101 acres.

It is therefore apparent that, while there are 646 acres of land which is designated Residential within the Urban Growth Boundary, 441 acres of this land is either unbuildable, already built upon or committed to some non-residential use. This leaves 205 buildable acres of land available within the current UGB. The City has a projected need for 211.9 acres of gross buildable land. This discrepancy is small enough that the line should remain where it is in view of the other factors which help to establish the location of the UGB.

There is one unknown factor which will have a tremendous effect upon the growth of Rainier. This is the amount of buildable residential land available in the Longview area. It appears that Longview has used up much of its available residential lands. This factor could push growth into the Rainier area faster than projected. The City will monitor its supply of buildable lands within the UGB and when this inventory of buildable land is reduced to a 5 year supply of land, the City will begin the process of expanding its Urban Growth Boundary. The existing UGB is the best choice for the City in terms of the provision of public facilities. There is an existing main sewer line, which runs from the high school complex into the City. It cannot serve the residential lands within the UGB directly. It will be necessary to build a collector sewer main which would run to the existing sewer main in order to use this existing facility. It may prove cheaper in the long run to build a new sewer main which runs into the City rather than connect to this existing line. This will require further engineering studies.

In this large residential area, there exists the framework of an arterial street network. Most of these roads will need to be upgraded in the future as their usage increases. The existing arterial rights of way appear to be adequate for the foreseeable future.

It is possible that the City can obtain water from a well in the area of Beaver Creek Valley. There currently is one private water system which uses a well in this area. This would reduce the operation costs associated with the pumping of water from the current treatment plant to the top of the bluff. The cost of treating water from such a well is unknown at this time.

The residential development of the Beaver Creek Valley will result in the creation of a storm drainage system. The majority of this area will be able to utilize the natural drainage ways which connect with Beaver Creek to dispose of storm water. This will insure that the problems currently associated with the sotrm water inflow into the existing sewer system will not worsen. There is a potential for some problems involving increased storm water runoff in Beaver Creek downstream from Rainier. Fortunately, there is very little de-veolpment which is close to Beaver Creek in this area. These potential problems sould be considered whenever a new storm water disposal system is developed.-----

The Rainier School District owns a parcel of land to the west of the UGB. This parcel contains approximately 150 acres. This land is considerably more than athe amount of land which is required to serve the existing high school and grade school. The City's opulation is expected to double in the next twenty (20) years and the vast majority of the new residential growth will occur in the Beaver Creek Valley adjoining the school complex. The land which the Rainier School District owns should be more thant adequate to support the expansion of classroom facilities to meet the increase in population.

POLICIES:

1. The City will review the supply of buildable land within the Urban Growth Boundary during each major review of this Plan. When the supply of buildable lands drops below the projected need for a five (5) year period, the City will begin the process of expanding the UGB to provide for the future residential needs of the City. When 75% of the industrial or commercial lands which are available within the City have been built upon, the City shall begin consideration of an expansion of the Urban Growth Boundary to meet the commercial or industiral needs of the City.
2. 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 such a change is agreed upon by both the City and the County. The process of arriving at this agreement is outline in the Urban Growth Management Agreement. In the event that the City

and the County cannot agree upon a proposed change in a land use designation, the City will seek to have this dispute mediated by the Land Conservation and Development Commission (LCDC).

3. Any lands which are inside the UGB may seek annexation to the City of Rainier. This annexation shall be carried out in accordance with state statute. The City will annex these lands only when they are contiguous with the City. The City will not allow the creation of islands of land which are under the jurisdiction of the County when it is asked to annex an area. These islands create problems in the provision of public services and can interfere with the compact development of Rainier.
4. The City shall consider the following items when proceeding with a proposed annexation:
 - a. The impact of annexation and any proposed services extension shall be analyzed.
 - b. It is preferable that the City should annex developed areas with fully constructed public facilities or areas that have a financing program such as a local improvement district able to guarantee funding.
 - c. The City should consider the feasibility of adopting a system development charge to pay for the extension of city service into unserved areas.
 - d. The physical requirements necessary for the efficient extension of public services into the area to be annexed.
 - e. The capability of the existing city services to meet the demand of any proposed development in the area to be annexed.
5. No new special service districts will be formed within the UGB unless the services which will be provided by these service districts are compatible with the plans of the city for the provision of service with the UGB.

6. A Comprehensive Plan must provide for a wide range of land uses. The land use designations which appear on the Comprehensive Plan Map chart the location of the various uses which are provided for in this Plan. Some of the land use designations and their accompanying zoning districts have already been established in the preceding sections of this Plan. These designations include: Agriculture/Industrial Reserve, Watershed, Public Lands and Flood Plain/Drainage Way. The following land use designations and their accompanying zoning districts are necessary to implement this Plan:

- a. SUBURBAN RESIDENTIAL - SR. This designation is intended to provide for low density housing. This designation will be implemented by the following zoning districts: The R-1 District will be a SFD zone with a 10,000 square foot minimum lot size; the R-2 District will be a single family and two-family district with a minimum lot size of 6,000 square feet for a single family dwelling and 7,000 square feet for a two-family dwelling. The Planned Development District will be allowed in this designation. A Neighborhood Commercial District will be allowed in this designation. ~~The district is intended to allow the establishment of small convenience oriented commercial establishments which serve the needs of~~ of the local neighborhoods. The Natural Resource District is allowed in this district. It is intended to be used by those property owners who wish to retain the land in larger lots and in the areas of steep slopes (greater than 20%). The Community Service Districts -CS-I, CS-U, CS-PR are also allowed in this designation.
- b. RESIDENTIAL - R. This designation allows a higher density of residential development than is permitted under the SR designation. ~~All of the zoning districts permitted in the SR designation are permitted in the R designation.~~ In addition, the R-3 District is permitted. This district allows the establishment of multiple family dwellings.
- c. GENERAL RESIDENTIAL - GR. This designation allows a mixture of commercial and residential uses, in addition to all of the uses allowed in the R designation. All of the zoning districts allowed in the R designation. All of the zoning districts allowed in the R designation are allowed in the GR designation. The R-4 District is also allowed. This allows the

establishment of a mixture of commercial and residential uses.

