



**Oregon**

Theodore R. Kulongoski, Governor

**Department of Land Conservation and Development**

635 Capitol Street NE, Suite 150  
Salem, Oregon 97301-2524  
Phone: (503) 373-0050  
First Floor/Coastal Fax: (503) 378-6033  
Second Floor/Director's Office: (503) 378-5518  
Web Address: <http://www.oregon.gov/LCD>

**NOTICE OF ADOPTED AMENDMENT**

March 1, 2006

TO: Subscribers to Notice of Adopted Plan or Land Use Regulation Amendments  
FROM: Mara Ulloa, Plan Amendment Program Specialist  
SUBJECT: City of St. Helens Plan Amendment  
DLCD File Number 003-05



The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Due to the size of amended material submitted, a complete copy has not been attached. Copies of the adopted plan amendment are available for review at DLCD offices in Salem, the applicable field office, and at the local government office.

Appeal Procedures\*

**DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: March 14, 2006**

This amendment was submitted to DLCD for review prior to adoption with less than the required 45-day notice. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

**\*NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE DATE SPECIFIED ABOVE.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist  
Gary Fish, DLCD Regional Representative  
Steven Santos, DLCD Economic Development Planning Specialist  
Skip Baker, City of St. Helens

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DEPT OF

FEB 22 2006

NOTICE OF ADOPTION

Jurisdiction: City of St. Helens

Local File No. St Helens CPA 1. LAND CONSERVATION  
ORD DEVELOPMENT

Ord. 2980-84

Date of Adoption: Feb. 15, 2006

Date Mailed: Feb. 21, 2006

Date of Notice of Proposed Amendment was mailed to DLCD: March 29, 2005

yes  Comp Plan Text Amendment      yes  Comp Plan Map Amendment  
no  Land Use Regulation Amendment      no  Zoning Map Amendment  
no  New Land Use Regulation      no  Other \_\_\_\_\_

Summary of the adopted amendment: Updates and changes to comprehensive plan format, goals, policies and maps.

Describe how the adopted amendment differs from the proposed amendment. (If same, write same; if not applicable write, N/A). Some residential lands have also been changed to commercial designations. The text amendments are generally similar or the same as originally proposed.

Plan Map Changed from: Unincorporated Industrial to General Commercial as well as some residential lands changed to commercial.

Zone Map Changed from: none

Location: Gable Road      Acres involved 45.5  
see attached maps

Specify density: Previous 1 DU per acre      New: 0 per acre \_\_\_\_\_

Applicable Goals: 1,2,9,10,11,12,&14      Was an Exception Adopted? no

Did the DLCD receive notice of Proposed Amendment 45 days prior to final hearing?

Yes  NO      The Statewide Planning Goals do not apply.

The Emer. Circumstances Req'd Expedited

Review.

Affected State or Federal Agencies, Governments or Special Districts: Columbia County, St. Helens Rural Fire District, and St. Helens Rural School District.

Local contact: Skip Baker      Phone No. 503-397-6272

Address: P.O.Box 278

City: St. Helens, OR      Zip code: 97051

Mail to: Plan Amendment Specialist, DLCD, 635 Capitol St. NE., Ste. 150, Salem, OR. 97301

DLCD file # 003-05 (14966)

**ORDINANCE NO. 2980**

**COPY**

**AN ORDINANCE OF THE CITY COUNCIL OF THE  
CITY OF ST. HELENS AMENDING THE CITY OF ST. HELENS  
COMPREHENSIVE PLAN TO UPDATE, CORRECT AND CLARIFY  
POLICIES, GOALS AND OBJECTIVES AS WELL AS THE  
COMPREHENSIVE PLAN MAP, AS REQUIRED BY OREGON  
REVISED STATUTES CHAPTER 197 AND ADOPTING FINDINGS,  
AND SUPERSEDING ORDINANCE NO. 2222**

**WHEREAS**, the Legislative Assembly of the State of Oregon has declared that in order to assure the highest possible level of livability in Oregon, it is necessary to provide for properly prepared and coordinated comprehensive plans for cities; and

**WHEREAS**, comprehensive plans must be adopted by the appropriate governing body of the City; are expressions of public policy in the form of policy statements, generalized maps and standard and guidelines; shall be the basis for more specific rules and land use regulations which implement the policies expressed through the comprehensive plan; and shall be prepared to assure that all public actions are consistent with the changing needs and desires of the public they are designed to serve; and

**WHEREAS**, the Oregon Department of Land Conservation and Development has informed the City in their letter of August 13, 2004, that the City's Periodic Review, which began in 1996, was complete as of the date of the letter and that the update of the Comprehensive Plan was no longer a work task but still is an obligation to update under ORS 197; and

**WHEREAS**, the St. Helens Comprehensive Plan was last updated in 1991 and many new laws have been passed by the State Legislative Assembly and administrative laws passed by the Oregon Land Conservation and Development Commission and many facts and assumptions made originally and subsequently have changed; and

**WHEREAS**, the demographics of the City of St. Helens have changed significantly since 1980 when the data and surveys were compiled; and

**WHEREAS**, it is the desire of the City of St. Helens City Council to update the adopted and acknowledged St. Helens Comprehensive Plan; and

**WHEREAS**, the St. Helens Planning Commission held numerous informal public work sessions over the past three years to gather public input on proposed changes to the Comprehensive Plan; and

**WHEREAS**, the Planning Commission conducted several public hearings after proper notice as required by ORS 197 and ORS 227 to the local newspaper of record and to all property owners listed in the Columbia County Tax Assessor records as of April 4, 2005; and

**WHEREAS**, the St. Helens Planning Commission, following consideration of all the testimony and evidence in the record, did deliberate, and make recommendations to the City Council of the City of St. Helens concerning the text and map amendments proposed to the Comprehensive Plan; and

**WHEREAS**, the City Council has held public hearings and considered all the information submitted to the Planning Commission for the record and has considered all the information submitted to the record since the Planning Commission public hearings; and

**WHEREAS**, the City of St. Helens City Council has authority and obligation to update the City Comprehensive Plan when applicable and has deliberated and found based upon the information in the record and the criteria for amending the City's Acknowledged Comprehensive Plan and Plan Map that the St. Helens Comprehensive Plan should be amended.

**NOW, THEREFORE, the City of St. Helens does ordain as follows:**

**Section 1.** The above recitations are true and correct and are incorporated herein by this reference.

**Section 2.** The City of St. Helens Comprehensive Plan, including the Comprehensive Plan Map attached hereto and made a part hereof as **Exhibit A** is hereby amended by deleting the text shown by ~~strikethrough-text~~ and adding the new text shown in underline.

**Section 3.** The City of St. Helens Comprehensive Plan Map attached hereto and made a part hereof as **Exhibit B** is hereby amended to reflect the corrections, clarifications and updates, including compilation of prior amendments, which have occurred since the prior formal map adoption.

**Section 4.** The adoption of this Ordinance, including changes to the Comprehensive Plan and Comprehensive Plan Map, is based on substantial evidence in the record of this proceeding, including but not limited to the Planning Staff Report and the Findings of Fact and Conclusions of Law, the latter of which is hereby adopted by the City Council and attached hereto as **Exhibit C** and made a part hereof by this reference.

**Section 5.** The Comprehensive Plan Ordinance (Ordinance No. 2222) and all subsequent ordinances amending the Comprehensive Plan are hereby superseded by the 2006 Comprehensive Plan and Map, attached hereto as Exhibits A and B.

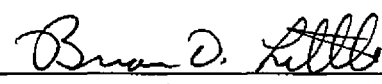
**Section 6.** If any section, provision, clause, sentence, or paragraph of this Ordinance or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other sections, provisions, clauses or paragraphs of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

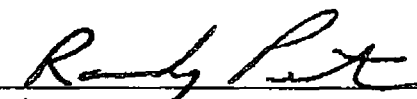
**Section 7.** Notwithstanding this amendment, the prior plan and adopting ordinances together with any amendments thereto, in existence at the time any criminal or civil enforcement actions were commenced, shall remain valid and in full force and effect for purposes of all cases and actions filed or commenced during the times said ordinance(s) or portions thereof were operative. This section simply clarifies that nothing in this Ordinance affects the validity of prosecutions or actions commenced and continued under the laws in effect at the time the matters were originally filed.

**Section 8.** Provisions of this Ordinance shall be incorporated in the City Code and the word "ordinance" may be changed to "code", "article", "section", or another word, and the sections of this Ordinance may be renumbered, or re-lettered, provided however that Whereas clauses and boilerplate provisions need not be codified.

Read the first time:	February 1, 2006
Read the second time:	February 1, 2006
Read the third time:	February 15, 2006
Approved by the Mayor:	February 15, 2006

Attested by:

  
\_\_\_\_\_  
Brian D. Little, City Recorder

  
\_\_\_\_\_  
Randy Peterson, Mayor

**COPY**

**ORDINANCE NO. 2981**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ST. HELENS AMENDING THE CITY OF ST. HELENS COMPREHENSIVE PLAN MAP (ORDINANCE NO. 2222) TO CHANGE THE LAND USE MAP DESIGNATION OF 6 PARCELS OF LAND ADJACENT TO GABLE ROAD AND COMPRISING APPROXIMATELY 20 ACRES, FROM LIGHT INDUSTRIAL TO GENERAL COMMERCIAL AND ADOPTING FINDINGS

**WHEREAS**, the Legislative Assembly of the State of Oregon has declared that in order to assure the highest possible level of livability in Oregon, it is necessary to provide for properly prepared and coordinated comprehensive plans for cities; and

**WHEREAS**, comprehensive plans must be adopted by the appropriate governing body of the City; are expressions of public policy in the form of policy statements, generalized maps and standard and guidelines; shall be the basis for more specific rules and land use regulations which implement the policies expressed through the comprehensive plan; and shall be prepared to assure that all public actions are consistent with the changing needs and desires of the public they are designed to serve; and

**WHEREAS**, the Oregon Department of Land Conservation and Development has informed the City in their letter of August 13, 2004, that the City's Periodic Review, which began in 1996, was complete as of the date of the letter and that the update of the Comprehensive Plan was no longer a work task but still is an obligation to update under ORS 197; and

**WHEREAS**, the St. Helens Comprehensive Plan was last updated in 1991 and many new laws have been passed by the State Legislative Assembly and administrative laws passed by the Oregon Land Conservation and Development Commission and many facts and assumptions made originally and subsequently have changed; and

**WHEREAS**, the demographics of the City of St. Helens have changed significantly since 1980 when the data and surveys were compiled; and

**WHEREAS**, it is the desire of the City of St. Helens City Council to update the adopted and acknowledged St. Helens Comprehensive Plan; and

**WHEREAS**, the St. Helens Planning Commission held numerous informal public work sessions over the past three years to gather public input on proposed changes to the Comprehensive Plan; and

**WHEREAS**, the Planning Commission conducted several public hearings after proper notice as required by ORS 197 and ORS 227 to the local newspaper of record and to all property owners listed in the Columbia County Tax Assessor records as of April 4, 2005; and

**WHEREAS**, the St. Helens Planning Commission, following consideration of all the testimony and evidence in the record, did deliberate, and make recommendations to the City Council of the City of St. Helens concerning the text and map amendments proposed to the Comprehensive Plan; and

**WHEREAS**, the City Council has held public hearings and considered all the information submitted to the Planning Commission for the record and has considered all the information submitted to the record since the Planning Commission public hearings; and

**WHEREAS**, the City of St. Helens City Council has authority and obligation to update the City Comprehensive Plan when applicable and has deliberated and found based upon the information in the record and the criteria for amending the City's Acknowledged Comprehensive Plan and Plan Map that the St. Helens Comprehensive Plan should be amended.

**NOW, THEREFORE, the City of St. Helens does ordain as follows:**

**Section 1.** The above recitations are true and correct and are incorporated herein by this reference.

**Section 2.** For the Gable Road properties comprising approximately 20 acres, described and shown in **Exhibit A** attached hereto and made a part hereof by this reference, the City of St. Helens Comprehensive Plan Map as adopted by Ordinance No. 2222 is hereby amended to change the designations of said described properties from Light Industrial to General Commercial.

**Section 3.** The adoption of this Ordinance, specifically the changes to the Comprehensive Plan Map change described herein, is based on substantial evidence in the record of this proceeding, including but not limited to the Planning Staff Report and the Findings of Fact and Conclusions of Law, the latter of which is hereby adopted by the City Council and attached hereto as **Exhibit B** and made a part hereof by this reference.

**Section 4.** Except where specifically amended in this or other City Ordinance, the Comprehensive Plan adopted by Ordinance No. 2222, including the Comprehensive Plan Map, remains in full force and effect.

**Section 5.** If any section, provision, clause, sentence, or paragraph of this Ordinance or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other sections, provisions, clauses or paragraphs of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

**Section 6.** Provisions of this Ordinance shall be incorporated in the City Code and the word "ordinance" may be changed to "code", "article", "section", or another word, and the sections of this Ordinance may be renumbered, or re-lettered, provided however that Whereas clauses and boilerplate provisions need not be codified.

Read the first time:	February 1, 2006
Read the second time:	February 1, 2006
Read the third time:	February 15, 2006
Approved by the Mayor:	February 15, 2006

Attested by:

  
Brian D. Little, City Recorder


  
Randy Peterson, Mayor





EXHIBIT A

Title Line 1



1 in. = 805.5 feet

2008



FINDINGS OF FACT AND CONCLUSIONS OF LAW  
Gable/Hwy30 Comp Plan Map Amendment

**EXHIBIT B**

REQUEST:

To change some Light Industrial designated properties to General Commercial.

PUBLIC HEARING:

A Public Hearing was held on May 10<sup>th</sup> and June 14<sup>th</sup> in front of the Planning Commission and Nov. 2, and Dec. 21, 2005 in front of the City Council.

NOTICE OF PUBLIC HEARING:

A notice of this Public Hearing on this annexation request and zoning amendment was sent to property owners within 300 feet of the three lots involved in this request by first class mail. Notice was published in The Spotlight April 27, 2005. Notice was also sent to the Department of Land Conservation and Development on March 10, 2005.

REFERRALS were sent to the following:

1. St Helens Police, Public Works, Parks, Building Official, and Public Works Manager, Waste Water Treatment Plant, Library Manager, and City Engineer.
2. Columbia County Land Development Services, Planning Commission, Board of Commissioners, Surveyor, and Roadmaster.
3. St. Helens Rural Fire District
4. St. Helens School District #502
5. Columbia County 911, Emergency Communications District.
6. Columbia River PUD
7. McNulty Water PUD
8. Qwest
9. Oregon Dept. of Transportation
10. Columbia Health District.
11. NW Natural Gas
12. Port of St. Helens

CRITERIA:

The recommendation by the Commission and the decision by the Council shall be based on consideration of the following factors:

1. The applicable Comprehensive Plan policies and map designations; and that the change will not adversely affect the health, safety, and welfare of the community; and
2. Statewide planning goals adopted under Oregon Revised Statutes Chapter 197, until acknowledgment of the Comprehensive Plan and ordinances;

3. The standards applicable of any provision of this Code or other applicable implementing ordinance; and

EVALUATION:

1. **The applicable Comprehensive Plan policies and map designations; and that the change will not adversely affect the health, safety, and welfare of the community;**

Finding: There are no known conflicts with the Acknowledged Comprehensive Plan.

Finding: This will increase the amount of buildable commercial lands in the UGB.

Finding: There were no objections in writing or by testimony.

Finding: Some of the property owners impacted by this change have requested that the designations be changed as proposed.

Finding: Approximately 20 acres of light industrial zoned lands at Gable and Hwy 30 are needed to be changed to accommodate commercial uses/development and about the same number of acres of residential lands at Millard and Hwy 30 would need to be changed.

Finding: The map designation changes would add about 42 more acres to the commercial designation bringing the total buildable or in use commercial designated lands to 230 acres..

Finding: This is still short of the required for today's needs and definitely very short of the 2025 needs.

Finding: The current ratio of employees to industrial land is 2 but the Study's (Methods for Evaluating Commercial and Industrial Land Sufficiency: A Recommendation for Oregon Communities prepared by The Advisory Committee on Commercial and Industrial Development by Otak, Inc. and ECONorthwest) recommended average is 9 per acre. Thus the projected industrial use workforce should be about 1,728 persons and the need for land should be 375 acres. Even at 2 workers per acre the land need is only 864 acres. Current buildable or in use industrial designated land is 888 acres before the approved map changes and 868 acres afterward.

Finding: This will meet the current needs and probably the 2025 needs.

Conclusions: The City appears to have sufficient industrial designated lands even after the shift from industrial to commercial of some 20 acres. The City is short of commercial designated lands if it plans to have sufficient to encourage local commercial uses employment both currently and in the next 20 years. More study is needed to improve the accuracy of the forecast of commercial lands needs for the next 20 years.

2. **Statewide planning goals adopted under Oregon Revised Statutes Chapter 197, until acknowledgment of the Comprehensive Plan and ordinances**

Finding: Goal 1 is Citizen Involvement and the Code has numerous requirements for notice to the public as regards land use decisions and many opportunities for participation in the processes.

Finding: The Planning Commission held a public hearing to receive public input and made a recommendation to the City Council in favor of this amendment.

Finding: The St. Helens Comprehensive has been approved by the State and is Acknowledged.

**3. The standards applicable of any provision of this Code or other applicable implementing ordinance; and**

Finding: The proposed changes have are being accomplished in accordance with the processes set out in the current Development Code and in particular Chapter 1.060 which states the process necessary for changes to the Code.

Finding: Notice was sent to Department of Land Conservation and Development more than 45 days prior to the first evidentiary hearing and placed in the local newspaper more than 14 days prior to the hearing and sent to all property owners more than 20 days prior to the first hearing date.

**CONCLUSIONS:**


1. The first criteria appears to be met as there are policies that apply and the request meets the intent or letter of the policies and there does not appear to be any harm to the health, safety or welfare of the community as regards this request.
2. The second criteria is met as the Comprehensive Plan is already acknowledged by the State.
3. The third criteria appears to be met as there does not appear to be any conflict with the standards applicable of any provision of the Community Development Code or other applicable implementing ordinance.

The City Council also received the staff report into the record and received the recommendation from the Planning Commission in favor of the amendment application. Based upon the recommendation, the standards and the evidence in the record, the City Council finds in favor of the amendment application to several properties along Gable Road east of Hwy 30 as per Exhibit A, a map showing the properties amended by this change and changing them to General Commercial designation.

Attest:

  
Brian D. Little, City Recorder (Date) 2/15/06

Signed by:

  
Randy Peterson, Mayor (Date) 2/15/06

**ORDINANCE NO. 2982**

**COPY**

**AN ORDINANCE OF THE CITY COUNCIL OF THE  
CITY OF ST. HELENS AMENDING THE CITY OF ST. HELENS  
COMPREHENSIVE PLAN MAP (ORDINANCE NO. 2222) TO  
CHANGE THE LAND USE MAP DESIGNATION OF 1 PARCEL OF  
LAND IN THE VICINITY OF FIRLOCK PARK AND COMPRISING  
APPROXIMATELY 2 ACRES, FROM RESIDENTIAL TO HIGHWAY  
COMMERCIAL AND ADOPTING FINDINGS**

**WHEREAS**, the Legislative Assembly of the State of Oregon has declared that in order to assure the highest possible level of livability in Oregon, it is necessary to provide for properly prepared and coordinated comprehensive plans for cities; and

**WHEREAS**, comprehensive plans must be adopted by the appropriate governing body of the City; are expressions of public policy in the form of policy statements, generalized maps and standard and guidelines; shall be the basis for more specific rules and land use regulations which implement the policies expressed through the comprehensive plan; and shall be prepared to assure that all public actions are consistent with the changing needs and desires of the public they are designed to serve; and

**WHEREAS**, the Oregon Department of Land Conservation and Development has informed the City in their letter of August 13, 2004, that the City's Periodic Review, which began in 1996, was complete as of the date of the letter and that the update of the Comprehensive Plan was no longer a work task but still is an obligation to update under ORS 197; and

**WHEREAS**, the St. Helens Comprehensive Plan was last updated in 1991 and many new laws have been passed by the State Legislative Assembly and administrative laws passed by the Oregon Land Conservation and Development Commission and many facts and assumptions made originally and subsequently have changed; and

**WHEREAS**, the demographics of the City of St. Helens have changed significantly since 1980 when the data and surveys were compiled; and

**WHEREAS**, it is the desire of the City of St. Helens City Council to update the adopted and acknowledged St. Helens Comprehensive Plan; and

**WHEREAS**, the St. Helens Planning Commission held numerous informal public work sessions over the past three years to gather public input on proposed changes to the Comprehensive Plan; and

**WHEREAS**, the Planning Commission conducted several public hearings after proper notice as required by ORS 197 and ORS 227 to the local newspaper of record and to all property owners listed in the Columbia County Tax Assessor records as of April 4, 2005; and

**WHEREAS**, the St. Helens Planning Commission, following consideration of all the testimony and evidence in the record, did deliberate, and make recommendations to the City Council of the City of St. Helens concerning the text and map amendments proposed to the Comprehensive Plan; and

**WHEREAS**, the City Council has held public hearings and considered all the information submitted to the Planning Commission for the record and has considered all the information submitted to the record since the Planning Commission public hearings; and

**WHEREAS**, the City of St. Helens City Council has authority and obligation to update the City Comprehensive Plan when applicable and has deliberated and found based upon the information in the record and the criteria for amending the City's Acknowledged Comprehensive Plan and Plan Map that the St. Helens Comprehensive Plan should be amended.

**NOW, THEREFORE, the City of St. Helens does ordain as follows:**

**Section 1.** The above recitations are true and correct and are incorporated herein by this reference.

**Section 2.** For the Firlock Park properties comprising approximately 2 acres, described and shown in **Exhibit A** attached hereto and made a part hereof by this reference, the City of St. Helens Comprehensive Plan Map as adopted by Ordinance No. 2222, is hereby amended to change the designations of said described properties from Residential to Highway Commercial.

**Section 3.** The adoption of this Ordinance, specifically the changes to the Comprehensive Plan Map change described herein, is based on substantial evidence in the record of this proceeding, including but not limited to the Planning Staff Report and the Findings of Fact and Conclusions of Law, the latter of which is hereby adopted by the City Council and attached hereto as **Exhibit B** and made a part hereof by this reference.

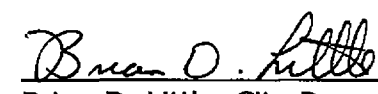
**Section 4.** Except where specifically amended in this or other City Ordinance, the Comprehensive Plan adopted by Ordinance No. 2222, including the Comprehensive Plan Map, remains in full force and effect.

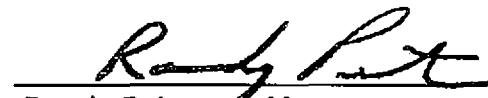
**Section 5.** If any section, provision, clause, sentence, or paragraph of this Ordinance or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other sections, provisions, clauses or paragraphs of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

**Section 6.** Provisions of this Ordinance shall be incorporated in the City Code and the word "ordinance" may be changed to "code", "article", "section", or another word, and the sections of this Ordinance may be renumbered, or re-lettered, provided however that Whereas clauses and boilerplate provisions need not be codified.

Read the first time:	February 1, 2006
Read the second time:	February 1, 2006
Read the third time:	February 15, 2006
Approved by the Mayor:	February 15, 2006

Attested by:

  
\_\_\_\_\_  
Brian D. Little, City Recorder

  
\_\_\_\_\_  
Randy Peterson, Mayor

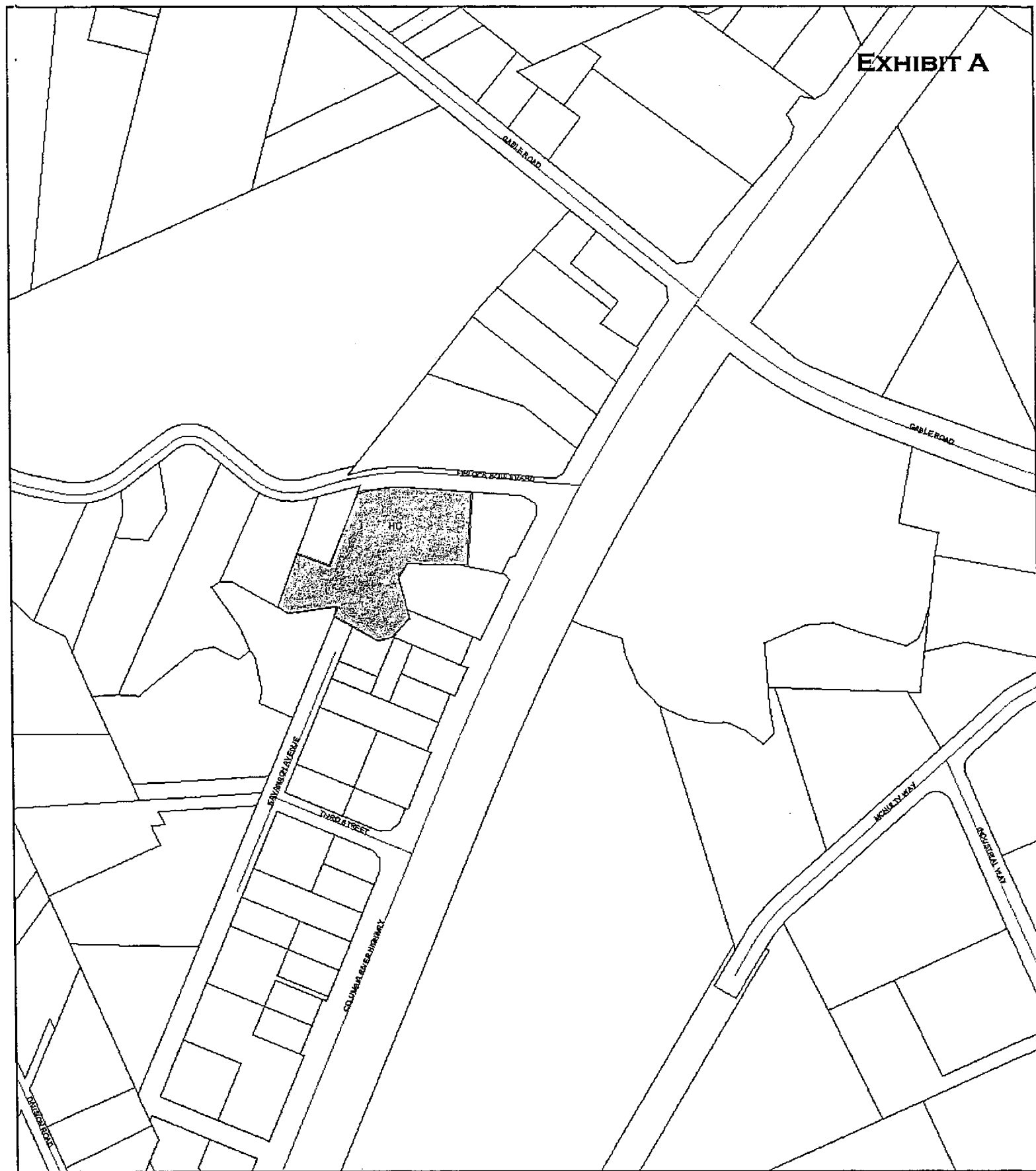


EXHIBIT A

Title Line 1



1 in. = 309.7 feet

2012





**EXHIBIT B**

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**  
Firlock Blvd. Comp Plan Map Amendment

**REQUEST:**

To change some Residential designated properties to Highway Commercial.

**PUBLIC HEARING:**

A Public Hearing was held on May 10<sup>th</sup> and June 14<sup>th</sup> in front of the Planning Commission and Nov. 2, and Dec. 21, 2005 in front of the City Council.

**NOTICE OF PUBLIC HEARING:**

A notice of this Public Hearing on this annexation request and zoning amendment was sent to property owners within 300 feet of the three lots involved in this request by first class mail. Notice was published in The Spotlight April 27, 2005. Notice was also sent to the Department of Land Conservation and Development on March 10, 2005.

**REFERRALS** were sent to the following:

1. St Helens Police, Public Works, Parks, Building Official, and Public Works Manager, Waste Water Treatment Plant, Library Manager, and City Engineer.
2. Columbia County Land Development Services, Planning Commission, Board of Commissioners, Surveyor, and Roadmaster.
3. St. Helens Rural Fire District
4. St. Helens School District #502
5. Columbia County 911, Emergency Communications District.
6. Columbia River PUD
7. McNulty Water PUD
8. Qwest
9. Oregon Dept. of Transportation
10. Columbia Health District.
11. NW Natural Gas
12. Port of St. Helens

**CRITERIA:**

The recommendation by the Commission and the decision by the Council shall be based on consideration of the following factors:

1. The applicable Comprehensive Plan policies and map designations; and that the change will not adversely affect the health, safety, and welfare of the community; and
2. Statewide planning goals adopted under Oregon Revised Statutes Chapter 197,

- until acknowledgment of the Comprehensive Plan and ordinances;
3. The standards applicable of any provision of this Code or other applicable implementing ordinance; and

EVALUATION:

**1. The applicable Comprehensive Plan policies and map designations; and that the change will not adversely affect the health, safety, and welfare of the community;**

Finding: There are no known conflicts with the Acknowledged Comprehensive Plan.

