

City of St. Helens

Comprehensive Plan

TABLE OF CONTENTS

[Introduction](#)

[A. General Goals and Policies](#)

[B. Specific Land Use Goals and Policies](#)

[C. Amendment Process/Procedures](#)

[D. Maps](#)

[D.1. Comprehensive Plan Map - Boundaries and designations](#)

[D.2. Significant Historical Sites](#)

[D.3. Planned Development Overlay Zones](#)

[D.4. Significant Riparian Corridors](#)

[D.5. Significant Wetlands](#)

[D.6. Significant Cultural Sites](#)

[D.7. Developing and Established Areas](#)

[E. Index](#)

City of St. Helens
COMPREHENSIVE PLAN

INTRODUCTION

This plan was first developed in 1978 in response to Oregon Revised Statute 197 and Senate Bill 100. The plan was acknowledged by the Department of Land Conservation and Development in 1984 and has had several minor amendments and one major update in 1991. This is the second major update since its inception.

The official Comprehensive Plan shall be the Goals and Policies and the Maps. Supporting documents shall be history, background, data, surveys, and assumptions.

The basis for this plan is first the assumption that use of land requires order beyond that of simply economic determination. As such the Federal government has encouraged land use planning and in particular land use comprehensive plans since 1928 with the passage of A Standard City Planning Enabling Act. The State of Oregon has refined the planning process with the passage of Senate Bill 100 in 1973.

The second basis for this plan is a continuation of the earlier versions which were built upon a great deal of data, citizen input, staff thought and legislative deliberations before it was presented to the State as the plan for the City of St. Helens to use as the guide for land use in the short and long term. This amendment adds to the 1978 Comprehensive Plan by updating it and modifying some of the goals and policies as befit the changes in facts, data, assumptions and desires of the community.

The definition of Comprehensive Plan is found in Oregon Revised Statute 197, Section .015. It means a generalized, coordinated land use map and policy statement of the governing body of a local government that interrelates all functional and natural systems and activities relating to the use of lands, including but not limited to sewer and water systems, transportation systems, educational facilities, recreational facilities, and natural resources and air and water quality management programs. Comprehensive means all-inclusive, both in terms of the geographic area covered and functional and natural activities and systems occurring in the area covered by the plan. General nature means a summary of policies and proposals in broad categories and does not necessarily indicate specific locations of any area, activity or use. A plan is coordinated when the needs of all levels of governments, semipublic and private agencies and the citizens of Oregon have been considered and accommodated as much as possible. Land includes water, both surface and subsurface, and the air.

Generally this Plan shall follow the Oregon Statewide Land Use Planning Goals and Guidelines for Goals 1, 2, and 5 through 15.

GOALS AND POLICIES

A. GENERAL GOALS AND POLICIES

1. CITIZEN INVOLVEMENT (Ref: Statewide Planning Goal 1)

Preface:

It is the intent of the City of St. Helens City Council to have a program that ensures the opportunity for the citizens of the City to be involved in all phases of the land use planning process.

Goals:

- 1) Keep the citizens informed of opportunities for involvement.
- 2) Develop programs to involve citizens in land use planning process.

Policies:

- 1) Create a permanent committee to develop and implement programs to involve as many citizens as possible in the land use planning process.
- 2) At least annually inform the citizens of the City of land use activities for the last year and proposed plans for land use activities for the coming year.

2. ECONOMIC GOALS AND POLICIES (Ref: Statewide Planning Goal 9)

Preface:

Historically the City of St. Helens economy has been directly related to the Columbia River, Forests and Mineral Aggregate Resources. In the last decade there has been a significant shift in employment with over 50% of the residents commuting out of the County for employment. This is not a result of dying industries as much as it a phenomenon of lower land costs, good quality of life, and reasonable commute times. Economic growth in the City of St. Helens is mostly due to population growth. New businesses are locating here to serve the growing population. Some new industrial growth is occurring but with very few jobs.

The largest employers inside the City Limits are government agencies, then forest/wood products manufacturers, and then retailers. The City has over two miles of water front and another mile of water front in the Urban Growth Area.

There are three marinas and about 2700 feet of public docks. With the City's history of being a very old town (relative to Oregon's history) located on the largest river in the northwest, tourism is a major target of the City leaders' plans for increased economic development.

The City's Vision Plan envisions a maximum of 50% commuters, increased tourism, and self sufficiency in several areas such as healthcare and jobs. The City's leaders are working with business leaders in developing plans to encourage more businesses to locate in St. Helens. The City's leaders are coordinating with State leaders to improve the attractiveness of St. Helens for businesses and industries to locate in St. Helens.

Goals:

- 1) To maintain favorable conditions for a growing, healthy, stable and diversified business and industrial climate.
- 2) To encourage the expansion of employment opportunities within the urban area so residents can work within their communities rather than commute to jobs outside the County.
- 3) To promote industrial development necessary to provide a balanced tax base for the operation of local government services.
- 4) To establish greater local control over the destiny of the local economic development.

Policies:

It is the policy of the City of St. Helens to:

- 1) Develop program strategies with other agencies groups and business in an effort to improve the local economy. Strategies should consider but not be limited to 1) tax incentives and disincentives; 2) land use controls and ordinances; 3) preferential assessments; 4) capital improvement programming; and 5) fee and less-than-fee acquisition techniques.
- 2) Assist in programs to attract business and industries in terms of diversification and non-pollution rather than accept any business or industry which may wish to locate here; additionally, to prohibit industries with levels of pollution or other effects which would outweigh economic benefits or threaten the existing quality of living.

- 3) Work with applicable agencies at the State and federal levels in enacting controls and performance standards for industrial operators to reduce the possibility of adverse impacts on the environment.
- 4) Encourage enterprises offering local residents a far greater selection of goods and services to locate here.
- 5) Make waterfront development a high priority.
- 6) Develop the local tourist and recreation sectors of the economy.
- 7) Allocate adequate amounts of land for economic growth and support the creation of commercial and industrial focal points.
- 8) Identify special locations for industrial activities that will assist in energy conservation.
- 9) Discourage the leapfrog development of industrial lands, unless there is a program to provide sewer and water to intervening properties.
- 10) Make commercial designation large enough to accommodate a large variety of commercial development with sufficient buffers.
- 11) Encourage land uses are compatible with the transportation facilities.

3. PUBLIC SERVICES AND FACILITIES GOALS AND POLICIES (Ref: Statewide Planning Goal 11)

Preface:

Public facilities are water, sanitary sewer, storm water, and transportation systems. These systems are essential to land use. All land improvement is impacted by and impacts public facilities. Public services usually include police, fire, health, schools, recreation, and library. While public services are very important they do not impede development but rather react to development. The City of St. Helens has master plans and a general public facilities plan for all the essential public facilities. The City also has plans or agreements with many **providers** of the public services.

Goals:

- 1) To provide the facilities, utilities and services which are necessary for the well being of the community.

- 2) To develop an orderly arrangement of public facilities and services to serve as a framework for urban development.
- 3) To design and locate public facilities so that: capacities are related to future as well as present demands; ample land is available for building and plant expansion; and public works plants and utility structures reflect due regard for their environmental impact.
- 4) To designate land development patterns which would permit the most economical extension of public utilities.
- 5) To provide all residents of urban areas with a sewage system that effectively meets current and future needs while protecting public health.
- 6) To provide a water system adequate for future domestic and industrial purposes.
- 7) To integrate schools with land use, transportation and recreation in order to realize their optimum value for local residents.
- 8) To create and maintain ample places and facilities for recreation in St. Helens.
- 9) To provide an effective law enforcement system responsive to the needs of the public as well as the rights of the individual.
- 10) To reduce loss of lives and property from fires.
- 11) To provide library services capable of meeting the needs of area residents.
- 12) To work with the County in the effective management of the disposal of solid wastes.

Policies:

It is the policy of the City of St. Helens to:

- 1) Ensure that urban facilities and services, particularly water and sewer systems, are properly designed to eventually serve the designated urban growth area; also, ensure that services are provided to sufficient vacant property to meet the anticipated needs
- 2) Prohibit the extension of municipal sewer or water service outside the Urban Growth Boundary except in the following areas:

- a) Areas where an exception for Goals 11 and 14 has been taken to allow an urban level of service to be extended beyond the Urban Growth Boundary; or
- b) Areas designated as a "health hazard" according to the procedures required by state law; or
- c) Areas zoned for rural industrial use, or a resource zone for a resource related use, for which the following findings have been made:
 - 1. There is no feasible alternative for servicing the rural industrial or resource related use, considering water availability, soil suitability for subsurface sewage disposal, costs of a subsurface system, the long term viability of a subsurface system to function successfully, or state or federal environmental regulations;
 - 2. Provisions of municipal sewer or water service will not impair the City's long-term ability to service land within the City limits or Urban Growth Boundary;
 - 3. The proposed extension of municipal sewer or water service will not serve any intervening land;
 - 4. Extension of municipal sewer or water service shall not be a basis for future determination of commitment of the intervening rural lands; and
 - 5. The extension is limited to the needs of the existing rural industrial or resource related use.
- 3) Require in new residential developments that water, sewer, storm sewer, paved streets, curbs, parks and other improvements are installed as part of the initial construction. Encourage the placement of underground utilities whenever feasible.
- 4) Ensure that capacities and patterns of utilities and other facilities are adequate to support the residential densities and land use patterns of the Comprehensive Plan.
- 5) Require the nuisance free storage of solid wastes, provide for the efficient collection of solid wastes through the franchising of private industries, and encourage the recovery of usable material through recycling.

- 6) Rehabilitate old sewer lines and extend new ones as funding permits.
- 7) Have all new subdivisions within the urban area connect to public sewer and water systems.
- 8) Implement master water, sanitary sewer, storm sewer and transportation system plans in coordination with the public facilities plan.
- 9) Update the public facilities plan every five years and update the master water, sanitary sewer, storm sewer and transportation system plans periodically, but no less than every 15 years.
- 10) Require new developments to provide adequate drainage at the time of initial construction; however, discourage the removal of streamside vegetation, the alteration of streams and the drainage or contamination of wetlands that are identified as significant wildlife habitats.
- 11) Strive to ensure that adequate sized water mains and sewer lines are installed initially to avoid costly expansion when the area becomes intensively developed.
- 12) Discourage the expansion of local service districts when this would stimulate development in areas outside the Urban Growth Boundary or create conditions leading to the need for sewage or other urban facilities.
- 13) Discourage the leapfrog development of industrial lands, unless there is a program to provide sewer and water to intervening properties.
- 14) Design public recreation facilities to meet the recreational needs of the populace by providing the widest practicable range of compatible activities and programs to meet the needs of diverse groups.
- 15) Develop a program whereby the City's park system can be maintained or expanded to serve the needs of the anticipated growth. This program could include, but not necessarily limited to, acquisition of tax foreclosed properties, donations or required dedication of land to existing parks, donation or required dedication of land for new parks or a payment in-lieu-of dedication by developers for new development that would impact the City's recreational system.
- 16) Acquire sites for future parks as identified on the Comprehensive Plan map as far in advance as possible and have those sites be within ½ mile of residential areas.

- 17) Investigate grant and loan opportunities from various private, state and federal agencies for park acquisition, development and expansion; where appropriate apply for these funds.
- 18) Develop a plan to preserve canyons that have steep slopes for public uses.
- 19) Encourage coordination between the School District's planning and capital improvement program and the City's land use program.
- 20) Encourage the continued development of the library to meet the expanding needs of the community.
- 21) Take necessary actions to help ensure the area maintains its current fire and police quality; specifically take into consideration the effects of fire and police protection in the siting and design of all new development.
- 22) Continue coordination between the Fire District's planning and capital improvement program and the City's land-use planning program.
- 23) Encourage cooperation between the health care facilities planning and capital improvements program and the City's land use planning program.
- 24) Work with all utility providers to locate and design power transmission lines and substations so they have a minimum impact of the environment.
- 25) Encourage energy conservation and renewable energy resources.
- 26) Make energy conservation and waste reduction a regular practice in purchasing, operation and maintaining its buildings, vehicles, equipment and facilities as well as take advantage of renewable energy opportunities.
- 27) Encourage residents and businesses to take action to conserve energy and use renewable resources; these efforts shall be coordinated with utilities, state and federal agencies and other organizations.

4. TRANSPORTATION GOALS AND POLICIES (Ref: Statewide Planning Goal 12)

Preface:

Transportation is all about moving people, goods and services within a defined geographic area. The City of St. Helens is like many communities which have started with a small area and expanded into areas with County type roads. Many of our roads are gravel and many are substandard based upon current

requirements. Overall the system of roads, bike paths, and pedestrian paths serves the community adequately in most areas. There are some areas lacking in pedestrian paths between new developments and existing developments. Most of the transportation system is addressed in the public facilities plan and there are general schedules and estimated costs for bringing the transportation facilities into compliance with current standards.

Goals:

- 1) To develop and maintain methods for moving people and goods which are:
 - a) Responsive to the needs and preferences of individuals, business and industry.
 - b) Suitably integrated into the fabric of the urban communities; and
 - c) Safe, rapid, economical and convenient to use.
- 2) To remove existing congestion and prevent future congestion so that accidents and travel time would both be reduced.
- 3) To create relatively traffic-free residential areas.
- 4) To strengthen the economy by facilitating the means for transporting industrial goods.
- 5) To maintain a road network that is an asset to existing commercial areas.
- 6) To provide a more reliable basis for planning new public and private developments whose location depends upon transportation.
- 7) To cooperate closely with the County and State on transportation matters.
- 8) To assure that roads have the capacity for expansion and extension to meet future demands.
- 9) To insure future arterial rights-of-way are not encroached upon.
- 10) To encourage energy conserving modes of transit.
- 11) To increase appropriate walking and bicycling opportunities.