- d. MOBILE HOME - MH. This designation allows the establishment of mobile home parks, in addition to all of the uses permitted in the R designation. All of the zoning districts allowed in the R designations are allowed in the MH designation. The R-5 District is also allowed. This district permits the establishment of mobile home parks.
- e. COMMERCIAL - C. This designation provides for the establishment of a wide range of commercial enterprises. Two zoning districts will be used, initially, to implement this designation. The General Commercial District (C-1) allows a wide range of general commercial activities. The Waterfront Commercial (WC) allows the establishment of general commercial activities, water oriented commercial activities and some limited marine light industrial activities. It may be necessary to develop additional commercial zoning districts to meet future commercial needs. This can be done by the Planning Commission at the request of the public, the City Council or the Planning Commission itself. Such a new district must be approved by the City Council prior to its being established in an area designated for commercial development.
- f. LIGHT INDUSTRIAL - LI. This designation is intended to allow the development of light industry within the Rainier UGB. The two primary zoning districts which will be used for this purpose are the Light Industrial District (M-2) and the Industrial Park District (M-3). The NR and CS-U Districts are also allowed.
- g. HEAVY INDUSTRY - HI. This designation is intended to allow the development of heavy industry within the Rainier UGB. Rainier expects that most of this heavy industry will be located so as to take advantage of the access to a deep water channel. The Heavy Industrial (M-1) District, will be the primary district in this designation. However, LI will also be allowed.

T A B L E I
HOUSING NEEDS FOR RAINIER

PROJECTED POPULATION - Year 2000 - 4,000 People
ESTIMATED AVERAGE HOUSEHOLD SIZE (BPA) - 2.5 Persons Per Unit
TOTAL HOUSING STOCK NEEDED - 1,600 Housing Units

* * * * *

INVENTORY OF EXISTING HOUSING

| | <u>SFD</u> | <u>MFD</u> | <u>MH</u> | <u>TOTAL</u> |
|----------------------------------|-------------------|-------------------|------------------|---------------|
| City (PGE) | 493 | 149 | 16 | 658 |
| UBG (Staff) | 40 | 0 | 84 | 124 |
| TOTAL | 533 | 149 | 100 | 782 |
| HOUSING MIX ASSUMED | 70% | 15% | 15% | 100% |
| HOUSING PROJECTION | 1120 | 240 | 240 | 1600 |
| + Replacement From Dikelands | <u>46</u> | <u>0</u> | <u>0</u> | <u>46</u> |
| | 1166 | 240 | 240 | 1646 |
| + Assumed Vacancy | <u>23(2%)</u> | <u>19(8%)</u> | <u>2(1%)</u> | <u>44</u> |
| Housing Units Needed | 1189 | 259 | 242 | 1646 |
| - Existing Units | 533 | 149 | 100 | 782 |
| Total New Units Needed | 656 | 110 | 142 | 908 |
| New Units Possible in City | 126 | 56 | 0 | 192 |
| Total Units Needed in UGB | 530 | 54 | 142 | 716 |

HOUSING DENSITY ASSUMED FOR UGB PER GROSS ACRE OF LAND

| | |
|----------|-------------------|
| SFD | 3 units per Acre |
| MFD | 12 units per Acre |
| MH (50%) | 10 units per Acre |
| (50%) | 3 units per Acre |

TOTAL GROSS ACRES NEED TO MEET HOUSING DEMAND

| | |
|-----------------|-------------------|
| SFD (530 Units) | 176.6 Acres |
| MFD (54 Units) | 4.5 Acres |
| MH (71 Units) | 7.1 Acres |
| (71 Units) | 23.7 Acres |
| | <hr/> |
| | 211.9 Acres Total |

TOTAL RESIDENTIAL LAND

| | |
|---|-------|
| Available in the UGB | 646 |
| --Built and committed to existing development | 101 |
| --Steep Slope(greater than (20%)) | 305 |
| --Flood Hazards & Drainage Ways | 40 |
| --BPA Right-of-way | 5 |
| | <hr/> |
| Available Buildable Land in the UGB | 205 |