Finding: This will increase the amount of buildable commercial lands in the UGB.

Finding: There were no objections in writing or by testimony.

Finding: The property owners impacted by this change have requested that the designations be changed as proposed.

Finding: Approximately 2 acres of residential designated land at approximately 35550 Firlock Blvd. are needed to be changed to accommodate commercial uses/development.

Finding: The map designation changes would add about 2 more acres to the commercial designation bringing the total buildable or in use commercial designated lands to 230 acres..

Finding: This is still short of the required for today's needs and definitely very short of the 2025 needs.

Finding: The City has enough residential designated buildable lands in the UGB for at least 35 years of population growth per the last land use inventory in 1998.

Finding: This will meet the current needs and probably the 2025 needs.

Conclusions: The City appears to have sufficient residential designated lands even after the shift of these 2 acres from residential to commercial. The City is short of commercial designated lands if it plans to have sufficient to encourage local commercial uses employment both currently and in the next 20 years. More study is needed to improve the accuracy of the forecast of commercial lands needs for the next 20 years.

**2. Statewide planning goals adopted under Oregon Revised Statutes Chapter 197, until acknowledgment of the Comprehensive Plan and ordinances**

Finding: Goal 1 is Citizen Involvement and the Code has numerous requirements for notice to the public as regards land use decisions and many opportunities for participation in the processes.

Finding: The Planning Commission held a public hearing to receive public input and made a recommendation to the City Council in favor of this amendment.

Finding: The St. Helens Comprehensive has been approved by the State and is Acknowledged.

**3. The standards applicable of any provision of this Code or other applicable implementing ordinance; and**

Finding: The proposed changes have are being accomplished in accordance with the processes set out in the current Development Code and in particular Chapter 1.060 which states the process necessary for changes to the Code.

Finding: Notice was sent to Department of Land Conservation and Development more than 45 days prior to the first evidentiary hearing and placed in the local newspaper more than 14 days prior to the hearing and sent to all property owners more than 20 days prior to the first hearing date.

**CONCLUSIONS:**

1. The first criteria appears to be met as there are policies that apply and the request meets the intent or letter of the policies and there does not appear to be any harm to the health, safety or welfare of the community as regards this request.
2. The second criteria is met as the Comprehensive Plan is already acknowledged by the State.
3. The third criteria appears to be met as there does not appear to be any conflict with the standards applicable of any provision of the Community Development Code or other applicable implementing ordinance.

The City Council also received the staff report into the record and received the recommendation from the Planning Commission in favor of the amendment application. Based upon the recommendation, the standards and the evidence in the record, the City Council finds in favor of the amendment application to change the designation of this site on Firlock Blvd. from residential to commercial as per Exhibit A, a map showing the property amended by this change and changing it to Highway Commercial designation.

Attest:

 2/15/06  
Brian D. Little, City Recorder (Date)

Signed by:

 2/15/06  
Randy Peterson, Mayor (Date)

**COPY**

**ORDINANCE NO. 2983**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ST. HELENS AMENDING THE CITY OF ST. HELENS COMPREHENSIVE PLAN MAP (ORDINANCE NO. 2222) TO CHANGE THE LAND USE MAP DESIGNATION OF 21 PARCELS OF LAND BETWEEN FISHER LANE AND STATE HIGHWAY 30 AND COMPRISING APPROXIMATELY 20 ACRES, FROM RESIDENTIAL TO HIGHWAY COMMERCIAL AND ADOPTING FINDINGS

**WHEREAS**, the Legislative Assembly of the State of Oregon has declared that in order to assure the highest possible level of livability in Oregon, it is necessary to provide for properly prepared and coordinated comprehensive plans for cities; and

**WHEREAS**, comprehensive plans must be adopted by the appropriate governing body of the City; are expressions of public policy in the form of policy statements, generalized maps and standard and guidelines; shall be the basis for more specific rules and land use regulations which implement the policies expressed through the comprehensive plan; and shall be prepared to assure that all public actions are consistent with the changing needs and desires of the public they are designed to serve; and

**WHEREAS**, the Oregon Department of Land Conservation and Development has informed the City in their letter of August 13, 2004, that the City's Periodic Review, which began in 1996, was complete as of the date of the letter and that the update of the Comprehensive Plan was no longer a work task but still is an obligation to update under ORS 197; and

**WHEREAS**, the St. Helens Comprehensive Plan was last updated in 1991 and many new laws have been passed by the State Legislative Assembly and administrative laws passed by the Oregon Land Conservation and Development Commission and many facts and assumptions made originally and subsequently have changed; and

**WHEREAS**, the demographics of the City of St. Helens have changed significantly since 1980 when the data and surveys were compiled; and

**WHEREAS**, it is the desire of the City of St. Helens City Council to update the adopted and acknowledged St. Helens Comprehensive Plan; and

**WHEREAS**, the St. Helens Planning Commission held numerous informal public work sessions over the past three years to gather public input on proposed changes to the Comprehensive Plan; and

**WHEREAS**, the Planning Commission conducted several public hearings after proper notice as required by ORS 197 and ORS 227 to the local newspaper of record and to all property owners listed in the Columbia County Tax Assessor records as of April 4, 2005; and

**WHEREAS**, the St. Helens Planning Commission, following consideration of all the testimony and evidence in the record, did deliberate, and make recommendations to the City Council of the City of St. Helens concerning the text and map amendments proposed to the Comprehensive Plan; and

**WHEREAS**, the City Council has held public hearings and considered all the information submitted to the Planning Commission for the record and has considered all the information submitted to the record since the Planning Commission public hearings; and

**WHEREAS**, the City of St. Helens City Council has authority and obligation to update the City Comprehensive Plan when applicable and has deliberated and found based upon the information in the record and the criteria for amending the City's Acknowledged Comprehensive Plan and Plan Map that the St. Helens Comprehensive Plan should be amended.

**NOW, THEREFORE, the City of St. Helens does ordain as follows:**

**Section 1.** The above recitations are true and correct and are incorporated herein by this reference.

**Section 2.** For the Fisher Lane / Highway 30 properties comprising approximately 20 acres, described and shown in **Exhibit A** attached hereto and made a part hereof by this reference, the City of St. Helens Comprehensive Plan Map as adopted by Ordinance No. 2222, is hereby amended to change the designations of said described properties from Residential to Highway Commercial.

**Section 3.** The adoption of this Ordinance, specifically the changes to the Comprehensive Plan Map change described herein, is based on substantial evidence in the record of this proceeding, including but not limited to the Planning Staff Report and the Findings of Fact and Conclusions of Law, the latter of which is hereby adopted by the City Council and attached hereto as **Exhibit B** and made a part hereof by this reference.

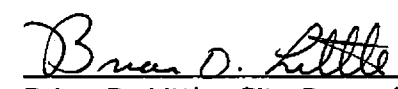
**Section 4.** Except where specifically amended in this or other City Ordinance, the Comprehensive Plan adopted by Ordinance No. 2222, including the Comprehensive Plan Map, remains in full force and effect.

**Section 5.** If any section, provision, clause, sentence, or paragraph of this Ordinance or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other sections, provisions, clauses or paragraphs of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

**Section 6.** Provisions of this Ordinance shall be incorporated in the City Code and the word "ordinance" may be changed to "code", "article", "section", or another word, and the sections of this Ordinance may be renumbered, or re-lettered, provided however that Whereas clauses and boilerplate provisions need not be codified.

Read the first time:	February 1, 2006
Read the second time:	February 1, 2006
Read the third time:	February 15, 2006
Approved by the Mayor:	February 15, 2006

Attested by:

  
\_\_\_\_\_  
Brian D. Little, City Recorder

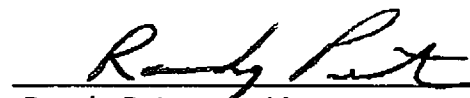
  
\_\_\_\_\_  
Randy Peterson, Mayor



EXHIBIT A

Title Line 1



1 in. = 638.5 feet

DU 1083



**EXHIBIT B**

FINDINGS OF FACT AND CONCLUSIONS OF LAW  
Fischer/Hwy 30 Comp Plan Map Amendment

REQUEST:

To change some Residential designated properties to Highway Commercial.

PUBLIC HEARING:

A Public Hearing was held on May 10<sup>th</sup> and June 14<sup>th</sup> in front of the Planning Commission and Nov. 2, and Dec. 21, 2005 in front of the City Council.

NOTICE OF PUBLIC HEARING:

A notice of this Public Hearing on this annexation request and zoning amendment was sent to property owners within 300 feet of the three lots involved in this request by first class mail. Notice was published in The Spotlight April 27, 2005. Notice was also sent to the Department of Land Conservation and Development on March 10, 2005.

REFERRALS were sent to the following:

1. St Helens Police, Public Works, Parks, Building Official, and Public Works Manager, Waste Water Treatment Plant, Library Manager, and City Engineer.
2. Columbia County Land Development Services, Planning Commission, Board of Commissioners, Surveyor, and Roadmaster.
3. St. Helens Rural Fire District
4. St. Helens School District #502
5. Columbia County 911, Emergency Communications District.
6. Columbia River PUD
7. McNulty Water PUD
8. Qwest
9. Oregon Dept. of Transportation
10. Columbia Health District.
11. NW Natural Gas
12. Port of St. Helens

CRITERIA:

The recommendation by the Commission and the decision by the Council shall be based on consideration of the following factors:

1. The applicable Comprehensive Plan policies and map designations; and that the change will not adversely affect the health, safety, and welfare of the community; and



2. Statewide planning goals adopted under Oregon Revised Statutes Chapter 197, until acknowledgment of the Comprehensive Plan and ordinances;
3. The standards applicable of any provision of this Code or other applicable implementing ordinance; and

EVALUATION:

**1. The applicable Comprehensive Plan policies and map designations; and that the change will not adversely affect the health, safety, and welfare of the community;**

Finding: There are no known conflicts with the Acknowledged Comprehensive Plan.

Finding: This will increase the amount of buildable commercial lands in the UGB.

Finding: There were no objections in writing or by testimony.

Finding: Approximately 18 acres of residential designated land between Fischer Lane, Hwy 30, Millard Road and approximately 57910 Fischer Lane are needed to be changed to accommodate commercial uses/development.

Finding: The map designation changes would add about 18 more acres to the commercial designation bringing the total buildable or in use commercial designated lands to 230 acres.

Finding: This is still short of the required for today's needs and definitely very short of the 2025 needs.

Finding: The City has enough residential designated buildable lands in the UGB for at least 35 years of population growth per the last land use inventory in 1998.

Finding: This will meet the current needs and probably the 2025 needs.

Conclusions: The City appears to have sufficient residential designated lands even after the shift of these 18 acres from residential to commercial. The City is short of commercial designated lands if it plans to have sufficient to encourage local commercial uses employment both currently and in the next 20 years. More study is needed to improve the accuracy of the forecast of commercial lands needs for the next 20 years.

**2. Statewide planning goals adopted under Oregon Revised Statutes Chapter 197, until acknowledgment of the Comprehensive Plan and ordinances**

Finding: Goal 1 is Citizen Involvement and the Code has numerous requirements for notice to the public as regards land use decisions and many opportunities for participation in the processes.

Finding: The Planning Commission held a public hearing to receive public input and made a recommendation to the City Council in favor of this amendment.

Finding: The St. Helens Comprehensive has been approved by the State and is Acknowledged.

**3. The standards applicable of any provision of this Code or other applicable implementing ordinance; and**

Finding: The proposed changes have are being accomplished in accordance with the processes set out in the current Development Code and in particular Chapter 1.060 which states the process necessary for changes to the Code.

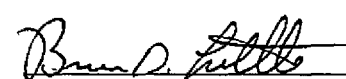
Finding: Notice was sent to Department of Land Conservation and Development more than 45 days prior to the first evidentiary hearing and placed in the local newspaper more than 14 days prior to the hearing and sent to all property owners more than 20 days prior to the first hearing date.

**CONCLUSIONS:**

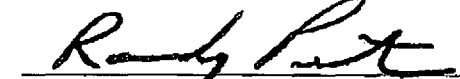
1. The first criteria appears to be met as there are policies that apply and the request meets the intent or letter of the policies and there does not appear to be any harm to the health, safety or welfare of the community as regards this request.
2. The second criteria is met as the Comprehensive Plan is already acknowledged by the State.
3. The third criteria appears to be met as there does not appear to be any conflict with the standards applicable of any provision of the Community Development Code or other applicable implementing ordinance.

The City Council also received the staff report into the record and received the recommendation from the Planning Commission in favor of the amendment application. Based upon the recommendation, the standards and the evidence in the record, the City Council finds in favor of the amendment application to change the designation of this site Fischer Lane, to Hwy 30 from Millard Road to about 57910 Fischer Lane from residential to commercial as per Exhibit A, a map showing the property amended by this change and changing it to General Commercial designation.

Attest:

 2/15/06  
Brian D. Little, City Recorder (Date)

Signed by:

 2/15/06  
Randy Peterson, Mayor (Date)

**COPY**

**ORDINANCE NO. 2984**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ST. HELENS AMENDING THE CITY OF ST. HELENS COMPREHENSIVE PLAN MAP (ORDINANCE NO. 2222) TO CHANGE THE LAND USE MAP DESIGNATION OF 2 PARCELS OF LAND ADJACENT TO STATE HIGHWAY 30 AND MCNULTY WAY AND COMPRISING APPROXIMATELY 3.5 ACRES, FROM RESIDENTIAL TO GENERAL COMMERCIAL AND ADOPTING FINDINGS

**WHEREAS**, the Legislative Assembly of the State of Oregon has declared that in order to assure the highest possible level of livability in Oregon, it is necessary to provide for properly prepared and coordinated comprehensive plans for cities; and

**WHEREAS**, comprehensive plans must be adopted by the appropriate governing body of the City; are expressions of public policy in the form of policy statements, generalized maps and standard and guidelines; shall be the basis for more specific rules and land use regulations which implement the policies expressed through the comprehensive plan; and shall be prepared to assure that all public actions are consistent with the changing needs and desires of the public they are designed to serve; and

**WHEREAS**, the Oregon Department of Land Conservation and Development has informed the City in their letter of August 13, 2004, that the City's Periodic Review, which began in 1996, was complete as of the date of the letter and that the update of the Comprehensive Plan was no longer a work task but still is an obligation to update under ORS 197; and

**WHEREAS**, the St. Helens Comprehensive Plan was last updated in 1991 and many new laws have been passed by the State Legislative Assembly and administrative laws passed by the Oregon Land Conservation and Development Commission and many facts and assumptions made originally and subsequently have changed; and

**WHEREAS**, the demographics of the City of St. Helens have changed significantly since 1980 when the data and surveys were compiled; and

**WHEREAS**, it is the desire of the City of St. Helens City Council to update the adopted and acknowledged St. Helens Comprehensive Plan; and

**WHEREAS**, the St. Helens Planning Commission held numerous informal public work sessions over the past three years to gather public input on proposed changes to the Comprehensive Plan; and

**WHEREAS**, the Planning Commission conducted several public hearings after proper notice as required by ORS 197 and ORS 227 to the local newspaper of record and to all property owners listed in the Columbia County Tax Assessor records as of April 4, 2005; and

**WHEREAS**, the St. Helens Planning Commission, following consideration of all the testimony and evidence in the record, did deliberate, and make recommendations to the City Council of the City of St. Helens concerning the text and map amendments proposed to the Comprehensive Plan; and

**WHEREAS**, the City Council has held public hearings and considered all the information submitted to the Planning Commission for the record and has considered all the information submitted to the record since the Planning Commission public hearings; and

**WHEREAS**, the City of St. Helens City Council has authority and obligation to update the City Comprehensive Plan when applicable and has deliberated and found based upon the information in the record and the criteria for amending the City's Acknowledged Comprehensive Plan and Plan Map that the St. Helens Comprehensive Plan should be amended.

**NOW, THEREFORE, the City of St. Helens does ordain as follows:**

**Section 1.** The above recitations are true and correct and are incorporated herein by this reference.

**Section 2.** For the McNulty Way / Highway 30 properties comprising approximately 3.5 acres, described and shown in **Exhibit A** attached hereto and made a part hereof by this reference, the City of St. Helens Comprehensive Plan Map as adopted by Ordinance No. 2222 is hereby amended to change the designations of said described properties from Residential to Highway Commercial.

**Section 3.** The adoption of this Ordinance, specifically the changes to the Comprehensive Plan Map change described herein, is based on substantial evidence in the record of this proceeding, including but not limited to the Planning Staff Report and the Findings of Fact and Conclusions of Law, the latter of which is hereby adopted by the City Council and attached hereto as **Exhibit B** and made a part hereof by this reference.

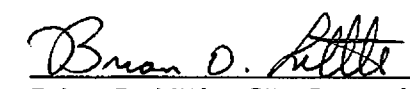
**Section 4.** Except where specifically amended in this or other City Ordinance, the Comprehensive Plan adopted by Ordinance No. 2222, including the Comprehensive Plan Map, remains in full force and effect.


**Section 5.** If any section, provision, clause, sentence, or paragraph of this Ordinance or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other sections, provisions, clauses or paragraphs of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

**Section 6.** Provisions of this Ordinance shall be incorporated in the City Code and the word "ordinance" may be changed to "code", "article", "section", or another word, and the sections of this Ordinance may be renumbered, or re-lettered, provided however that Whereas clauses and boilerplate provisions need not be codified.

Read the first time:	February 1, 2006
Read the second time:	February 1, 2006
Read the third time:	February 15, 2006
Approved by the Mayor:	February 15, 2006

Attested by:

  
\_\_\_\_\_  
Brian D. Little, City Recorder

  
\_\_\_\_\_  
Randy Peterson, Mayor



Title Line 1



1 in. = 638.5 feet

*D. Jensen*



**EXHIBIT B**

FINDINGS OF FACT AND CONCLUSIONS OF LAW  
McNulty Way Comp Plan Map Amendment

REQUEST:

To change some Residential designated properties to General Commercial.

PUBLIC HEARING:

A Public Hearing was held on May 10<sup>th</sup> and June 14<sup>th</sup> in front of the Planning Commission and Nov. 2, and Dec. 21, 2005 in front of the City Council.

NOTICE OF PUBLIC HEARING:

A notice of this Public Hearing on this annexation request and zoning amendment was sent to property owners within 300 feet of the three lots involved in this request by first class mail. Notice was published in The Spotlight April 27, 2005. Notice was also sent to the Department of Land Conservation and Development on March 10, 2005.

REFERRALS were sent to the following:

1. St Helens Police, Public Works, Parks, Building Official, and Public Works Manager, Waste Water Treatment Plant, Library Manager, and City Engineer.
2. Columbia County Land Development Services, Planning Commission, Board of Commissioners, Surveyor, and Roadmaster.
3. St. Helens Rural Fire District
4. St. Helens School District #502
5. Columbia County 911, Emergency Communications District.
6. Columbia River PUD
7. McNulty Water PUD
8. Qwest
9. Oregon Dept. of Transportation
10. Columbia Health District.
11. NW Natural Gas
12. Port of St. Helens

CRITERIA:

The recommendation by the Commission and the decision by the Council shall be based on consideration of the following factors:

1. The applicable Comprehensive Plan policies and map designations; and that the change will not adversely affect the health, safety, and welfare of the community; and

- and
- 2. Statewide planning goals adopted under Oregon Revised Statutes Chapter 197, until acknowledgment of the Comprehensive Plan and ordinances;
- 3. The standards applicable of any provision of this Code or other applicable implementing ordinance; and

EVALUATION:

**1. The applicable Comprehensive Plan policies and map designations; and that the change will not adversely affect the health, safety, and welfare of the community;**

Finding: There are no known conflicts with the Acknowledged Comprehensive Plan.

Finding: This will increase the amount of buildable commercial lands in the UGB.

Finding: There were no objections in writing or by testimony.

Finding: The property owners impacted by this change have requested that the designations be changed as proposed.

Finding: Approximately 3.5 acres of residential designated land at approximately 58266 Columbia River Hwy are needed to be changed to accommodate commercial uses/development.

Finding: The map designation changes would add about 3.5 more acres to the commercial designation bringing the total buildable or in use commercial designated lands to 230 acres..

Finding: This is still short of the required for today's needs and definitely very short of the 2025 needs.

Finding: The City has enough residential designated buildable lands in the UGB for at least 35 years of population growth per the last land use inventory in 1998.

Finding: This will meet the current needs and probably the 2025 needs.

Conclusions: The City appears to have sufficient residential designated lands even after the shift of these 3.5 acres from residential to commercial. The City is short of commercial designated lands if it plans to have sufficient to encourage local commercial uses employment both currently and in the next 20 years. More study is needed to improve the accuracy of the forecast of commercial lands needs for the next 20 years.

**2. Statewide planning goals adopted under Oregon Revised Statutes Chapter 197, until acknowledgment of the Comprehensive Plan and ordinances**



Finding: Goal 1 is Citizen Involvement and the Code has numerous requirements for notice to the public as regards land use decisions and many opportunities for participation in the processes.

Finding: The Planning Commission held a public hearing to receive public input and made a recommendation to the City Council in favor of this amendment.

Finding: The St. Helens Comprehensive has been approved by the State and is Acknowledged.

**3. The standards applicable of any provision of this Code or other applicable implementing ordinance; and**

Finding: The proposed changes have are being accomplished in accordance with the processes set out in the current Development Code and in particular Chapter 1.060 which states the process necessary for changes to the Code.

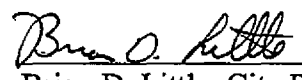
Finding: Notice was sent to Department of Land Conservation and Development more than 45 days prior to the first evidentiary hearing and placed in the local newspaper more than 14 days prior to the hearing and sent to all property owners more than 20 days prior to the first hearing date.

**CONCLUSIONS:**


1. The first criteria appears to be met as there are policies that apply and the request meets the intent or letter of the policies and there does not appear to be any harm to the health, safety or welfare of the community as regards this request.
2. The second criteria is met as the Comprehensive Plan is already acknowledged by the State.
3. The third criteria appears to be met as there does not appear to be any conflict with the standards applicable of any provision of the Community Development Code or other applicable implementing ordinance.

The City Council also received the staff report into the record and received the recommendation from the Planning Commission in favor of the amendment application. Based upon the recommendation, the standards and the evidence in the record, the City Council finds in favor of the amendment application to change the designation of this site on McNulty Way from residential to commercial as per Exhibit A, a map showing the property amended by this change and changing it to General Commercial designation.

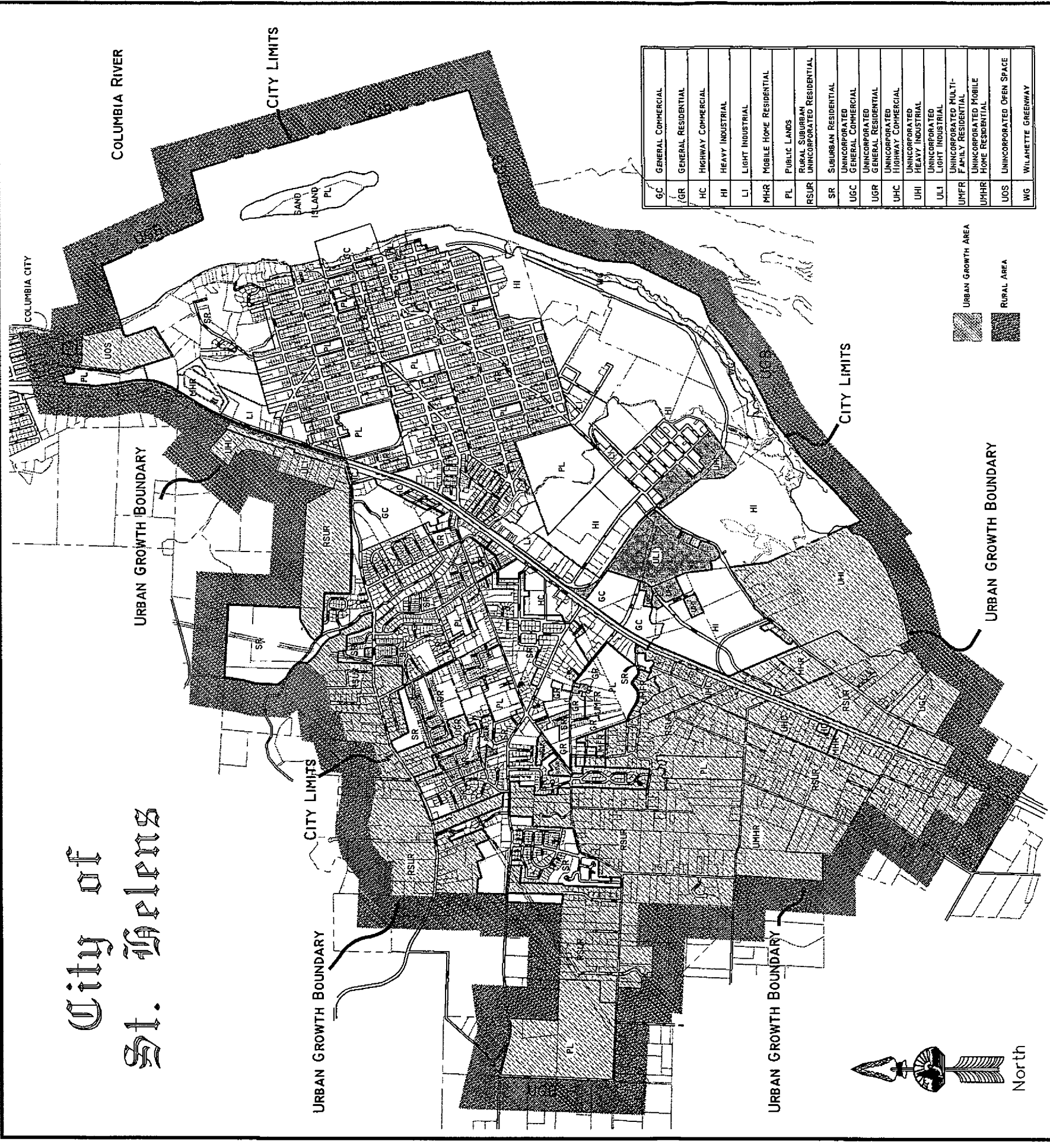
Attest:

 2/15/06  
Brian D. Little, City Recorder (Date)

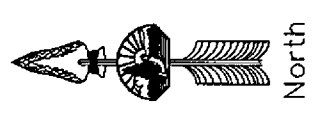
Signed by:

 2/15/06  
Randy Peterson, Mayor (Date)

# 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
UCC	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	WILDAFFETTE GREENWAY



## Comprehensive Plan

Scale: 1" = 1600', Date: 09/09/05

Ordinance No. \_\_\_\_\_ / Date Approved \_\_\_\_\_

Page 44 of 96

Mayor \_\_\_\_\_  
City Recorder \_\_\_\_\_

Exhibit A

**CITY OF ST. HELENS**

**COMPREHENSIVE PLAN**

Ordinance No. \_\_\_\_\_  
Adopted: \_\_\_\_\_  
Effective: \_\_\_\_\_

# City of St. Helens Comprehensive Plan

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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.

## **PROPOSED 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. (Add the following) **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.**

*(Proposed change above is based upon the guideline in Statewide Planning Goal #9)*

- 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 (delete the following) the Departments of Fish and Wildlife and Environmental Quality (add the following) **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.

*(Proposed change above is to broaden the cooperation)*

- 4) Encourage enterprises offering local residents a far greater selection of goods and services to locate here.
- 5) (Delete the following) Continue the efforts and water front development and explore the possibility of acquiring grants for their revitalization. (Add the following) **Make waterfront development a high priority.**

*(Proposed change above is bring the policy up to date with current actions)*

- 6) (Delete the following) Continue developing (Add the following) **Develop** the local tourist and recreation sectors of the economy.

*(Proposed change above is to update the policy)*

- 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.