Policies:

It is the Policy of the City of St. Helens to:

- 1) Require all newly established streets and highways are of proper width, alignment, design and construction and are in conformance with the development standards adopted by the City.
- 2) Review diligently all subdivision plats and road dedications to insure the establishment of a safe and efficient road system.
- 3) Support and adopt by reference road projects listed in the 6-year Highway Improvement Program; specifically, work towards attaining left turn lanes and traffic lights on Highway 30.
- 4) Control or eliminate traffic hazards along road margins through the building setbacks, dedications or regulation of access at the time of subdivision, zone change or construction.
- 5) Regulate signs and sign lighting to avoid distractions for motorists.
- 6) Work with the railroad owners and operators to improve the safety at railroad crossings.
- 7) Plan and develop street routes to alleviate Highway 30's traffic load.
- 8) Regulate or prevent development within areas required for future arterials or widening of rights-of-way.
- 9) Follow good Access Management Techniques on all roadway systems within the City.
- 10) Develop a plan for walking trails.
- 11) Maintain, implement, and update the Bikeway Plan.
- 12) Work with Columbia County and other agencies in their efforts to meet the needs of the transportationally disadvantaged in the community.
- 13) Encourage increased opportunities for public local and regional transit facilities.

5. HOUSING GOALS AND POLICIES (Ref: Statewide Planning Goal 10)

Preface:

Residents of the City of St. Helens are demographically in different stages of socioeconomics. As such, they vary in their family sizes, economic capabilities and interests and will desire different types of housing. The strategy is to insure that sufficient lands are designated for those different phases and desires of current and future residents and to encourage policies and decisions to allow all residents the ability to find affordable housing.

Goals:

- 1) To promote safe, adequate, and affordable housing for all current and future members of the community.
- 2) To locate housing so that it is fully integrated with land use, transportation and public facilities as set forth in the Comprehensive Plan.

Policies:

It is the policy of the City of St. Helens to:

- 1) Maintain adequate development and building codes to achieve the City's housing goals.
- 2) Encourage the distribution of low income and/or multi-family housing throughout the City rather than limiting them to a few large concentrations.
- 3) Work with all interested agencies to facilitate housing conservation and construction, and to improve substandard dwellings where cost effective.
- 4) Encourage and cooperate with all efforts to provide adequate housing for those with special needs.
- 5) Permit multi-family developments which conform to the following general conditions and criteria:
 - a) They should not be constructed within areas which are established and recognized as substantial well maintained single-family areas.
 - b) They should have safe and appropriate arrangement of buildings, open spaces, and parking access.

- c) They should not be so large or close to single-family homes as to block their view or sunlight or to unduly interfere with an established single-family character; where conditional used, they thus shall be subject to density criteria.
 - d) They should include adequate open space.
 - e) They should include ample off-street parking.
 - f) They should not be located where undue noise or other factors will not adversely affect residential living.
 - g) They shall be subject to a site design review process and minimum landscaping requirements.
- 6) Permit mobile home park development which conform to the following general conditions and criteria:
- a) They should not be constructed within areas which are established and recognized as substantial well maintained single-family areas.
 - b) They should include adequate open space.
 - c) They should include ample off-street parking.
 - d) They should not be located where undue noise or other factors will not adversely affect residential living.
 - e) They shall be subject to a site design review process and minimum landscaping requirements and possibly fencing or screening requirements.
 - f) They should provide internal vehicular and pedestrian circulation and landscaping.
- 7) Re-evaluate City Ordinances and, where possible, streamline administration and requirements in order to reduce development costs.
- 8) Encourage energy efficient housing patterns in residential developments.

6. NATURAL FACTORS AND LOCAL RESOURCES GOALS AND POLICIES (Ref: Statewide Planning Goals 5, 6, &7)

Preface:

This city's history is all about resources. Water, land, aggregate and forests were the mainstay of the community for at least the first hundred years. Now the natural factors and local resources are all about quality of life and are part of why people choose to live in our community. As our community continues to grow the challenge is to preserve as much of the natural resources of trees, water, and land while accommodating new development and all of its impacts.

Goals:

- 1) To maintain and, where possible, enhance the air, water, and land resources of the St. Helens area.
- 2) To assure proper and safe development, use and protection of the area's significant soil, mineral and geological resources.
- 3) To ensure that unique geological areas are protected from development that could degrade the area.
- 4) To ensure the conservation of substantial fish and wildlife habitats.
- 5) To preserve open spaces within and between urban living areas.
- 6) To encourage the protection of the forest area within the Urban Growth Boundary.
- 7) To preserve for the public benefit outstanding scenic areas.

Policies:

It is the policy of the City of St. Helens to:

- 1) Participate in resource management planning through participation in collective federal, State, and regional agency planning programs.
- 2) Consider airshed and water resources capacities in reviewing all plans, ordinance and permits for land development actions.
- 3) Support the recycling of solid wastes.

- 4) Work with the County in the management of solid wastes to prevent the contamination of local resources.
- 5) Encourage the preservation of those forest lands between Columbia City and St. Helens.
- 6) Encourage the preservation, restoration, and functionality of the open space corridors or rezone to open space zone the following lands:
 - a) The canyon-area adjoining Godfrey Park.
 - b) The unimproved gullies and creekbed systems.
 - c) The lands along significant riparian corridors and connecting wetlands.
- 7) Direct development away from the Willamette River Greenway to the maximum extent possible; provided, however, lands committed to the urban uses within the Greenway shall be allowed to continue, and to intensify provided the activity is water-related or water-dependent. The City shall prohibit new non-water related or non-water dependent uses from within 150 feet of the Willamette River Greenway.
- 8) Take exception to LCDC's Agricultural Goal and Forest Goal on the preservation of Class I-IV soils and soils that have good woodland capability as one of such lands will be needed for future City growth and included in the Urban Growth Boundary.
- 9) Development in a hazardous area is required to meet strict standards to reduce or eliminate public harm.
- 10) Balance development rights of property owners and protection of public views of the Columbia River, Scappoose Bay and Multnomah Channel.
- 11) Subject proposed remodeling of the City's historic resources to Design Review to encourage preservation of the structure's historical assets.
- 12) Devise a program for attempting to preserve those historic resources that are threatened with demolition.
- 13) Utilize zoning, buffer zones, and Design Review procedures to protect noise sensitive areas from noise producing areas.
- 14) Institute Design Review procedures to protect the area's archaeological resources.

- 15) Comply with applicable State and Federal Environmental Regulations.
- 16) Revise all land development standards to encourage solar access, establish criteria for approval of energy facilities, remove obstacles to energy-efficient design, and require energy efficient development when ownership is to be transferred to the City upon completion.
- 17) Develop protection programs for the following St. Helens Significant Resources: Wetlands, Riparian Corridors, Wildlife Habitats, Groundwater Resources, Natural Areas, Wilderness Areas, Mineral and Aggregate Resources, Energy Sources, and Cultural Areas.

B. SPECIFIC LAND USE GOALS AND POLICIES

1. URBAN GROWTH BOUNDARY GOALS AND POLICIES (Ref : Statewide Planning Goal 14)

Preface:

The intent of the City's Urban Growth Boundary is to provide for an economic and efficient transition from rural to urban land use, to guide development to fit our natural resources and to preserve as much as possible the "quality of life" as experienced by people today.

Goals:

- 1) To create within St. Helens and its growth area optimal conditions of livability.
- 2) To avoid the extension of urban services, particularly water and sewer systems, into outlying, sparsely settled areas.
- 3) To locate all major public and private developments such as schools, roads, shopping centers and places of employment so that they do not tend to attract residential development to locations outside the designated Urban Growth Boundary.
- 4) To include within the Urban Growth Boundary ample land for future development.

Policies:

It is the policy of the City of St. Helens to:

- 1) Work with the County in establishing and maintaining an Urban Growth Boundary.
- 2) Create an Urban Growth Boundary taking into account the following considerations:
 - a) Population growth rates and projections;
 - b) Suitability for residential, commercial and industrial land development;
 - c) Appropriate densities of residential development;

- d) Physical features that are influential in determining and maintaining the identity of the St. Helens community;
 - e) Existing city limits and recent trends in the area's industrial, commercial and residential growth;
 - f) Areas intended for public acquisition, parks or preservation;
 - g) Effective provision of public facilities including the maximum feasible use of existing public facilities, and the timely, orderly and economically feasible extension of public facilities and services;
 - h) Compatibility of proposed urban uses with nearby agricultural activities and resources;
 - i) Existing industrial, commercial and residential developments that have been identified as potential health hazard areas or otherwise in need of the City's services;
 - j) Recommendations and desires of affected property owners, private citizens, public agencies, Citizen Involvement Committee Members, and public agencies; and
 - k) Prevention of abnormally irregular boundaries.
- 3) Require that changes in the UGB comply with State Land Use Goal 14 and with the procedures of Goal 2.
- a) Establishment and change of urban growth boundaries shall be based on the following:
 - 1) Demonstrated need to accommodate long range urban population, consistent with a 20-year population forecast coordinated with affected local governments; and
 - 2) Demonstrated need for housing, employment opportunities, livability or uses such as public facilities, streets and roads, schools, parks, or open space, or any combination of the need categories in this subsection (2).

Note: In determining need, local government may specify characteristics, such as parcel size, topography, or proximity, necessary for land to be suitable for an identified need. Prior to expanding an urban growth boundary, local governments shall demonstrate that needs cannot reasonably be accommodated on land already inside the urban growth boundary.

- b) The location of the urban growth boundary and changes to the boundary shall be determined by evaluating alternative boundary locations consistent with ORS 197.298 and with consideration of the following factors:
 - 1) Efficient accommodation of identified land needs;
 - 2) Orderly and economic provision of public facilities and services;
 - 3) Comparative environmental, energy, economic and social consequences; and
 - 4) Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the urban growth boundary.
 - c) Land within urban growth boundaries shall be considered available for urban development consistent with plans for the provision of urban facilities and services. Comprehensive plans and implementing measures shall manage the use and division of urbanizable land to maintain its potential for planned urban development until appropriate public facilities and services are available or planned.
- 4) Cooperate with the County in establishing a process to manage the St. Helens urban growth area by:
- a) Establishing joint review procedures with the County Planning Commission, the Citizens Planning Advisory Committee and the St. Helens Planning Commission for conditional use permits, land partitioning, annexations and service extensions; and
 - b) Working with the County Planning Commission, Department of Environmental Quality and potential developers on a case-by-case basis to ensure that proper siting of buildings on developable parcels.
- 5) Review all subdivision plats in the growth area to insure the establishment of a safe and efficient road system.

2. GENERAL RESIDENTIAL CATEGORY GOALS AND POLICIES

Goals:

To create conditions suitable for higher concentrations of people in proximity to public services, shopping, transportation and other conveniences.

Policies:

It is the policy of the City of St. Helens to:

- 1) Require undeveloped public ways of record to be improved to applicable City Standards as a condition to the issuance of building permits for lots that front these ways.
- 2) Encourage the infilling of areas presently undeveloped due to topographical limitations to achieve a more efficient use of the land.
- 3) Allow for the convenient location of grocery stores by the conditional use process.
- 4) Develop rules for multi-family dwellings which are consistent with Housing Policies.
- 5) Designate General Residential lands as R-5, General Residential or AR, Apartment Residential on the City Zoning Map.

3. SUBURBAN RESIDENTIAL CATEGORY GOALS AND POLICIES

Goals:

To establish conditions which will maintain attractive, convenient residential living typical of moderate density semi-suburban areas.

Policies:

It is the policy of the City of St. Helens to:

- 1) Allow for the convenient location of grocery stores by the conditional use process.
- 2) Permit a degree of flexibility in residential site design and a mixture of housing, including multi-dwelling units, through the planned development procedures.

- 3) Promote the development of homesites at a density and standard consistent with: the level of services that can reasonably be provided, and the characteristics of the natural environment.
- 4) Review diligently all subdivision plats in the Suburban Residential to insure the establishment of a safe and efficient road system.
- 5) Designate Suburban Residential lands as R-7, Moderate Residential or R-10, Suburban Residential on the City Zoning Map.

4. MOBILE HOME RESIDENTIAL CATEGORY GOALS AND POLICIES

Goals:

To provide conditions suitable for concentrations of people living in mobile homes and in areas where a wide range of public services would be made available.

Policies:

It is the policy of the City of St. Helens to:

- 1) Permit mobile home park developments in areas designated as Mobile Home Residential.
- 2) Make sure such parks conform to local and State regulations with regards to density, open space areas, landscaping and parking facilities.
- 3) Manufactured or Mobile Homes are to be permitted in areas that allow single dwelling units.
- 4) In the Urban Growth Area, the County shall allow mobile homes or manufactured homes on individual lots only if the mobile home or manufactured home meets the following requirements:
 - a) The mobile home or manufactured home shall be multi-sectional and enclose a minimum of 1000 sq. ft.
 - b) The mobile home or manufactured home must have a pitched roof of at least 3:12.
 - c) The mobile home or manufactured home must have a composition shake, wood shake or metal shake roof similar to that found on single family dwellings located in the City and Urban Growth Boundary.

- d) The mobile home or manufactured home must have siding which in color, material and appearance is similar to that found on single family dwellings located in the City and Urban Growth Boundary.
 - e) The mobile home or manufactured home must be affixed to an excavated and backfilled foundation and enclosed at the perimeter with cement or cement block such that the mobile home or manufactured home is located not more than 12 inches above grade.
 - f) A minimum of two off-street parking spaces must be provided for each mobile home or manufactured home.
- 5) Designate Mobile Home-Residential designated lands as MHR on the City Zoning Map.

5. UNINCORPORATED GENERAL AND MULTI-FAMILY RESIDENTIAL CATEGORY GOALS AND POLICIES (UGR & UGMFR)

Goals:

To ensure that the City provides housing opportunities for all members of its community.

Policies:

It is the policy of the City of St. Helens to:

- 1) Work with the County on partition and subdivision applications for these lands to ensure that they are divided in a manner that does not hinder future urbanization.
- 2) Zone the Unincorporated General Residential lands as R-5 or **AR** upon annexation.
- 3) Zone the Unincorporated Multi-family Residential Lands as **AR** upon annexation.
- 4) Re-evaluate the appropriateness of the Unincorporated General and Multi-family Residential designation upon the specifically designated lands if:
 - a) Other lands area annexed and zoned R-5 or **AR** prior to annexation of these lands; or

- b) The County and City determine, due to the pattern of development in the City and within the Urban Growth Area, that other lands are more appropriate for these designations.

6. RURAL SUBURBAN UNINCORPORATED RESIDENTIAL CATEGORY GOALS AND POLICIES

Goals:

To provide sufficient area for urban development that will accommodate a variety of housing types.