RAINIER

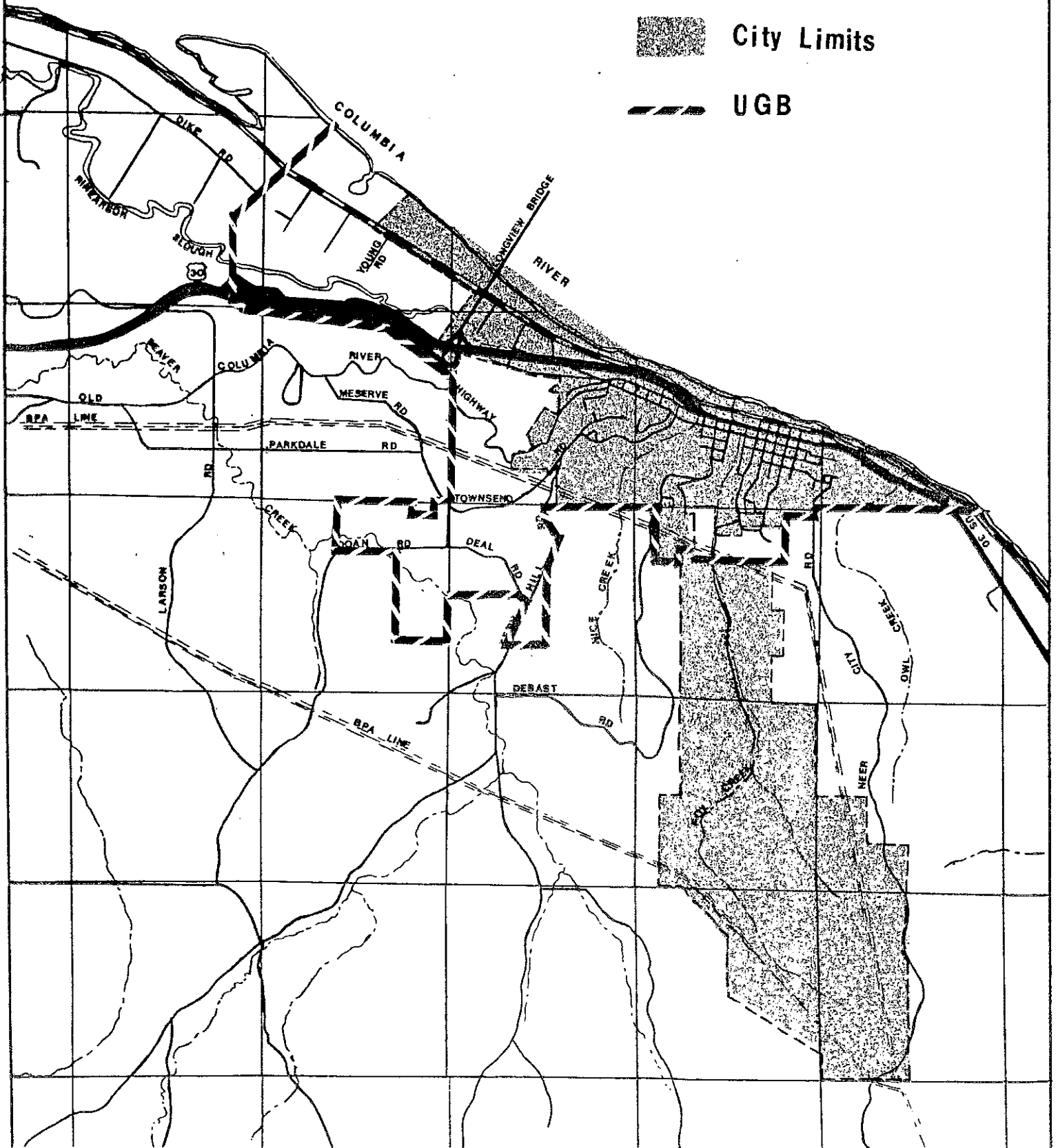


--- CITY LIMITS, APRIL 1980



 City Limits

 UGB



RAINIER

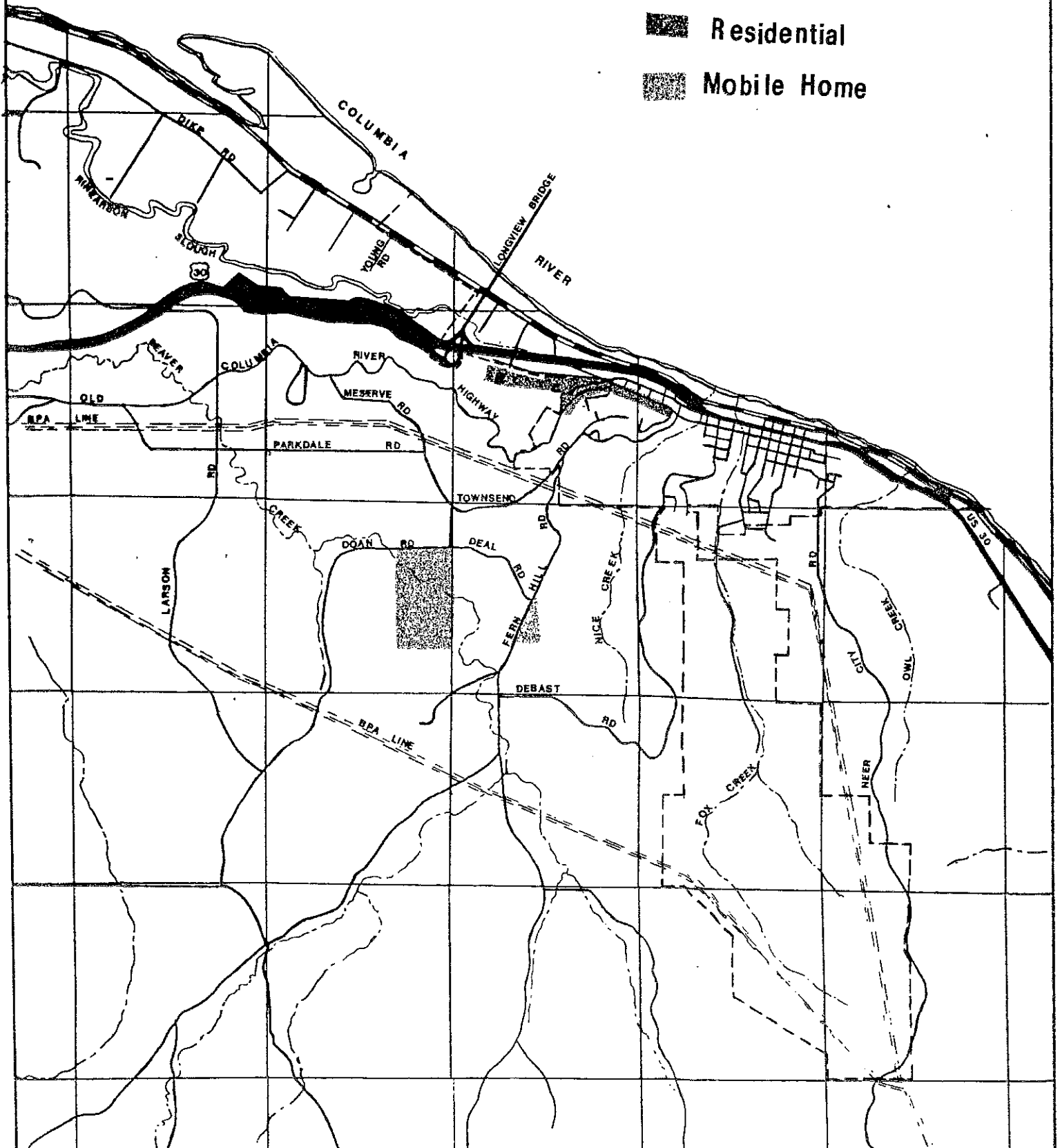


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 