*(Proposed change above is to broaden the policy and delete leapfrog concept)*

- 10) (Delete the following) Discourage strip commercial development and encourage the in-filling of under-utilized lands close to Uptown and Downtown. (Add the following) **Make commercial designation large enough to accommodate a large variety of commercial development with sufficient buffers.**

*(Proposed change above is to delete a concept that is undefined and identify the action intended)*

- 11) (Add the following) **Encourage land uses are compatible with the transportation facilities.**

*(Proposed change above is to create a policy that is in line with the Oregon Transportation Rule)*

**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) (Add the following) **Ensure that** (Delete the following) ~~Design~~ urban facilities and services, particularly water and sewer systems, (Add the following) **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

*(Proposed changes above are for grammar)*

- 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) (Delete the following) ~~Develop and implement a Master Water Plan.~~ (Add the following) **Implement master water, sanitary sewer, storm sewer and transportation system plans in coordination with the public facilities plan.**
- (Proposed changes above are to update the policy as a Master Plan exists)*
- 9) (Delete the following) ~~Implement the Stormwater Master Plan of 1981.~~ (Add the following) **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.**

*(Proposed changes above are to update the plan and to set a schedule for updating support plans)*

- 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 (~~Delete the following~~) ~~for the canyon between the marina and Geoffrey Park.~~ (Add the following) **to preserve canyons that have steep slopes for public uses.**

*(Proposed change is to make the policy more general)*

- 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 ~~(Delete the following provide special protected~~ **increase appropriate** ~~(Delete the following) routes for walking and bicycling~~ **opportunities.** ~~(Add the following)~~

*(Proposed changes above are broaden the policy and adjust language)*

**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 (Delete) 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 (Delete the following) Burlington-Northern (Add the following) **railroad owners and operators** to improve the safety at railroad crossings.

*(Proposed changes above are to update the facts on the railroad name)*

- 7) Plan and develop street routes to alleviate Highway 30's traffic load (Delete the following) and accommodate local traffic; specifically to:
  - a) ~~Investigate the feasibility of completing, improving and utilizing West St. as a major route to uptown and downtown.~~
  - b) ~~Investigate feasible means of completing Milton Way to Gable Rd.~~
  - c) ~~Investigate feasible means of completing St. Helens St.~~
  - d) ~~Investigate the feasibility of connecting and improving Kavanaugh St. with Matzen St.~~
  - e) ~~Investigate the possibility of introducing signs at strategic locations to direct traffic destined for downtown to utilize Gable, Old Portland, and Deer Island Rds.~~
  - f) ~~Investigate the possibility of widening the south end of Little St.~~

*(Proposed changes above are to eliminate specific actions and allow the policy to be general)*



- 8) Regulate or prevent development within areas required for future arterials or widening of rights-of-way. (Delete the following) ~~specifically to:~~
- a) ~~Ensure that proposed development between Sunset Blvd. and Highway 30 do not site buildings so as to prohibit the extension of St. Helens St.~~
  - b) ~~Ensure that proposed developments between Milton Way and Gable Rd. do not site buildings so as to prohibit connecting the two.~~
  - c) ~~Ensure that proposed development between North Vernonia and Ross Roads and between Ross and Achilles Roads, do not site buildings so as to prohibit a future arterial connecting Achilles and Pittsburg Roads.~~

*(Proposed changes above are to drop specific actions and broaden the policy)*

- 9) (Delete the following) Investigate installing a traffic light at the intersections of 6th & 12th St. and Columbia Blvd. (Add the following)  
**Follow good Access Management Techniques on all roadway systems within the City.**

*(Proposed changes above are to make a policy rather than an implementation action)*

- 10) Develop a plan for walking trails.
- 11) Maintain, (Add the following) **implement**, and update the Bikeway Plan.

*(Proposed changes above are to cause an action to complement the planning process and to address a concern of the Planning Commission)*

- 12) Work with **Columbia County and other agencies** in their efforts to meet the needs of the transportational disadvantaged **in the community.**

*(Proposed change is update the policy in line with Transportation Rule)*

(Add the following)

- 13) Encourage increased opportunities for public local and regional transit facilities.**

*(Proposed change above is to meet a requirement of St. Helens adopted Transportation System Plan and Oregon Transportation Rule)*

## **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 (Add the following) **,and affordable** housing for all (Add the following) **current and future** members of the community.

*(Proposed change is to bring in line with Periodic Review Work Task on affordable housing )*

- 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 (Delete the following) zoning, subdivision, (Add the following) **development** and building codes to achieve the City's housing goals.

*(Proposed changes above are to update the language)*

- 2) (Delete the following) ~~Limit or prohibit housing in hazardous areas such as flood plains, areas of unstable soil, etc., according to the Hazards Map, page 201.~~

*(Proposed changes above are to eliminate duplication with Natural Factors policy)*

- 3) Encourage the distribution of low income and/or multi-family housing throughout the City rather than limiting them to a few large concentrations.
- 4) (Delete the following) ~~Investigate row house development as a possible future housing type.~~

*(Proposed change above is to update the policy to accommodate the existing implementing order which already identifies row housing as an allowed residential use)*

- 5) Work with all interested agencies to facilitate housing conservation and construction, and to improve substandard dwellings where cost effective.
- 6) Encourage and cooperate with all efforts to provide adequate housing for those with special needs.
- 7) 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) ~~(Delete the following) They should not be located right on major or minor arterials but within 100 to 600 feet of them; those multi-family structures that do abut major or minor arterials should have 50-foot frontage setbacks.~~ **(Add the following) They should have safe and appropriate arrangement of buildings, open spaces, and parking access.**

*(Proposed change is to make more generic and general)*

- 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) ~~(Delete the following) They should not diminish the traffic carrying capacity of surrounding arterials, or the capabilities of other public services and utilities.~~

*(Proposed change is because all new uses diminish traffic carrying capacity)*

- g) They should not be located where undue noise or other factors will not adversely affect residential living.
- h) They shall be subject to a site design review process and minimum landscaping requirements.

- 8) 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) ~~(Delete the following) They should not diminish the traffic carrying capacity of surrounding arterials, or the capabilities of other public services and utilities.~~

*(Proposed change is because all new uses diminish the traffic carrying capacity)*

- 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.
- 9) Re-evaluate City Ordinances and, where possible, streamline administration and requirements in order to reduce development costs.
- 10) Encourage energy efficient housing patterns in residential developments.
- 11) ~~(Delete the following) Acknowledge the County's density bonus system within the Urban Growth Area for new housing developments.~~

*(Proposed change is because there is no County density bonus system within the Urban Growth Area)*

**Note: Renumber this section**

**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 (Add the following) **significant** soil, mineral and geological resources.

*(Proposed change above is to bring the language in line with current Statewide Planning Policies)*

- 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 (Add the following) **adjoining** (Delete) between Godfrey Park (Delete) and the river.
  - b) The (Delete) other (Add the following) **unimproved** gullies and creekbed **systems** (Delete the following) east of Highway 30 as shown of the Open Space/Site Review Map by use of the Site Design Review procedures.
  - c) (Delete the following) The lands along Milton and McNulty Creeks plus contiguous lands west of Highway 30, as shown on Greenbelt Map, by having the developers of such property dedicate lands so identified for open space. (Add the following) **The lands along significant riparian corridors and connecting wetlands.**
  - d) (Delete the following) Lands within the Bonneville Power Administration right-of-way.

*(Proposed changes above are to bring this policy in line with current facts and to delete the requirement for a map. No Goal Five process identifies these areas as significant and thus no requirement to preserve/protect them as resources)*

- 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) (Delete the following) Ensure that future development possesses adequate on-site and off-site storm water drainage.

*(Proposed changes above are to eliminate duplication of a policy already in the Public Facilities Policies)*

- 10) (Delete the following) ~~Designate lands subject to development constraints by flood potential as a Hazard Zone and require construction on it to meet strict standards.~~

*(Proposed changes above are based upon elimination of a Hazards Map as our compliance with the FEMA rules already requires this and thus this is a duplication of another policy in this section)*

- 11) (Delete the following) ~~Prohibit development in hazard area except upon a showing that design and construction techniques can eliminate any public harm.~~  
(Add the following) **Development in a hazardous area is required to meet strict standards to reduce or eliminate public harm.**

*(Proposed change is word smithing)*

- 12) (Delete the following) ~~Subject proposed development in the Marine Commercial, General Commercial and A-5 Zones to Design Review to discourage 2-story construction that would significantly obstruct existing views of the Columbia River. (Add the following) **Balance development rights of property owners and protection of public views of the Columbia River, Scappoose Bay and Multnomah Channel.**~~

*(Proposed changes above are to clarify the intention of protecting scenic views of property owners near the shoreline of the larger waterways)*

- 13) Subject proposed remodeling of the City's historic resources to Design Review to encourage preservation of the structure's historical assets.
- 14) Devise a program for attempting to preserve those historic resources that are threatened with demolition.
- 15) Utilize zoning, buffer zones, and Design Review procedures to protect noise sensitive areas from noise producing areas.
- 16) Institute Design Review procedures to protect the area's archaeological resources.
- 17) Comply with applicable State and Federal Environmental Regulations.
- 18) 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.

- 19) ~~(Delete the following) Develop a plan for the canyon between the marina and Godfrey Park.~~

*(Proposed changes are to update the Plan to reflect current situations and to balance the need to protect natural resources in accordance with the Statewide Planning Goal 5).*

(Insert) **19) 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.

~~(Delete the following) When the Comprehensive Plan was originally adopted several major considerations were used in determining the Urban Growth Boundary. They included:~~

- ~~-1) The desires of affected property owners;~~
- ~~-2) The need to accommodate long-range urban population growth requirements;~~
- ~~-3) The need for housing, employment opportunities and livability;~~
- ~~-4) The orderly and economic provisions for public facilities and services;~~
- ~~-5) A maximum efficiency of land uses within and on the fringe of the existing urban area;~~
- ~~-6) Environmental, energy, economic and social consequences;~~
- ~~-7) The retention of agricultural lands;~~
- ~~-8) The compatibility of proposed urban uses with nearby agricultural activities;~~
- ~~-9) The natural limitations of certain areas for development;~~
- ~~-10) The location of existing developments outside the City;~~
- ~~-11) The location of areas with existing septic tank problems.~~



~~Approximately 2,200 acres were identified for inclusion in the Urban Growth Boundary. Since acknowledgement of the Comprehensive Plan, areas have been annexed and developed. Also, the City adopted a Public Facilities Plan to show where future utilities would be constructed. Based on this new evidence, the City has expanded its Urban Growth Boundary to take into consideration these new factors.~~

*(Proposed changes are to remove the history from the body of the Plan and to concentrate on Policies and Goals)*

**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 (Delete the following) all ~~seven factors of State Land Use Goal 14~~ and with the procedures of Goal 2. (Delete the following); ~~sites proposed for inclusion should be:~~
- ~~a) Areas in which soil, fill, drainage or water table conditions are not potential health or safety hazards and will not be prohibitively expensive to develop;~~
  - ~~b) Areas that the City is willing to serve with public facilities including police, sewer and water, and other municipal services; and~~
  - ~~c) Lands that by its nature will have a minimal loss of productive resources in accommodating urban growth.~~

*(Proposed changes above are to generalize the policy so that changes to the Comprehensive Plan are not required each time the State changes the guidelines)*

(Insert the following)

**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.

(Delete the following)

- ~~4) Cooperate with the County in managing the Urban Growth Area by establishing the following conditions for the urban development of land within the growth area:~~
- ~~a) The orderly and economic provision of public services and facilities can be attained;~~
  - ~~b) Sufficient in-filling has occurred within the City;~~
  - ~~c) A demonstrated need exists; and~~
  - ~~d) Sufficient land for development has been identified to meet the~~

*(Proposed changes above are to reflect the current Statewide Goal 14 Goals and Guidelines)*

- 5) 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.
- 6) Review (Delete) ~~diligently~~ 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 (~~Delete~~)limited in size and operating hours by the conditional use process.
- 4) (Add the following) **Develop rules for** (~~Delete the following~~) Permit multi-family dwellings which (~~Delete~~) conform to the following general guidelines:
  - a) ~~Multi-family dwellings should not be so large or close to single-family homes as to block their sunlight or view, or unduly interfere with an established single-family character.~~
  - b) ~~Multi-family dwellings shall be located on collector or local streets and within 600 feet of a major or minor arterial.~~
  - c) ~~Multi-family dwellings shall include ample open space for residents, ample off-street parking, and adequate access.~~
  - d) ~~Multi-family dwellings should not significantly affect the traffic carrying capacity of surrounding arterials or the capabilities of other public services and utilities.~~
  - e) ~~Multi-family dwelling shall not be located where undue noise or other factors will interfere with residential living.~~
  - f) ~~Multi-family dwellings may be required to be screened or landscaped from adjacent dwellings.~~(Add the following) **are consistent with Housing Policies.**

*(Proposed changes above are to change the policy from an implementation action to a general guideline for developing an implementing rule)*

- 5) Designate General Residential lands as R-5, **General Residential** or (~~Delete the following~~) A-5 (Add the following) **AR, Apartment Residential** on the City Zoning Map.

*(Proposed change above is an update to current labels in the Code)*

### **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 (Delete the following) ~~limited in size and operating hours~~, by the conditional use process.
- 2) (Delete the following) ~~Allow for the location of neighborhood commercial activities such as large grocery stores, gasoline stations and personal services contingent on a comprehensive plan and zone change and under the following conditions:~~
  - a) ~~The proposed development must be between 2-6 acres;~~
  - b) ~~The proposed development must be located on an arterial.~~
- 3) (Delete the following) ~~Utilize the criteria listed in the General Residential Section for the siting of multi-family dwellings in areas where they are allowed.~~

*(Deleted because policies should not refer to implementing ordinances for a basis to justify them)*

- 4) (Delete the following) ~~Require that development in new subdivisions include adequate public street access for each house lot, paved streets, curbs, City sewer and water, storm drainage, street lights and sidewalks.~~

*(Deleted because it is already stated in another policy)*

- 5) Permit a degree of flexibility in residential site design and a mixture of housing, (delete) types (insert) **including multi-dwelling units**, through the planned development procedures.

*(Clarification that multi-dwelling use is not being added to this procedure)*

- 6) 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.

- 7) Review diligently all subdivision plats in the Suburban Residential to insure the establishment of a safe and efficient road system.
- 8) Designate Suburban Residential lands as R-7, Moderate Residential (Delete the following) ~~R-10 or RP~~ (Add the following) **or R-10, Suburban Residential** on the City Zoning Map.

*(Proposed change is to reflect a change in uses in the community since the closing of the hospital)*

#### **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:

(Delete the following)

- ~~1) Permit mobile home park developments in areas which allow for the following general conditions:
  - a) They should not be constructed within areas which are established and recognized as substantial, well-maintained single-family areas.
  - b) They are appropriate only on major or minor arterials and should not overburden the carrying capacity of the road.
  - c) They should not be located where undue noise or other factors will interfere with residential living.
  - d) They are not suitable in steep slope areas.
  - e) They should be subject to special review and design standards under the Zoning Ordinance.
  - f) They should not overburden the sewer, water or school system.~~

*(Proposed change above is to comply with State Law on Manufactured Home Parks.*

(Add the following)

**1) Permit mobile home park developments in areas designated as Mobile Home Residential.**

*(Proposed change above is to give direction to uses in a special zone)*

- 2) Make sure such parks conform to local and State regulations with regards to density, open space areas, landscaping and parking facilities.
- 3) ~~(Delete the following) Restrict placement of mobile homes or manufactured housing on individual lots within the City to areas only zoned MHR.~~ (Add the following) **Manufactured or Mobile Homes are to be permitted in areas that allow single dwelling units.**

*(Proposed changes above are to comply with current State laws)*

- 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.



**Note: Renumber these policies.**

**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.
  - c) ~~(Delete) However, in no case, shall this designation be removed without other buildable, available, vacant acreage being substituted.~~

*(This sentence was deleted as not found in other sections and it should be consistent.)*

**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) (~~Delete the following~~) ~~The City shall try to concentrate~~ (Add the following) **Encourage** new commercial development in and adjacent to existing, well established business areas taking into account the following considerations:

*(Proposed changes above are to update the language not the intent)*

- a) Making shopping more convenient for patrons,
- b) ~~(Delete the following) Avoiding the mixing of homes with scattered businesses,~~

*(Proposed change above is reflect the current planning concepts of revitalizing downtowns and commercial areas with residents and to comply with the Oregon Transportation Rule to reduce trips and miles traveled)*

- c) Cutting down on street traffic,
  - d) Maximizing land through the joint use of vehicular access and parking at commercial centers, and
  - e) Encouraging locations that enjoy good automobile access and still minimize traffic hazards.
- 2) ~~(Delete the following) Discourage "strip" commercial development along arterials.~~

*(Proposed changes above are to define the concept of strip commercial)*

- 3) Designate sufficient space for business so that predictable commercial growth can be accommodated and so that an adequate choice of sites exists.
- 4) Ensure that all commercial enterprises maintain sufficient off-street parking to accommodate their patrons, workers and loading requirements.
- 5) Emphasize and support existing town centers as business places.
- 6) 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 ~~(Delete) the adoption of a site design review procedure.~~

*(Delete these above words as a procedure exists and is presumed to be needed by the statement without the requirement to "adopt")*

- 7) Preserve areas for business use by limiting incompatible uses within them.
- 8) 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.

- 9) 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) ~~(Delete the following) Encourage enterprises which deal in items which require outdoor storage or deal in items which are bulky to locate in this designation.~~

*(Proposed change is to reflect the needs of the community for outdoor storage and aesthetics)*

- 5) 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.

- 6) No new commercial activities will be allowed on Highway 30 south of McNulty Creek unless:
  - a) (Insert) **Any new** access is onto a frontage road and not Highway 30;
  - b) The land receives City sewer and water services; and
  - c) (Delete the following) ~~There be a 50-foot setback from Highway 30.~~  
(Insert) **The designated area will be a minimum of 300 feet deep.**
- 7) (Insert the following) **Preserve areas for business use by limiting incompatible uses within them.**

*(Proposed changes above are to meet Oregon Transportation Rule requirements)*

#### **9. LIGHT INDUSTRIAL CATEGORY GOALS AND POLICIES**

##### **Goals:**

To provide a place for smaller and (Add the following) **/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.

*(Proposed change above is for clarification only)*

##### **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) (Change) **Encourage** ~~Attempt to~~ 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) (Change) **Ensure** ~~Attempt to~~ that light industry operations have adequate space with respect to employee and truck parking, loading, maneuvering and storage.
- 4) (Change) **Follow** ~~Adopt~~ 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.

*(Proposed changes for grammar or emphasis)*

#### **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) (Change) ~~Follow~~ **Adopt** 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.

*(Proposed changes for mostly for grammar or emphasis)*

#### **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 (Delete) ~~and reserve~~ 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) (Insert the following) **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) (Delete the following) ~~Delay, for not more than 30 days, construction permits for private development on such designated land to allow the concerned organization time to negotiated purchase of the site in question.~~
- 4) Require all development, whether private or public, to conform to the Zoning Ordinance standards.
- 5) (Delete the following) ~~Work with the St. Helens School District to promote the effective use of school playgrounds during non-school hours.~~

*(Proposed changes are to make the policies more in line with what is expected of local government today in assisting public and semi-public organizations)*

**12. OPEN SPACE - (Delete) DESIGN REVIEW 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.

(Delete the following)

- 3) ~~To create ample facilities for recreation in St. Helens.~~

*(Proposed change above is to narrowly identify the purpose of open space from recreational which is public facilities to just open space)*

**Policies:**

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

- 1) Attempt to acquire, where feasible, such (Insert) **identified** (Delete) ~~designated~~ lands (Insert) **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) (Delete the following) ~~Delay, for not more than 30 days, construction permits for proposed private development on such designated land and, during that time, attempt to acquire it for public use.~~
- 3) Subject private development on such (Insert) **identified** (Delete) ~~designated~~ land to a Site Design Review procedure.
- 4) Upon annexation to the City, zone Dalton Lake as (Delete) Urban Open Space.
- (Insert) 5) **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.**

*(Proposed changes above are reflect the desires of the community to balance property rights with public needs)*

(Delete the following)

**~~13. GREENBELT CATEGORY GOALS AND POLICIES~~**

**~~Goals:~~**

~~To provide an open space belt that would promote recreation opportunities as well as a healthy and visually attractive environment.~~

**~~Policies:~~**

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

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

(Delete the following)

- ~~2) Encourage developers to utilize Greenbelt lands for public use. These lands area within 10 feet of the noted Creekbeds or in the BPA right-of-way.~~

- ~~3) Develop a plan for the use of the Greenbelt that may include hiking trails, bike paths, and possibly horse trails.~~

*(Proposed changes above are to recognize that a greenbelt is a concept that will not work in the St. Helens UGB because the lands are too fractured but open spaces will work and thus this section is incorporated into the previous section)*

(Delete the following)

**~~14. BUFFER AREA CATEGORY GOALS AND POLICIES~~**

**~~Goals:~~**

~~To setback or buffer the boundaries of industry, particularly unsightly areas which can be viewed from arterials or from adjoining residential areas.~~

**~~Policies:~~**

~~It is the policy of the City of St. Helens to establish along the boundary between industrial and unrelated, non-compatible land uses a buffer in which industrial activities will not be allowed; the dimensions of Buffer Areas will vary depending on the degree of incompatibility of proposed uses, and will be subject to the determination of the Site Design Review Board. 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 be setback from a property line up to a maximum of 150 feet.~~

*(Proposed change above is because buffers are covered in site design and protection programs already incorporated in other sections of the plan)*

#### **15. 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 (Delete the following) HUD; (Add the following) **FEMA**;

*(Proposed changes above are to adjust to new agency names)*

- 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.

(Delete the following)

- 2) ~~Revise the comprehensive plan and Plan Map to reflect flood danger areas when the HUD study on local flood plains is updated.~~

*(Proposed changes above are to eliminate an implementation action from a policy)*

**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.

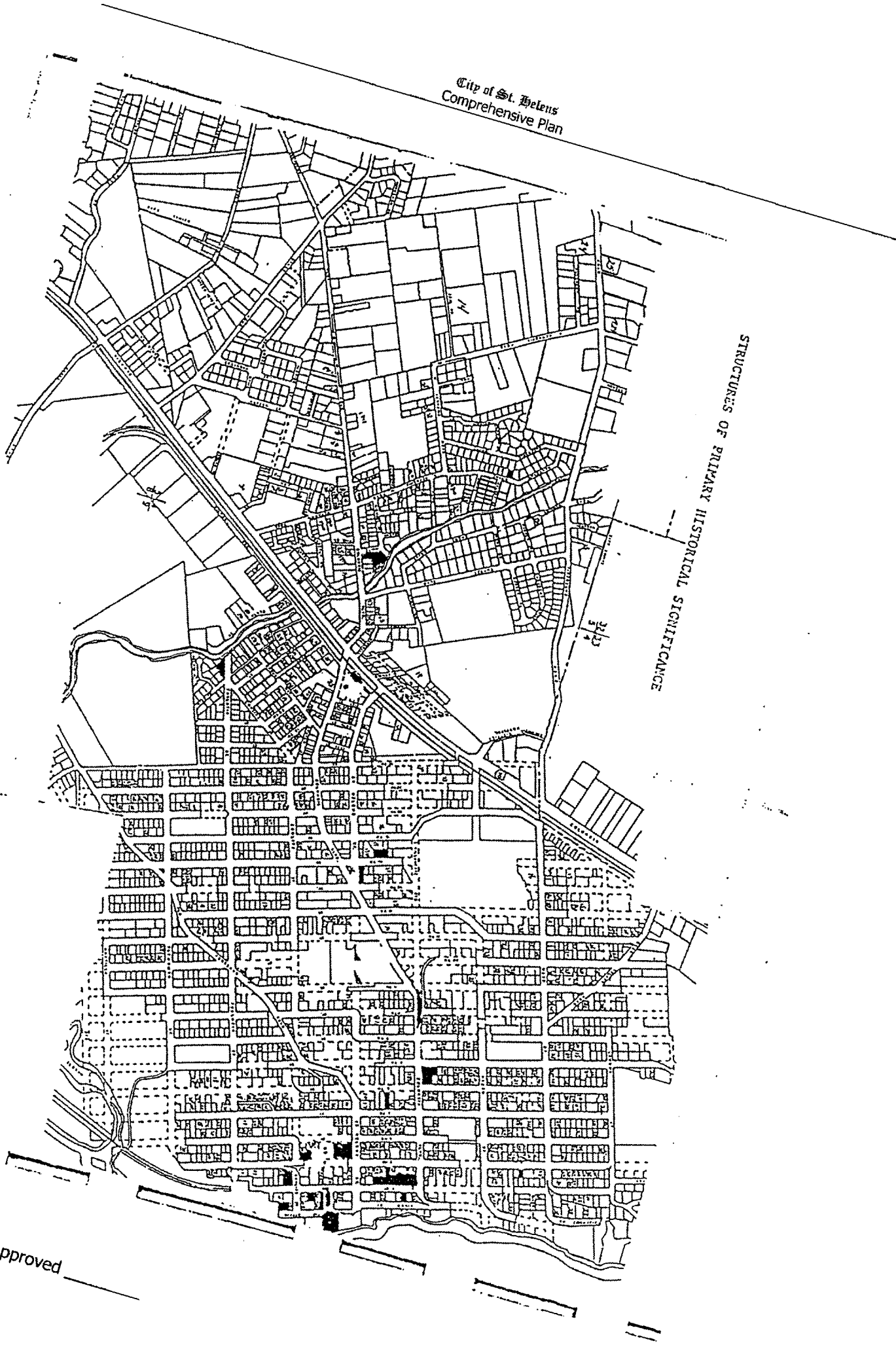
**Policy:**

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

D.2. MAP AND LIST OF SIGNIFICANT HISTORIC RESOURCES



STRUCTURES OF PRIMARY HISTORICAL SIGNIFICANCE

Ordinance No. \_\_\_\_\_ / Date Approved \_\_\_\_\_



**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

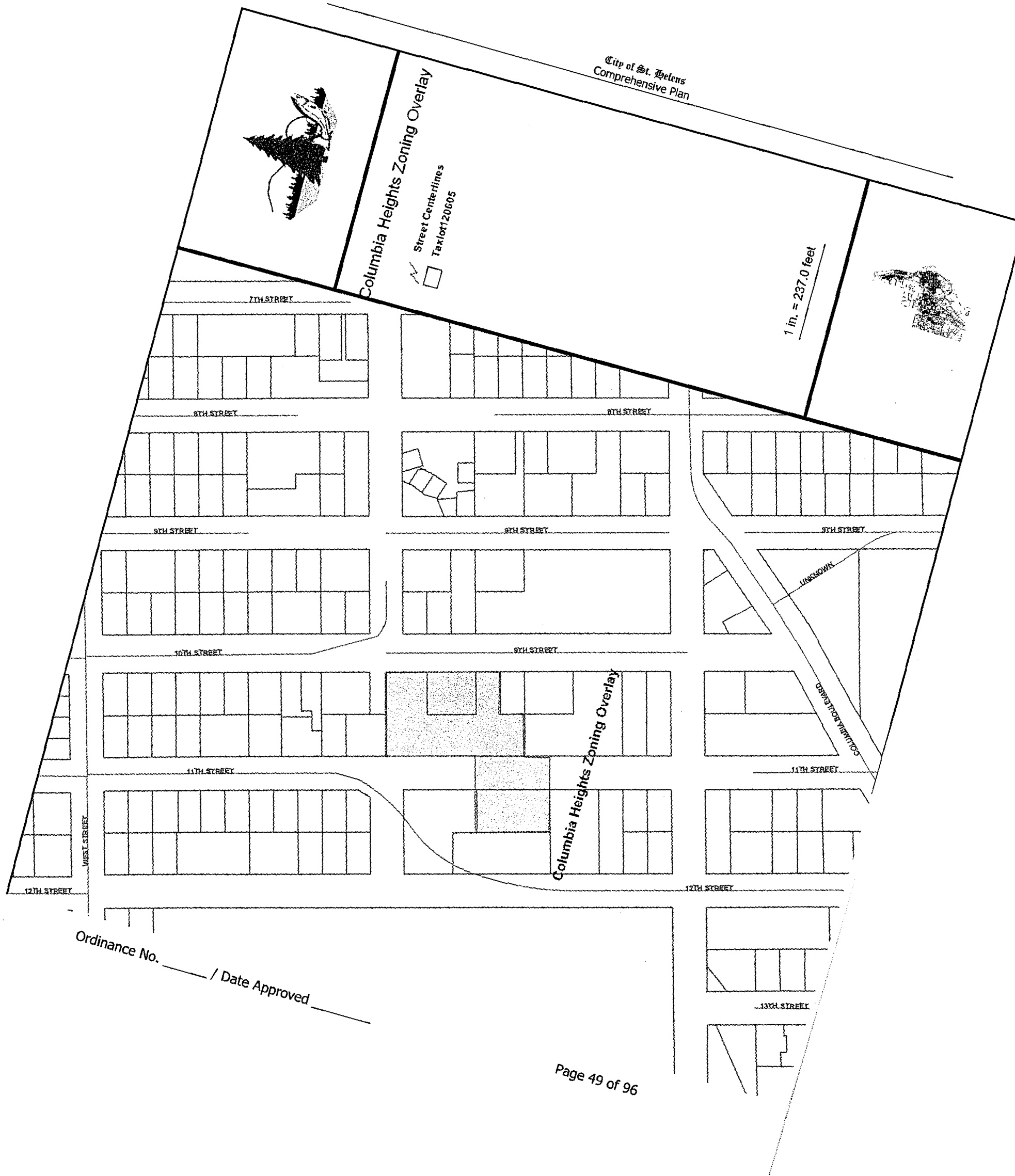
D.3. MAP AND LIST OF PLANNED DEVELOPMENT OVERLAY ZONES