Policies:

It is the policy of the City of St. Helens to:

- 1) Work with the County on partition and subdivision applications for these lands to ensure that they are divided in a manner that does not hinder future urbanization.
- 2) Zone the Rural Suburban-Unincorporated Residential as R-7 or R-10 upon annexation to the City unless circumstance listed in 3 below exist.
- 3) Consider zoning lands with the Rural Suburban-Unincorporated Residential for R-5 or **AR** if the following conditions are found:
 - a) The parcel is vacant and larger than 2 acres in size.
 - b) The carrying capacity of the public services including but not limited to streets, sewer, and water are sufficient for higher density development.
 - c) The County and City determine, due to the pattern of development in the City and within the Urban Growth Area, that other lands are more appropriate for these designations.

7. GENERAL COMMERCIAL CATEGORY GOALS AND POLICIES

Goals:

To establish commercial areas which provide maximum service to the public and are properly integrated into the physical pattern of the City.

Policies:

It is the policy of the City of St. Helens to:

- 1) Encourage new commercial development in and adjacent to existing, well established business areas taking into account the following considerations:
 - a) Making shopping more convenient for patrons,
 - b) Cutting down on street traffic,
 - c) Maximizing land through the joint use of vehicular access and parking at commercial centers, and
 - d) Encouraging locations that enjoy good automobile access and still minimize traffic hazards.
- 2) Designate sufficient space for business so that predictable commercial growth can be accommodated and so that an adequate choice of sites exists.
- 3) Ensure that all commercial enterprises maintain sufficient off-street parking to accommodate their patrons, workers and loading requirements.
- 4) Emphasize and support existing town centers as business places.
- 5) Improve the General appearance, safety and convenience of commercial areas by encouraging greater attention to the design of buildings, parking, vehicle and pedestrian circulation, and landscaping through a site design review procedure.
- 6) Preserve areas for business use by limiting incompatible uses within them.
- 7) Encourage a variety of retail shopping activities to concentrate in the core commercial areas to enhance their attractiveness for a broad range of shoppers; additionally, encourage in this area the development of public spaces such as broad sidewalks, small squares, etc. to facilitate easy, safe, pleasant pedestrian circulation.
- 8) Encourage in-filling of vacant lands within commercial areas.

8. HIGHWAY COMMERCIAL CATEGORY GOALS AND POLICIES

Goals:

- 1) To create opportunities for the orderly business development along selected portions of arterials.
- 2) To establish conditions which will assure that arterial traffic flows are not disrupted and that access to and from these locations is designed for safety.
- 3) To prevent highway frontage from becoming a strip of mixed commercial, residential and other unrelated uses.

Policies:

It is the policy of the City of St. Helens to:

- 1) Designate as Highway Commercial such areas along portions of U.S. 30 where highway business has already become well established.
- 2) Designate as Highway Commercial such areas at major road intersections where access to business sites does not conflict with safe traffic movement.
- 3) Encourage enterprises which cater to the traveling public to locate in this designation.
- 4) Encourage curbing along Highway 30 and limit the number of curb-cuts to minimize traffic hazards as a result of conflicts between through traffic and shopper traffic.
- 5) No new commercial activities will be allowed on Highway 30 south of McNulty Creek unless:
 - a) Any new access is onto a frontage road and not Highway 30;
 - b) The land receives City sewer and water services; and
 - c) The designated area will be a minimum of 300 feet deep.
- 6) Preserve areas for business use by limiting incompatible uses within them.

9. LIGHT INDUSTRIAL CATEGORY GOALS AND POLICIES

Goals:

To provide a place for smaller and/or less intensive industrial activities where their service and transportation requirements can be met, and where their environmental effects will have minimal impact upon the community.

Policies:

It is the policy of the City of St. Helens to:

- 1) Apply this category where light industrial concerns have become established and where vacant industrial sites have been set aside for this purpose.
- 2) Encourage preserving such designated areas for light manufacturing, wholesaling, processing and similar operations by excluding unrelated uses which would reduce available land and restrict the growth and expansion of industry.
- 3) Ensure that light industry operations have adequate space with respect to employee and truck parking, loading, maneuvering and storage.
- 4) Follow a site design review process for light industrial activity to ensure proper setbacks as well as screening and buffering, particularly for unsightly areas which can be viewed from arterials or from adjoining residential areas; in contemplating the setbacks, consideration should be given to the effect of the activity on significant fish and wildlife areas.

10. HEAVY INDUSTRIAL CATEGORY GOALS AND POLICIES

Goals:

- 1) To establish large tracts of land where manufacturing and industrial operations of an intensive or heavy character may be carried out with minimal impact upon the community.
- 2) To provide suitable sites where transportation, including employee carpooling, public utilities, and other special industrial requirements such as the disposal of waste materials, can be met.

Policies:

It is the policy of the City of St. Helens to:

- 1) Apply this category to areas that already have existing heavy industry or can serve such industry with adequate rail, river or highway access.
- 2) Ensure that the size, location and boundary conditions of heavy industrial areas are such that surrounding residential areas are protected.
- 3) Follow a site design review process for heavy industrial activity to ensure proper setback, screening and buffering, and adequate consideration of significant fish and wildlife habitats; screening and buffering are particularly important for unsightly areas which can be viewed from arterials or adjoining residential areas.
- 4) Ensure that heavy industrial operations have sufficient space for employee and truck parking, loading, maneuvering and storage.
- 5) Designate sufficient land for heavy industrial purposes to meet estimated future needs and preserve these areas for such activities by excluding unrelated uses which would reduce available land and restrict the growth and expansion of industry and consider adding additional lands when the need for a specific sites becomes known.
- 6) Activities which have no off-site effects will be allowed in this area: heavy industrial activities with off-site noise, odor, air pollution or vibrating effects may be required to increase the setback from a property line.

11. PUBLIC AND SEMI PUBLIC LAND CATEGORY GOALS AND POLICIES

Goals:

- 1) To integrate public facilities with land use, transportation, recreation and other community objectives and plans in order to realize their optimum value for the citizenry.
- 2) To identify sites for public and semi-public activities.

Policies:

It is the policy of the City of St. Helens to:

- 1) Cooperate with public and semi-public organizations to acquire and develop properties designated for public use as soon as funding is available.
- 2) Follow the process to amend the Comprehensive Plan Map as public and semi-public agencies designate which sites they propose to utilize for future development.
- 3) Require all development, whether private or public, to conform to the Zoning Ordinance standards.

12. OPEN SPACE CATEGORY GOALS AND POLICIES

Goals:

- 1) To conserve open space and protect natural and scenic resources.
- 2) To promote healthy and visually attractive environments in harmony with the natural landscape character.

Policies:

It is the policy of the City of St. Helens to:

- 1) Attempt to acquire, where feasible, such identified lands for open spaces. Possible mechanisms include outright purchase, the acquisition of developmental rights or easements, the attainment of Bureau of Outdoor Recreation and HUD grants or loans, property exchanges, donations, and the acquisition of tax-foreclosed lands.
- 2) Subject private development on such identified land to a Site Design Review procedure.
- 3) Upon annexation to the City, zone Dalton Lake as Open Space.
- 4) Encourage the development and redevelopment of lands which include or border all riparian corridors such as Scappoose Bay north to Willamette Greenway and west to Gable Road along Milton Creek through the use of development agreements and/or planned developments with flexible and innovative design techniques, transferable development rights, density transfer, including residential density bonuses and authorized mixed use development.

- 5) Encourage the development of planned developments for those lands that border or include open space area; developers can utilize these lands in their density calculations.

13. HAZARD AREA CATEGORY GOALS AND POLICIES

Goals:

To protect against all loss of life or property by closely regulating construction, investment and activities in designated hazard areas.

Policies:

It is the policy of the City of St. Helens to:

- 1) Prohibit development on lands within the 100 Year Flood Plain, on slopes exceeding 20%, or with recognized drainage problems unless a showing that design and construction techniques can minimize potential loss of life or property; specifically,
 - a) All development within the 100 Year Flood Plain shall conform to the standards set by FEMA;
 - b) All development plans on slope greater than 20% shall be reviewed and approved by the City Engineer;
 - c) All development plans on lands with recognized drainage problems shall be reviewed and approved by the City Engineer;

For development on such designated lands, the City may impose whatever conditions it deems necessary to protect life and property.

C. AMENDMENTS TO COMPREHENSIVE PLAN

Preface:

It is the intent of this section to give direction for amending the St. Helens Comprehensive Plan.

Goal:

To create a process that complies with State and Local laws for amending the acknowledged St. Helens Comprehensive Plan.

Policy:

All proposed amendments to this plan shall follow State Laws and Local Laws. In particular they shall comply with Oregon Revised Statutes Chapters 195 and 215.

D. MAPS

Preface:

It is the intent of this section to identify which maps are part of the St. Helens Comprehensive Plan.

Goal:

To make available maps to help understand this plan.

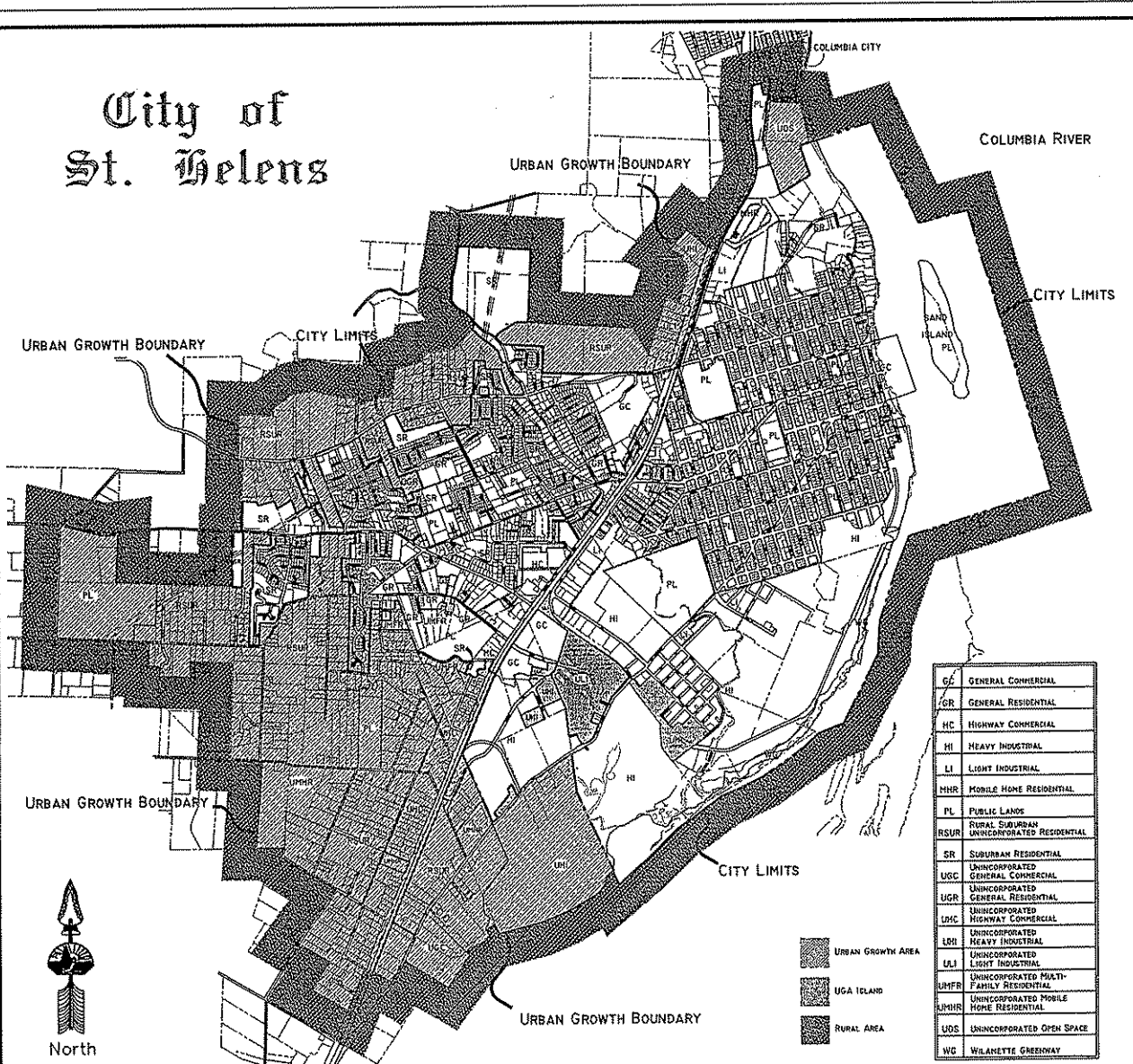
Policy:

Maps listed in this section shall be considered part of the St. Helens Comprehensive Plan and changes to the maps will be in accordance with any amendment to the Plan.

1. All lands within the Urban Growth Boundary shall be identified on a map with designations in accordance with policies stated herein this Comprehensive Plan and changes made by amendment.
2. Other maps that are required by policies herein shall be incorporated into this Plan by amendment.