Residential

 Mobile Home



RAINIER



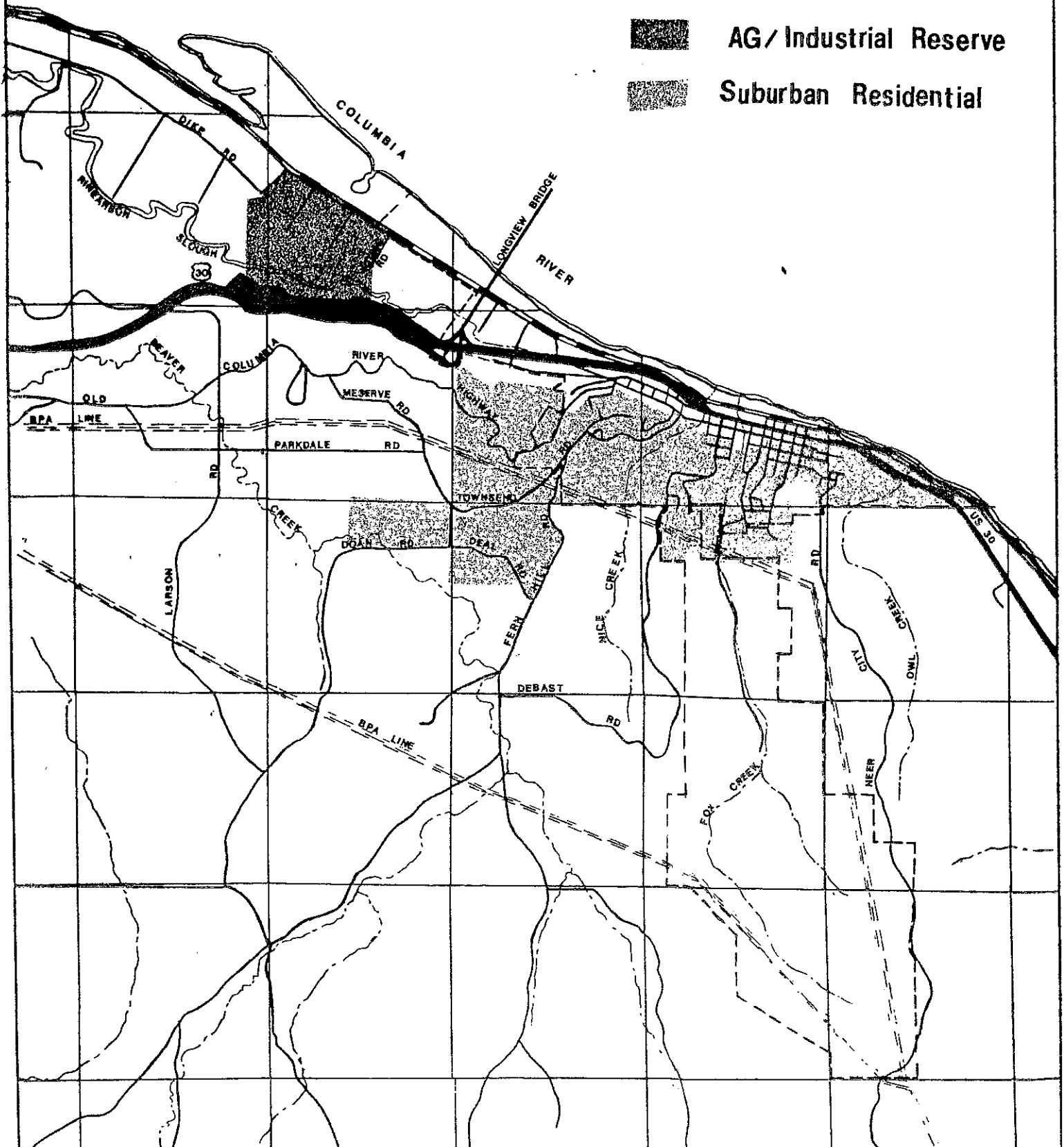
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AG/Industrial Reserve



