

CP2

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR COLUMBIA COUNTY, OREGON

In the Matter of an Application by Tim Crouse	)	
for a Comprehensive Plan Amendment and Zone	)	
Change from Community Service-Institutional	)	<b>ORDINANCE NO. 2006 - 5</b>
to Rural Residential (RR-2)	)	
_____	)	

The Board of County Commissioners for Columbia County, Oregon, ordains as follows:

SECTION 1. TITLE.

This Ordinance shall be known as Ordinance No. 2006 - 5.

SECTION 2. AUTHORITY.

This Ordinance is adopted pursuant to ORS 203.035, ORS 215.050, and ORS 215.060.

SECTION 3. PURPOSE.

The purpose of this Ordinance is to approve the application of Tim Crouse for a Comprehensive Plan Amendment from Community Service to Rural Residential and for a Zone Change from Community Service-Institutional to Rural Residential (RR-2) for approximately .95 acres having tax account number 7510-011-03500.

SECTION 4. HISTORY.

Tim Crouse applied for a Comprehensive Plan Amendment from Community Service to Rural Residential and a Zoning Map Amendment from Community Service-Institutional (CS-I) to Rural Residential-2 (RR-2) for an approximately .95 acre parcel on Schroeder Road in the Clatskanie Area, on November 15, 2005. The Columbia County Planning Commission held a hearing on the application on March 6, 2006, and voted to recommend approval of the application to the Board of County Commissioners. On March 9, 2006, David Middle, Planning Commission Chair, signed Final Order PA 06-01, recommending approval of the application to the Board of County Commissioners, with one condition of approval.

On May 17, 2006, the Board of County Commissioners held a hearing on the application. At the hearing, Todd Dugdale, Director, presented the Staff Report into the record which listed criteria to be considered and contained the Department's proposed findings of fact, conclusions of law and recommendations. No testimony was offered into the record. After considering the evidence and testimony, the Board voted to tentatively approve the application.

SECTION 5. FINDINGS.

The Board of County Commissioners adopts the Staff Report to the Board of County Commissioners dated May 11, 2006, which is attached hereto as Attachment 1, and is incorporated

herein by this reference.

SECTION 6. AMENDMENT AND AUTHORIZATION.


- A. The Comprehensive Plan Map designation is hereby amended from Community Service to Rural Residential for an approximately .95 acre parcel having tax account number 7510-011-03500 as legally described in Attachment 2, which is attached hereto and is incorporated herein by this reference.
- B. The Zoning Map designation is hereby amended from Community Service-Institutional (CS-I) to Rural Residential-2 (RR-2) for an approximately .95 acre parcel having tax account number 7510-011-03500 as legally described in Attachment 2.
- C. This approval is subject to the following condition: Prior to obtaining a building permit, the Applicant shall obtain septic system approval from the County Sanitarian.

Dated this 14th day of June, 2006.

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

By:   
Joe Corsiglia, Chair

By:   
Rita Bernhard, Commissioner

By:   
Anthony Hyde, Commissioner

APPROVED AS TO FORM

By:   
Office of County Counsel

RECORDING SECRETARY

By:   
Jan Greenhalgh

First Reading: 5-31-06  
Second Reading: 6-14-06

S:\COUNSEL\LDS\CROUSE ORDINANCE.wpd

## BOARD COMMUNICATION

FROM THE LAND DEVELOPMENT SERVICES DEPARTMENT

MEETING DATE: **May 17, 2006 Regular Meeting**

**TO: BOARD OF COUNTY COMMISSIONERS**

**FROM:** Todd Dugdale, Director of Land Development Services <sup>AD</sup>

**SUBJECT: Comprehensive Plan Amendment and Zone Change  
Marshland Grange Hall property to Rural Residential**

**DATE:** May 12, 2006

**SUMMARY:** Tim Crouse has applied for a Comprehensive Plan Amendment from Community Service to Rural Residential and a Zoning Map Amendment from Community Service - Institutional (CS-I) to Rural Residential (RR-2) to permit residential use of the old Marshland Grange building located on a .95 acre parcel on Schroeder Road in the Clatskanie area (Tax Lot No. 7510-011-03500).

The structure was built in the 1920s and has been used as a school house and grange hall for many years, but the building has remained vacant for quite some time. He would like to remodel the old structure for residential use.

The subject property is adjacent to the old platted Marshland Homes Subdivision of very small lots, less than 100' by 100'. Over the years this surrounding area has developed into residential use, and in 1984 the County zoned the area rural residential, with the exception of the Marshland Grange Hall property was zoned Community Service (CSI).