D.1. COMPREHENSIVE PLAN MAP – BOUNDARIES AND DESIGNATIONS

City of St. Helens



GC	GENERAL COMMERCIAL
GR	GENERAL RESIDENTIAL
HC	HIGHWAY COMMERCIAL
HI	HEAVY INDUSTRIAL
LI	LIGHT INDUSTRIAL
MHR	MOBILE HOME RESIDENTIAL
PL	PUBLIC LANDS
RSUR	RURAL SUBURBAN UNINCORPORATED RESIDENTIAL
SR	SUBURBAN RESIDENTIAL
USC	UNINCORPORATED GENERAL COMMERCIAL
UGR	UNINCORPORATED GENERAL RESIDENTIAL
UHC	UNINCORPORATED HIGHWAY COMMERCIAL
UHI	UNINCORPORATED HEAVY INDUSTRIAL
ULI	UNINCORPORATED LIGHT INDUSTRIAL
UMFR	UNINCORPORATED MULTI-FAMILY RESIDENTIAL
UMHR	UNINCORPORATED MOBILE HOME RESIDENTIAL
UOS	UNINCORPORATED OPEN SPACE
WG	WILANETTE GREENWAY

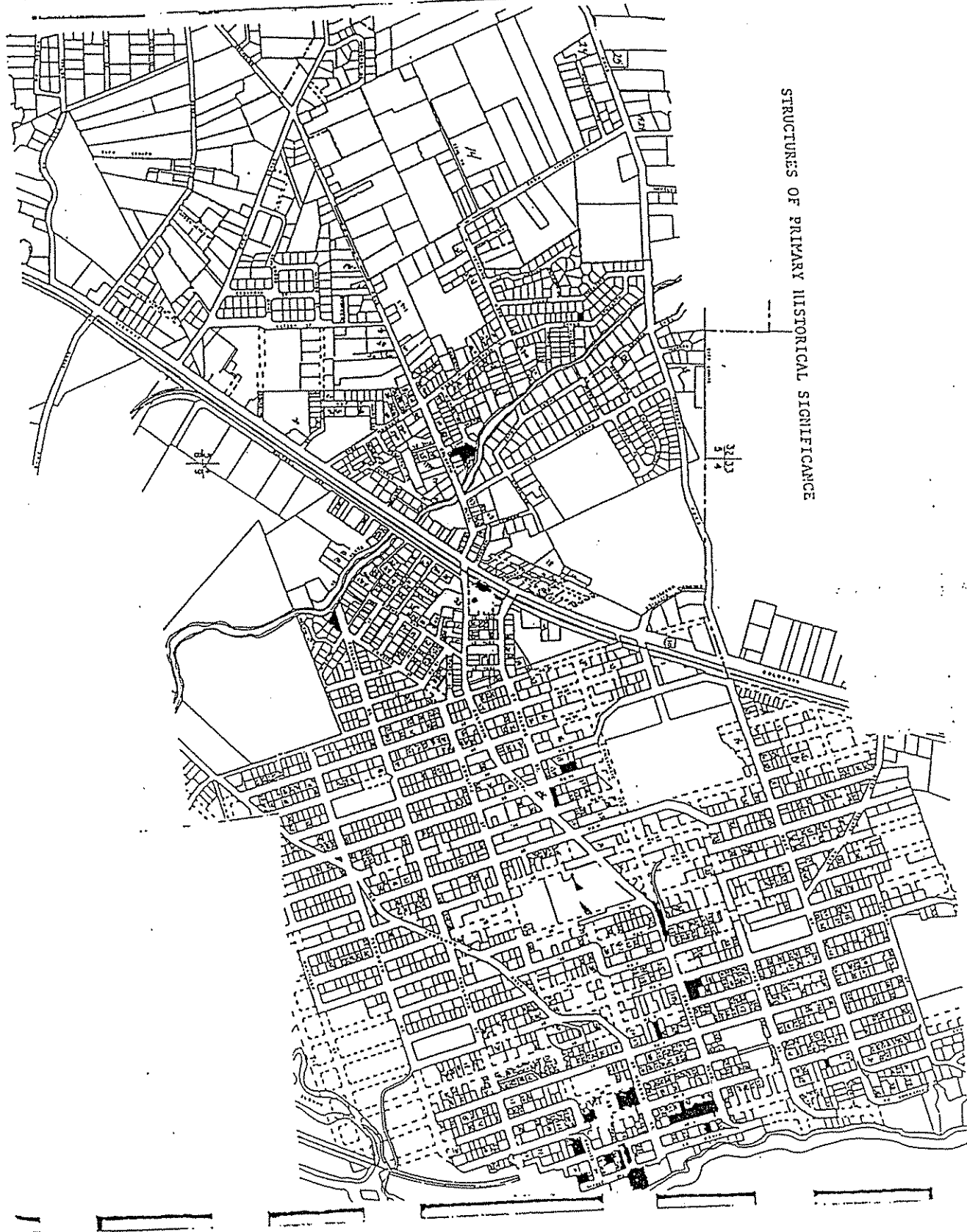
 URBAN GROWTH AREA
 UGA ISLAND
 RURAL AREA

Comprehensive Plan

Scale: 1" = 800', Date: 01/04/06

Mayor _____
 City Recorder _____

D.2. MAP AND LIST OF SIGNIFICANT HISTORIC RESOURCES

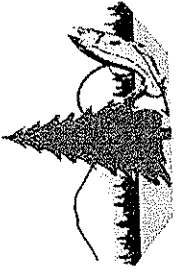


STRUCTURES OF PRIMARY HISTORICAL SIGNIFICANCE

PRIMARY HISTORIC STRUCTURES

<i>Tax No.</i>	<i>Lot and Block</i>	<i>Address</i>	<i>Owner</i>	<i>Date</i>
201-410501414500	L3-6 Block White Subdiv. -----	2364 Columbia Blvd 2194 Columbia Blvd	Charles Ross Burlington North	1859 & 1900 1923
201-41040130455	L17-19 B123	255 N 14th Street	Caroline Raffin	1936
201-410401302500	L22 B112	1320 St. Helens St	Dominic Piano	1932
201-410302103300	L16 B17	145 S First St	Frances Craver	1905
201-410302209800	L1-3 B47	560 Columbia Blvd	Methodist Church	1924
201-410302103100	L12 B17	105 S First St	Stanley Hopkins	1905
201-410302102800	L9 B12	120 S First St	Wayne Hawkins	1913
201-410302107400	John Gumm School	251 St. Helens St	St. Helens School District	1919
Plaza Square and County Courthouse		The Plaza	Columbia County	1903
201-410302100700	L18 B11	265 Strand Street	City St. Helens	1908
201-410302101500	L5 B11	61 Plaza	Lyle Pieper	1898
201-410302101300	L3 B11	280 S First St	Robert Israel	1890
201-410302106800	L22 B26	295 S Second St	Bernard Chabala	1911
201-410302103500	L19 B20	175 S First St	J & M Harris	1888
201-410302400200	L13 B10	315 Strand St	Grace Sonneland	1912
201-410302206300	L17 B43	155 S Fourth St	Lester Johanson	1848
Stone Wall on Columbia Blvd from N Seventh Street to N Tenth Street				1933
201-410403116500	-----	205 DuBois Lane	Daniel Bentler	1930
201-410302401800	L12 B19	305 S First St	Phil Oliver	1912
201-410302103200	L13 B17	115 South First St	James Chisum	1926

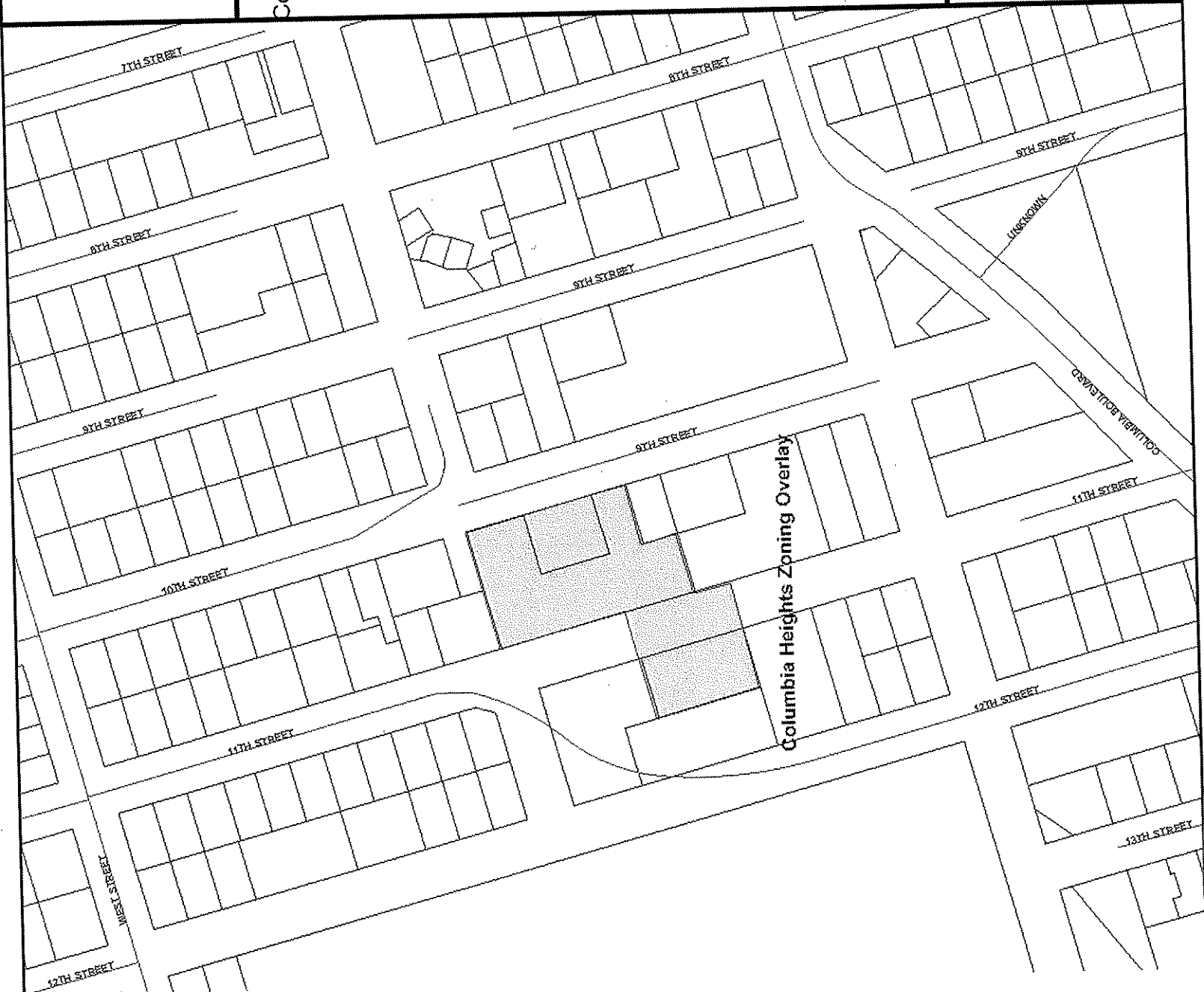
D.3. MAP AND LIST OF PLANNED DEVELOPMENT OVERLAY ZONES



Columbia Heights Zoning Overlay

Street Centerlines
Tax lot 120605

1 in. = 237.0 feet

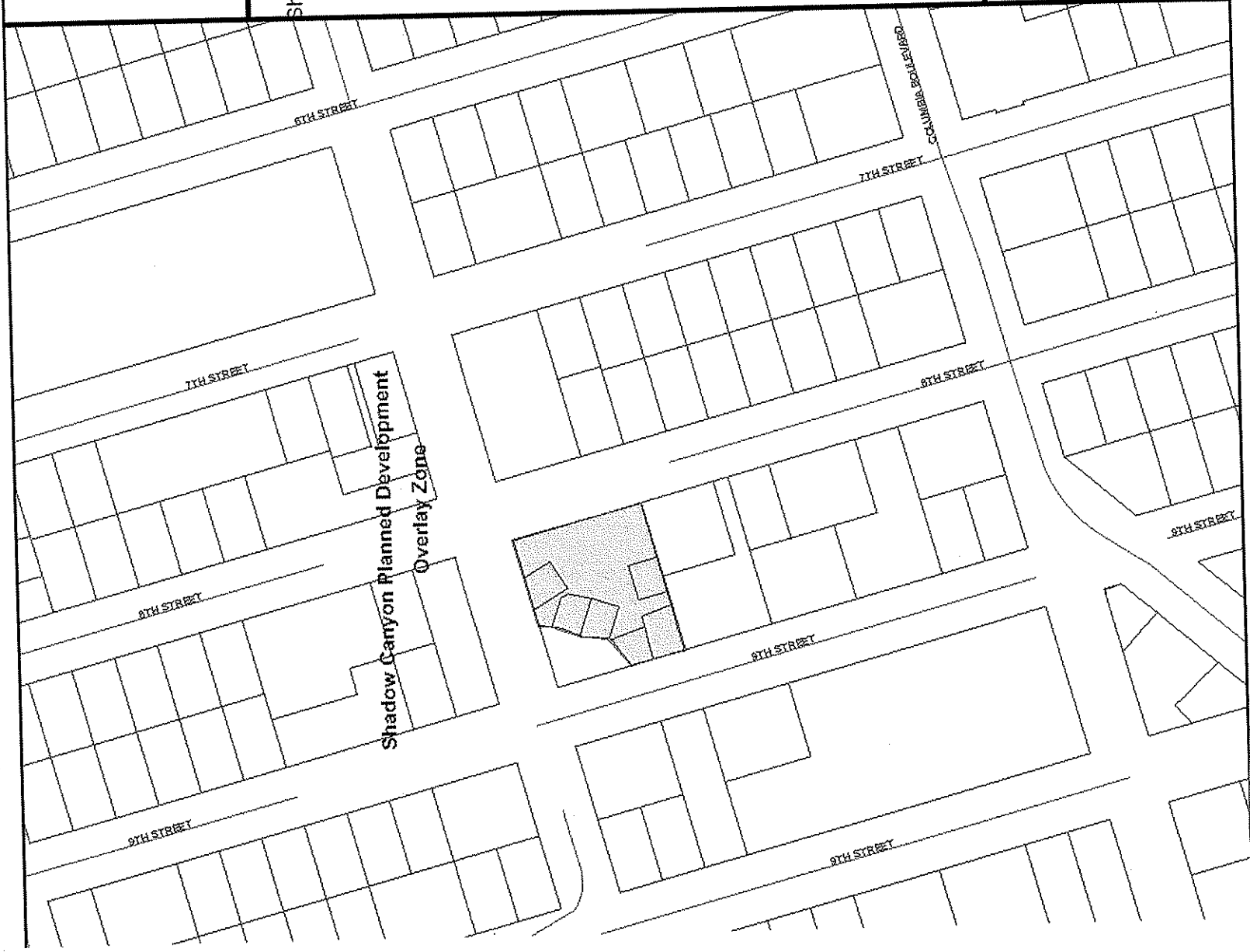


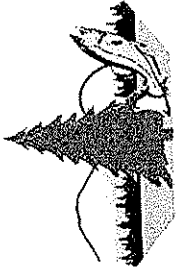


Shadow Canyon Planned Development

- Street Centerlines
- Taxlot120605

1 in. = 196.0 feet





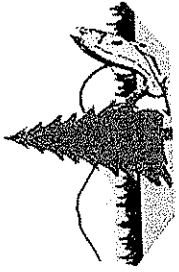
Gable Road North Planned Community Development