Suburban Residential



RAINIER



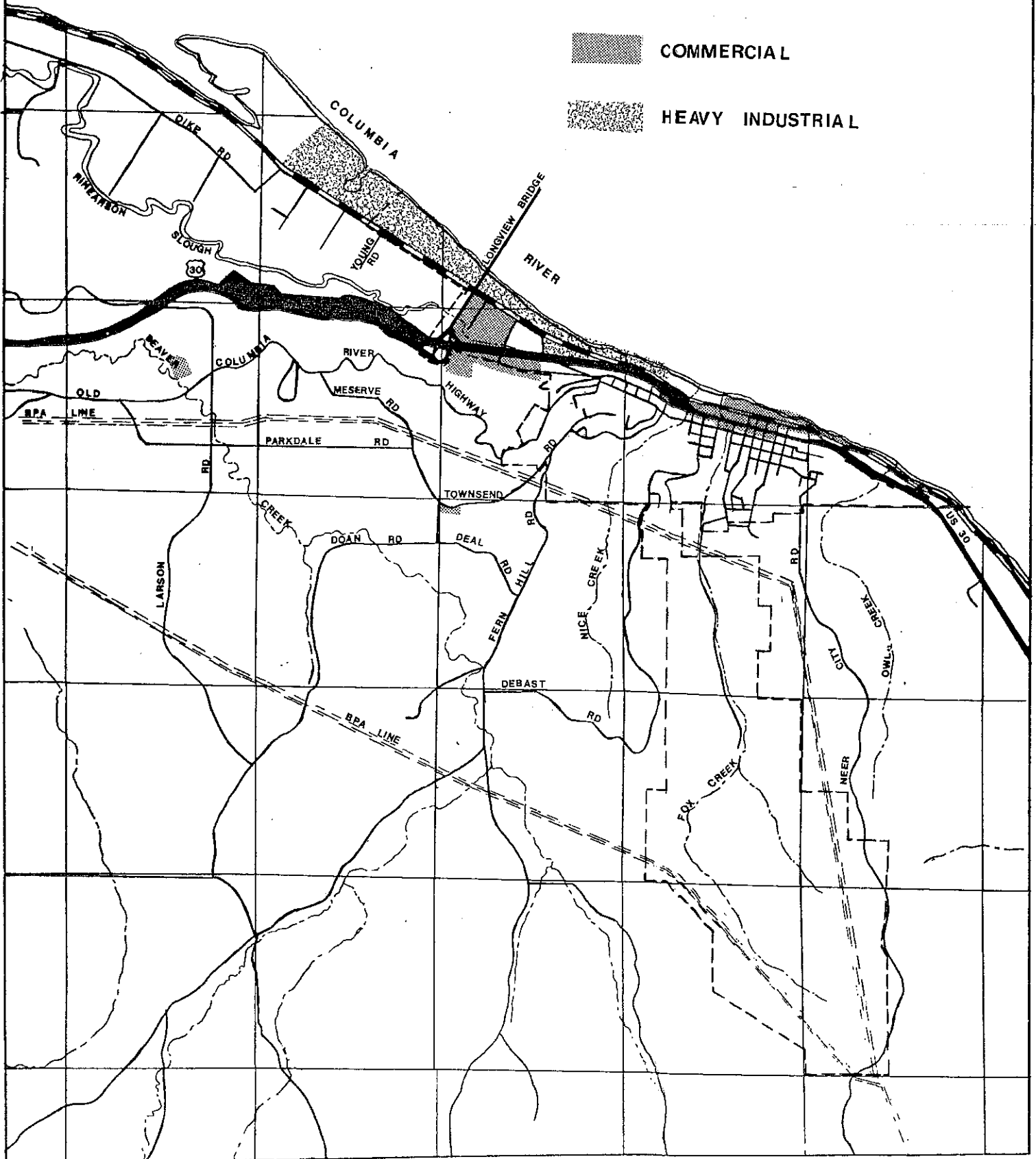
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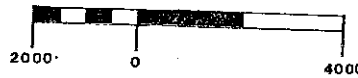
COMMERCIAL



HEAVY INDUSTRIAL



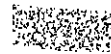
RAINIER



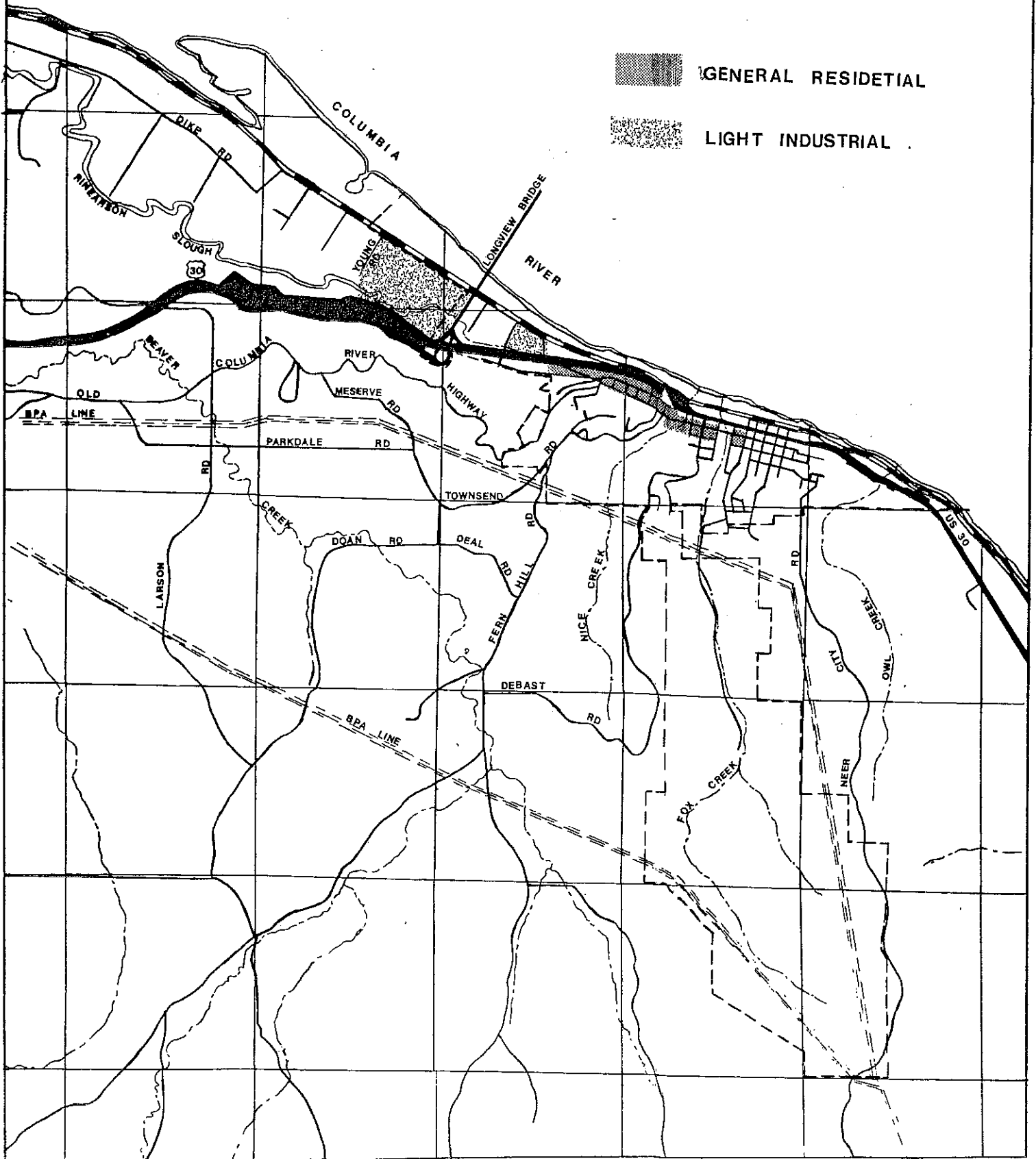
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GENERAL RESIDENTIAL