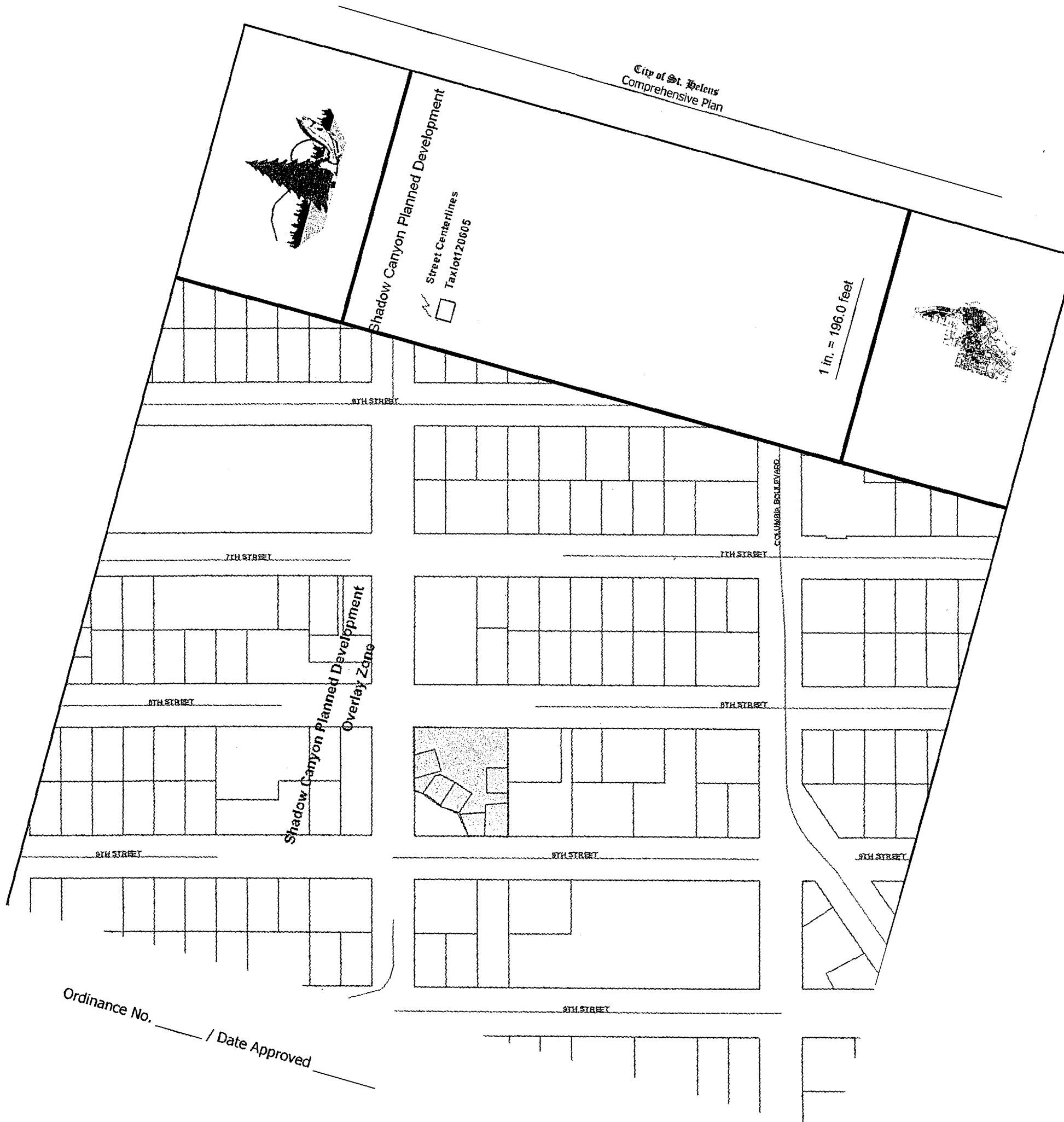
Columbia Heights Zoning Overlay

Street Centerlines  
Taxlot 20005

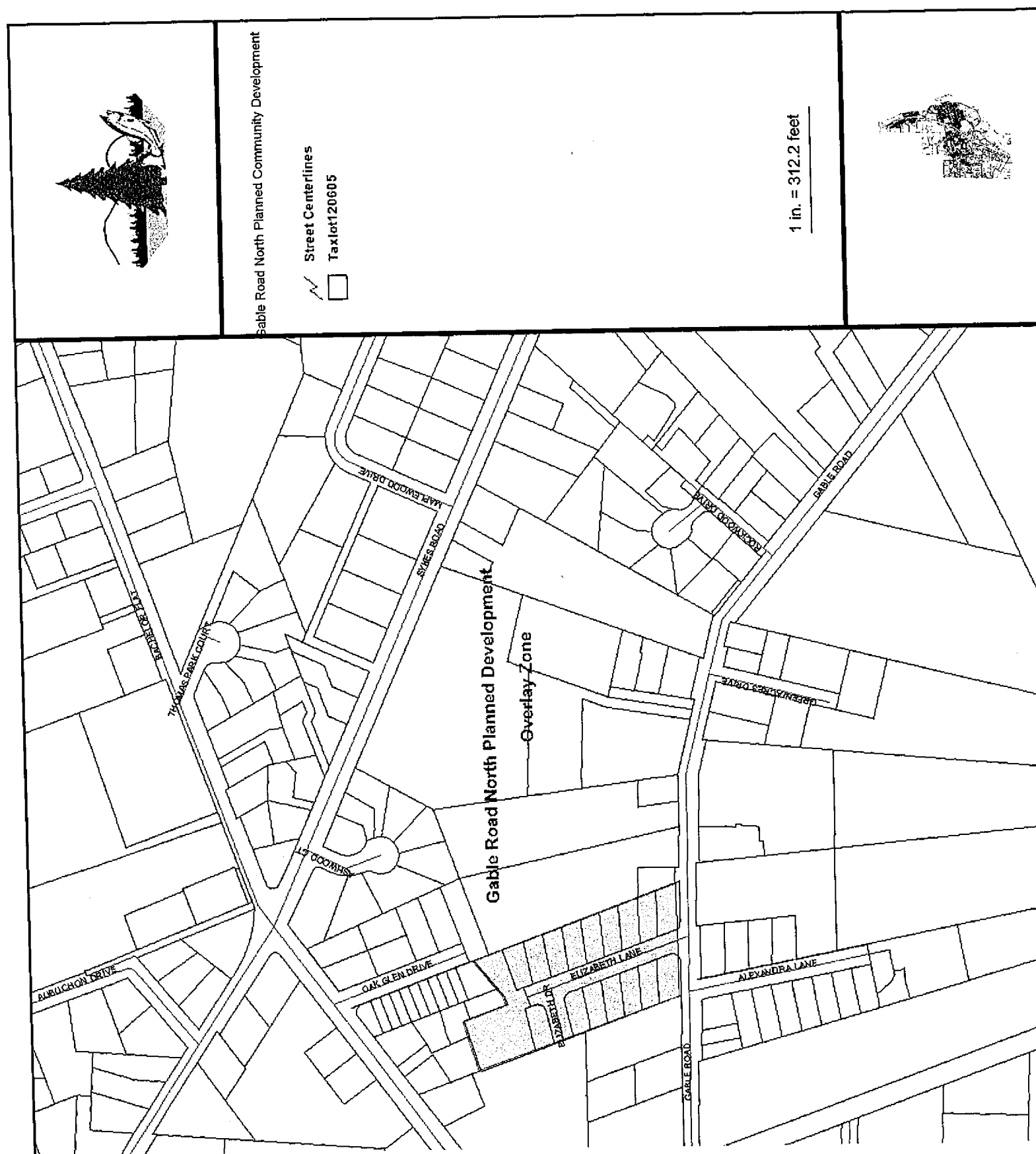
1 in. = 237.0 feet



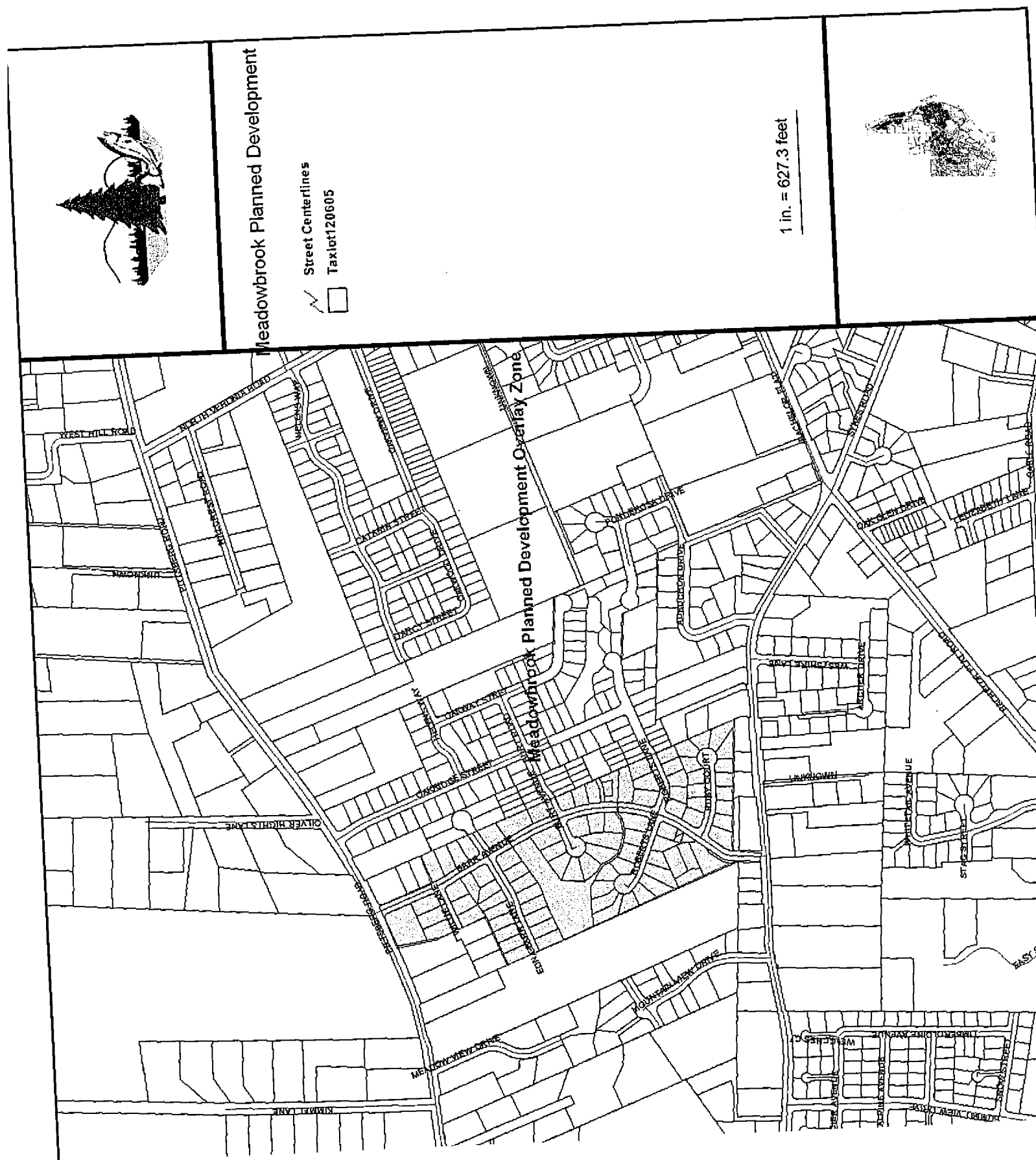
Ordinance No. \_\_\_\_\_ / Date Approved \_\_\_\_\_



Ordinance No. \_\_\_\_\_ / Date Approved \_\_\_\_\_







D.4. MAP AND LIST OF SIGNIFICANT RIPARIAN CORRIDORS





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:

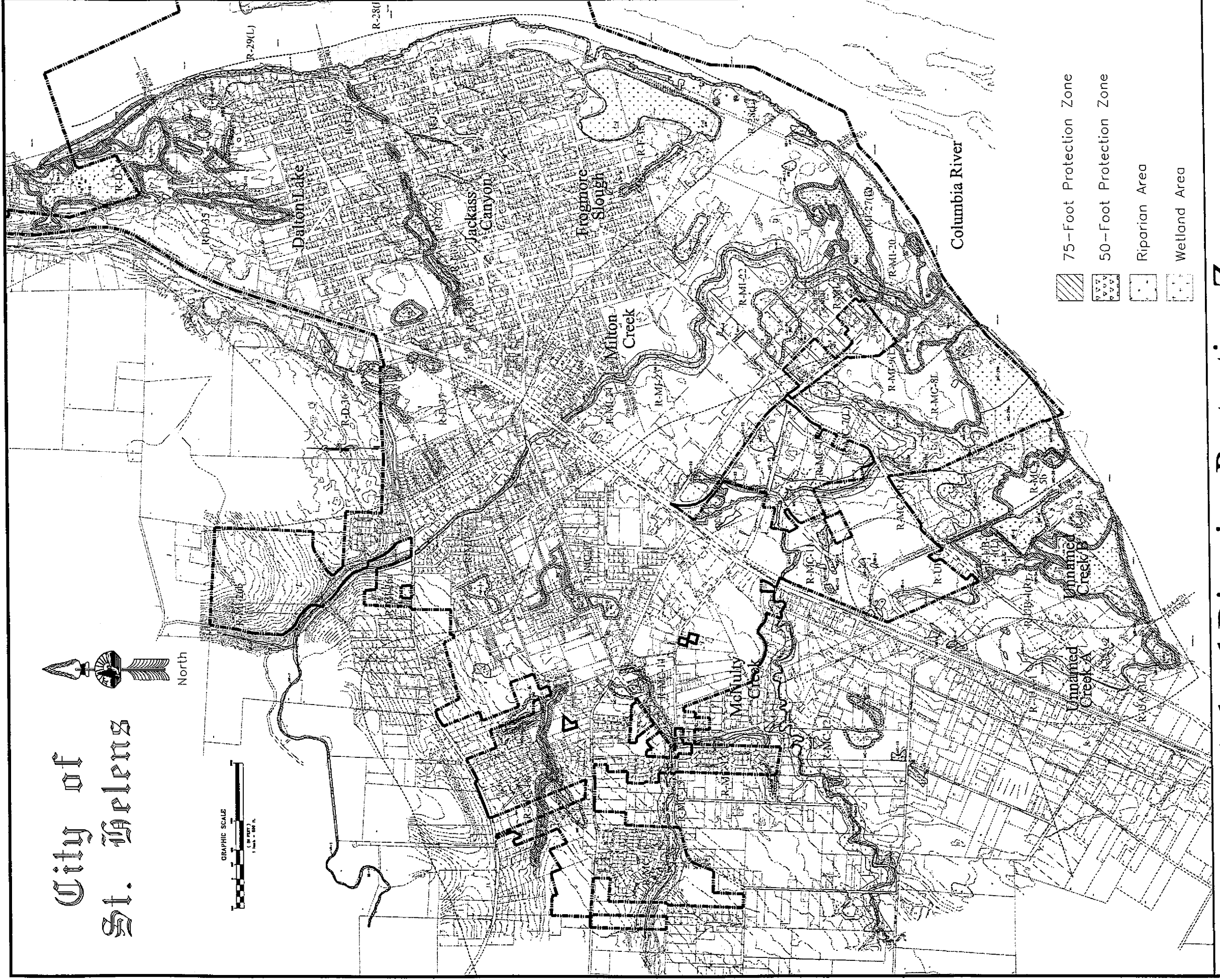
The above listed reaches are included in different form in the Pacific Habitat Services, Inc. report dated February 4, 2000 and amended March 24, 2000 to adjust for labeling errors on the maps and in the report.





D.5. MAP AND LIST OF SIGNIFICANT WETLANDS

City of  
St. Helens



North



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

Wetland Riparian Protection Zones

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

Ordinance No. \_\_\_\_\_ / Date Approved \_\_\_\_\_

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**

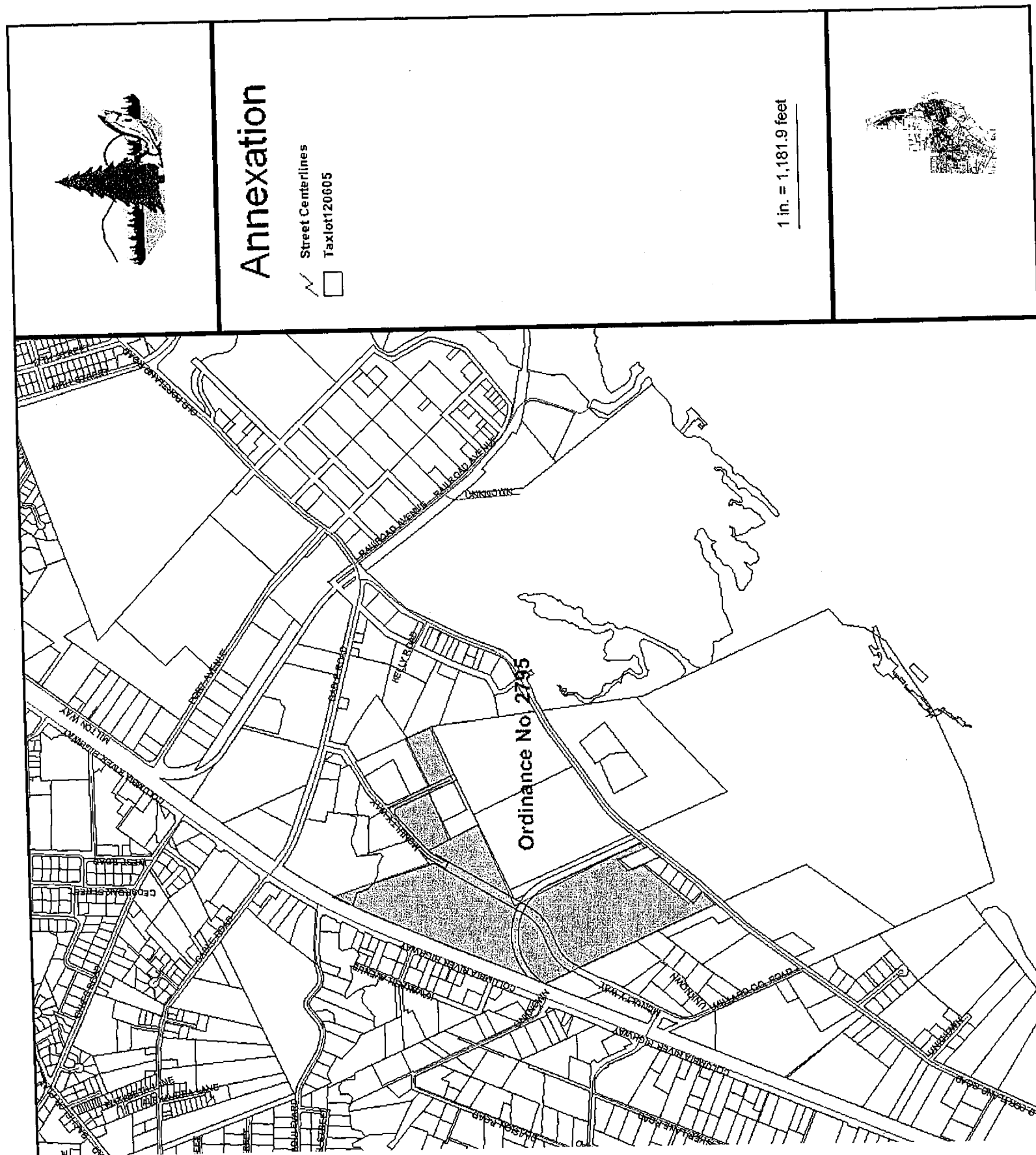
A list of identified Archaeological sites is located in the vault at City Hall.