Street Centerlines
Taxlot120605



1 in. = 312.2 feet





The Wetlands Planned Community Development

Street Centerlines
Tax lot 120605

1 in. = 312.2 feet

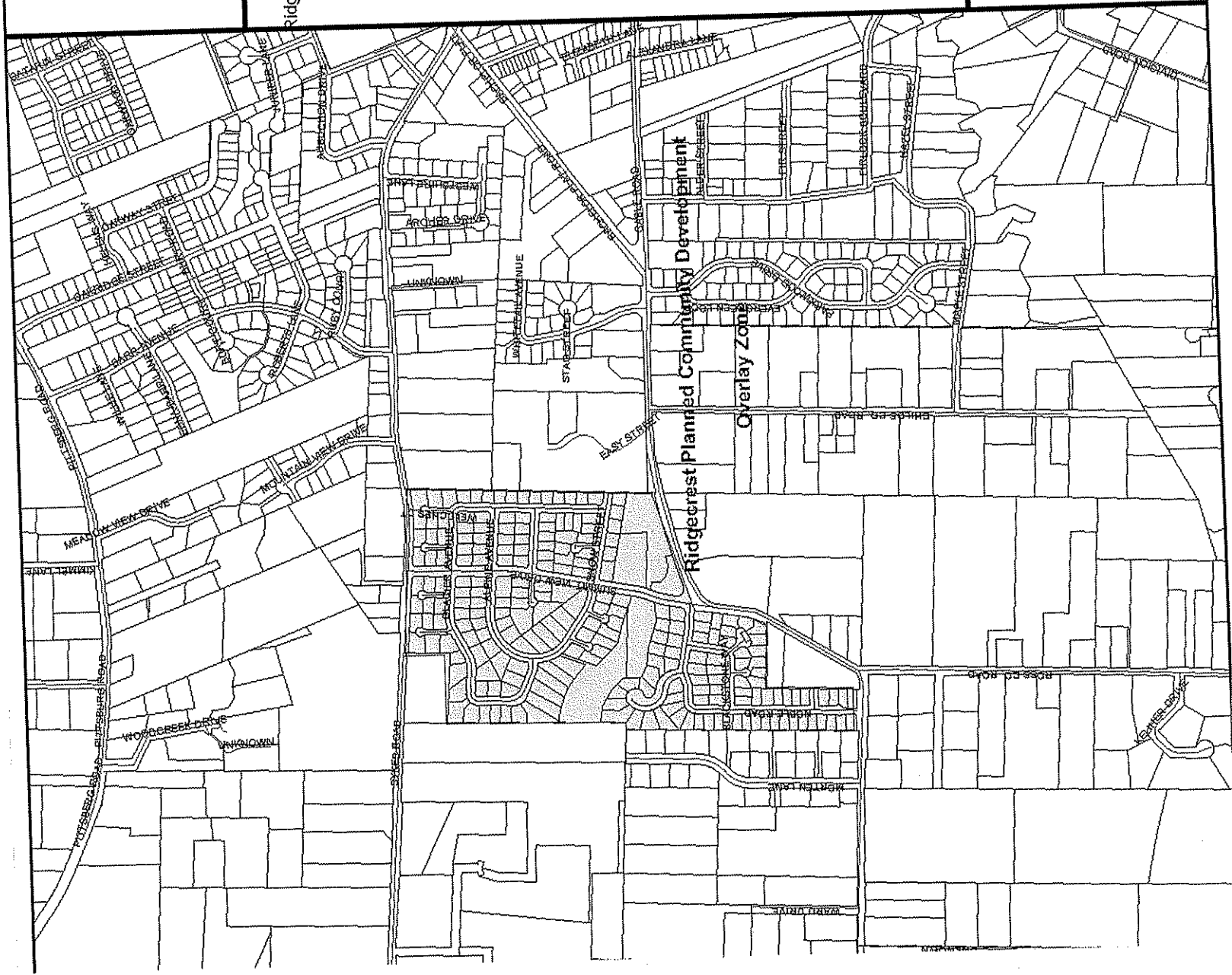




Ridgecrest Planned Community Development

Street Centerlines
Taxlot120605

1 in. = 838.7 feet





Meadowbrook Planned Development

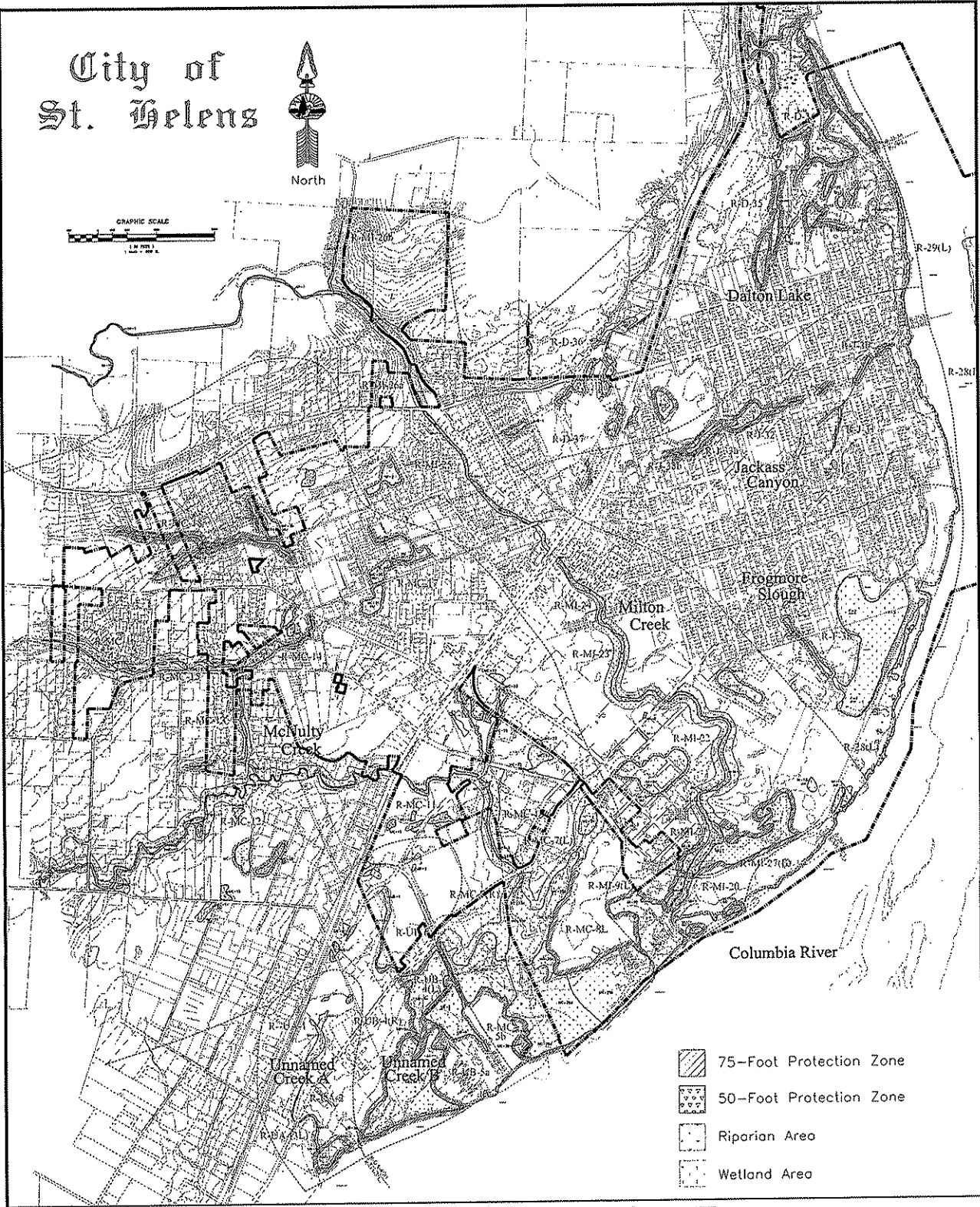
- Street Centerlines
- Taxlot120605





1 in. = 627.3 feet



D.4. MAP AND LIST OF SIGNIFICANT RIPARIAN CORRIDORS

City of St. Helens



-  75-Foot Protection Zone
-  50-Foot Protection Zone
-  Riparian Area
-  Wetland Area

Wetland Riparian Protection Zones

Scale: 1" = 500', Date: 12/17/2003

LIST OF SIGNIFICANT RIPARIAN CORRIDOR RESOURCES

As shown on the Pacific Habitat Services, Inc. maps identified as Attachment B, and based upon the criteria chosen by the City Council, the following riparian resources are considered as Significant Goal 5 Riparian Corridor Resources:

This list includes the riparian inventory that has two or more assessed functions rated as high and are considered fish bearing waterways.

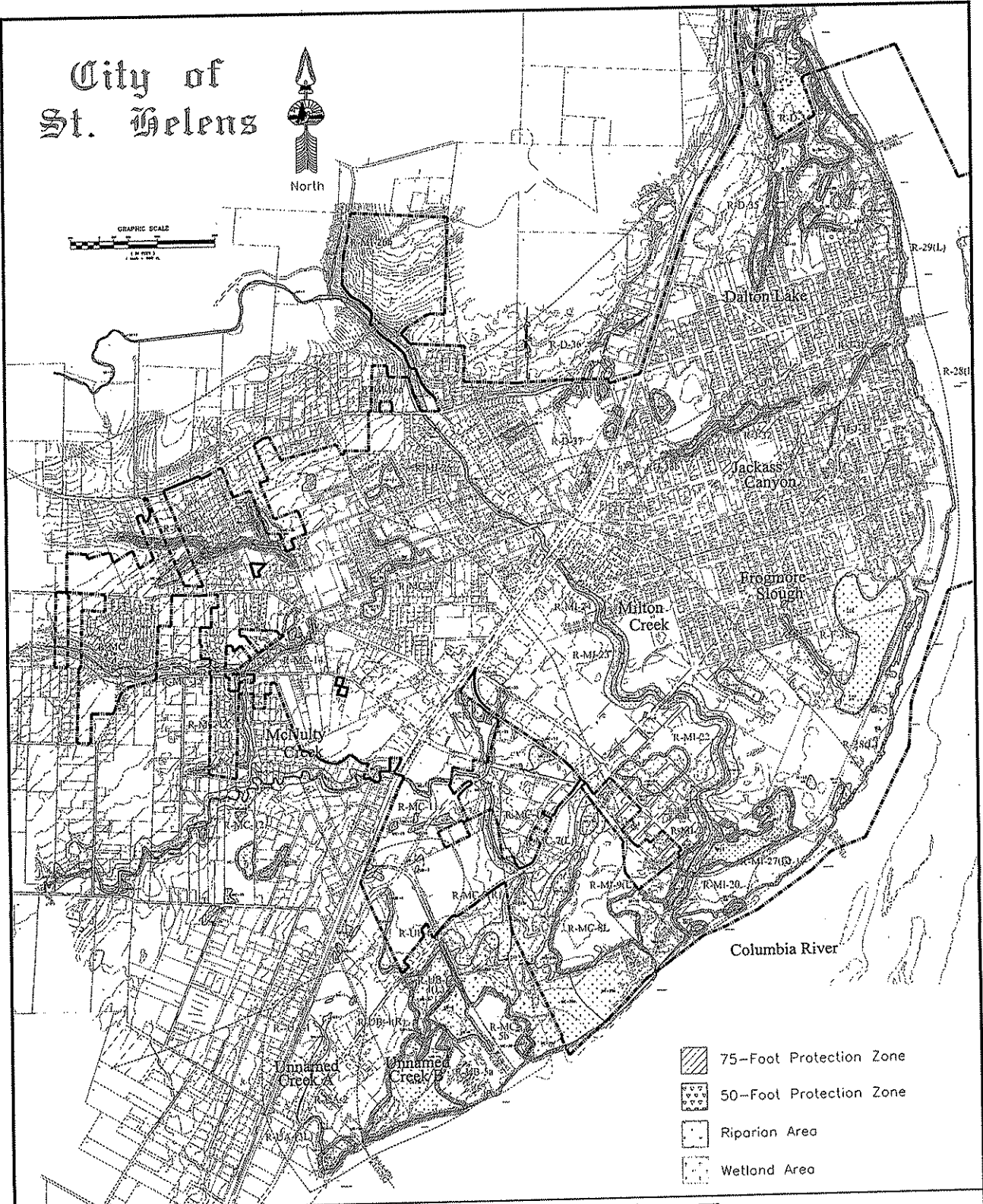
R-MC-5b
R-MC-7R
R-MC-7L
R-MC-8L
R-MC-10
R-MC-12
R-MC-13R
R-MC-13L
R-MC-15
R-MC-16a
R-MC-16b
R-MI-21
R-MI-22
R-MI-23R
R-MI-23L
R-MI-24
R-MI-26a
R-D-34




NOTE:

The above listed reaches are included in different form in the Pacific Habitat Services, Inc. report dated February 4, 2000 and amended March 24, 2000 to adjust for labeling errors on the maps and in the report.

D.5. MAP AND LIST OF SIGNIFICANT WETLANDS

City of St. Helens



-  75-Foot Protection Zone
-  50-Foot Protection Zone
-  Riparian Area
-  Wetland Area

Wetland Riparian Protection Zones

Scale: 1" = 500', Date: 12/17/2003

SIGNIFICANT WETLANDS INVENTORY

Drainage Name and Unit

Dalton		McNulty Creek	
	D1		MC1
	D2		MC2
	D3		MC3
	D4		MC5
	D6		MC8
	D7		MC9
	D8		MC10
	D10		MC16
	D11		MC17
	D16		MC20
	D17		MC21
	D18		MC22
	D19		MC25
	D20		MC26
	D21		
	D22		
Frogmore Slough		Unnamed Creek A	
	F2		UA2
	F4		
Jackass Canyon		Unnamed Creek B	
	J3		UB5A
	J6		UB5B
			UB6
Milton Creek			
	M3		
	M5		
	M7		
	M8		
	M10		
	M11		
	M12		
	M15		

D.6. MAP AND LIST OF CULTURAL SITES (ARCHEOLOGICAL)

ARCHAEOLOGICAL SITES

A list of identified Archaeological sites is located in the vault at City Hall.