LIGHT INDUSTRIAL




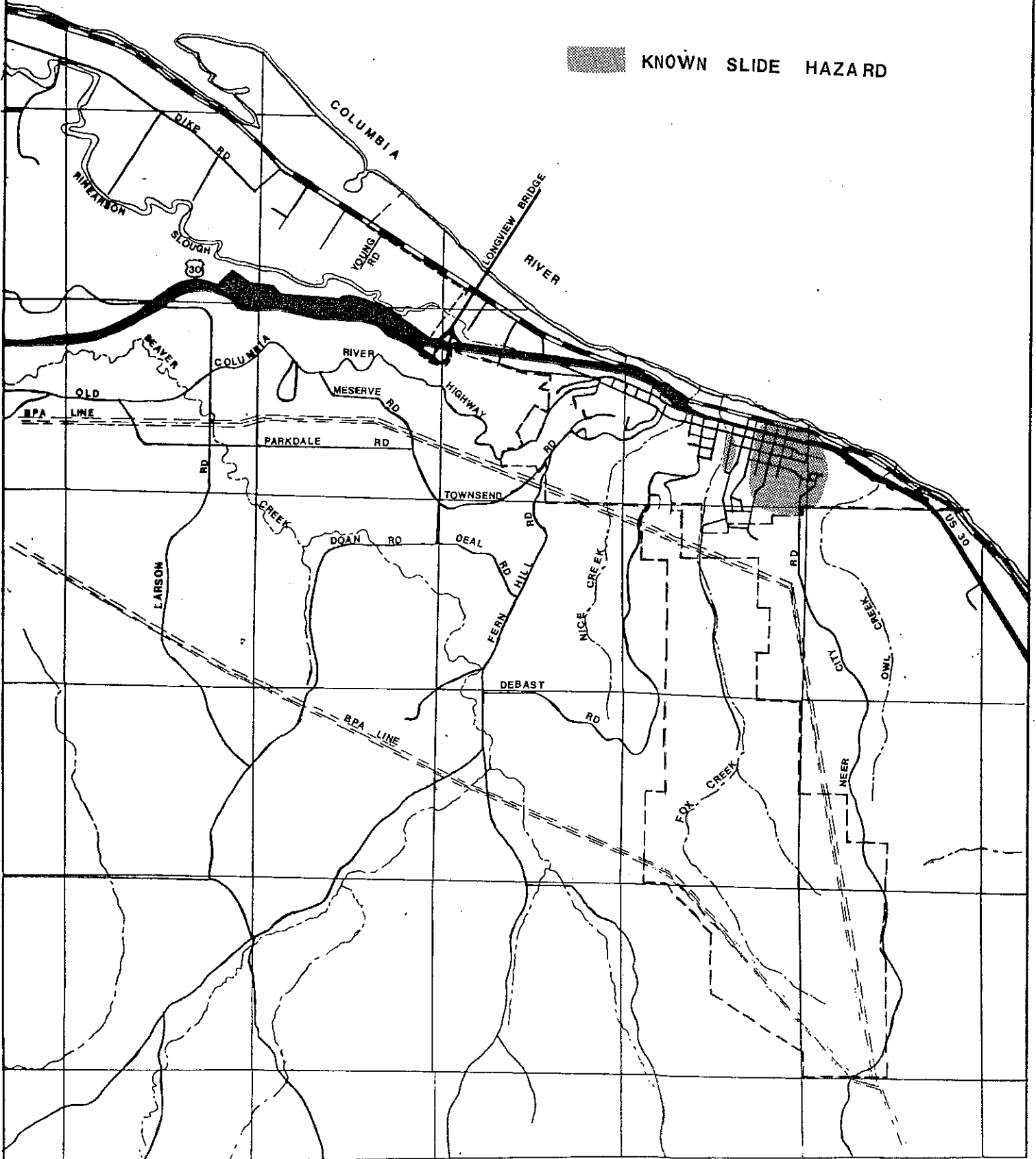
RAINIER



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 KNOWN SLIDE HAZARD



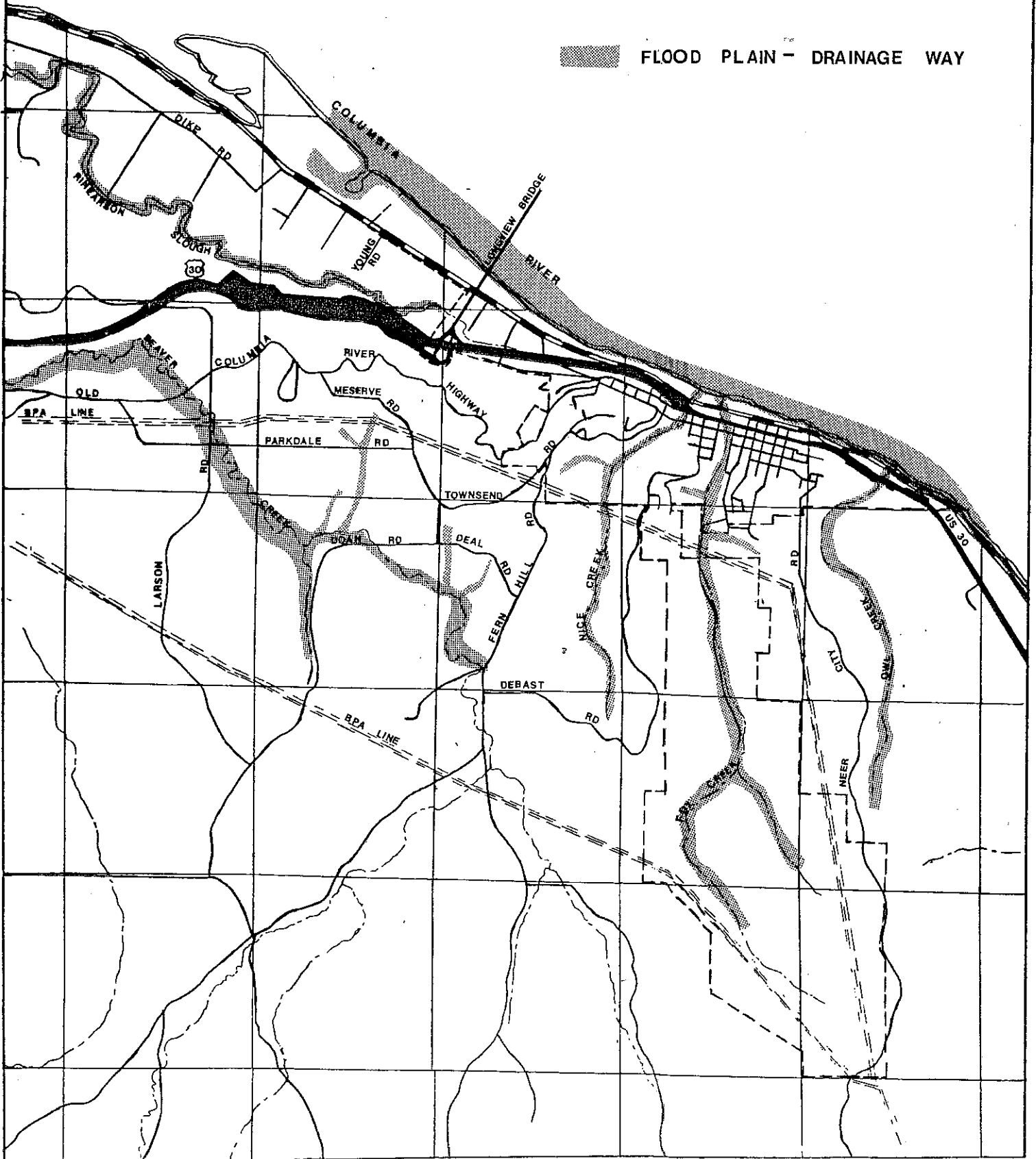
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 FLOOD PLAIN - DRAINAGE WAY