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



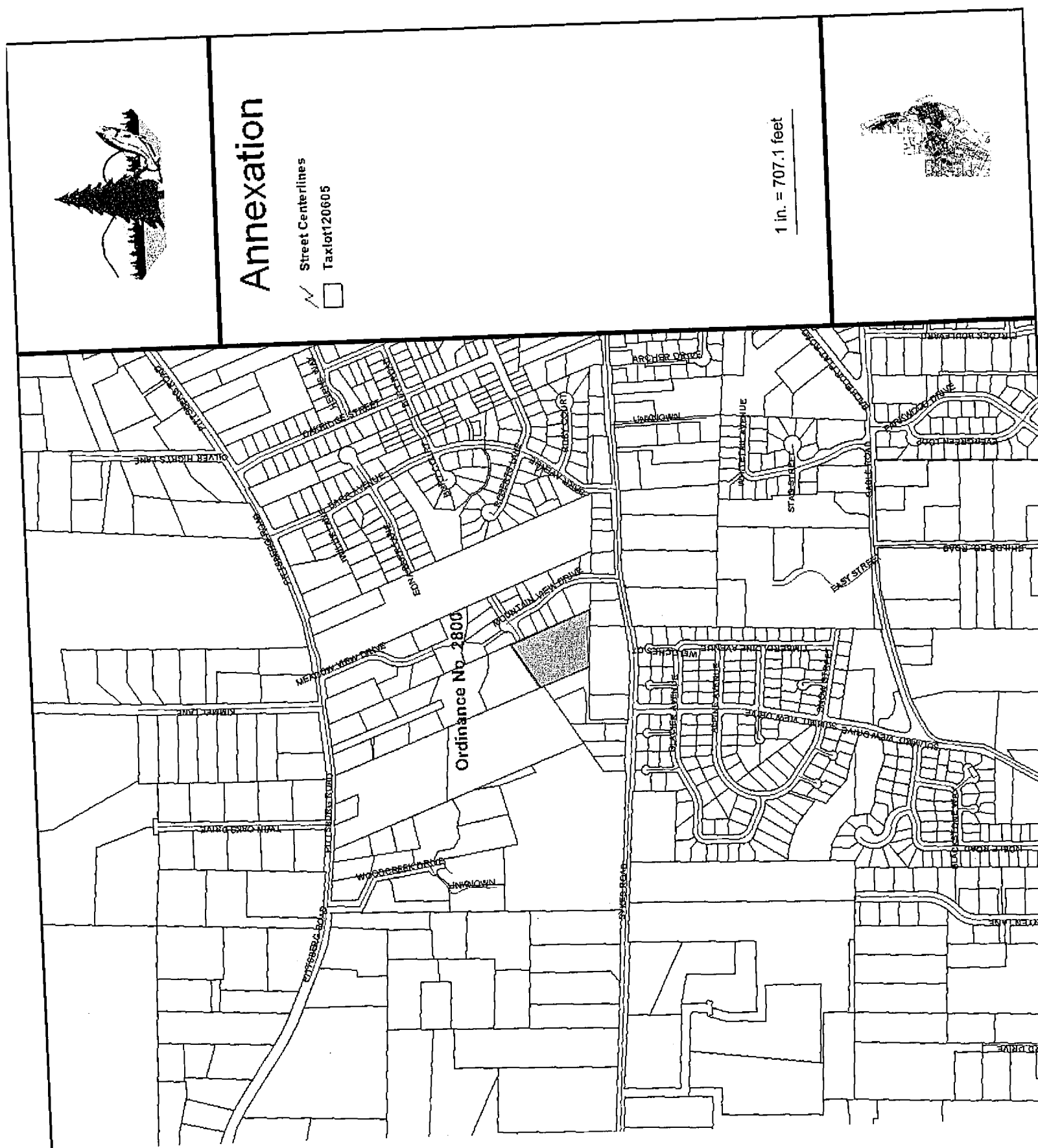


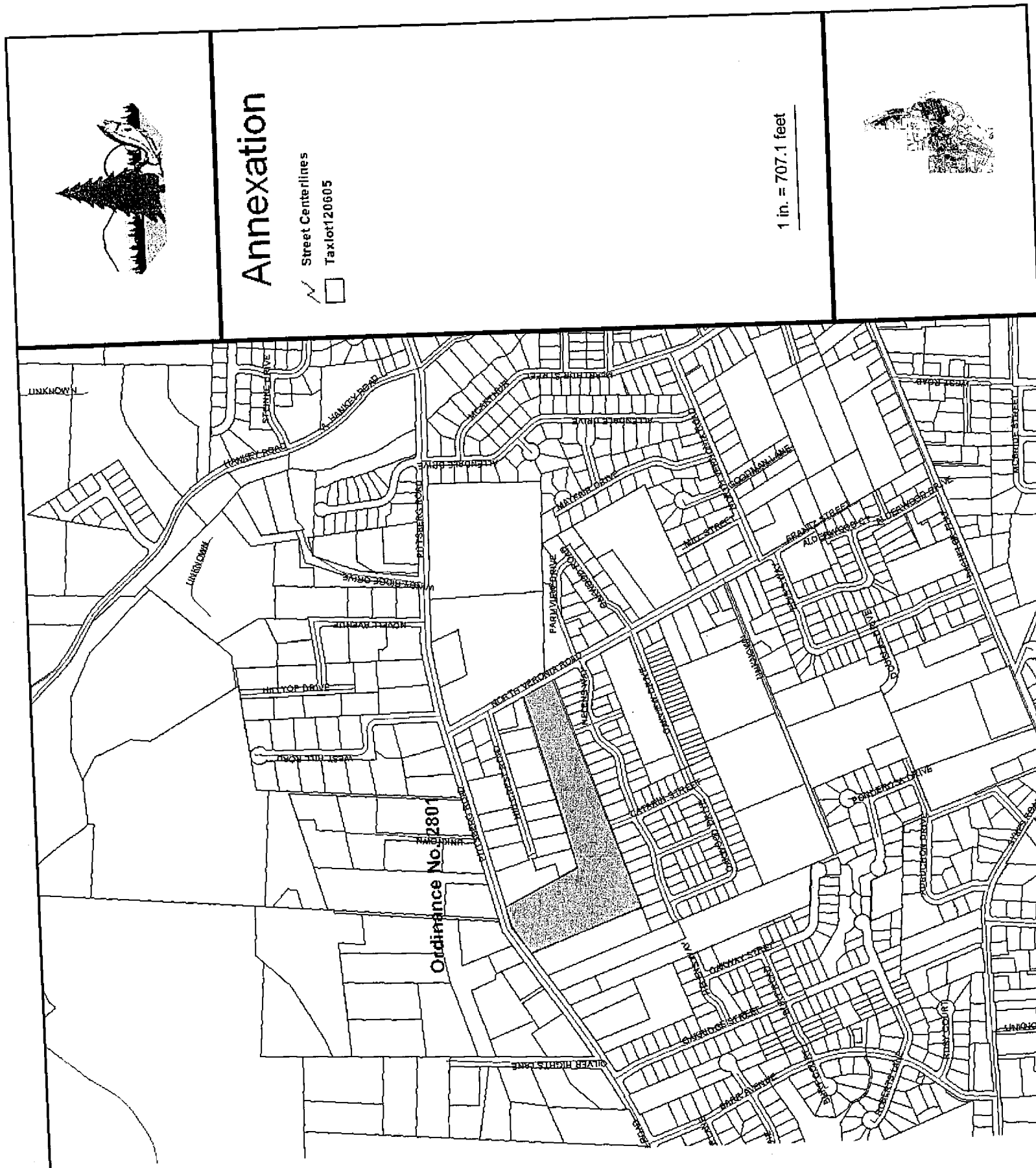




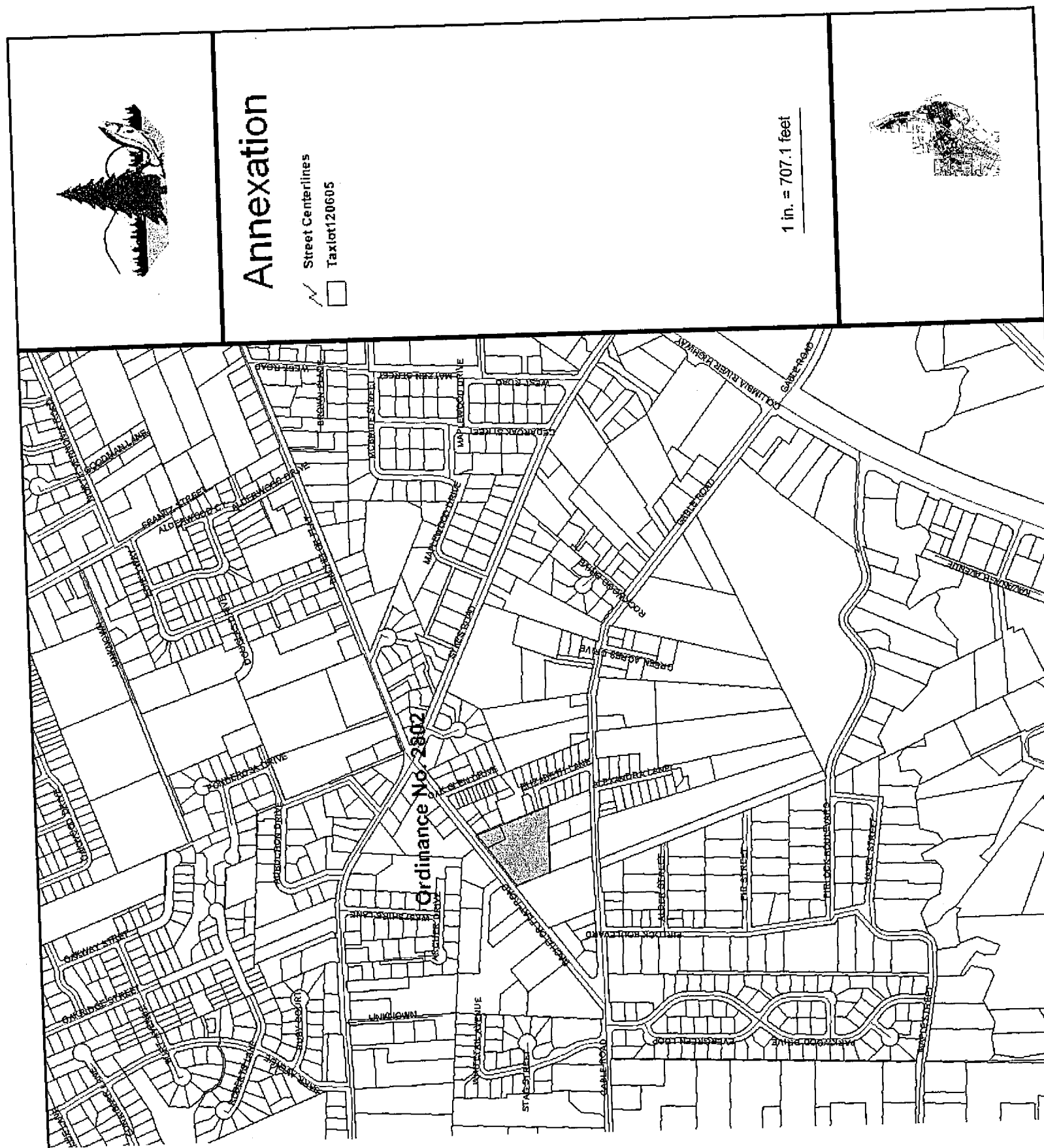
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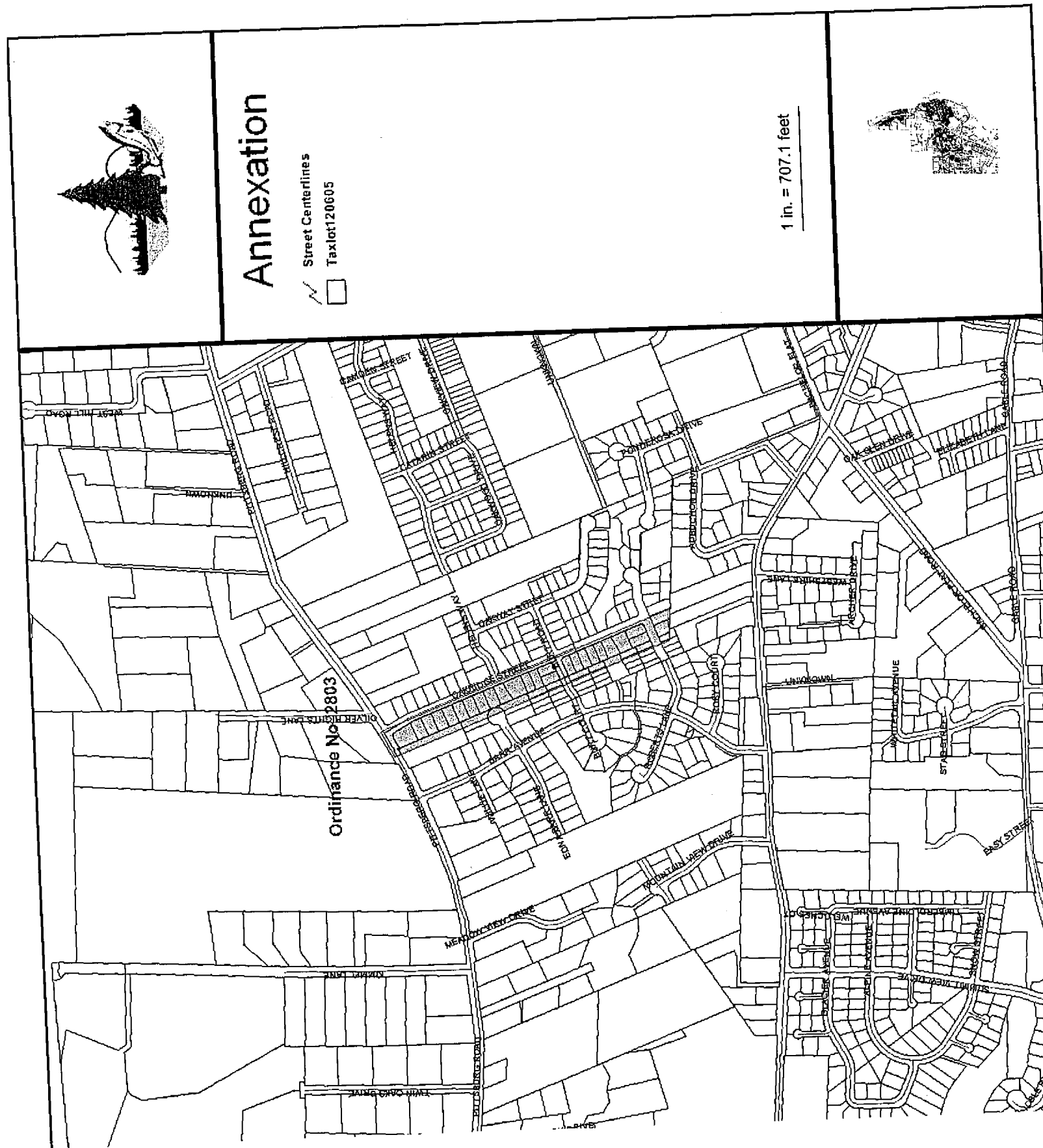




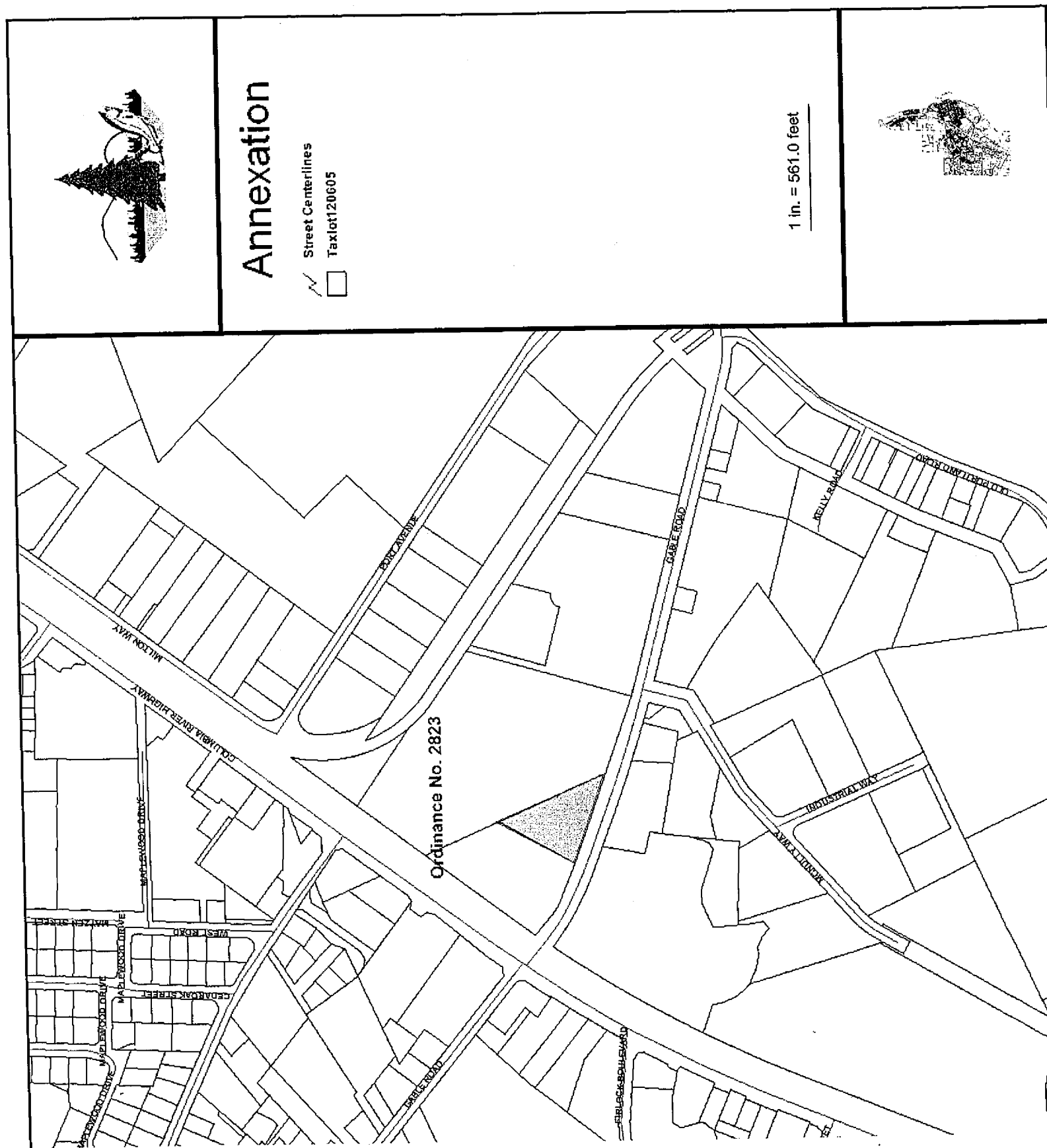


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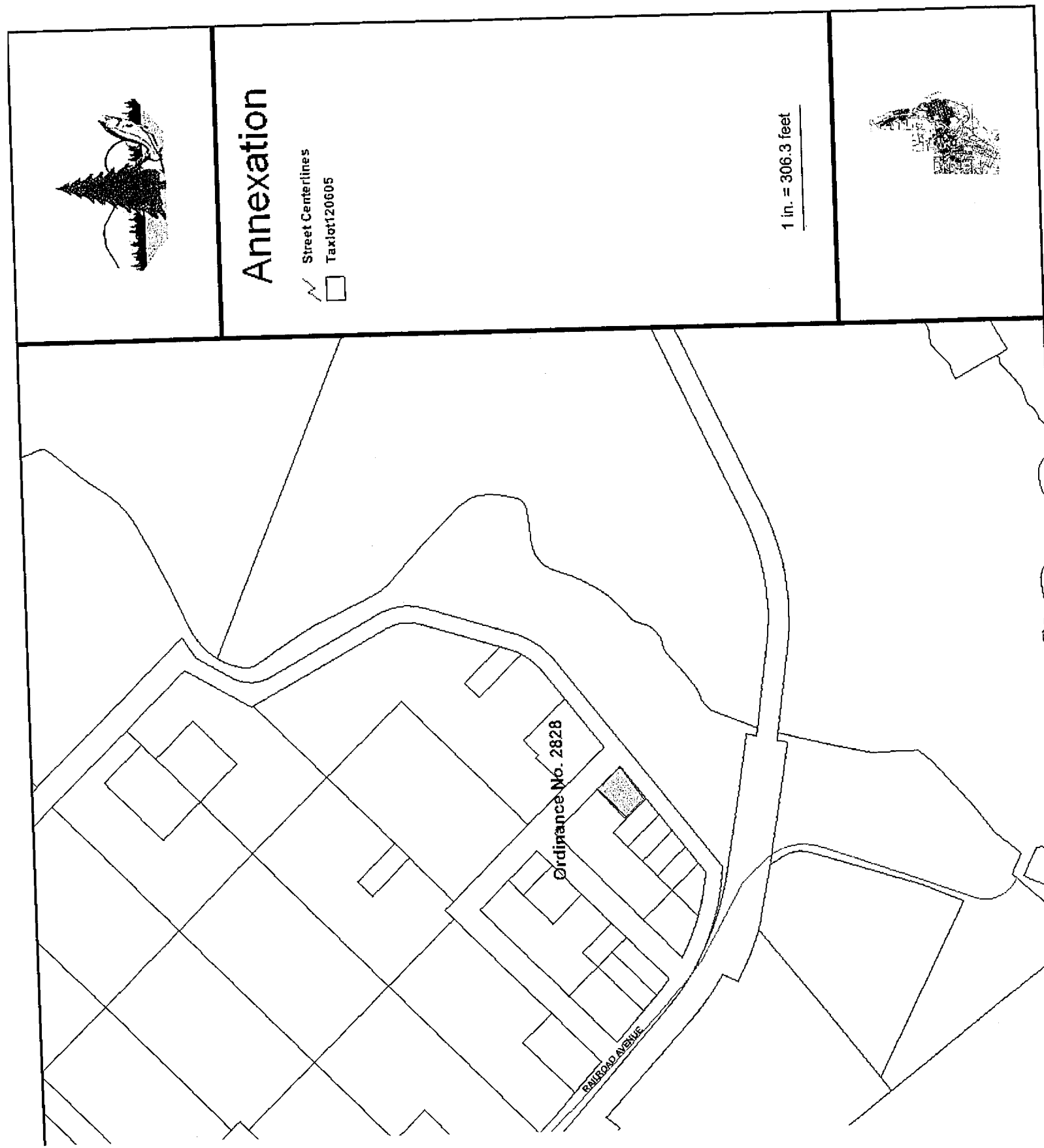






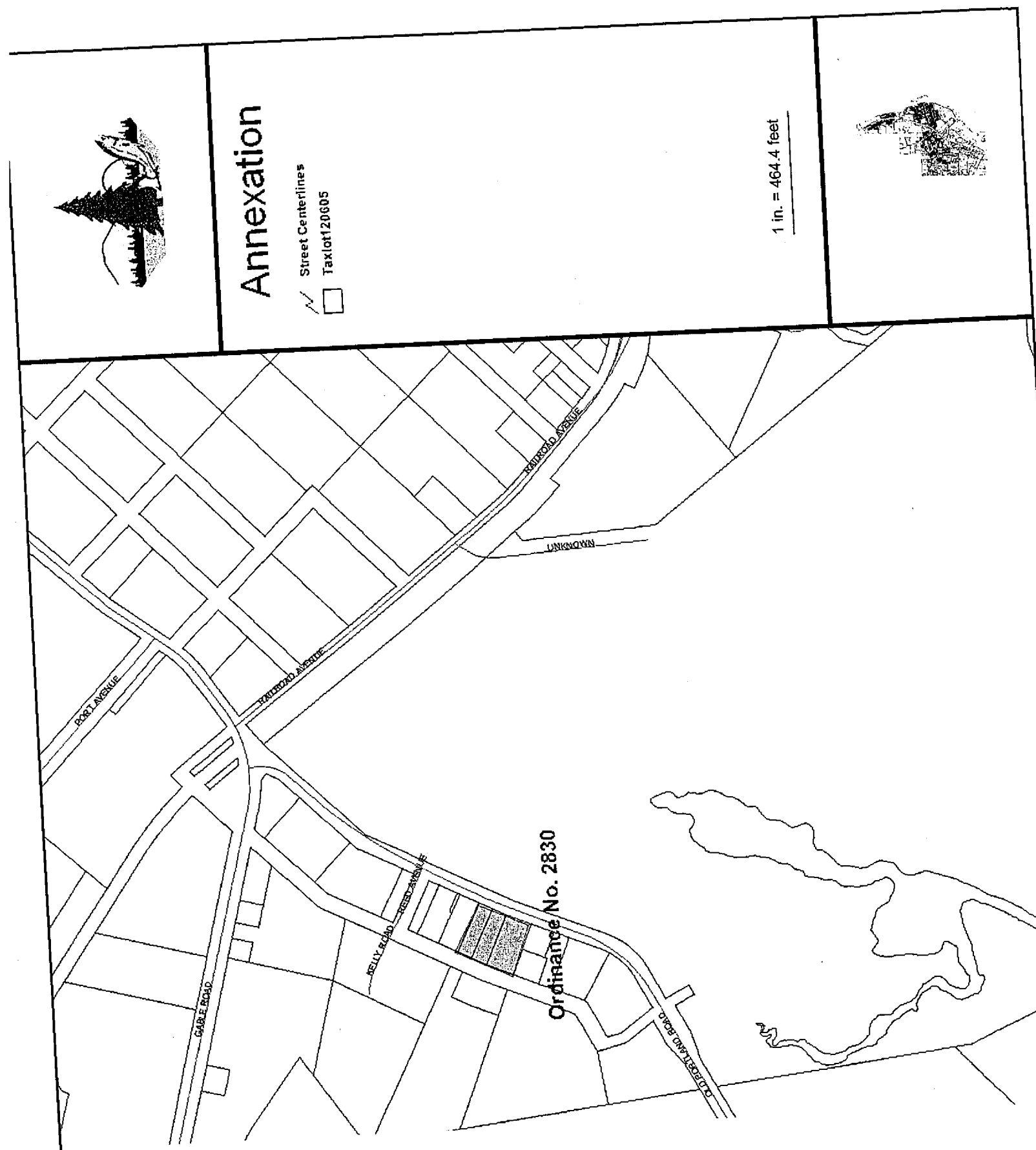




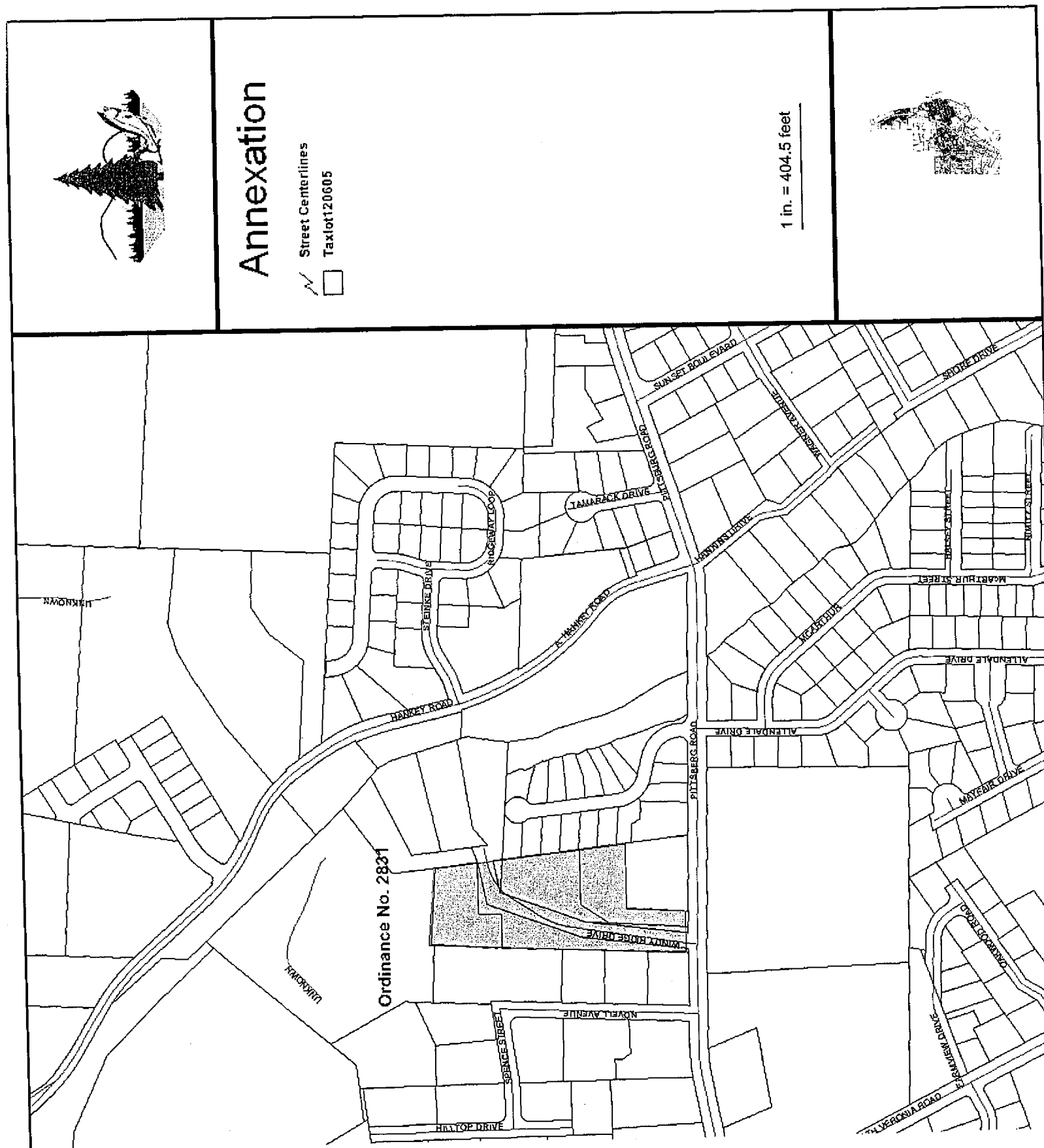


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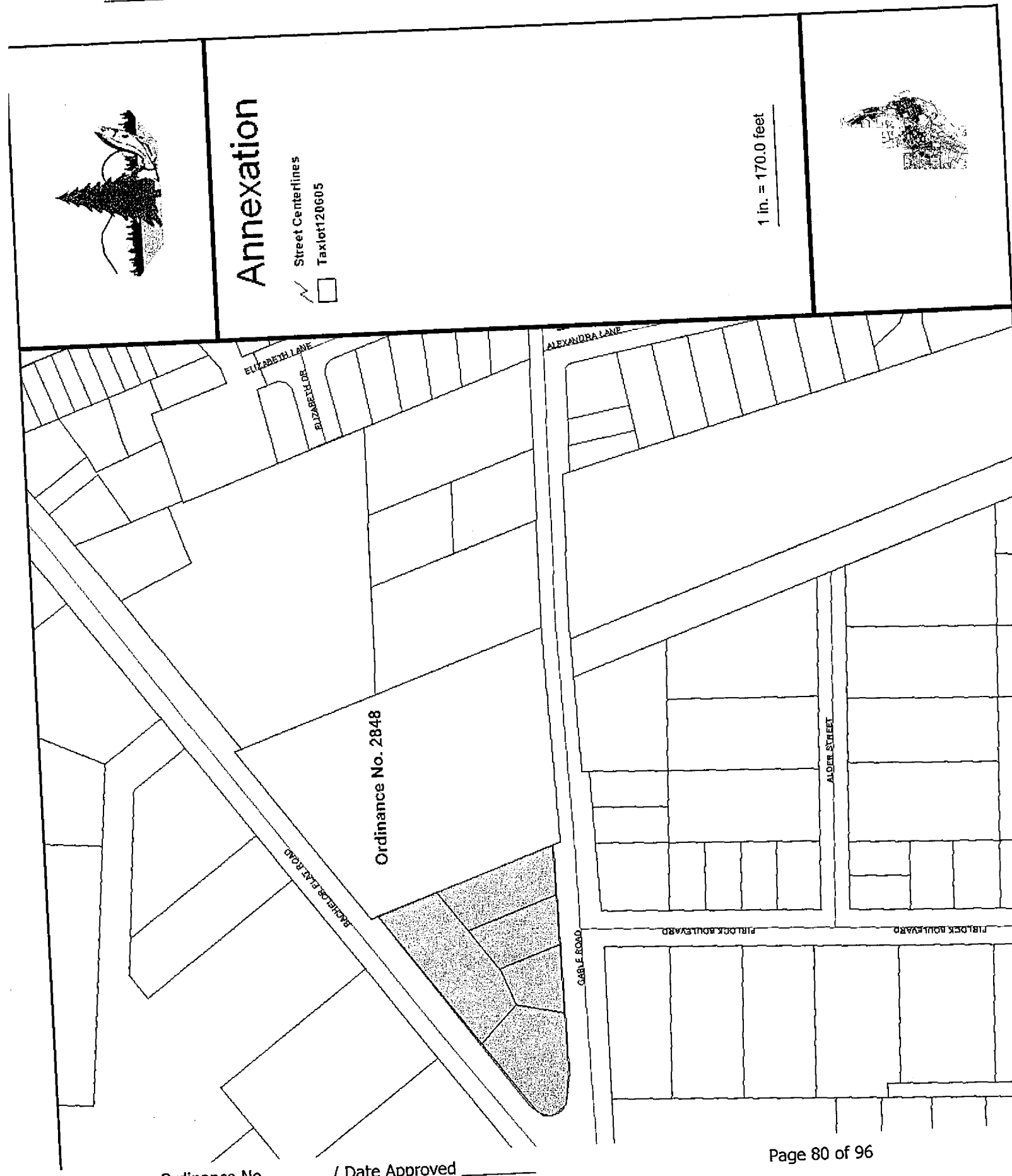


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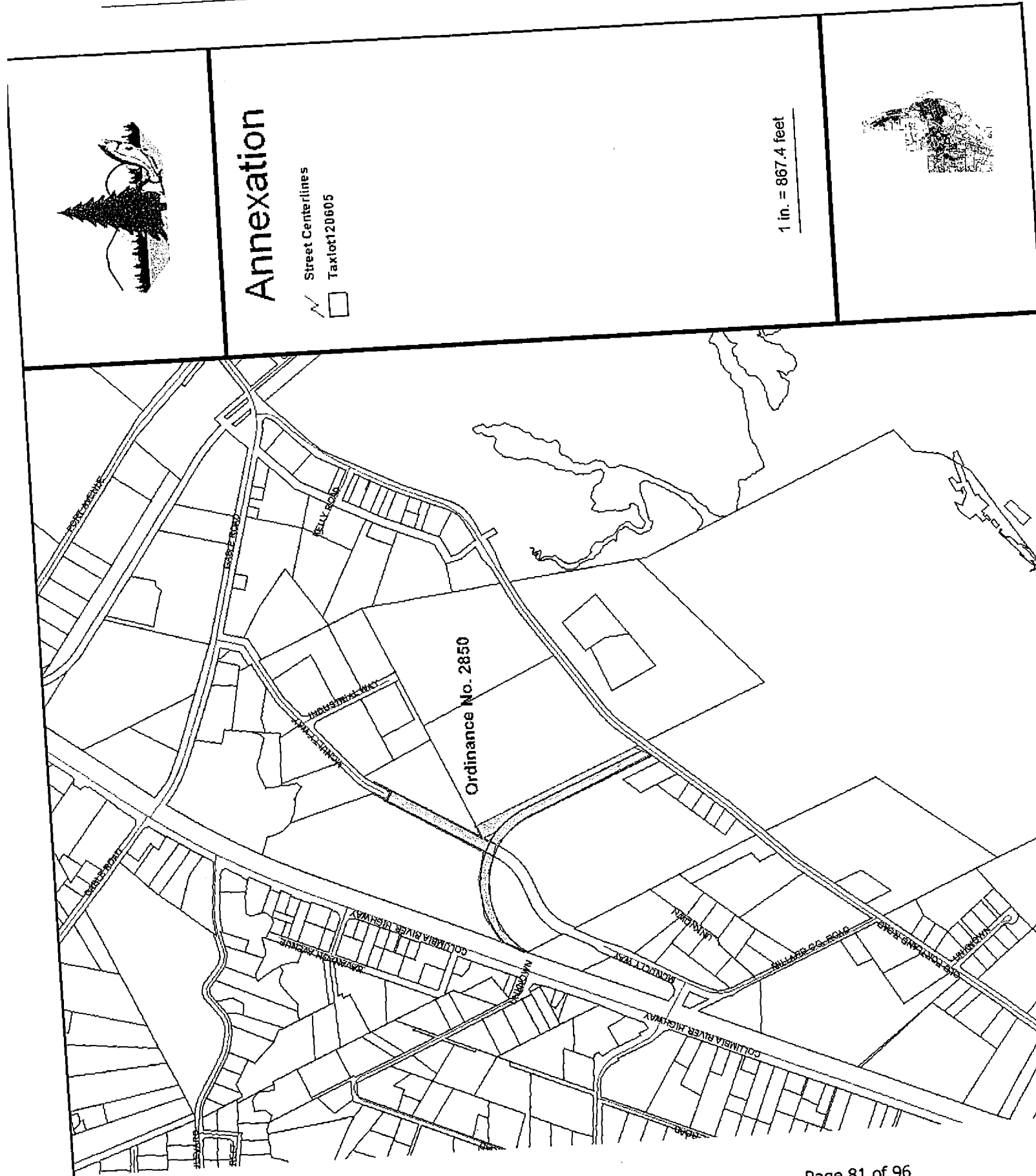