Staff recommends approval of this Plan Amendment and Zone Change because the new zoning would be compatible with the surrounding area, the Marshland Grange Hall is no longer used for meeting purposes and if the structure were to remain vacant it would deteriorate and eventually become unusable for anything.

### ATTACHMENTS:

1. Board of Commissioners Staff Report;
2. Legal Description Exhibit "A";
3. Application, with maps;
4. All correspondence received to date.

COLUMBIA COUNTY

MAY 12 2006

COUNTY COUNSEL

# COLUMBIA COUNTY BOARD OF COMMISSIONERS

## STAFF REPORT

May 11, 2006

### Plan Amendment & Zone Change (File No. PA 06-01)

HEARING DATE: May 17, 2006

APPLICANTS: Tim Crouse  
949 Elochoman Valley Road  
Cathlamet, Washington 98612

OWNER: Same as Above

PROPERTY LOCATION: 76845 Schroeder Road  
Clatskanie, Oregon 97016

REQUEST: Plan Amendment of Comprehensive Plan Map from Community Service to Rural Residential and a zone change of the Official Zoning Map from Community Service - Institutional (CS-I) to Rural Residential (RR-2).

TAX LOT: 7510-011-03500

PRESENT COMP PLAN DESIGNATION: Community Service

PROPOSED COMP PLAN DESIGNATION: Rural Residential

PRESENT ZONING: Community Service - Institutional (CS-I)

PROPOSED ZONING: Rural Residential (RR-2)

REVIEW CRITERIA:		<u>Page</u>
CCZO, Section 1605,	Zone Change, Major Map Amendment	2
CCZO, Section 1502,	Zone Changes	3
TABLE 1:	Surrounding Parcels and Uses	6
ORS 197.610	45 Day Notice to DLCD	7
CCZO, Section 1608,	Contents of Notice	8

## **BACKGROUND:**

The applicant proposes to re-zone the property by amending the Official Comprehensive Plan Map designation from Community Service to Rural Residential and to amend the Official Zoning Ordinance Map from Community Service - Institutional (CS-I) to Rural Residential (RR-2) in order to convert the existing 4,800 square feet Marshland Grange Hall into a single family home on the subject property. The proposed acreage to be rezoned is approximately .95 acres.

The subject property is surrounded by the Rural Residential (RR-2) Zone and is adjacent to the Marshland Homes Subdivision on Schroeder Road and Old Columbia River Highway in Clatskanie, Oregon.

## **FINDINGS:**

This request is being processed under Section 1605 of the Zoning Ordinance. The pertinent sections of the ordinance are as follows:

1605 Zone Change - Major Map Amendment: The hearing for a major map amendment shall follow the procedure established in Sections 1502, 1502.1, 1502.1A and 1502.1B. This hearing cannot result in the approval of a major map amendment. The Commission may make a recommendation to the Board of Commissioners that such a zone change be granted. Approval by the majority of the Commission is necessary in order to make recommendation to the Board of Commissioners. The Board of Commissioners hearing on the proposed zone change - major map amendment will be on the record unless a majority of the Board votes to allow the admission of new evidence.

1502 Zone Changes (Map Amendments): There are two types of Zone Changes which will be considered by the Commission: Major Map Amendments and Minor Map Amendments.

.1 Major Map Amendments are defined as a Zone Change which requires the Comprehensive Plan Map to be amended in order to allow the proposed Zone Change to conform with the Comprehensive Plan. The approval of this type of Zone Change is a two step process:

A. The Commission shall hold a hearing on the proposed Zone Change, either concurrently or following a hearing, on the proposed amendment to the Comprehensive Plan which is necessary to allow the proposed zoning to conform with the Comprehensive Plan. The Commission may recommend approval of a Major Map Amendment to the Board of Commissioners provided they find adequate evidence has been presented at the hearing substantiating the following:

1. The proposed Zone Change is consistent with the policies of the Comprehensive Plan;
2. The proposed Zone Change is consistent with the Statewide Planning Goals (ORS 197); and
3. The property and affected area is presently provided with adequate facilities, services, and transportation networks to support the use, or such facilities, services and transportation networks are planned to be provided concurrently with the development of the property.