D.7. MAP AND LIST OF ESTABLISHED AND DEVELOPING OVERLAY ZONES
(SINCE 1999)



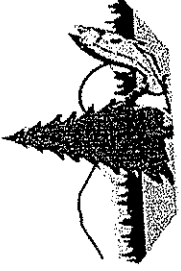
Annexation

Street Centerlines
Taxlot120605



1 in. = 526.8 feet





Annexation

- Street Centerlines
- Taxlot120605

1 in. = 707.1 feet



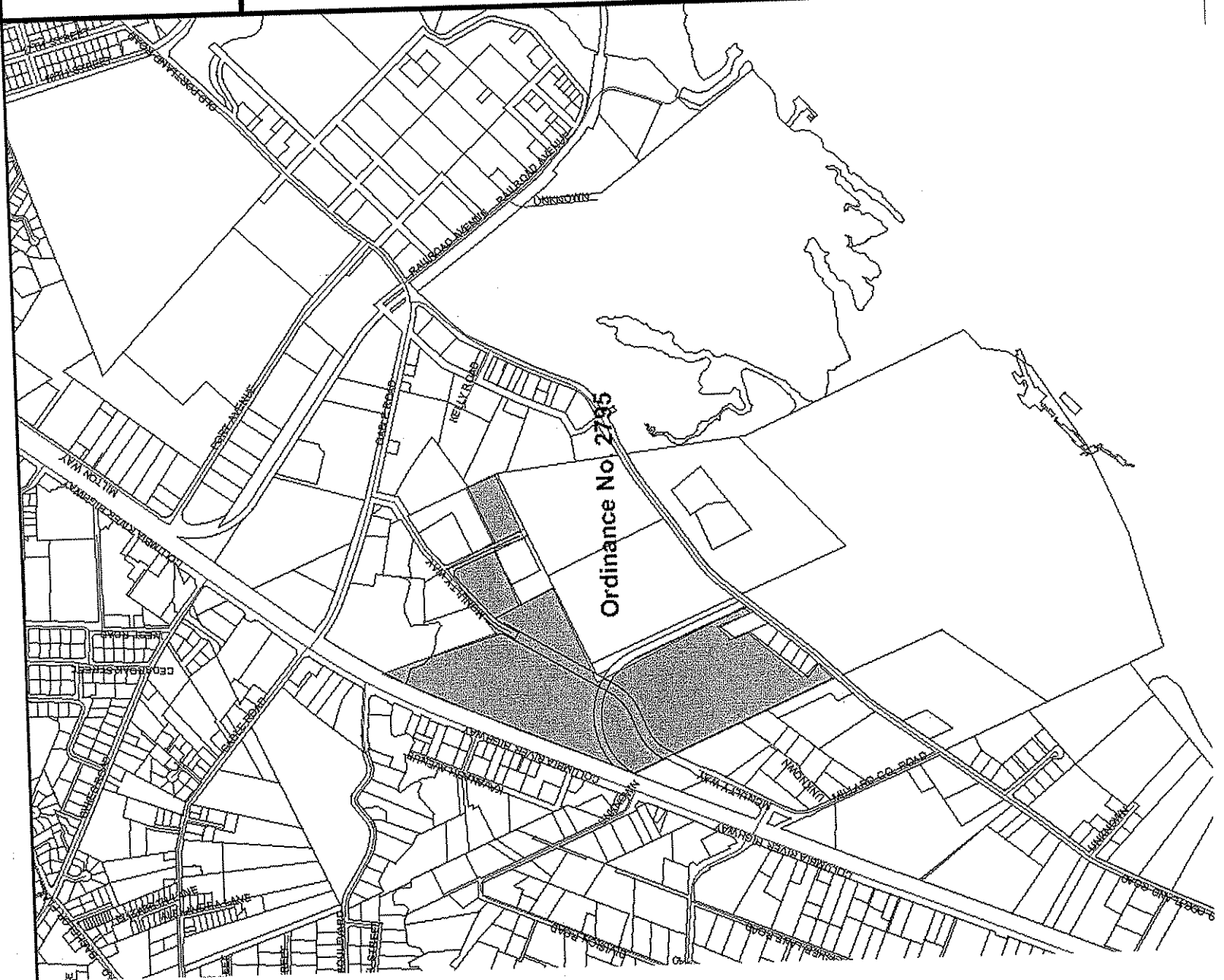
Ordinance No. 2983

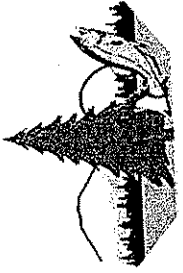


Annexation

- Street Centerlines
- Taxlot 120605

1 in. = 1,181.9 feet

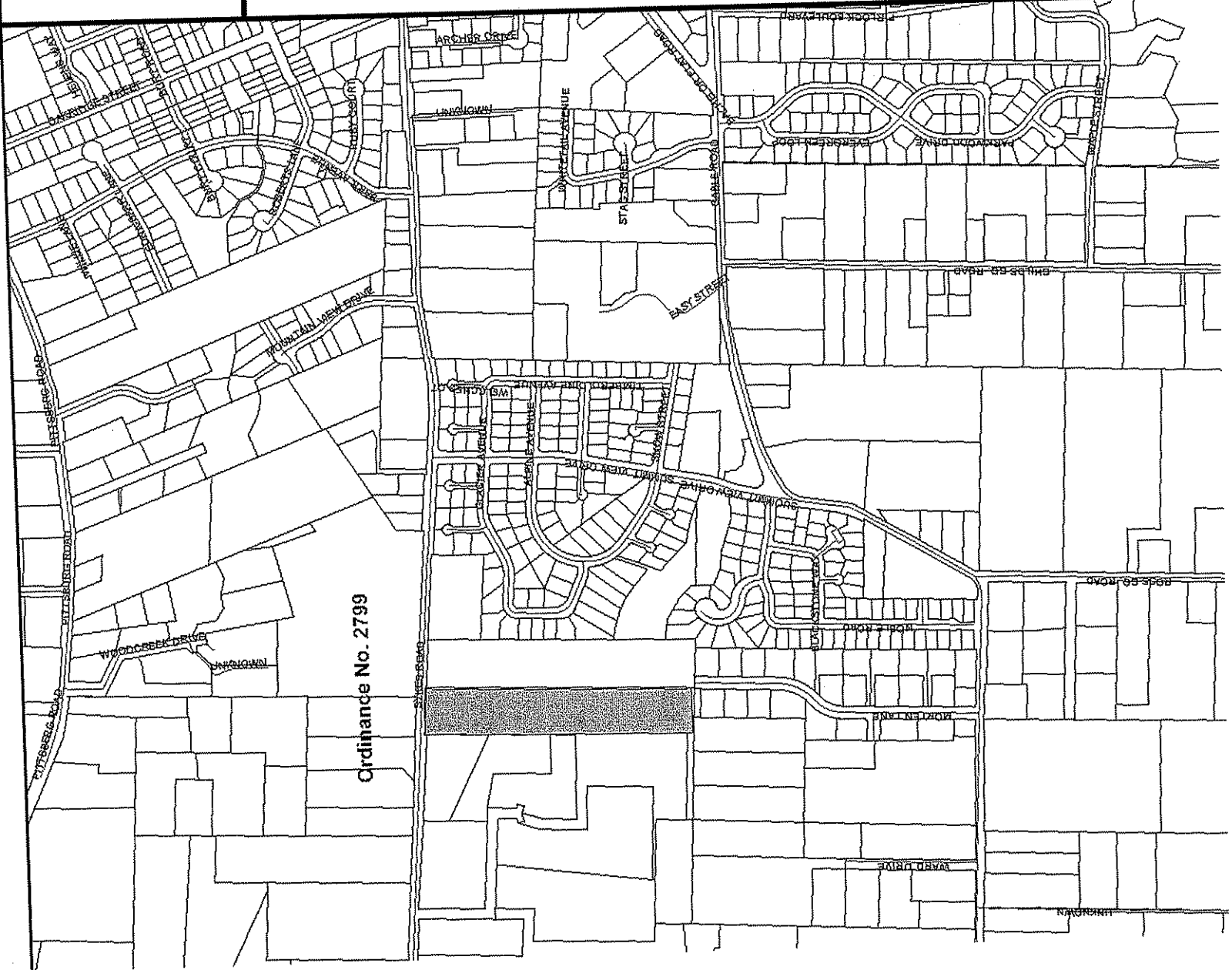


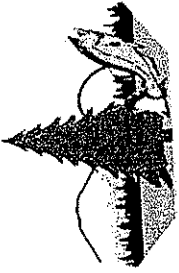


Annexation

Street Centerlines
Taxlot120605

1 in. = 707.1 feet





Annexation



- Street Centerlines
- Taxlot120605

1 in. = 707.1 feet



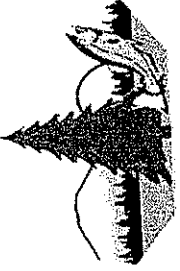


Annexation

 Street Centerlines
 Taxlot120605

1 in. = 707.1 feet

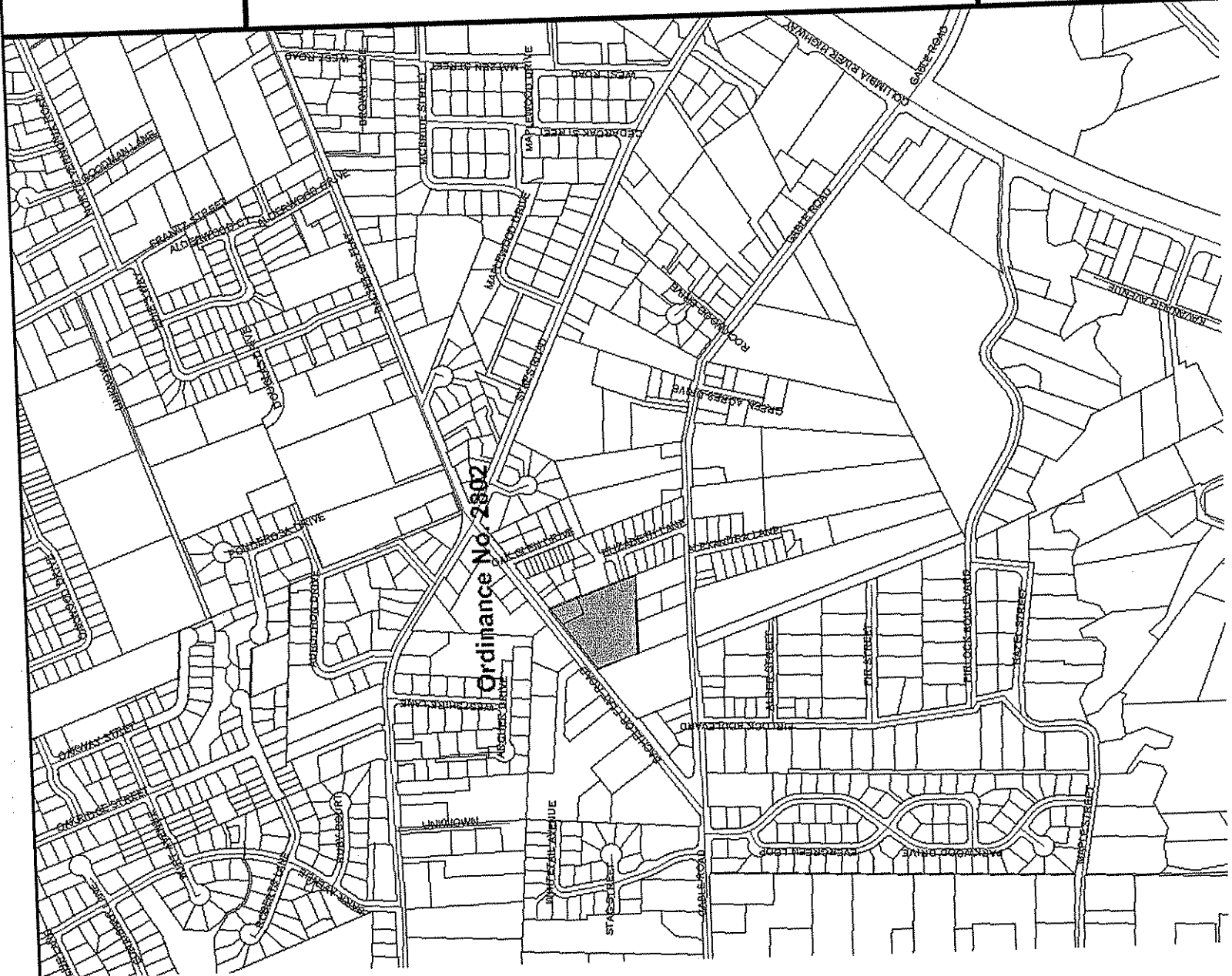


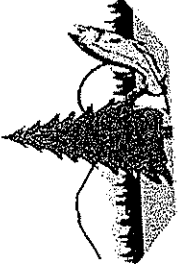


Annexation

- ✓ Street Centerlines
- ☐ Tax lot 120605

1 in. = 707.1 feet





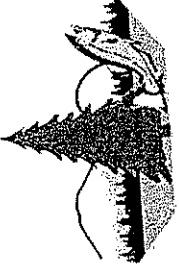
Annexation

Street Centerlines
Taxlot120605

1 in. = 707.1 feet



Ordinance No. 2803

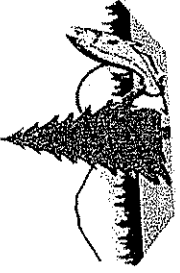


Annexation

- Street Centerlines
- Taxlot120605

1 in. = 561.0 feet





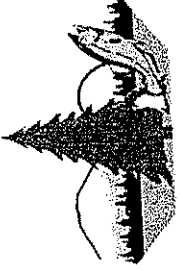
Annexation

Street Centerlines
Taxlot120605



1 in. = 361.3 feet





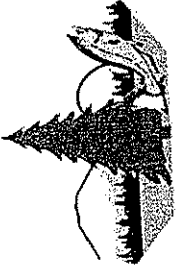
Annexation

Street Centerlines
Tax lot 120605



1 in. = 464.4 feet





Annexation

- Street Centerlines
- Tax lot 120605

1 in. = 561.0 feet

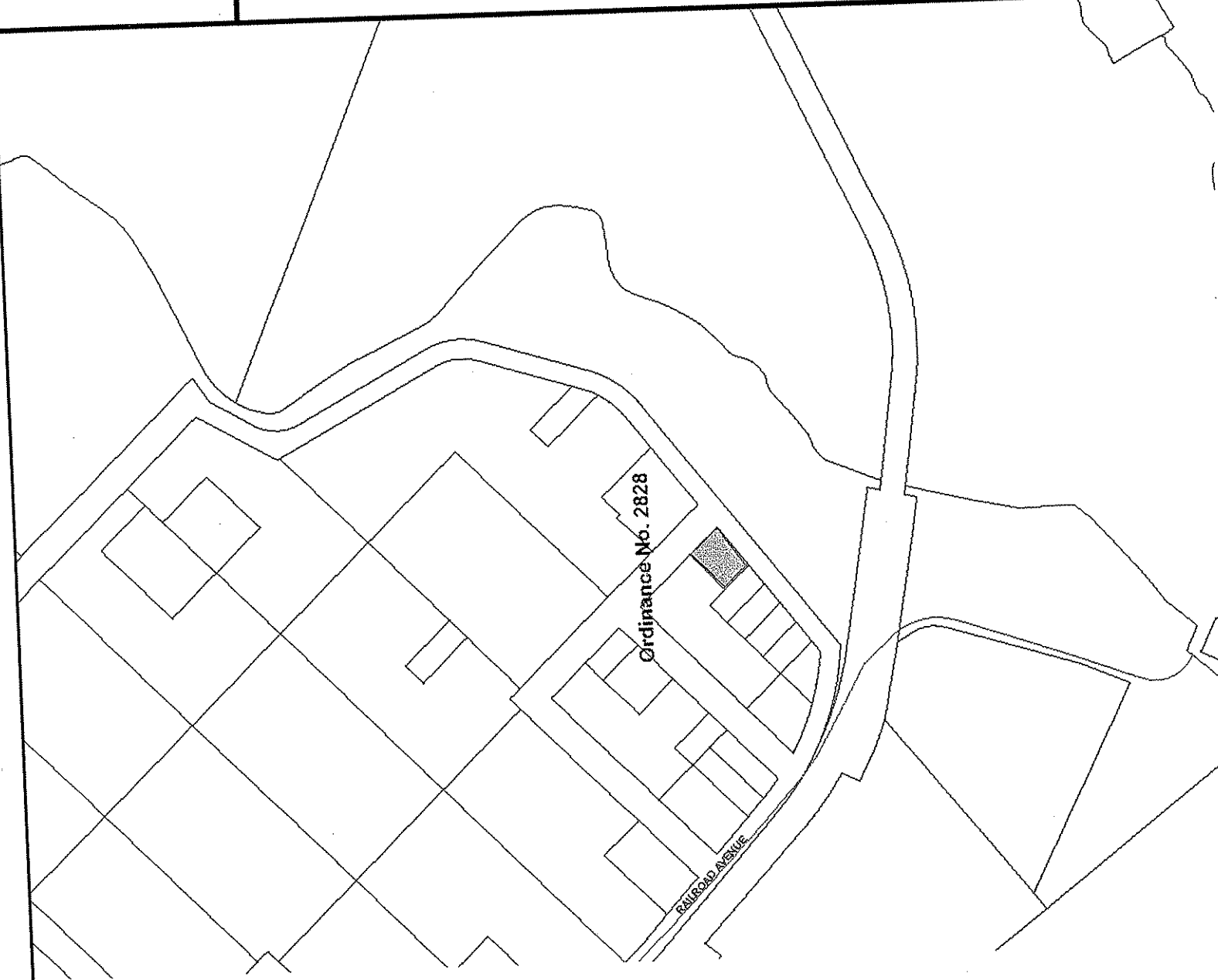




Annexation

Street Centerlines
Tax lot 120605

1 in. = 306.3 feet





Annexation

Street Centerlines
Taxlot120605

1 in. = 204.2 feet



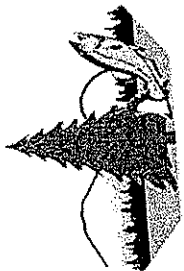


Annexation

- Street Centerlines
- Taxlot 120605

1 in. = 464.4 feet





Annexation

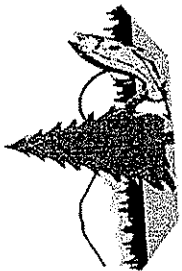