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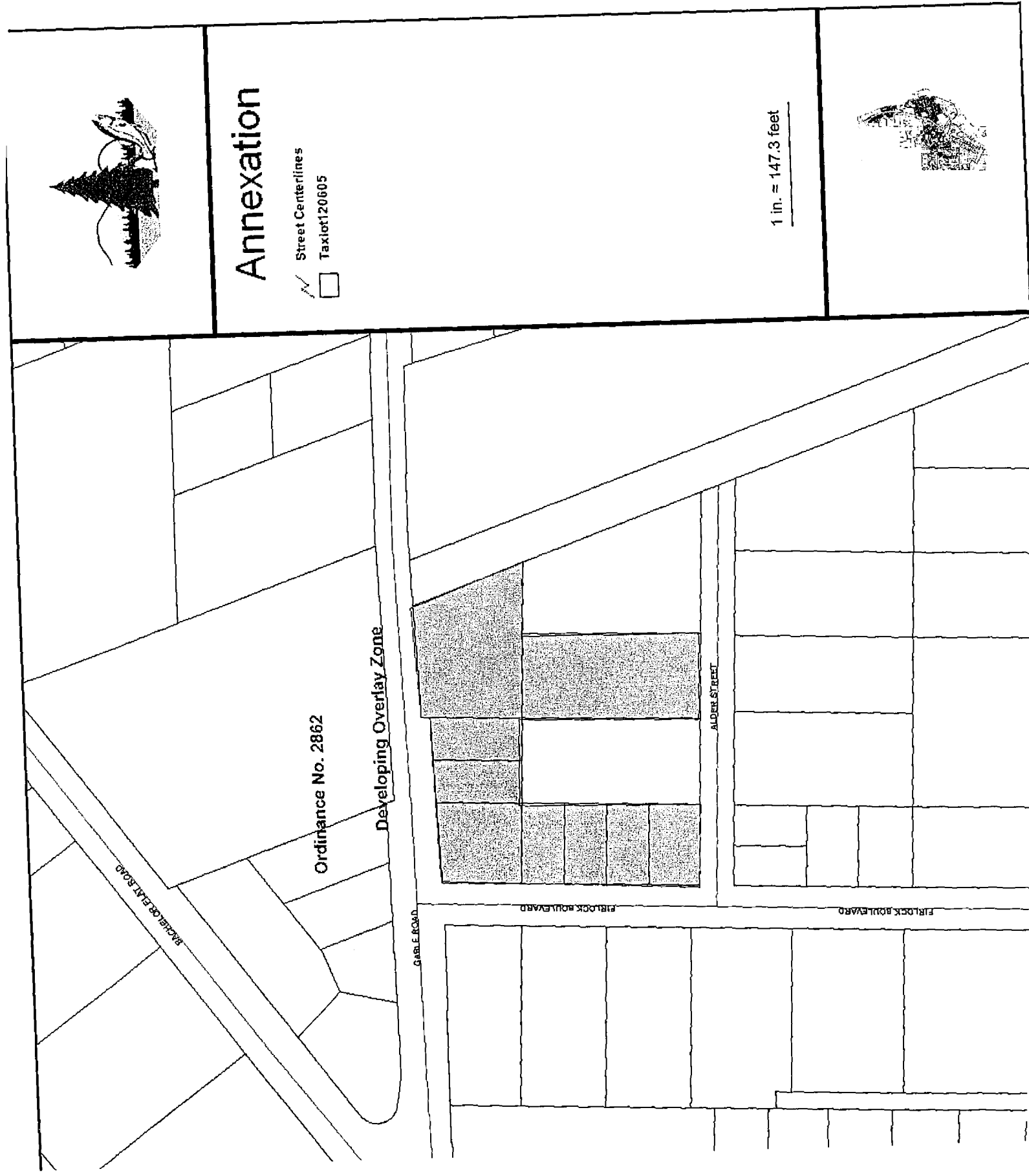




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# Annexation

Street Centerlines  
Taxlot 20605

1 in. = 147.3 feet



Ordinance No. \_\_\_\_\_ / Date Approved \_\_\_\_\_



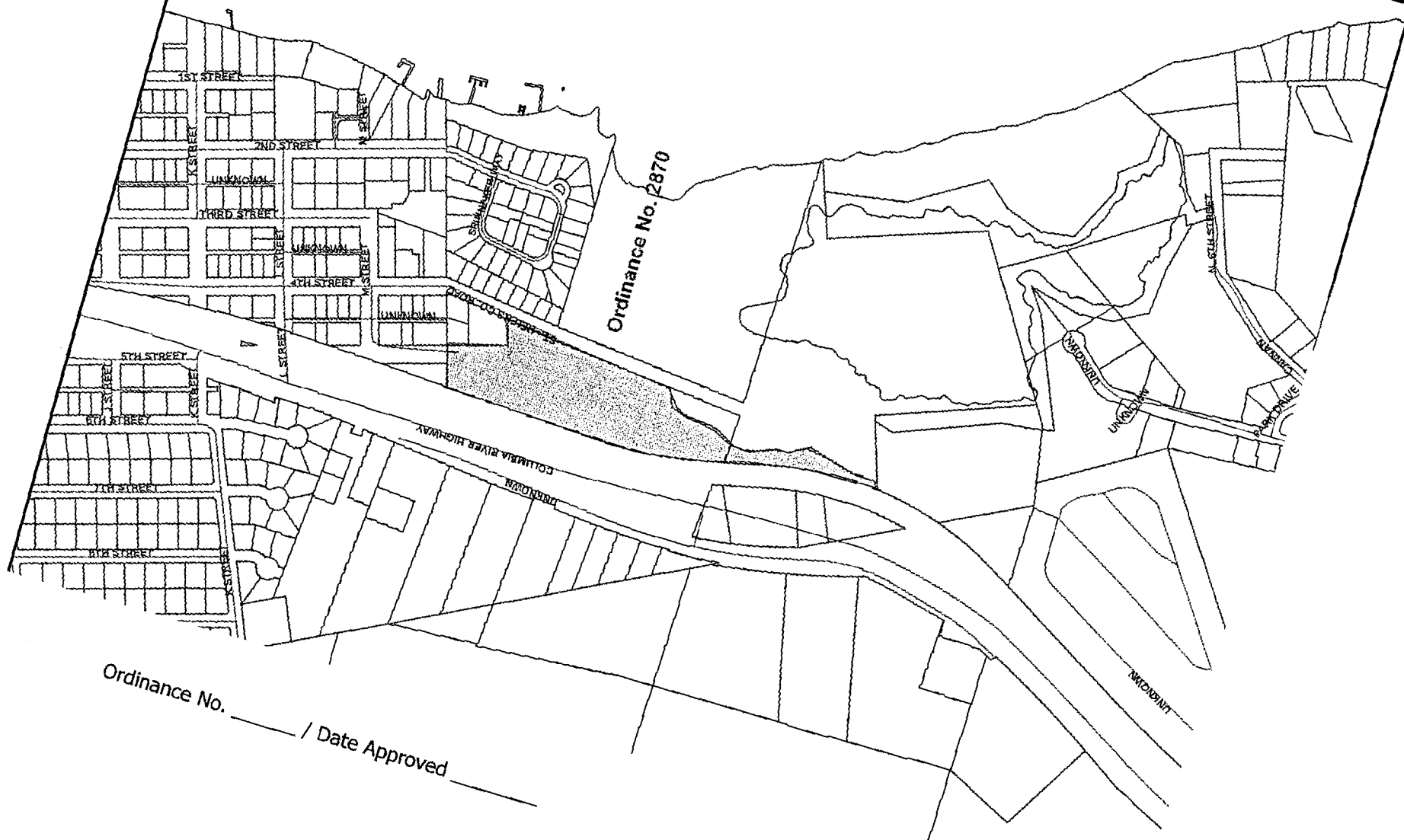


# Annexation

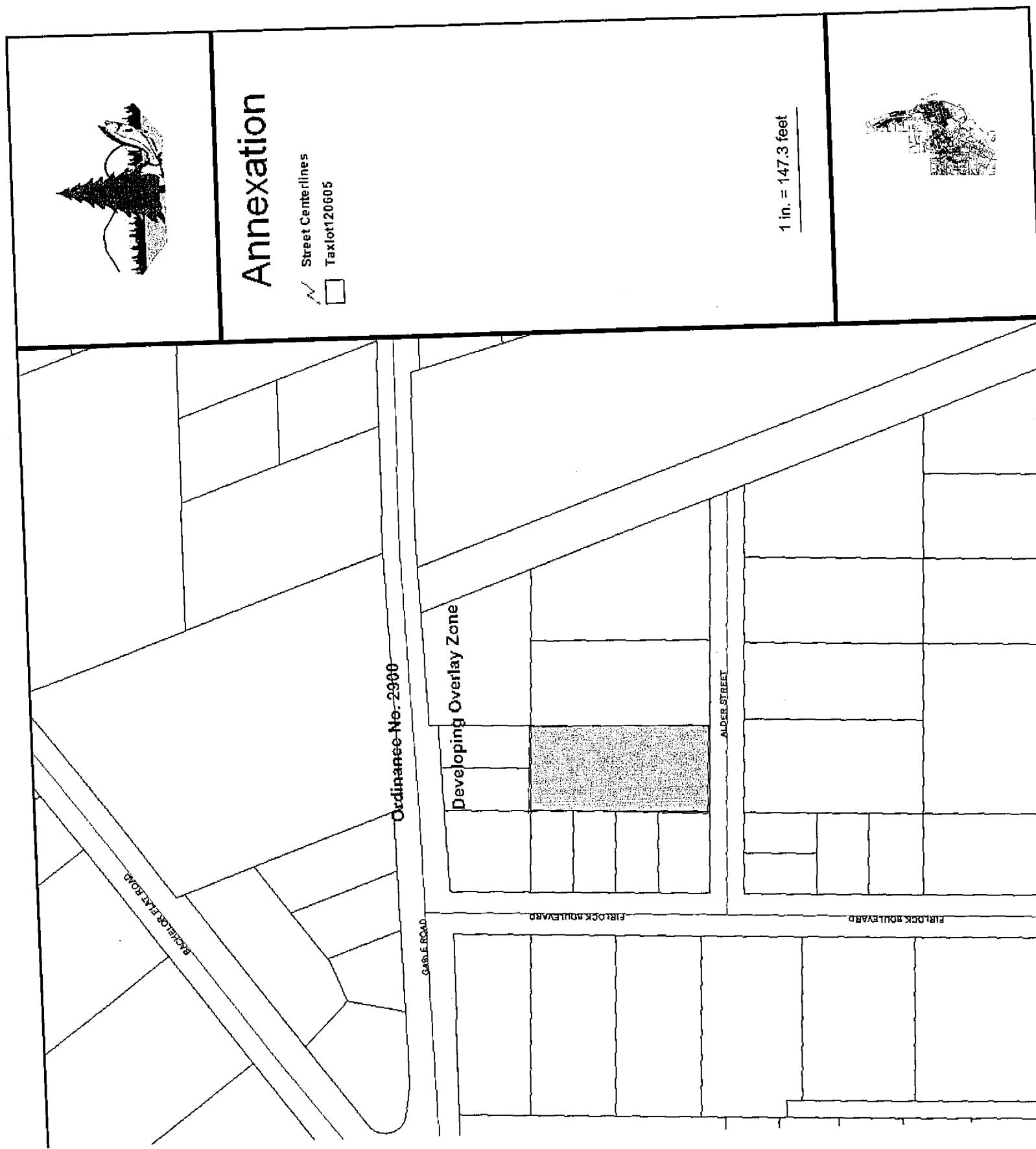
Street Centerlines  
Taxlot120005



1 in. = 845.0 feet



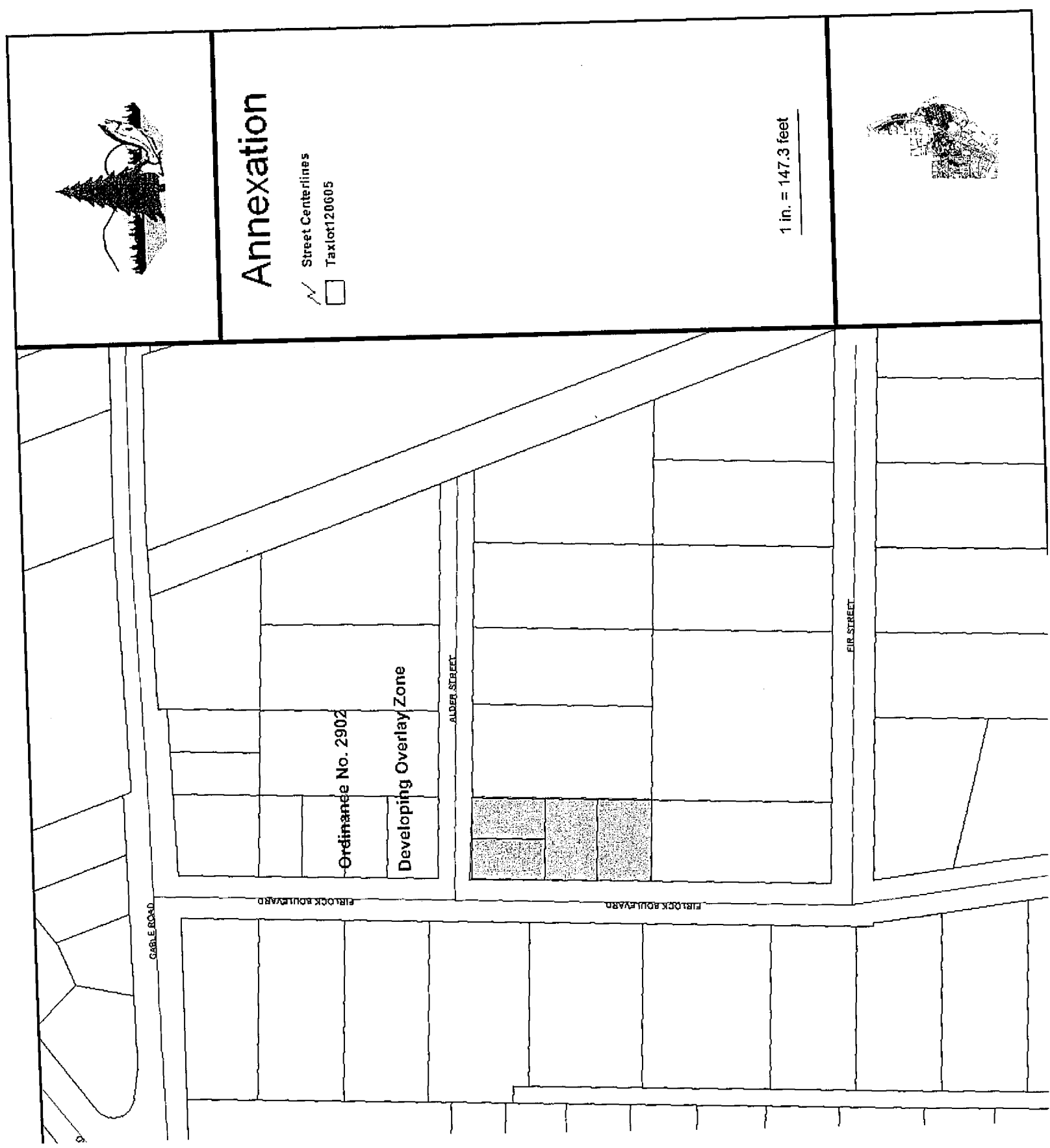
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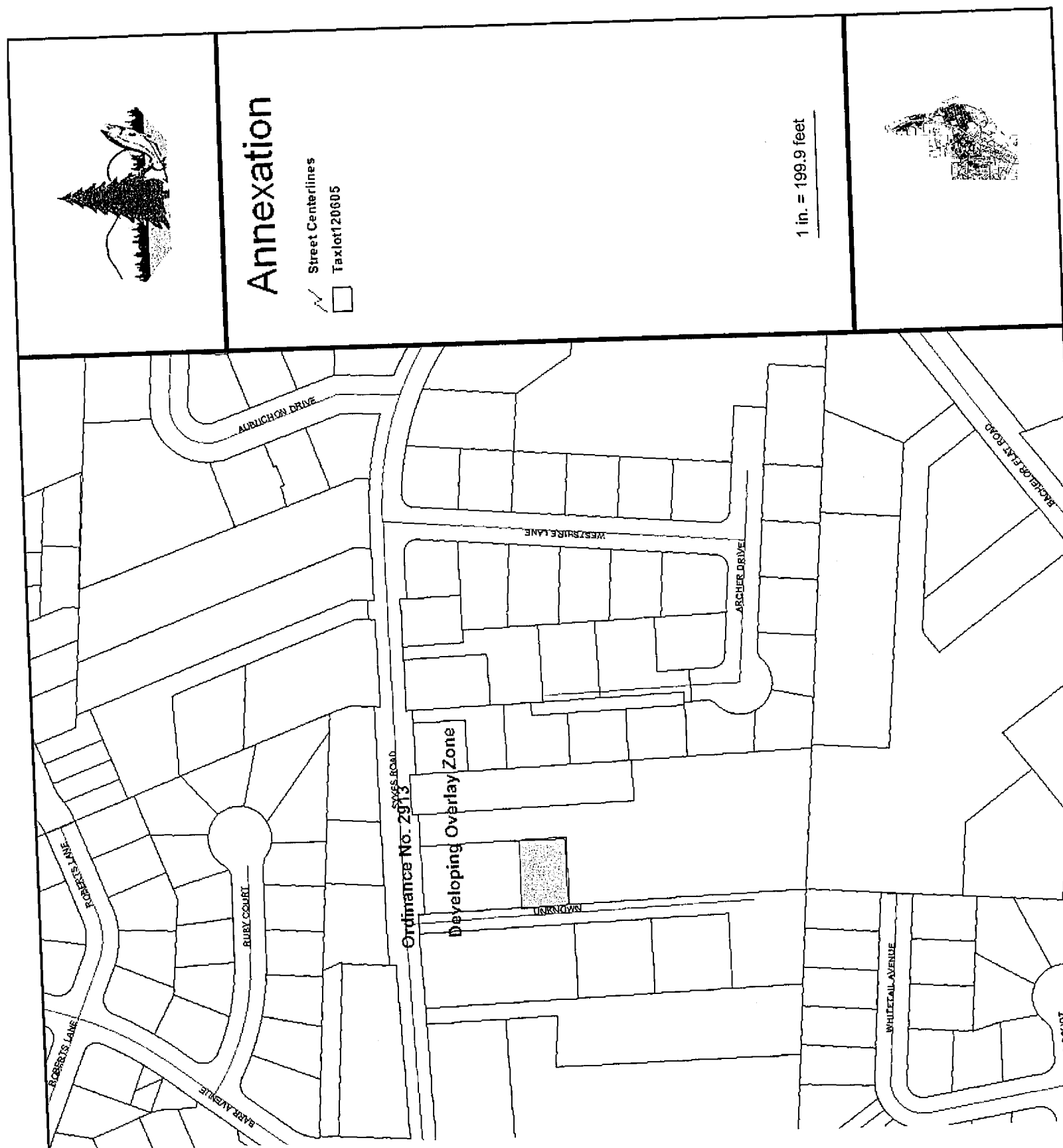
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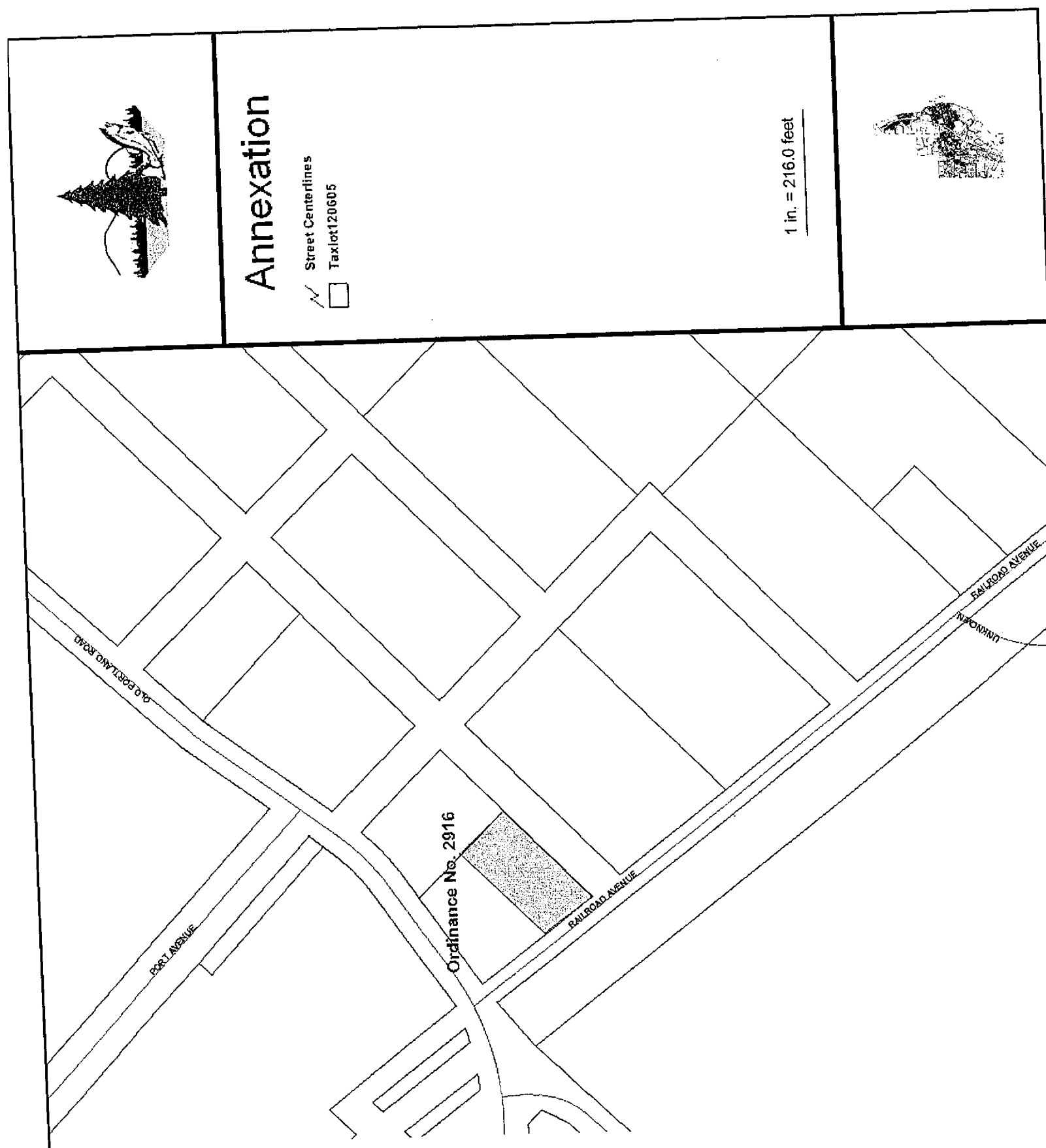