B. Final approval of a Major Map Amendment may be given by the Board of Commissioners. The Commissioners shall hold a hearing on the proposed Zone Change either concurrently or following a hearing on the proposed Comprehensive Plan Amendment which is necessary to allow the proposed zoning to conform with the Comprehensive Plan. The Board may approve a Major Map Amendment provided they find adequate evidence has been presented substantiating the following:

1. The proposed Zone Change is consistent with the policies of the Comprehensive Plan;
2. The proposed Zone Change is consistent with the Statewide Planning Goals (ORS 197); and
3. The property and affected area is presently provided with adequate facilities, services, and transportation networks to support the use, or such facilities, services and transportation networks are planned to be provided concurrently with the development of the property.

**Finding 1:** The proposed zone change is being processed as a Major Map Amendment, since the zone change requires the Official Comprehensive Plan Map to be amended in order for the official Zoning Map and the Comprehensive Plan to be in agreement.

Continuing with CCZO, Section 1502.1.A.1 which requires that the Planning Commission find adequate evidence substantiating that:

1. The proposed Zone Change is consistent with the policies of the Comprehensive Plan;

**POLICIES:** Applicable policies of the Comprehensive Plan include those for Housing and Rural Residential.

## HOUSING

**GOAL:** To provide for the housing needs of the citizens of the County by allowing adequate flexibility in housing location, type, and density.

**POLICIES:** It shall be a policy of the County to:

2. Develop land use designations that provide for a wide range of housing units.
  
6. Insure there is an adequate supply of zoned land available in areas accessible to employment and public services to provide a choice of type, location, density, and cost of housing units commensurate to the needs of County residents.

## RURAL RESIDENTIAL

**GOAL:** It is the goal of the County to provide for the continuation and needed expansion of rural residential uses on those resource lands where a valid exception can be, or has been shown to be , justified.

**POLICIES:** It shall be a policy of the County to:

2. Designate as Rural Residential in the implementing ordinances those lands which:
  - B. Do not meet the criteria for being included in the Rural Center Designation.
  
4. Establish a Rural Residential Zone with a 2 acre minimum lot or parcel size, where such lands will not create "spot zoning" and, as determined by the County;
  - A. Are within an existing public or community water district providing adequate domestic and fire flow water.
  - B. Have soils capable of accommodating a subsurface septic system.
  - C. Have access onto a public right-of-way meeting applicable County Road Standards.

- D. Are within, and can be served by a rural fire protection district.
  - E. A 2-acre minimum parcel size is appropriate to maintain the rural character of the area.
  - F. The conversion complies with the Oregon Administrative Rule requirements for an exception to Goal 14.
5. Encourage the in-filling of existing built and committed lands for new residential development.

**Finding 2:** The subject property was zoned Community Service-Institutional (CS-I) for the purposes of the existing 4,800 square feet Marshland Grange Hall that currently resides on the property. The Rural Residential Designation is appropriate because of the property's existence as a .95 acre lot is in conjunction with surrounding properties in the Marshland Homes Subdivision and adjacent outlying single-family home properties on Schroeder Road, which are legally non-conforming to the 2.0 acre minimum lot size requirement in the RR-2 Zone. The rezoning of this property would not create a spot zone because there is other connecting RR-2 zoning adjacent to the subject property, and the applicant's proposal to convert the 4,800 square feet Marshland Grange Hall into a single-family home is compatible to this RR-2 Zone designated area. The Marshland Homes Subdivision and adjoining parcels were platted in the 1940's, average less than one acre, and over the years have been developed for residential use. This area is committed to small lot development (See Figure 1). . The subject property is within an area designated rural residential and entirely surrounded by built and committed rural residential uses. The proposed conversion of the Grange Hall building to residential use will be consistent with the rural character of the area and will not require urban level services. Therefore the proposed use is rural and will not require a Goal 14 exception.

This application would encourage in-filling of these built and committed areas. The property has public roads on two of its four sides and has access via Schroeder Road. The subject property has adequate water supply via service from Marshland Water Association. Nearby lots accommodate complying residential septic systems(i.e. 7510-011-03501). The subject site has an existing septic system which will need to be evaluated and approved for the residential use as a condition of the zone change prior to this new use being established. The property is served by the Clatskanie Fire District and the Columbia County Sheriff's Office. Staff find that for the above stated reasons this criteria is met.



