

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR COLUMBIA COUNTY, OREGON

In the Matter of Authorizing)
a Partial Fee Waiver for the)
Chapman Landing Park Major)
Map Amendment Application)
_____)

ORDER NO. 47-2002

WHEREAS, the Port of St. Helens is planning to apply for a Comprehensive Plan Amendment and zone change (Major Map Amendment) for the Chapman Landing property located on Multnomah Channel east of the City of Scappoose in Columbia County; and

WHEREAS, the Port acquired the Crown Zellerbach Logging Road (the "logging road") from U.S. Highway 30 in Scappoose to the Multnomah Channel from the Willamette Valley Lumber Company in January 1997, a purchase which included the Chapman Landing property, with financial assistance from the City of Scappoose and Columbia County; and

WHEREAS, in consideration of its contribution of \$95,000 toward the purchase of the logging road, it was agreed between the Port, the City and the County that the Port would acquire ownership of the Chapman Landing property for the eventual development of a waterfront recreational facility; and

WHEREAS, in consideration of its contribution of \$80,000 toward the purchase of the logging road, it was agreed between the Port, the City and the County that the City would acquire ownership of the logging road from Highway 30 to the intersection of the logging road with Columbia Avenue East (Honeyman Road) for eventual development of a public road; and

WHEREAS, in consideration of its contribution of \$50,000 toward the purchase of the logging road, it was agreed between the Port, the City and the County that the County would be able to designate the logging road from its beginning at Highway 30 to its terminus on the Multnomah Channel as a public footpath and bicycle trail as soon as is reasonably practicable; and

WHEREAS, the purpose of the proposed Major Map Amendment is to rezone the property as Community Service-Recreational so that it can be developed as a public park with plans of an ADA handicap accessible picnic area, fishing dock and gangway, pedestrian and bike trails, parking, access road, caretaker pad, water well and a viewing platform; and

WHEREAS, the Port's plans for the development of pedestrian and bicycle trails are consistent with the agreement made between the Port, the City and the County in 1997, and it is reasonable for the County to assist the Port in those plans;

NOW, THEREFORE, IT IS HEREBY ORDERED that the fee for the application for a Major Map Amendment for the Chapman Landing Park project be reduced by \$530, leaving a remaining application fee in the amount of \$1070 due from the applicant, the Port of St. Helens, based on the assurance from the Port that it would develop pedestrian and bicycle trails on the Chapman Landing property as originally agreed when the property was acquired from the Willamette Valley Lumber Company.

DATED this 10th day of July, 2002.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, - OREGON

By: [Signature]
Chair

By: [Signature]
Commissioner

By: [Signature]
Commissioner

Approved as to form

By: [Signature]
Office of County Counsel
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