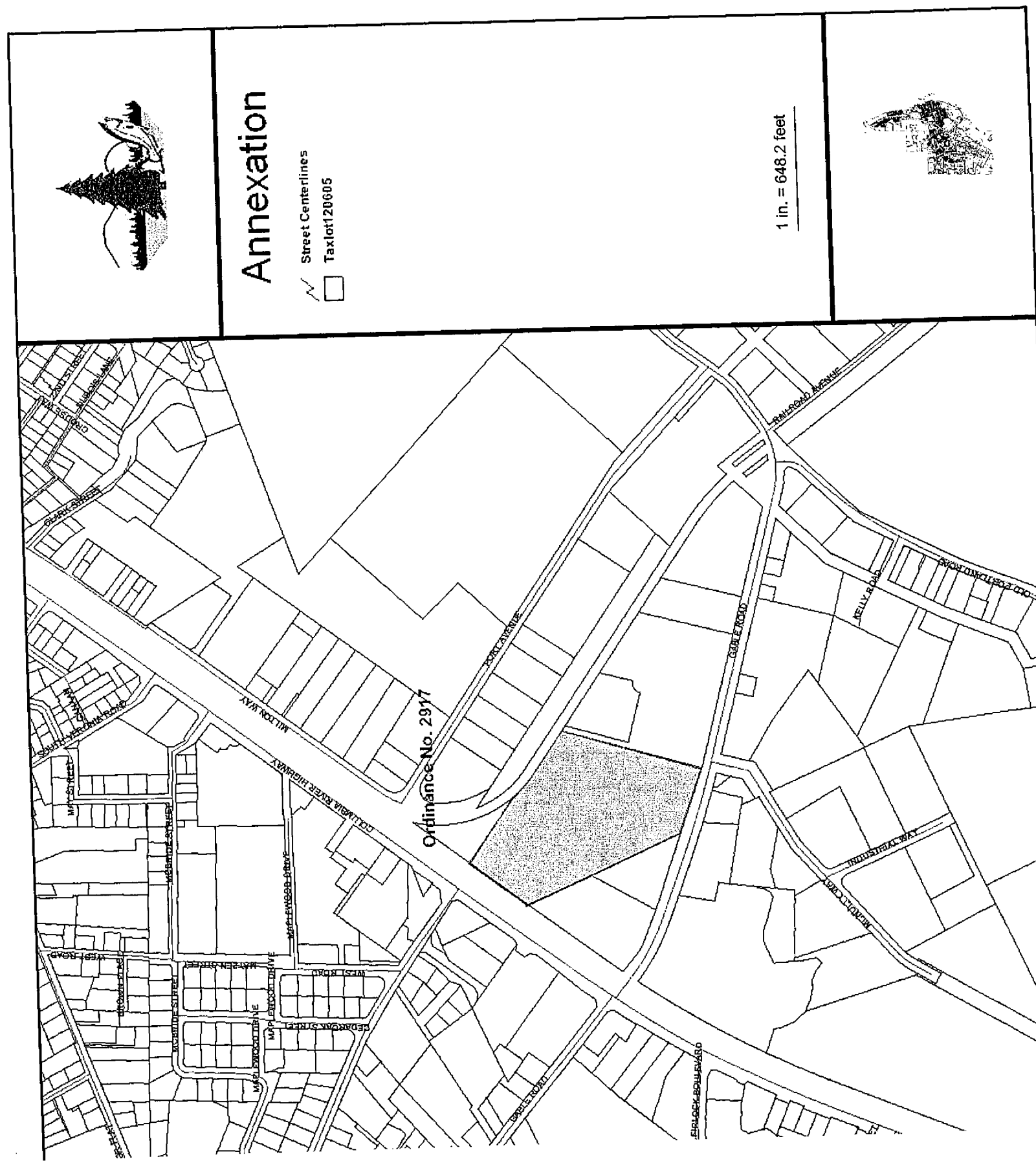




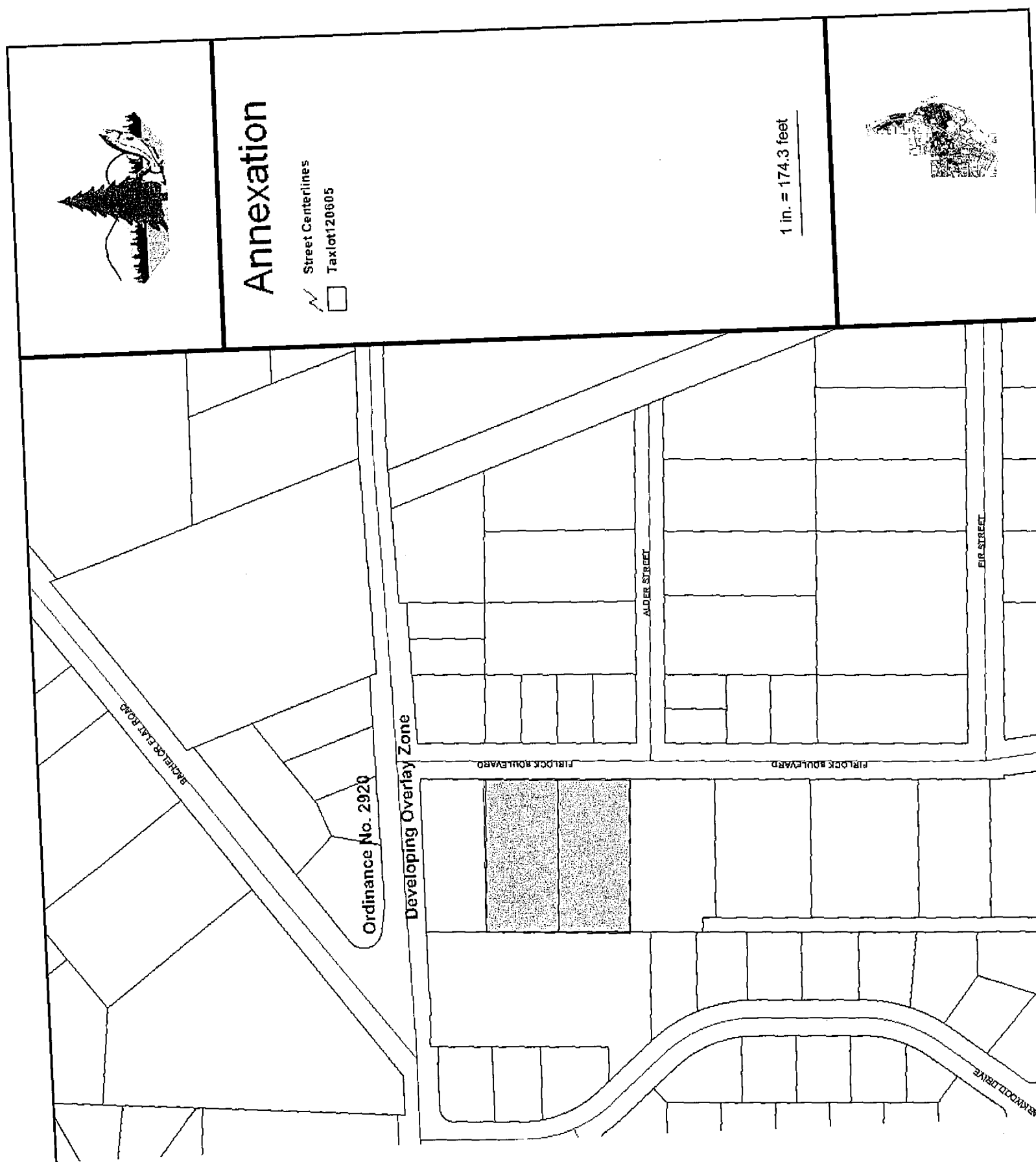


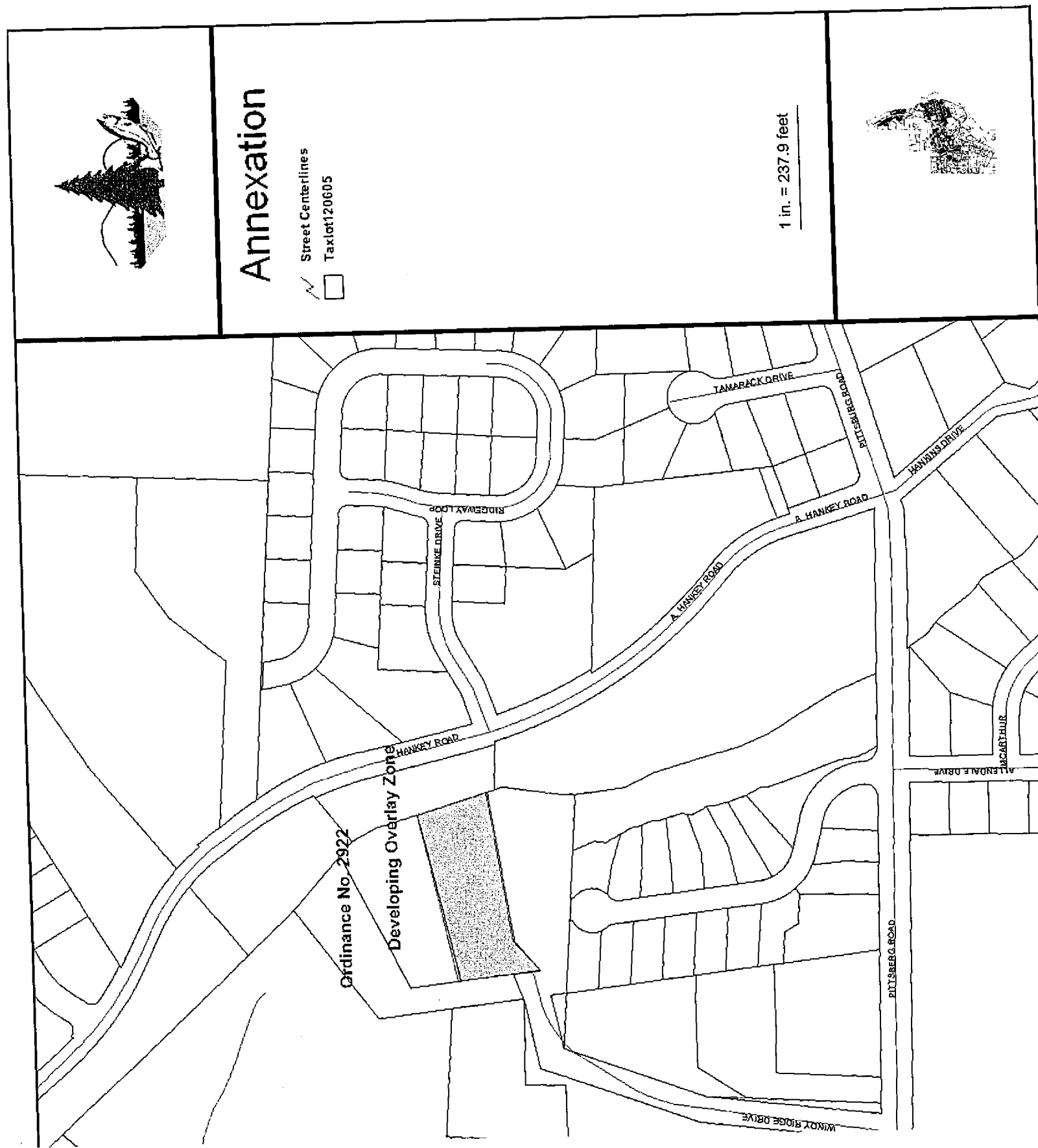






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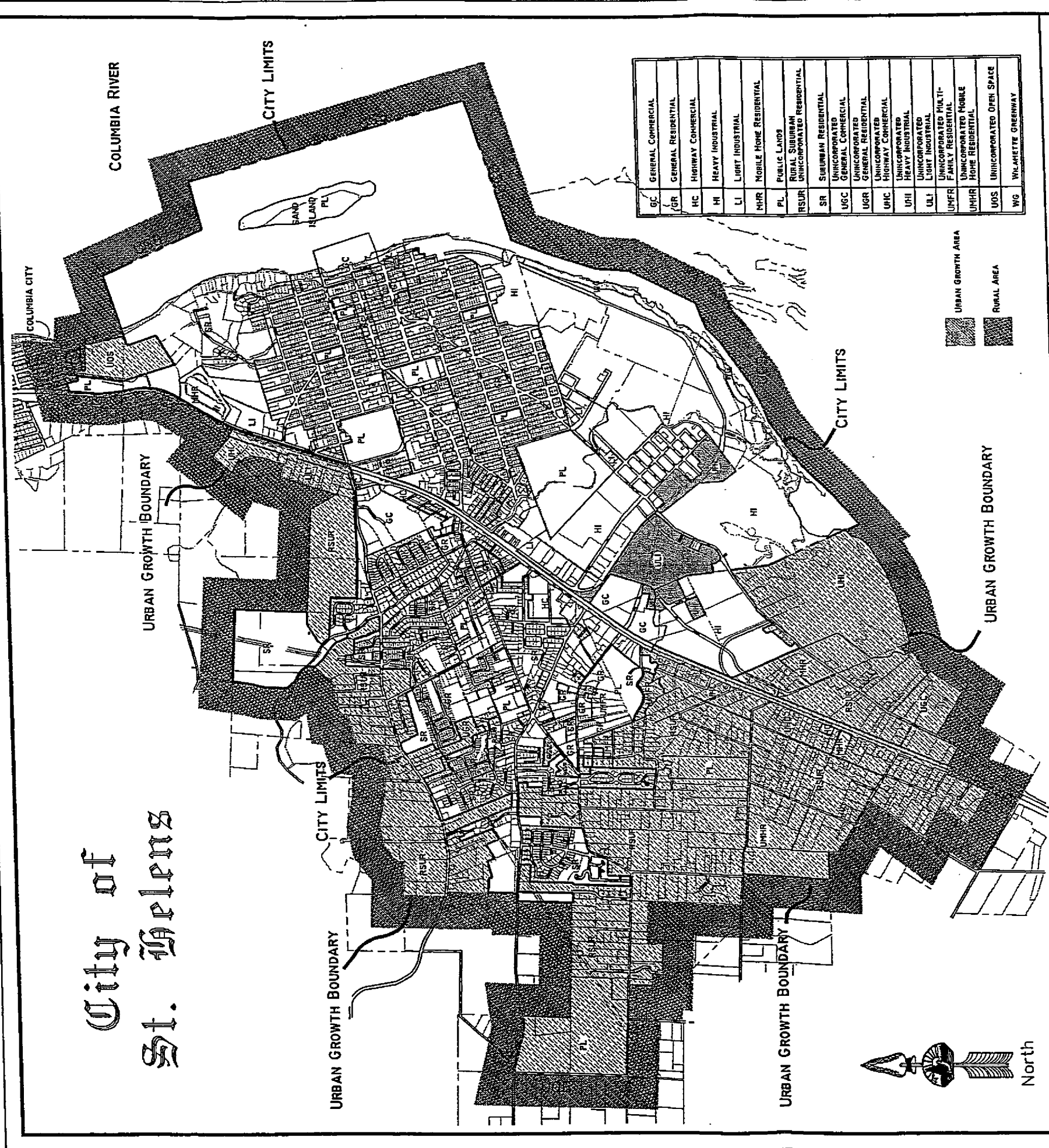
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# City of St. Helens



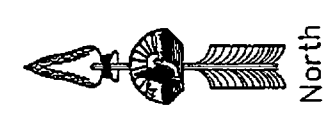
## Comprehensive Plan

Scale: 1" = 1600', Date: 09/09/05

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Ordinance No. \_\_\_\_\_ / Date Approved \_\_\_\_\_

Mayor \_\_\_\_\_  
City Recorder \_\_\_\_\_



## EXHIBIT C

### FINDINGS OF FACT AND CONCLUSIONS OF LAW ST. HELENS COMPREHENSIVE PLAN AMENDMENTS

#### REQUEST:

The Department of Land Conservation and Development and the State Law (ORS 197) requires the City to update the St. Helens Comprehensive Plan. This requirement is triggered whenever there are changes to land use laws at the local or state levels and whenever there are significant changes to the community.

Most of the changes are to goals and policies and relate to language being added or deleted. Some of the changes are to the map to change some industrial and residential designated lands to commercial and to correct discrepancies in the map.

#### PUBLIC HEARING:

Public Hearings were held May 10<sup>th</sup> and June 14th, 2005 in front of the Planning Commission and Nov. 2/Dec. 21, 2005 in front of the City Council.

#### NOTICE OF PUBLIC HEARING:

In accordance with ORS 198 notice of the Planning Commission Public Hearings on this update of the Comprehensive Plan were sent to all Columbia County listed property owners within the St. Helens Urban Growth Boundary, to interested persons, and to affected government agencies April 8, 2005 and published in The Spotlight April 20 and 27, 2005. Notice was also sent to the Department of Land Conservation and Development on March 25, 2005. Additional notices were sent to all affected property owners related to changes to designations on the Comprehensive Plan Map for both the Planning Commission and Council public hearings.

#### LOCATION:

The area involved in the Comprehensive Plan is all of the Urban Growth Boundary for the City of St. Helens and abutting properties that could be impacted by any proposed changes to the boundary.

#### SITE INFORMATION:

The current UGB is about 7 square miles in size including from the south side of Columbia City and on the west side of Hwy 30 from Chimes Crest to Pittsburg Road and generally west to nearly the Columbia County Fairgrounds and south to Bachelor Flat Road and east to Ross Road and south to nearly Bennett Road and east to Scappoose Bay. This boundary was created in 1978, approved and acknowledged by the State in 1984 and amended in 1991 with approval the same year.

REFERRALS: Sent to the following:

Comprehensive Plan Amendments F&C

1. St Helens Police, Public Works, Parks, Building Official, and Public Works Manager, Waste Water Treatment Plant, Library Manager, and City Engineer.
2. Columbia County Land Development Services, Planning Commission, Board of Commissioners, Surveyor, and Roadmaster.
3. St. Helens Rural Fire District
4. St. Helens School District #502
5. Columbia County 911, Emergency Communications District.
6. Columbia River PUD
7. McNulty Water PUD
8. Qwest
9. Oregon Dept. of Transportation
10. Columbia Health District.
11. NW Natural Gas
12. Port of St. Helens

CRITERIA:

A decision to recommend by the Planning Commission and a decision by the Council shall be based upon consideration of the following factors:

1. The applicable Oregon Statewide Planning Goals adopted under Oregon Revised Statutes Chapter 197;
2. Any federal or state statutes or guidelines found applicable;
3. The applicable comprehensive plan policies, procedures, appendices, and maps; and
4. The applicable provisions of the implementing ordinances.

EVALUATION:

GENERAL:

Finding: "All land use plans shall include ....

A. Identification of Issues; and

B. Identification of Problems; and

C. Inventories; and

D. Other factual information for each applicable statewide planning goal (and shall include)

E. Evaluation of alternative courses of action; and

F. Ultimate policy choices, taking into consideration

1. Social; and
2. Economic; and
3. Energy; and
4. Environmental needs."

SPECIFIC:

1. The applicable Oregon Statewide Planning Goals adopted under Oregon Revised Statutes Chapter 197;

*Statewide Planning Goal 1 is Citizen Involvement.*

**Issues:**

Finding: The issue is does the current Comprehensive Plan comply with this Statewide Planning Goal?

Finding: The current plan states a program in the appendix section.

Finding: The current plan does not directly address how citizens will be involved in the land use planning process.

Finding: There is no active Citizen group involved in planning issues.

**Problems:**

Finding: While the public professes an interest in planning, it avoids direct or regular involvement.

Finding: Volunteers are scarce for serving on the Planning Commission and even scarcer for serving on a committee to improve communications/involvement.

Finding: Volunteers don't want to work to improve communications but rather want to make decisions or recommendations for decisions on planning issues.

Finding: Costs of direct communications with each citizen.

**Inventories:**

Comprehensive Plan Amendments F&C

Finding: The City has involved the public in work groups during several of the work tasks of the Periodic Review from 1996 to 2003.

Finding: The City has conducted surveys to find out citizens concerns.

Finding: The surveys indicate that the public knows very little about land use planning but has definite interests in certain issues.

Finding: The surveys do not indicate the best way to communicate with the citizens.

**Other factual information:**

Finding: The City held 4 work sessions in 2002, 1 in 2003 and 10 in 2004 at its regular and at special meetings to encourage public input on the existing Comprehensive Plan, Map, and possible changes to both.

Finding: In 2005 the City Planning Commission and Council held several public hearings for public input on the proposed amendments to the Comprehensive Plan.

Finding: The City has advertised in local newspapers to fill the positions of the advisory Citizens Involvement Committee with virtually no volunteers.

**Alternative courses of action:**

Finding: No reasonable or practical energy or environmental needs could be found to apply to possible courses of action for this goal.

Finding: Should representatives of the citizens be the group to get citizens involved?

Finding: Mass mailings on a regular basis could inform the citizens of actions and opportunities.

Finding: Costs are a major factor in communicating with citizens. A single mailing can cost \$1500 or more.

Finding: Increased use of email could be utilized if reliable addresses can be obtained and maintained.

Finding: In 1997 the City contracted with a consultant to develop a vision plan with implementation schedule for the City for the year 2020.

Finding: December 17, 1997 the St. Helens City Council adopted Resolution No. 1251 which adopts a Citizens Involvement Program.

Finding: The State (DLCD) approved the Citizen Involvement Program in July 1998.  
Comprehensive Plan Amendments F&C

Finding: The approved plan involves finding volunteers to act as representatives on a per 1000 citizens basis and on a geographic basis.

Finding: The City is struggling to implement the program due to lack of interested persons to serve on the volunteer committee to promote interest in land use planning.

Finding: In October 2001 the City conducted a survey of about 3000 residential water users to find out what they liked about the City; did not like about the City; would like to see changed.

Finding: The amended plan elevates this statewide planning goal to the beginning of the plan.

Conclusion: The amendments to the plan will elevate the importance of this goal. The City has a reasonable Citizens Involvement plan in place but has not been successful in implementing the plan.

**This criteria is met for this action.**

*Statewide Planning Goal 2 is Land Use Planning.*

**Problems and Issues:**

Finding: In the Introduction of the current plan a conclusion is made that 1) there will be a need to revise this plan in the future; 2) citizens are needed to assure an effective plan; and 3) there is a need to manage growth in an orderly manner.

Finding: The current Statewide Planning Goal on land use planning states that "All land use plans shall include identification of issues and problems, inventories and other factual information for each applicable statewide planning goal, evaluation of alternative courses of action and ultimate policy choices, taking into consideration social, economic, energy and environmental needs."

Finding: The main issues for the current Comprehensive Plan are that the plan is in need of an update to comply with changes in laws, changes in data, and changes in attitudes.

Finding: One of the problems is that policies refer to activities that have been completed or changed to where they are no longer relevant.

Finding: Another problem with the existing Comprehensive Plan is that the format requires changes to data to be amended by a formal process.

Finding: Some of the Statewide Planning Goals and Guidelines have changed and the current Comprehensive Plan does not respond to them.

Finding: The demographics of the community have changed considerably in the last 14 years

since the last update and in the last 30 years since the background data was analyzed.

Finding: The Guideline further states that the public shall have access to all phases of the development of the plan and shall be afforded opportunities for review and comment during the preparation, review and revision of the plan.

**Inventories and other factual information:**

Finding: Land use inventory, required natural resources inventory, surveys, transportation study, sanitary sewer study, storm drainage study and a vision plan were all accomplished only a short time before this review of the Comprehensive Plan.

Finding: The 2000 Census has become available and updates most of the demographic information available in the earlier reviews.

Finding: Over a three period, the Planning Commission held at least 15 advertised work sessions during regular commission meetings with 67% held in 2004. These works sessions were about the Statewide Planning Goals and Guidelines for Comprehensive planning.

Finding: In 1996 the City began work on Periodic Review which included work tasks on a land use inventory; citizens involvement program affordable housing; urban growth management agreement update; code/implementing update; local resources review (Goal 5); river access; public facilities plan; and comprehensive plan.

Finding: Each work task involved the public in the review and in the approval of the work task. All work tasks were finished except for the comprehensive plan update.

Finding: In December of 2004 the Department of Land Conservation and Development informed the City that the Periodic Review was completed and that the task on updating the Comprehensive Plan was no longer mandatory but that it still needed to be updated in accordance with ORS 197 concerning changes in laws and such.

Finding: Some Work Tasks of the Periodic Review such as Goal 5, Citizen Involvement, and Public Facilities Plan relate directly to Statewide Planning Goals and Guidelines used in developing the amendments to this Comprehensive Plan.

Finding: Work Tasks on Land Use Inventory and Affordable Housing are useful in support data and information for development of changes to this Comprehensive Plan.

Finding: The City has used consultants to inventory some of the natural resources, to develop public facilities plans such as Transportation Systems Plan, Sanitary Sewer Study, and Storm Drainage Study and to develop a Vision Plan.

Finding: The City has conducted surveys to sample the opinions and desires of the citizens as regards land use issues and livability.



**Alternative courses of action:**

Finding: The City can keep the existing Comprehensive Plan as is or it can make changes to the Plan.

Finding: The City can make the plan more friendly or easier to use by the general public or it can make it a more legal and complicated document while still meeting the guidelines of the State.

Finding: Land use planning in Oregon is about making responsible decisions on the use of land to preserve the lands for the best uses to benefit the people.(Includes individuals and public)

Finding: The City of St. Helens has adopted an Urban Growth Boundary for the purposes of reducing the loss of productive forest and agricultural lands and to maximize efficiency of utilities and infrastructure and to comply with the State laws.

Finding: The City desires to have a supply of housing to meet all citizens' needs and financial capabilities.

Finding: The City desires to encourage development of housing lots to meet the original projections for growth within the approved and acknowledged Urban Growth Boundary (UGB).

Finding: In 1998 the City had in excess of 30 years of buildable residential lands within the City's Urban Growth Boundary (Urban Growth Area & City Limits) based upon a growth rate of 3% per year in population.

Finding: There are many formats possible for a Land Use Comprehensive Plan with the Statewide Planning Goals and Guidelines being the most logical format.

Finding: The format of adopting only Land Use Goals and Policies and accompanying maps into on Comprehensive Plan creates the shortest document and the most general thus saving on paper and time to use it.

Conclusion: The City has established a land use planning process and policy framework and is using these policies for all decisions and actions related to use of land. The City is instituting processes to maintain a current and factual base of information to assist in maintaining current land use policies. This process is aligned with the Statewide Planning Goals and Guidelines.

**This criteria is met.**

*Statewide Planning Goal 3 on Agricultural Lands.*

Finding: The City has taken an exception to this planning goal and continues to take the same exception for the same reasons as already approved by the State.

**This criteria is met.**

Comprehensive Plan Amendments F&C

*Statewide Planning Goal 4 on Forest Lands.*

Finding: The City takes exception to this planning goal as it does not apply to lands within the existing Urban Growth Boundary.

**This criteria is met.**

*Statewide Planning Goal 5 on Open Spaces, Scenic and Historic Areas, and Natural Resources.*

**Issues and Problems:**

Finding: Balancing growth with preserving.

Finding: This Statewide Planning Goal states that the City is to protect natural resources and conserve scenic and historic areas and open spaces.

Finding: Scenic views inventory and protection plan does not meet current requirements.

Finding: The existing resolution of conflict (required in 1991 for Goal 5 resources) was to institute Design Review procedures to examine the building layout and heights of proposed construction on these streets to protect the existing views of neighboring residents.

Finding: This policy has been reviewed by the approving authorities and found to be too limited since it only addresses one scenic "view" or site and only protects a few property owners' private sites and practically no public views or sites.

**Inventories:**

Finding: The State requires the City to inventory riparian corridors, wetlands, wildlife habitats, federal wild and scenic rivers, state scenic waterways, groundwater resources, approved Oregon recreation trails, natural areas, wilderness areas, mineral and aggregate resources, energy sources, and cultural areas.

Finding: The City did inventory riparian corridors, wetlands, and wildlife habitats.

Finding: The City did not inventory mineral and aggregate resources as it is not required in all cases per OAR 660-023-0180.

Finding: The City inventoried Wildlife Habitats and has not found any recognized areas.

Finding: The City does not have any federal wild and scenic rivers, state scenic waterways, groundwater resources, approved Oregon recreation trails, natural areas, wilderness areas or energy sources per the definitions found in OAR 660-023.

Finding: The City was not required to inventory historic resources, open spaces or scenic views and sites.

Finding: The City has an existing list of scenic views and a protection plan.

Finding: The State (DLCD) has approved the City's inventories for the required resources.

**Other factual information:**

Finding: The City has designated several areas as open spaces but the current Oregon Administrative Rules (Ref: OAR 660-023-0220) identifies "open space" to include parks, forests, wildlife preserves, nature reservations or sanctuaries, and public or private golf courses.

Finding: Currently the City maps identify open space areas in the following areas: 1) Canyon area between Godfrey Park and the river; 2) The other gullies and creekbeds east of Highway 30 as shown on the Open Space/Site Design Review map; 3) The lands along Milton and McNulty Creeks plus contiguous lands west of Hwy 30, as shown on Greenbelt Map; and 4) Lands within the Bonneville Power Administration right of way.

Finding: The review in the Comprehensive Plan identifies the "most attractive scenic views and sites are on the Strand, south Second, North First, River Street and Riverside Drive as these sites look out over the Columbia River.

Finding: The current policy of the Natural Factors and Local Resources for scenic views states that it is the policy of the City of St. Helens to: Subject proposed development in the Marine Commercials, General Commercial, and A-5 Zones to Design Review to discourage 2-story construction that would significantly obstruct existing views of the Columbia River."

Finding: The goal in the current Plan for scenic views is to preserve for public benefit outstanding scenic views.

Finding: There appears to be an interest to inventory the City's Scenic views and sites.

**Courses of Action:**

Finding: The City did extensive review on this planning goal and completed a Periodic Review Work Task including required inventories of certain resources, programs to protect those resources found to be significant resources and declaration of certain resources not needing additional protection.

Finding: The City is proposing to limit open space overlay zones to those that qualify per the definition.

Finding: The City has proposed changes to listed open space zones.

Finding: The City has some cultural areas that are recognized by the State and are also protected.

Finding: The existing resolution of conflict for Scenic Views (required in 1991 for Goal 5 resources) was to institute Design Review procedures to examine the building layout and heights of proposed construction on these streets to protect the existing views of neighboring residents.

Finding: This policy has been reviewed by the approving authorities and found to be too limited since it only addresses one scenic "view" or site and only protects a few property owners' private sites and practically no public views or sites.

Finding: The current policy on scenic views does not clearly identify what is the scenic view or site nor does it state which locations in the referenced zones are to be included in the protection plan.

Finding: The policy for preserving the views identified in the resolution for the conflict does not identify which views are to be protected and what the scenic views inventory is.

Finding: The City has declared some wetlands and some riparian corridors as significant and has established protection programs for those resources.

Finding: The City is not proposing any changes to the list of significant historic sites/structures at this time until a desire is indicated by the public or the approving authority.

**Policy choices:**

Finding: The Statewide Planning Goal No. 5 is to protect significant natural resources and thus the proposed addition of the work "significant" to the Goal 2 in the Natural Factors and Local Resources Goals and Policies.

Finding: Some of the open space corridors were developed in canyons, flat lands (wetlands) and easements for power lines without consideration of ownership or development capabilities.

Finding: Some canyons have been developed where open spaces were desired but not mandated.

Finding: The areas around many wetlands and riparian corridors have become restricted areas with few development opportunities and thus lend themselves to becoming open spaces.

Finding: The Federal and State laws require proper storm drainage be designed into all new developments.

Finding: Some policies can be combined such as hazards like flood lands and steep slopes.

Finding: Flood plains and steep slopes have been combined to be called hazardous area.

Finding: Scenic views belong to the public as a public benefit yet must be balanced with the economic benefits to the public and to private property owners. The change here is to look at other water areas that can also be called scenic.

Conclusion: The resources stated in Statewide Planning Goal 5 that are required have been identified and those found significant have protection programs and those not fully inventoried may need to be reviewed in the future.

**This criteria is met.**

*Statewide Planning Goal 6 on Air, Water, and Land Resources Quality.*

**Issues and Problems:**

Finding: No special studies have been conducted on this planning goal. Generally the City follows State and Federal guidelines and regulations to protect the quality of air, water, and land resources.

Finding: The City has normal issues with air quality as it has several businesses that send contaminants into the air as well as vehicles and some practices such as burning.

Finding: The City has issues with odors from the waste water treatment plant and dust from at least one lumber mill.

Finding: The City has issues with infiltration of ground water into the sanitary sewer system.

Finding: The City has some issues with pollutants in the ground.

**Inventories:**

Finding: The City has not accomplished any inventories of air resources.

Finding: The City is studying the infiltration issues with the sanitary sewer system.

Finding: The City has a study of some of storm drainage system.

Finding: The City has some knowledge of former solid waste sites within the Urban Growth Boundary but no inventory.

**Other Factual Information:**

Finding: The City depends upon the State and Federal lists for contaminated lands.

**Courses of Action:**

Comprehensive Plan Amendments F&C

Finding: The City could contract for studies on the air, water and land resources qualities.

Finding: The City can depend upon others (State and Federal government or land owners/developers) to provide inventory information and solutions.

Finding: The City can develop programs to protect these resources.

**Policies:**

Finding: The City has reviewed the Environmental, Energy, Social and Economic impacts on these quality issues and developed policies to best balance them all in the past and have found no reasons to change these policies today.

Finding: The City has a Water Filtration Plant to improve the quality of existing high quality water.

Finding: The City has an adequate Waste Water Treatment Plant for current and future needs/demands.

Finding: The City has a policy to correct sanitary sewer/storm drainage systems to reduce groundwater impacts on the sanitary sewer system.

Finding: The City has additional rules for governing surface drainage water quality.

Finding: The Statewide Planning Goals encourages communities to take certain actions but does not mandate actions.

Finding: The City has adopted the rules of the Federal and State governments to control air, water and land resource quality.

Finding: The City has not adopted tax incentives, as most are State or Federal and not in the City's control to use to change air, water or land resources quality.

Finding: The City has adopted land use ordinances to influence quality of air, water and land resources as per the current policies.

Finding: The City does enforce those local rules that influence quality of air water and land resources.

Conclusion: The City is using the goals and guidelines of the State to assist in maintaining air, water and land resources' quality.