Street Centerlines
Taxlot 120605

1 in. = 404.5 feet



Ordinance No. 2831



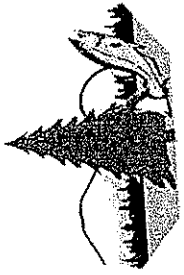


Annexation

Street Centerlines
 Taxlot 120605

1 in. = 170.0 feet

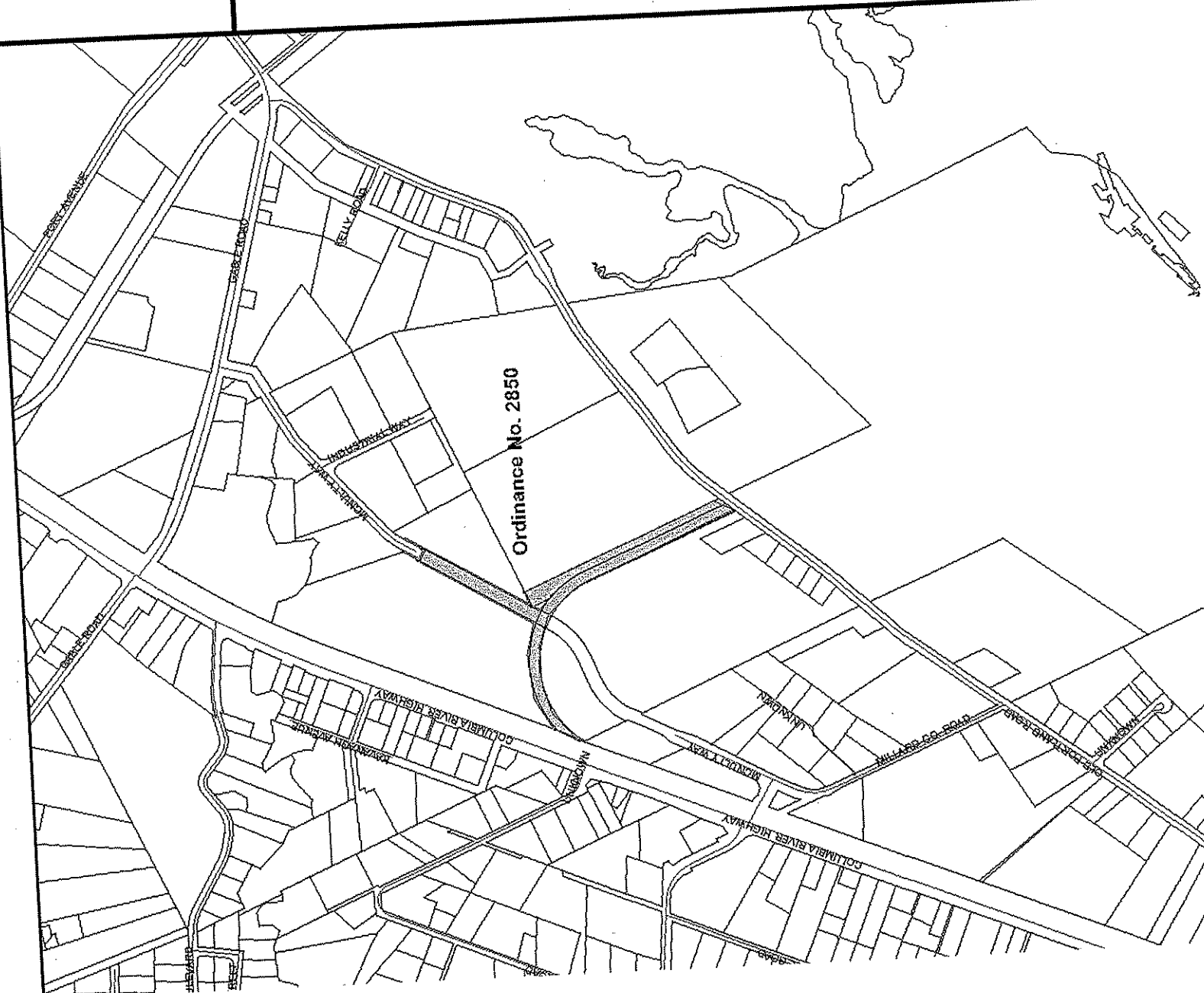


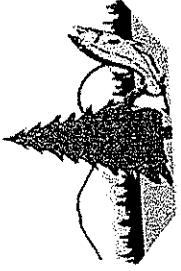


Annexation

Street Centerlines
Taxlot120605

1 in. = 867.4 feet

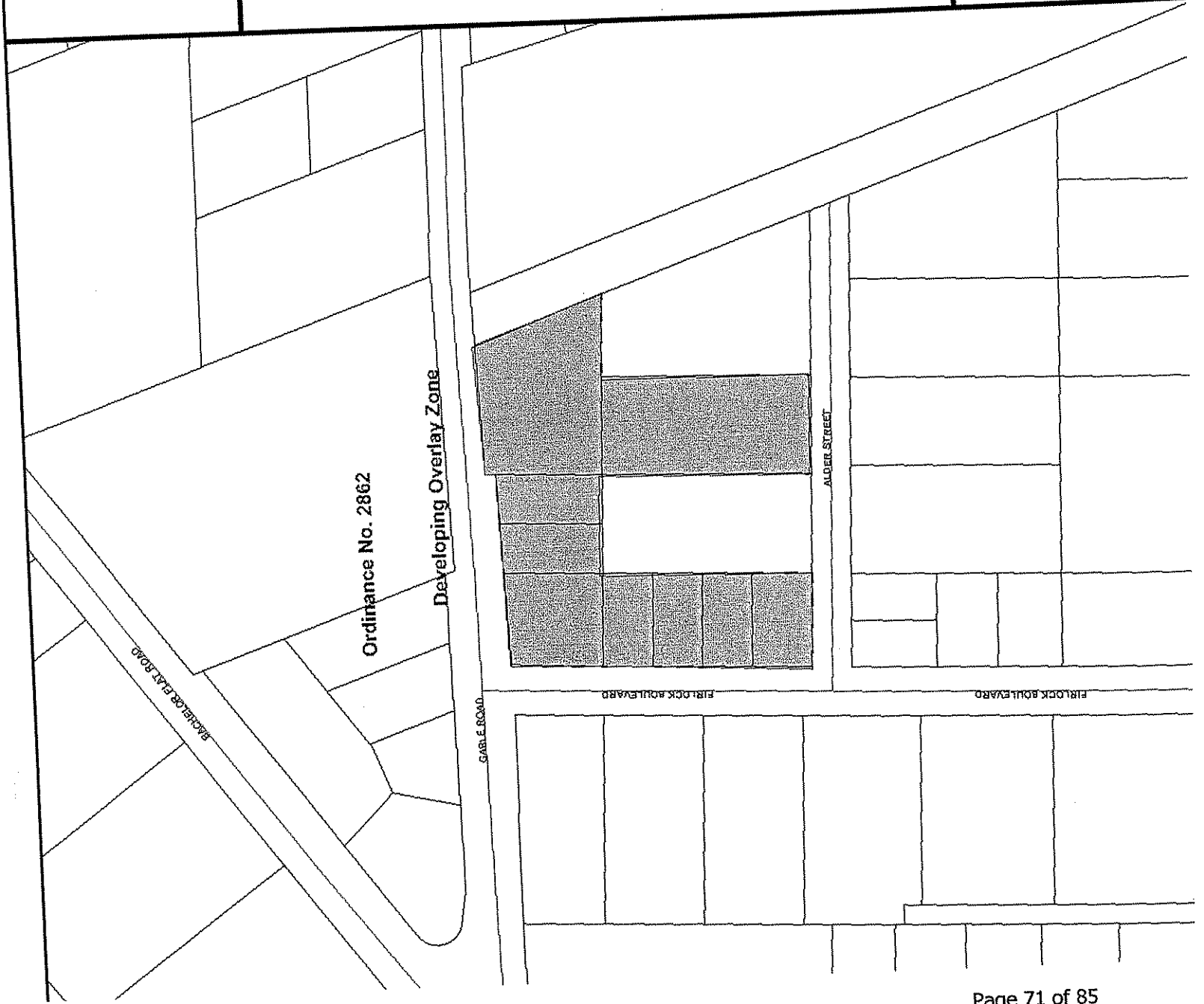


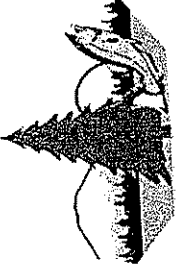


Annexation

Street Centerlines
Taxlot120605

1 in. = 147.3 feet





Annexation

Street Centerlines
Taxlot120605

1 in. = 346.5 feet



Ordinance No. 2866
Developing Overlay Zone





Annexation

Street Centerlines
Tax lot 120605



1 in. = 645.0 feet



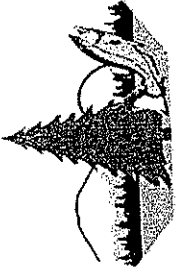


Annexation

Street Centerlines
 Taxlot120605

1 in. = 147.3 feet



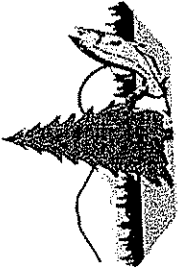


Annexation

Street Centerlines
Taxlot120605

1 in. = 147.3 feet





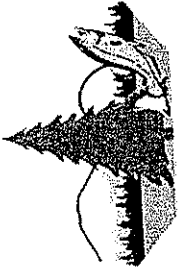
Annexation

Street Centerlines
Taxlot120605



1 in. = 147.3 feet





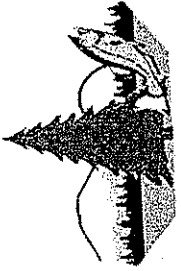
Annexation

- Street Centerlines
- Taxlot120605

1 in. = 199.9 feet



Ordinance No. 2913
Developing Overlay Zone



Annexation

Street Centerlines
Tax lot 120605

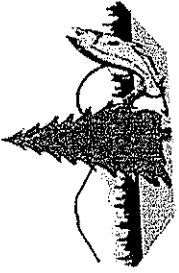


1 in. = 315.6 feet



Ordinance No. 2914

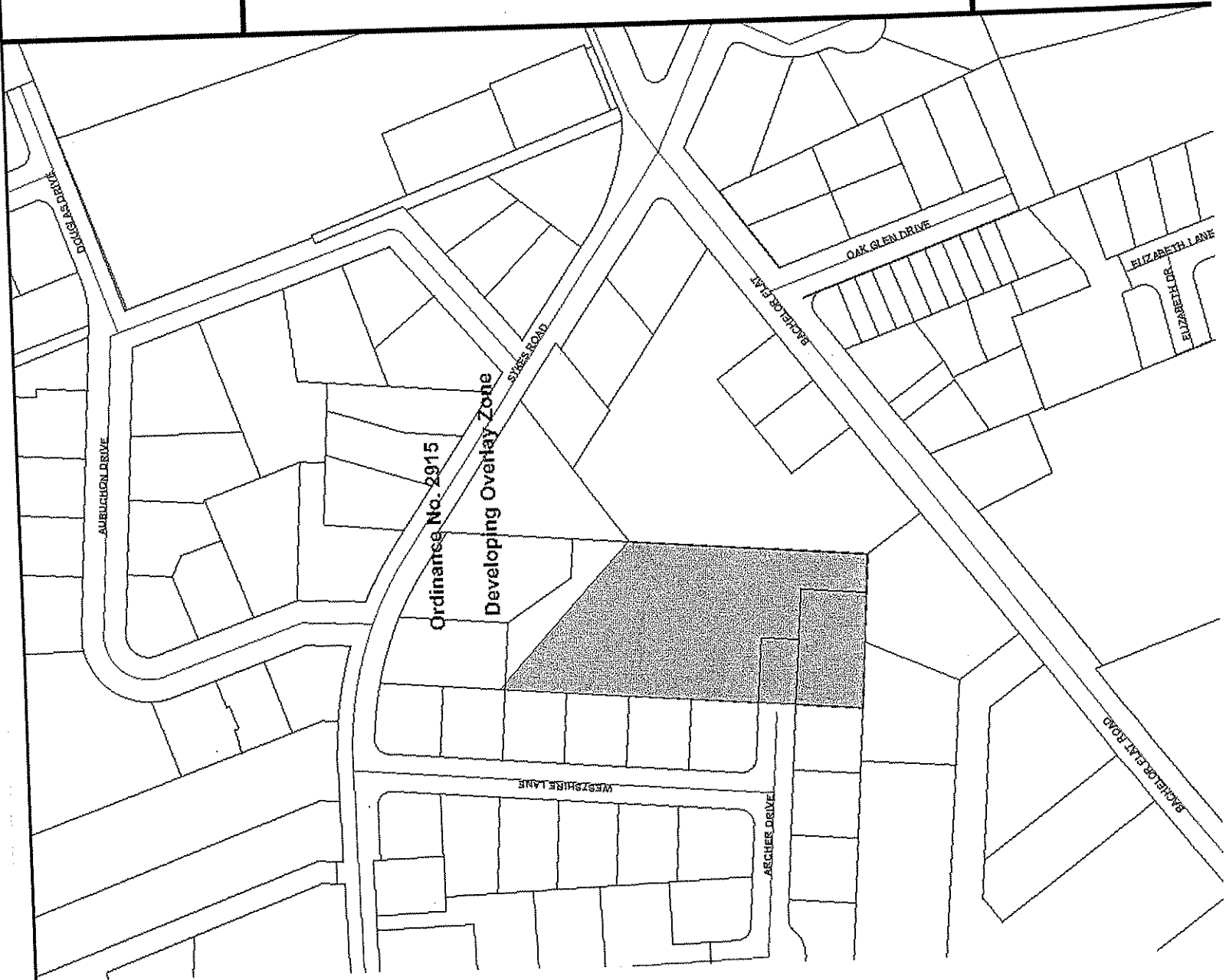
Developing Overlay Zone



Annexation

- Street Centerlines
- Tax lot 120605

1 in. = 199.9 feet

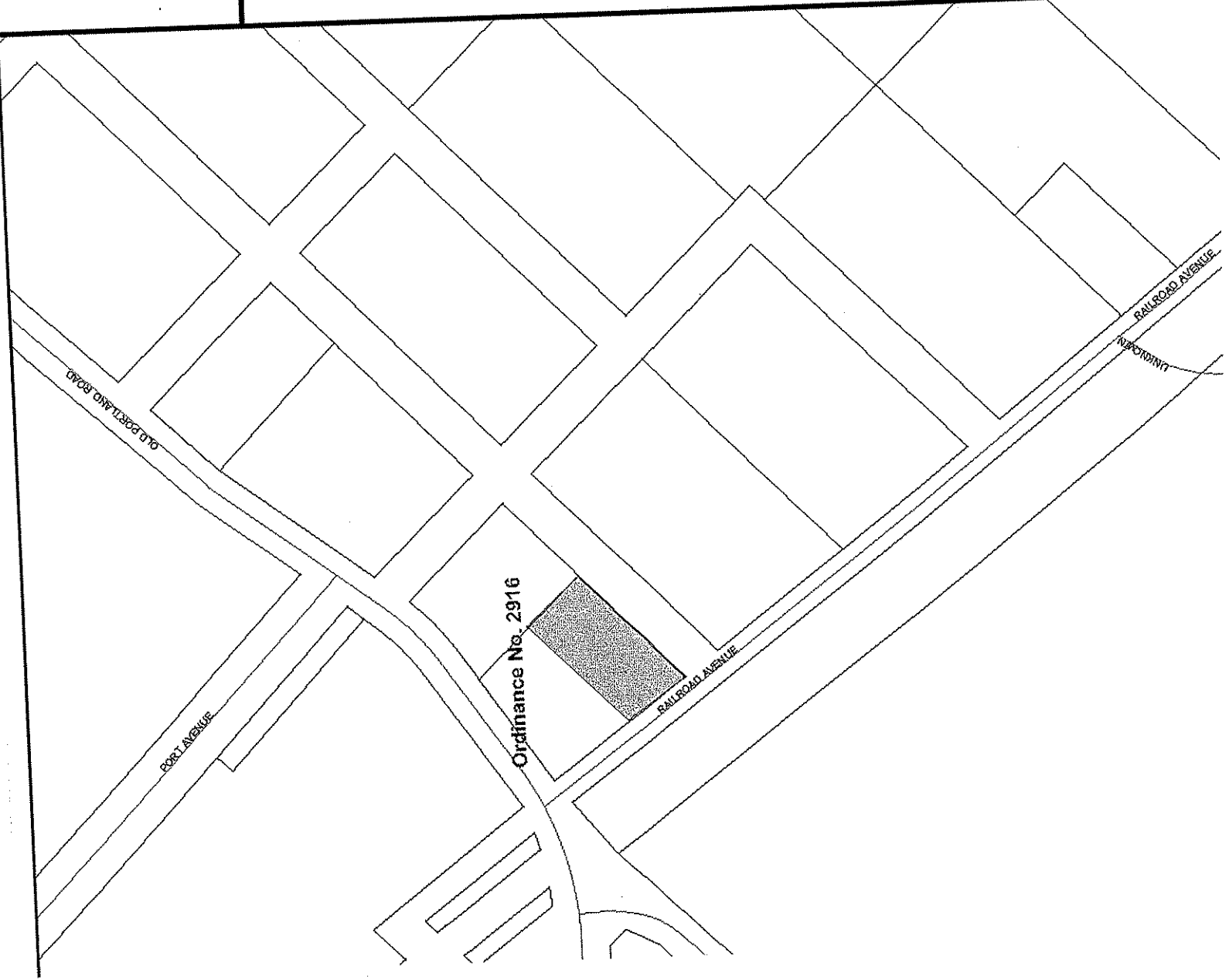


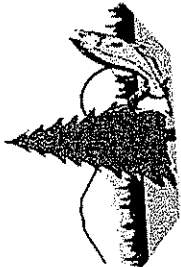


Annexation

Street Centerlines
Taxlot120605

1 in. = 216.0 feet



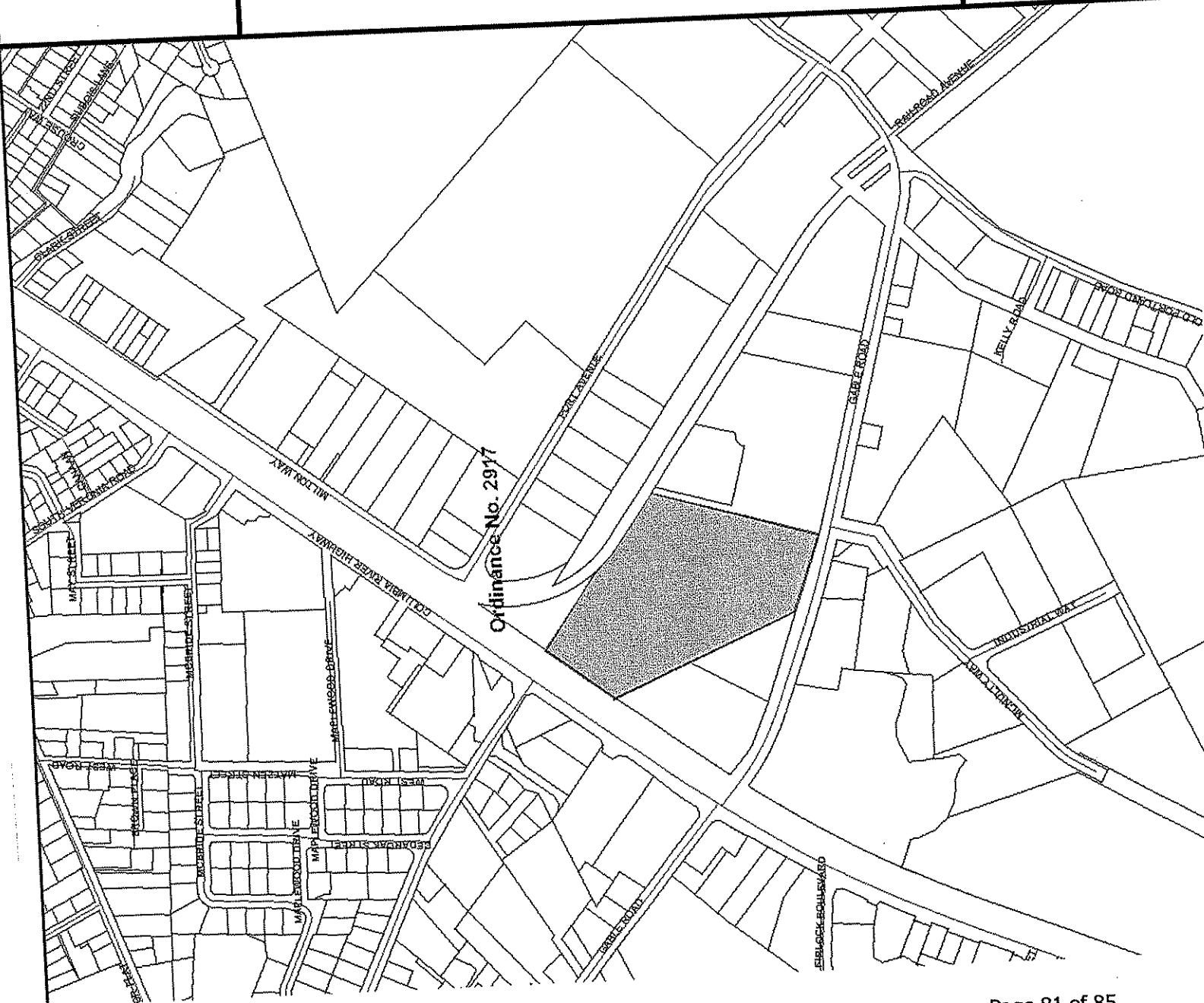


Annexation

Street Centerlines
Tax lot 120605



1 in. = 648.2 feet



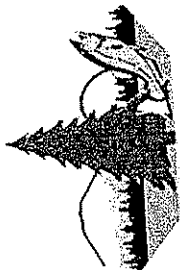


Annexation

Street Centerlines
Taxlot120605

1 in. = 174.3 feet





Annexation