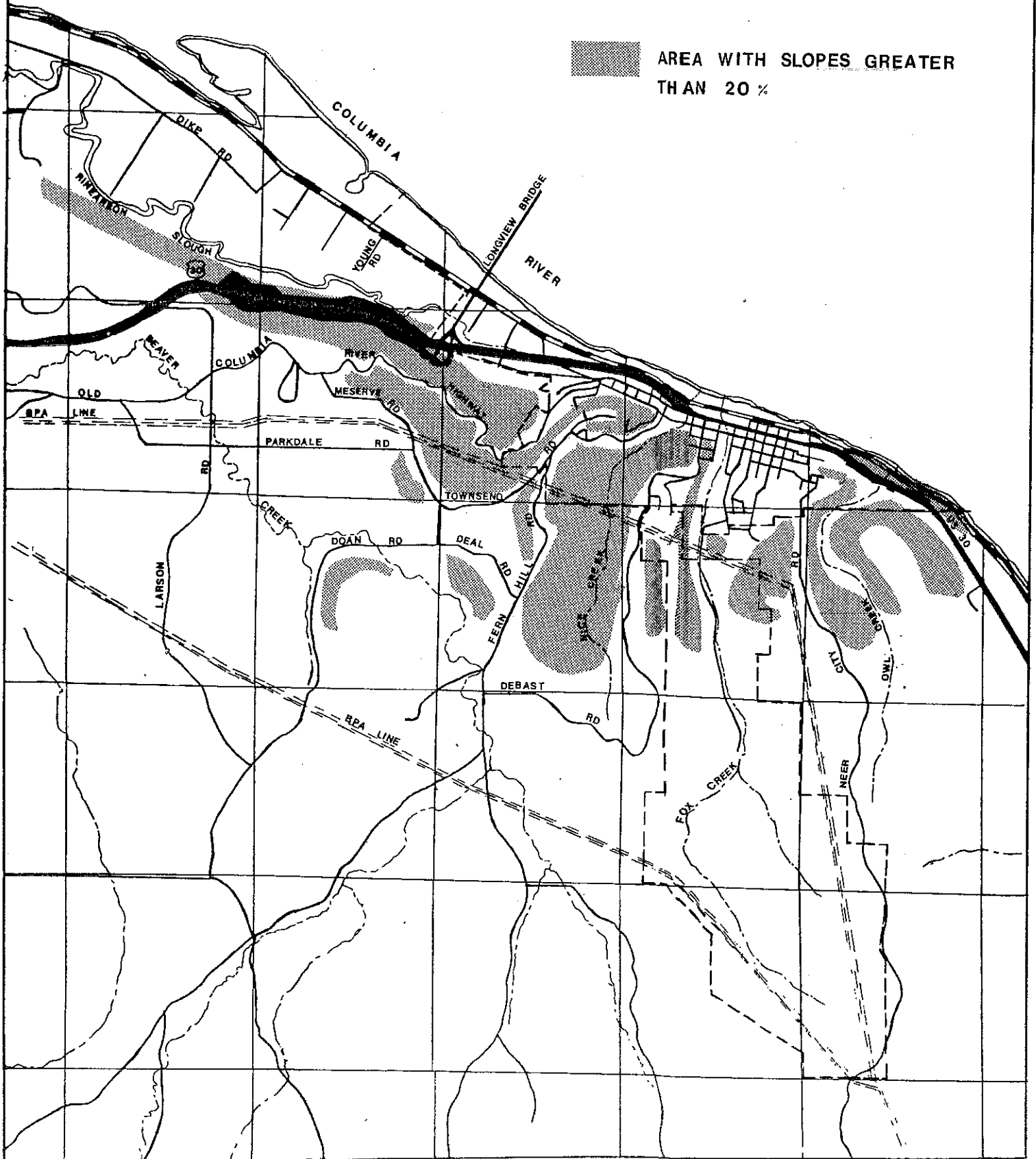
RAINIER



--- CITY LIMITS, APRIL 1980



 AREA WITH SLOPES GREATER THAN 20 %



RAINIER



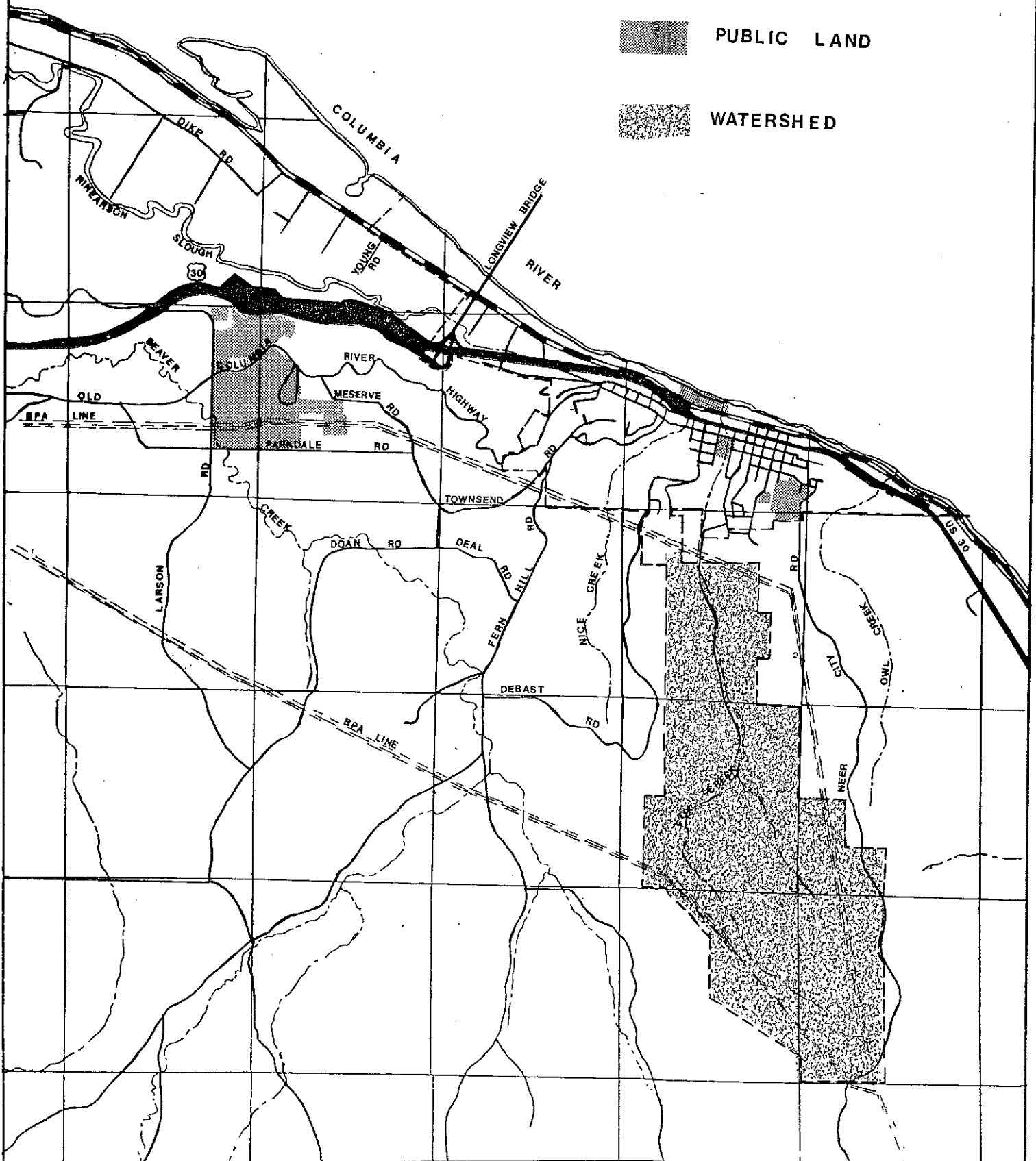
--- CITY LIMITS, APRIL 1980



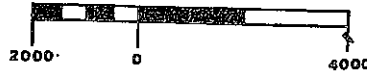
PUBLIC LAND



WATERSHED



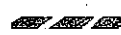
RAINIER



--- CITY LIMITS, APRIL 1980



City Limits



UGB