**This criteria is met.**

*Statewide Planning Goal 7 for Areas Subject to Natural Disasters and Hazards*

**Issues and Problems:**

Finding: The flood maps are somewhat out of date as significant development has occurred in the City since the studies were accomplished in the 1980's.

Finding: The City does not have a reliable map of possible landslide areas.

Finding: The City utilizes the Federal inventory program to identify flood areas.

Finding: The City utilizes the State inventory program to identify natural hazardous areas such as landslide areas, earthquakes and such.

Finding: The City does not have special land use regulations on earthquakes or volcanic eruptions.

**Inventories:**

Finding: The City does have FEMA produced flood maps.

Finding: The City does have topographical maps to help show steep sloped areas.

Finding: The City does have a Geographic Information System (GIS) to show flood areas and steep sloped areas.

Finding: The City does have State provided earthquake maps.

Finding: The City expects the State to provide landslide area maps as required by State Laws.

**Other factual information:**

Finding: None to date.

**Courses of Action:**

Finding: The City can contract for inventory of landslide areas.

Finding: The City can require that development in hazardous areas be carefully considered and be regulated with the burden on the developer to show responsibility.

**Policies:**

Finding: The City policies already address flood areas.

Finding: The City policies already address steep sloped hazardous areas.

Finding: The State is working on maps and regulations for the very few landslide areas and for the extensive earthquake prone areas within the City's Urban Growth Boundary.

Finding: The essence of this Statewide Planning Goal and Guideline is to have the City protect its people and properties from natural hazards.

Conclusion: The City has existing policies to protect the City's people and property from natural hazards such as floods, landslide and steep slopes which can be applied to earthquakes and volcanic eruptions.

**This criteria is met.**

*Statewide Planning Goal 8 on Recreational Needs.*

**Issues and Problems:**

Finding: The City does not have a park close to all developments.

Finding: The City does not have a plan to show development relationships to parks.

Finding: The City does not have a plan for recreational use of the waterfront.

Finding: The City does not have a trail plan.

**Inventories:**

Finding: The City has an inventory of all of its parks and equipment.

**Other Factual Information:**

Finding: The City has more than twice the average per capita acreage devoted to parklands.

Finding: The City has public docks available to residents and visitors alike.

Finding: The City has considerable water frontage which includes several marinas and some land exclusively zoned for marine commercial activities.

Finding: The City encourages and supports recreational clubs/organizations in their use of the park ballfields.

Finding: The City has an amphitheater to support entertainment activities.



Finding: The City has a skate park and a BMX track.

Finding: The City has camping grounds and is developing an RV park.

Finding: The City has a pool located within its limits.

Finding: The City has bike routes on several streets.

Finding: The City supports recreational uses of the parks with organized league programs.

**Courses of Actions:**

Finding: The City can continue to study and plan to resolve issues and problems.

Finding: The City can leave the policies unchanged as relate to this goal.

**Policies:**

Finding: No changes to policies are proposed.

Conclusion: The City has extensive parks and recreation facilities and programs. The City is collecting fees from new development to pay for new parks and recreation facilities.

**This criteria is met.**

*Statewide Planning Goal 9 on Economic Development.*

**Issues and Problems:**

Finding: The City seems to follow the County employment patterns and usually lags behind the State in this area.

Finding: The City's population is increasing faster than the job opportunities within.

Finding: The City does not have an economic development plan.

Finding: Given the proximity of St. Helens to Portland, the trend has been an increase in commuters and providing housing for a workforce using the greater Portland Metro area for employment

Finding: In the past this City has found employment opportunities in the resource areas with timber and minerals.

Finding: Currently the resource employment opportunities locally and statewide have been decreased to a very small percentage amount.

Finding: The City goal is to have sufficient jobs in the community to support the workforce of the population residing within the City Limits.

Finding: About 50% of the workforce commutes to other communities for employment.

Finding: Some of the jobs within the City Limits are filled by non-residents.

Finding: There is a shortage of commercial designated lands.

**Inventories:**

Finding: The City has an inventory of businesses within the City.

Finding: The City has 2000 Census data.

Finding: The City has a land use inventory.

Finding: The City has business data from the State.

**Other Factual Data:**

Finding: The City has a Vision Plan.

Finding: The City has surveys.

Finding: The City has a strategic plan.

Finding: Major intersections such as Highway 30 and minor arterials that cross both the highway and the railroad attract consumers to retail and service businesses.

Finding: The only minor arterials that cross Highway 30 completely are Columbia Blvd., Gable Road, and Millard Road and could be called nodes.

Finding: Generally 800 foot radius of commercial zoned lands surrounds the minor arterial intersections or nodes along Hwy 30 at Columbia Blvd. and Gable Road.

Finding: In the past the City has used a guide for zoning commercial lands of at least 5% of all lands in a UGA being zoned commercial.

Finding: The St. Helens UGB encompasses about 4,566 acres. 275 acres is zoned commercial with about 14.8 acres not buildable due to wetlands and about 60 acres in use for non-commercial uses such as residential, churches, and such. Net useable commercial zoned lands are about 188 acres or 4.1%.

Finding: 5% of lands are about 228 acres and the proposed changes to the node zoning would add 40 acres and bring the percentage to 5.7% of total.

Finding: In 2001 the State Legislature called for a study of Commercial and Industrial Lands Inventory criteria to be used by communities. The Study completed in 2002 indicates that if cities use general guidelines for computing commercial and industrial land needs based upon current and projected populations and based upon other factors that need to be evaluated by each community, then estimates of needs are possible.

Finding: The City has about 11,638 people inside the City Limits and based upon prior growth for the last 15 years projected out the next 20 years and adjusted for conservative planning, the estimate for 2025 is 18,770 persons.

Finding: In the 2000 Census the City had a workforce of about 50% of the total population (projected to 2005 it would be about 5,819 persons) and based upon Oregon Labor agency information and the City's business licenses the split of the workforce appears to 1,100 persons (or 19%) in Industrial and 3,200 persons (or 55%) in Commercial uses with the rest in other categories.

Finding: The Study recommends on the average to use about 12 persons for each commercial acre.

Finding: Using a labor force of 5,819 persons and 55% in commercial use activities and a ratio of 12 employees per acre, the current commercial land use need would be 267 acres.

Finding: Using the projected labor force for the year 2025 the work force would be 5,162 and at 55% and 12 employees per acre the needed land with a commercial designation would be 430 acres.

Finding: The current ratio of employees to industrial land is 2 but the Study's recommended average is 9 per acre. Thus the projected industrial use workforce should be about 1,728 persons and the need for land should be 375 acres. Even at 2 workers per acre the land need is only 864 acres. Current buildable or in use industrial designated land is 888 acres before the approved map changes and 868 acres afterward.

**Courses of Actions:**

Finding: Add more commercially designated lands.

Finding: Develop an economic development plan.

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Finding: Support Enterprise Zones to encourage businesses to locate here.

Finding: Reduce system development charges to encourage businesses to build in St. Helens.

Finding: Cooperate in the Governor's "Shovel Ready" program for industrial lands.

Finding: Support development with a balance of property owner's needs and the public's needs.

**Policies:**

Finding: The City has changed a policy on waterfront development to reflect the desires of businesses and citizens as indicated in surveys.

Finding: The City proposes to designate additional lands as commercial to meet the projected growth needs of the community.

Finding: Approximately 20 acres of light industrial zoned lands at one node (Gable and Hwy 30) would need to be changed to accommodate commercial uses/development and about the same number of acres of residential lands at another node (Millard and Hwy 30) would need to be changed. The third node (Columbia Blvd and Hwy 30) has mostly commercial zoned lands around it.

Finding: The map designation changes would add about 42 more acres to the commercial designation bringing the total buildable or in use commercial designated lands to 230 acres..

Finding: This is still short of the required for today's needs and definitely very short of the 2025 needs.

Finding: The current ratio of employees to industrial land is 2 but the Study's recommended average is 9 per acre. Thus the projected industrial use workforce should be about 1,728 persons and the need for land should be 375 acres. Even at 2 workers per acre the land need is only 864 acres. Current buildable or in use industrial designated land is 888 acres before the approved map changes and 868 acres afterward.

Finding: This will meet the current needs and probably the 2025 needs.

Conclusions: The City appears to have sufficient industrial designated lands even after the shift from industrial to commercial of some 20 acres. The City is short of commercial designated lands if it plans to have sufficient to encourage local commercial uses employment both currently and in the next 20 years. More study is needed to improve the accuracy of the forecast of commercial lands needs for the next 20 years.

**This criteria is met.**

*Statewide Planning Goal 10 on Housing.*

**Issues and Problems:**

Finding: The Census data shows that affordable housing did not improved in the period of 1990 to 2000 but the new plan was only set in motion in 1999 by the City and had not had time to show results by the 2000 Census.

Finding: The City's residential density is decreasing.

Finding: The City's residential zoning projected mix is not being met.

Finding: The City has more residential lands than it needs for projected growth over the next 20 years.

**Other factual information:**

Finding: The City's buildable lands inventory is based upon a certain mix of housing for the lands to be annexed in the future. That buildable lands mix is currently shown in the current Comprehensive Plan as follows:

15% MHR zoned/designated lands  
35% AR/UMFR lands  
20% R-5/UGR lands  
25% R-7/RSUR lands  
5% R-10/RSUR lands

Finding: The City's current zoning and designation distributions are as follows:

5.5% MHR/MHR  
5.5% AR/UMFR  
14% R-5/UGR  
75% R-7/R-10/RSUR

Finding: The City has sufficient designated lands (1,200 acres) to support an additional 15,000 persons at 2.5 persons per house and 5 houses per acre ratios.

Finding: The growth rate for the City and UGA is estimated by the Planner to be 7,132 persons over the next 20 years.

**Courses of Actions:**

Finding: The City sent an Affordable Housing plan to the State as part of our Periodic Review and the State (DLCD) approved the plan in late 1998.

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Finding: The City incorporated much of the affordable housing plan into the land use implementing laws.(Zoning Code or Community Development Code)

Finding: The City continues to work with a local advocacy group to produce affordable housing and to maintain existing affordable housing.

Finding: The City has rules allowing attached housing, duplexes, multi-dwelling units and manufactured homes.

Finding: The City could change its mix of residential zones.

Finding: The City could change the amount of residential lands in each designation.

Finding: The City could accomplish another inventory to update existing data.

**Policies:**

Finding: The City should correct its housing policies to reflect current events such as the fact that row house development is already in the implementing ordinances and in the inventory of existing housing.

Finding: The City should change policies that are really implementing rules back to policies such as changing rules for multi-dwellings to be more policy like or general and to allow implementing ordinances to have the detailed rules.

Finding: The City should add the word "affordable" to the goals and policies in order to meet the needs of those in the lower economic situations.

Conclusion: The City has instituted several policies and plans to improve the availability of affordable housing. The City is not meeting the mix of housing based upon the long range growth projections and buildable lands inventory. The City has more than sufficient residential designated lands in it buildable lands inventory to meet the estimated population growth for at least 20 years and more like 30-40 years.

**This criteria is met.**

*Statewide Planning Goal 11 on Public Facilities Planning.*

**Issues and Problems:**

Finding: The City lacks funds to support the transportation facilities needs as listed in the Public Facilities Plan.

Finding: The City shares the Urban Growth Area with another water service provider and there Comprehensive Plan Amendments F&C

is no plan from that provider to meet the growth needs of the Urban Growth Area upon annexation.

Finding: The City's Public Facilities Plan needs updating.

Finding: The City has experienced significant residential development and thus significant increased requirements for high elevation water system and for downstream sanitary sewer trunk line upgrades and pump station upgrades.

Finding: Federal and State laws governing surface water control and qualities is forcing communities to adopt extensive storm water drainage systems.

Finding: The City still experiences considerable storm water infiltration into the sanitary sewer lines/systems that must be corrected to meet Federal and State regulations/guidelines.

Finding: Some minor arterials are in real need of upgrading due to their general deterioration with time and to meet the increased traffic and pedestrian loads brought about by new residential developments

Finding: The City has a shortage of public school facilities.

Finding: The City does not have emergency medical facilities nor 24/7 medical facilities nor inpatient hospital beds.

**Inventories:**

Finding: The City has an inventory of all public facilities.

**Other Factual Information:**

Finding: The City updated its Public Facilities Plan in 1999 and the State approved it that year and the City is in the process of updating it again.

Finding: The Public Facilities Plan indicates proposed facilities improvement plans, desired timetables, estimated costs and possible funding sources.

Finding: The Public Facilities Plan is part of the basis for determining Systems Development Charges that are collected with applications for new development to help offset costs for future facilities or improvements to existing facilities.

Finding: The City has increased its water supply and main supply lines and is increasing its high elevation water system and has added a water filtration plant.

Finding: Developers have added new streets helping to connect existing minor arterials and to reroute some of the traffic to disperse impacts on intersections with Hwy 30.

Finding: The City has replaced one bridge on a minor arterial street and the State has replaced two on Hwy 30. One additional bridge inside the City Limits is in need of upgrades for pedestrian and bike traffic demands.

Finding: A new 15 bed hospital with 24/7 Emergency Room is scheduled to open in 2008.

Finding: The School District is proposing construction of new facilities to alleviate the growth problem.

**Courses of Actions:**

Finding: The City is updating its Public Facilities Plan to include the new water district/provider.

Finding: The City is building a high elevation water tower to meet the needs of some areas.

Finding: The City has a program to reduce ground water infiltration into the sanitary sewers.

Finding: The City has a policy for new development to pay their fair share of impacts on water, sewer, storm, and transportation system facilities.

Finding: Conduct studies periodically to support data and plans for public facilities.

**Policies:**

Finding: Accomplish some word smithing to improve the meaning of policies such as "Design" changed to "Ensure that...are properly designed"

Finding: Change a policy that addresses only a need for a "water master plan" to one that addresses the need for "master plans" for all public facilities.

Finding: Add a policy to update the Public Facilities Plan on a regularly scheduled basis.

Conclusion: The City has sufficient public facilities but is in need of improvement for some facilities such as a high elevation water reservoir; reduction in infiltration of existing sanitary sewer lines; improvements to several minor arterials; and new pump stations and sanitary sewer trunk lines. The City is currently updating its Public Facilities Plan.

**This criteria is being met.**

*Statewide Planning Goal 12 on Transportation.*



**Issues and Problems:**

Finding: Most of the new residents to the City since 1995 are commuters to the Portland area.

Finding: Not all of the streets have sidewalks.

Finding: There are not enough walking paths off streets.

Finding: Several of the streets are in poor shape.

Finding: Five miles of unpaved streets.

Finding: Not enough frontage streets to reduce local traffic on Hwy 30.

Finding: Infill and transportation facilities.

**Inventories:**

Finding: The City has a complete inventory of all types of streets and right of ways within the Urban Growth Boundary.

Finding: The City has a complete inventory of sidewalks.

Finding: The City has a complete inventory of bike paths.

Finding: The State helped the City conduct a Transportation Study to develop a Transportation System Plan (TSP) in 1997 which was approved by the State that same year.

**Other factual information:**

Finding: The City has a GIS to help locate transportation facilities.

Finding: The 2000 Census data has information for transportation needs.

Finding: About 50% of the workforce in St. Helens commutes out of the City.

**Courses of Actions:**

Finding: The City adopted most of the recommendations of the TSP with the new implementing ordinances adopted in 1999.

Finding: The City continues to use the recommendations in approving new developments and in planning for new transportation facilities.

Finding: The City Council is committing monies to pave some of the unpaved streets.

Finding: The City continues to seek monies from the Federal and State governments to augment the accumulated System Development Charges for transportation facilities.

Finding: The City has a program to require developers upgrade abutting transportation facilities or when not practicable to sign a Waiver of Remonstrance against the formation of a Local Improvement District.

**Policies:**

Finding: The City is proposing to amend the bike transportation facilities from "provide special protected ...routes" to "increase appropriate ...opportunities" which is mostly a word smithing change but it is a broader goal also.

Finding: The City has changed the name of the railroad operator to a generic description.

Finding: The City has eliminated the references to improvements to Hwy 30 in Policies 7 & 8 to reflect the fact that Hwy 30 has already been improved and new requirements are needed.

Finding: The City has changed Policy #9 to reflect the general need for transportation methods rather than site specific needs.

Finding: The City has changed Policy #10 to be more proactive as a policy.

Finding: Policy #12 is changed to comply with the Transportation Planning Rule.

Finding: Policy #13 was added to comply with the Transportation Planning Rule.

Conclusion: The City has completed a Transportation Study and has implemented the rules to improve the transportation system overall. The City still needs to improve several minor arterials.

**This criteria is being met.**

*Statewide Planning Goal 13 on Energy Conservation.*

**Issues and Problems:**

Finding: Developing policies and regulations to balance conservation of all forms of energy with economic principles.

Finding: Determining the economic impacts of energy conservation practices.

**Inventories:**

Finding: None have been proposed nor accomplished.  
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**Other Factual Information:**

Finding: Building Codes continue to develop regulations to improve energy conservation in new or remodeled developments.

Finding: Density of residential lands has decreased in the last ten years.

**Courses of Action:**

Finding: Accomplish a study of energy conservation regulations versus energy consumption.

Finding: Increase density requirements and accessibility by more throughways in new developments.

**Policies:**

Finding: The City continues to support Solar Access for new dwellings.

Finding: The City has no proposed changes to the general policy to revise all land development standards encouraging conservation of energy.

Conclusion: The City does not have a special program for energy conservation but does have land use regulations which support conservation of energy.  
**This criteria is met.**

*Statewide Planning Goal 14 on Urbanization.*

**Issues and Problems:**

Finding: The City appears to have more land in its Urban Growth Area than is needed for growth projections for the next 20 years.

Finding: There are few large parcels of land in the Urban Growth Boundary for residential development.

Finding: The Urban Growth Boundary is very irregular in shape.

Finding: There are two water service providers for the Urban Growth Boundary area.

**Inventories:**

Finding: The City conducted a land use inventory in 1998 to determine the supply of land available to meet the needs of the City for the next 20 years.

Finding: The inventory results were that about 42.4% of the lands are designated as residential; 19% as industrial; 4% as commercial; 15% as right of ways; 14% as sensitive lands; and 6.6% lands as public lands.

Finding: The City had about 1,427 buildable acres available within the Urban Growth Boundary (includes the urban and urbanizable) in 1998 and by 2005 the amount decreased to about 1,227 acres of residential lands.

**Other Factual Information:**

Finding: Using a 3% average yearly growth for the next 5 years and 2% for the remaining 15 years, the City would grow by about 7,132 people in 20 years and with an average family size of 2.5 persons, this equates to a need for 2,853 dwelling units.

Finding: The City averaged about 6.5 dwellings per acre for the last 7 years and this is decreasing from 6.74 in 1998.

Finding: Using the average dwellings per acre of 6 (estimated for the next 20 years) and the need for 2,853 units, this results in a need for 476 acres of residential land.

Finding: About 476 acres is relatively easy to develop by virtue of size of parcels (over 3 acres in size). The remainder of the land is in small lots/parcels (less than 3 acres in size)

Finding: The City's buildable lands inventory is based upon a certain mix of housing for the lands to be annexed in the future. That buildable lands mix is currently shown in the current Comprehensive Plan as follows:

- 15% MHR zoned/designated lands
- 35% AR/UMFR lands
- 20% R-5/UGR lands
- 25% R-7/RSUR lands
- 5% R-10/RSUR lands

Finding: The City's current zoning and designation distributions are as follows:

- 5.5% MHR/MHR
- 5.5% AR/UMFR
- 14% R-5/UGR
- 75% R-7/R-10/RSUR

Finding: If the City's population grows at 3% per year and the current residential land use mix continues the population will be 21,673 persons approximately in 2025 with full buildout reached at 27,455 persons in 2033 approximately. If the mix were to be as recommended in the 1991 Comprehensive Plan, the full buildout would be 38,000 persons in 2044.

Finding: The City has water available from four wells and from McNulty Water PUD which is

primarily a rural water supplier and which currently serves most of the Urban Growth Area residents.

Finding: The City has capacity in water supply to serve over 25,750 persons plus commercial and industrial demands that exist today.

Finding: The City has a waste water treatment plant with a capacity of serving over 32,000 residents plus the current commercial/industrial uses. The primary constraints on the system are trunk lines and pumping station capacities.

Finding: The Storm Water Drainage System consists of two major watersheds emptying into two main creeks and subsequently into the Scappoose Bay and Multnomah Channel which merges with the Columbia River.

Finding: The road/transportation system is adequate (based upon levels of service or time waiting at stops) for the demands of today and plans are made to meet the demands of the next 20 years by improving road conditions, widths, intersections facilities, and supplemental pedestrian and bicycle pathways.

Finding: Parks and Recreation seems to be sufficient in size of available park lands but is lacking in developed and operating recreational facilities. There are some location issues but most residential lands are within walking distance to parks and recreational facilities. The national standard is to have at least one acre of park land for each 400 persons and the City has about 140 acres for less than 12,000 persons or at least 4 times the national recommendation.

Finding: Emergency services (Fire and Police) are not keeping pace with the growth and demands but overall crime deterrent and public security demands are being met.

Finding: School facilities and number of teachers are severely lagging behind growth but plans are in the works to add more facilities.

Finding: Local healthcare facilities and personnel seem to be insufficient but plans are in the works to build a small rural critical access hospital in the area.

Finding: Some land owners that are located outside the UGB have expressed a desire to be in the UGB and some inside had asked to be removed.

Finding: Increases to the Urban Growth Boundary require extensive justification to show that residential growth needs will not be met for the next 20 years; and to show that public services can be more efficient if the boundaries are changed and to show public need.

Finding: Goal 14 states that the City is to provide for an orderly and efficient transition from rural to urban land use.

Finding: The State requires larger Cities (over 25,000 in population) to maintain a 20 year supply

of residential land and has extensive requirements to be met prior to increasing the Urban Growth Boundary.

Finding: The City conservatively has about 28 years supply of buildable residential zoned/designated lands using a 3% growth factor, 2.5 people per dwelling, and 6 dwelling units per acre.

Finding: Removal of properties from the Urban Growth Area also have special standards/criteria which include that the property must be contiguous with the edge of the existing UGB; the property must be assessed under ORS 308A.050 to 128; and the property must not be included in an area identified for urban services under ORS 197.754.

Finding: Changing of boundaries with no net increase in urbanizable lands requires the removal of lands.

**Courses of Actions:**

Finding: Change the Urban Growth Boundary when there is evidence of a need to meet future growth projections and there is an ability to support such changes with public infrastructure.

Finding: Do not change the Urban Growth Boundary at this time as there is no evidence of a need.

Finding: Review growth projections and land use needs at least each ten years.

**Policies:**

Finding: There does not appear to be any lands within the Urban Growth Boundary that can meet the standards/criteria for removal.

Finding: Remove the history section from the Goals and Policies section in keeping with the plan to have only goals and policies and maps in the updated Comprehensive Plan.

Finding: Update Policy #3 to comply with the Statewide Planning Goal #14 and to utilize the same language and to allow for automatic updates whenever the State changes the rules for this Goal.

Finding: Delete Policy #4 to comply with Policy #3.

Conclusions: The City is growing at a strong rate and has sufficient infrastructure and buildable residential lands available for more than 20 years of growth. The City has Public Facilities Plans in place to accommodate the growth of the next 20 years for at least residential and hopefully for most commercial and industrial growth also. The City would like to change the Urban Growth

Boundary line but the criteria/standards for changes cannot be met in our opinion.

*This criteria is met.*

*Statewide Planning Goal 15 for Willamette Greenway*

**Issues and Problems:**

Finding: The Greenway is protected by policies and implementing rules but it has not and is not being enhanced.

**Inventories:**

Finding: Approximately 7,000 feet of the City's shoreline is adjacent to the Multnomah Channel.

Finding: The amount of land abutting the Multnomah Channel was previously determined.

**Other Factual Information:**

Finding: The shoreline abutting the Channel is zoned Heavy Industrial.

Finding: The shoreline abutting the Channel has a riparian corridor protection zone of 75 feet from the top of bank.

Finding: The City has adopted a Willamette Greenway area along the Multnomah Channel and has adopted implementing rules to protect the greenway.

**Courses of Action:**

Finding: Protect, conserve, enhance, and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway.

Finding: There are no policies to enhance the Greenway.

**Policies:**

Finding: No changes suggested as the policy already suggests directing most development away from the Willamette Greenway;

Finding: The Riparian Corridor Protection Policy further protects part of the Greenway.

Conclusion: The Willamette Greenway remains protected in accordance with previous reviews and the rules have not changed to require more protection.

**This criteria is met.**

2. Any federal or state statutes or guidelines found applicable;

Finding: All of the federal or state statutes and/or guidelines found applicable should have been addressed above.

**This criteria is met.**

3. The applicable comprehensive plan policies, procedures, appendices, and maps; and

Finding: The Comprehensive Plan calls for periodic reviews of the plan.

Finding: The Comprehensive Plan requires that any amendment be granted only if it meets the following conditions:

- a. The change is in conformance with the applicable elements of this (Comprehensive Plan) document;

Finding: This change/amendment is following the requirements of Oregon Revised Statute Chapter 197 as regards changes to the Adopted and Acknowledged City Comprehensive Plan.

- b. The change complies with Statewide (Planning) Goals and Guidelines;

Finding: See #1 above.

- c. There is a showing of public need for the change at this time; and

Finding: The St. Helens Comprehensive Plan was updated in 1991. The update did not include a full evaluation of all the background data, changes in laws, and changes in attitudes of the public. This update takes into consideration the changes in data since the original data of the 1970's; takes into consideration the new laws and revised laws passed by the State and Federal governments as relate to land use matters; and takes into consideration changes in attitudes of the public since 1991.

- d. The public need is best met by the specific proposal.

Finding: The public need is best met based upon the public hearings and determinations of the Planning Commission and City Council on that testimony.

Finding: The public had several comments and concerns about recommended changes to the Comprehensive Plan as follows:

- a. Many residents in the western areas of the UGA expressed concerns about the Comprehensive Plan Amendments F&C



Transportation Plan to add a minor arterial leading from Hwy 30 and Achilles Road around the western boundary north to Pittsburg Road. They particularly did not want more traffic nor did they want the expense.

- b. Some land owners on the western fringes of the UGB expressed interest in being included into the UGB.
- c. Two or three property owners on the western edge of the UGB asked to be removed from the St. Helens UGB.
- d. Some land owners near Old Portland Road and Millard expressed concerns about changing the map designation of a 10 acre parcel at the southeast corner of Hwy 30 and Millard Road intersection from residential to commercial.
- e. Some property owners testified in favor of changing their properties from residential or industrial to commercial map designations.
- f. A couple property owners were concerned about changes in policies impacting open spaces and green spaces near the Columbia River.
- g. There were other comments but none made about more than one subject by one person.

Finding: Few interested parties stated that changing the Comprehensive Plan was needed by the public.

Conclusion: The Plan calls for periodic reviews. The State laws require update to comply with new or change legislation and/or administrative rules. The State laws and local laws require certain notices to be accomplished and they have been. There are requirements for certain criteria to be met and they have been. The public has participated in this process.

**This criteria is met.**

- 4. The applicable provisions of the implementing ordinances.

Finding: Changes to the Comprehensive Plan must follow a process/procedure. This report is part of the process/procedure.

Finding: Notices must be sent to the State (DLCD) at least 45 days before the initial public hearing; must be sent to all the property owners inside the Urban Growth Boundary; and must be published in the local newspaper. A public hearing must be conducted in front of the St. Helens Planning Commission and another in front of the City Council.

Finding: The notices were sent in accordance with ORS 197 and St. Helens Ordinance 2875.

Finding: Amendments to the Comprehensive Plan must meet certain criteria in order to be Comprehensive Plan Amendments F&C

approved.

Finding: The criteria for amending the Comprehensive Plan and Map was followed as per Section 1.060 of the St. Helens Community Development Code.

Conclusion: The requirements of the Implementing Ordinance 2875 (Community Development Code) have been followed and met.

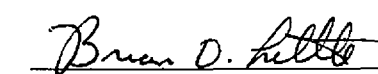
**This criteria is met.**

GENERAL CONCLUSION

The Comprehensive Plan is the basis for the City's land use implementing regulations and plans. Public input is a prerequisite for any changes to the plans. The Planning Commission received testimony (oral and/or written), evaluated it, and then made their recommendations known to the City Council for its review and final approval. The City Council held their own hearings and received minimal public input in addition to that made to the Planning Commission and after review of the Planning Commission's recommendation, the criteria, evidence in both the Planning Commission hearings' records and the Council's, concluded that the final version of amendments to the Comprehensive Plan dated October 3, 2005 with accompanying maps and some existing attachments to the existing Comprehensive Plan are approved.

Attested by:

Signed by:

  
Brian D. Little, City Recorder

  
Randy Peterson, Mayor