Street Centerlines
Taxlot120605

1 in. = 237.9 feet



E. INDEX (This section is for reference only and does not require amendments for changes)

Affordable Housing	15
Annexations	27
Apartment Residential	28
Archaeological Resources	22
Bikeway Plan.....	15
Buffers	6
Building Permits	27
Citizen Involvement.....	3, 24
Citizens Planning Advisory Committee.....	27
Columbia River.....	3, 21
Commuters	4
Conditional Use Permits	27
County Planning Commission	27
Dalton Lake	40
Department of Environmental Quality	27
Economic Goals and Policies.....	3
Employment.....	4, 23, 25
FEMA.....	21, 42
Fire	6, 11
General Commercial	34
Health Care.....	11
Heavy Industrial.....	37, 38, 41
Highway Commercial	1, 36
historic resources	21
Housing.....	15, 16, 18, 23, 25, 29, 31, 32, 33
In-filling.....	6, 35
Land Partitioning	27
Landscaping.....	17, 18, 31, 35
Law Enforcement	7
Leapfrog	6, 10
Library.....	7, 11
Light Industrial.....	36
Mobile Home.....	17, 30, 31, 32
Moderate Residential	30
Natural Factors and Local Resources	18
Natural Resources	2, 19, 22
Open Space	17, 20, 25, 28, 31, 39, 40, 41
Park System.....	10
Planned Community Development	29

Planned Urban Development.....	26
Planning Commission.....	15, 27
Police	6, 11, 25
Public and Semi-Public Land.....	38, 39
Public Facilities.....	6, 7
Public Services	6
Public Services and Facilities	6
Railroad.....	13
Recreation	5, 7, 10
Rural Suburban-Unincorporated Residential	33
School	7, 11
Signs.....	13, 14
Site Design Review.....	17, 18, 35, 37, 38
Solid Wastes	7
Subdivision	9, 13, 16, 27, 29, 32, 33
Suburban Residential.....	1, 28, 29, 30
Tourism	4, 5
Transportation	1, 2, 6, 7, 9, 11, 12, 15, 16, 27, 34, 36, 37, 38
Transportation Facilities.....	6
Underground Utilities.....	9
Unincorporated General And Multi-Family Residential	32
Waterfront.....	5
Willamette River Greenway	20