<i>TAX ID NUMBER</i>	<i>ACRES</i>	<i>ZONE</i>	<i>USE/ADDRESS</i>
7510-000-00400	71.89	PF-76	Forestland
7510-000-00402	4.50	RR-5	Residential; 13740 Colvin Road
7510-000-00500	1.00	RR-2	Residential; 76913 Schroeder Road
7510-000-00502	0.64	RR-2	Residential; 13671 Colvin Road
7510-000-00503	0.92	RR-2	Residential; 13685 Colvin Road
7510-011-00200	0.82	RR-2	Residential; 13765 Colvin Road.
7510-011-00400	0.82	RR-2	Residential; 76810 Schroeder Road
7510-011-00500	0.82	RR-2	Residential; 76810 Marshland Road
7510-011-00600	0.82	RR-2	Residential; 13764 Tandy Street
7510-011-00800	0.82	RR-2	Residential; 13798 Tandy Street
7510-011-02300	0.82	RR-2	Vacant
7510-011-02500	0.82	RR-2	Vacant
7510-011-02800	0.82	RR-2	Residential; 76862 Schroeder Road
7510-011-02900	0.82	RR-2	Residential; 76886 Schroeder Road
7510-011-03000	0.82	RR-2	Residential; 76896 Marshland Road
7510-011-03200	0.91	RR-2	Residential; 76913 Schroeder Road
7510-011-03300	0.23	RR-2	Vacant
7510-011-03500	0.95	RR-2	Residential; 76845 Marshland Road
7510-011-03501	0.38	RR-2	Residential; 76881 Marshland Road
7510-011-03600	.044	RR-2	Residential; 13703 Old Columbia River Highway

**FIGURE 1: SURROUNDING PARCELS AND USES**

Continuing with Section 1502.1(A)2 which requires the Planning Commission to find that:

2. The proposed Zone Change is consistent with the Statewide Planning Goals (ORS

197);

Applicable Statewide Planning Goals include:

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

**Finding 3:** The subject land use action utilizes the process and policy framework as described in Statewide Planning Goal 2. This subject property is surrounded by existing single-family home Rural Residential (RR-2) zoned properties that have initially taken a built and committed exception to Goal 4 for Forest Lands when the adoption to the Columbia County Comprehensive Plan in 1984. The general overall resource use of this property will not change. The specific type of use will change from community service to rural residential use.

Continuing with ORS 197.610:

Local government notice of proposed amendment or new regulation; exceptions; report to commission. (1) A proposal to amend a local government acknowledged comprehensive plan or land use regulation or to adopt a new land use regulation shall be forwarded to the Director of the Department of Land Conservation and Development at least 45 days before the first evidentiary hearing on adoption. The proposal forwarded shall contain the text and any supplemental information that the local government believes is necessary to inform the director as to the effect of the proposal. The notice shall include the date set for the first evidentiary hearing. The director shall notify persons who have requested notice that the proposal is pending.

**Finding 4:** A 45 Day notice was mailed to DLCD on January 9, 2006. Land Development Services has received no response from DLCD as of the date of this staff report.

Continuing with Zoning Ordinance Section 1502.1.A:

- "3. The property and affected area is presently provided with adequate facilities, services, and transportation networks to support the use, or such facilities, services and transportation networks are planned to be provided concurrently with the development of the property."

**Finding 5:** The immediate area of the subject properties is served by Schroder Road that accesses both Highway 30 and Old Columbia River Highway. Telephone and power are provided to the property. Marshland Water Association provides domestic water to the lot. The Clatskanie Rural Fire Protection District provides fire suppression services to the property while the Columbia County Sheriff's Office provides police protection. For these reasons this criteria is met.

Continuing with Zoning Ordinance Section 1502.1:

"B. Final approval of a Major Map Amendment may be given by the Board of Commissioners. The Commissioners shall hold a hearing on the proposed Zone Change either concurrently or following a hearing on the proposed Comprehensive Plan Amendment which is necessary to allow the proposed zoning to conform with the Comprehensive Plan. The Board may approve a Major Map Amendment provided they find adequate evidence has been presented substantiating the following:

1. The proposed Zone Change is consistent with the policies of the Comprehensive Plan;
2. The proposed Zone Change is consistent with the Statewide Planning Goals (ORS 197); and
3. The property and affected area is presently provided with adequate facilities, services, and transportation networks to support the use, or such facilities, services and transportation networks are planned to be provided concurrently with the development of the property."

**Finding 6:** The Board of Commissioners has scheduled a public hearing for this matter on May 17, 2006. The Planning Commission has made recommendation on this application. The Board must also find the proposed zone change consistent with the policies of the Comprehensive Plan, to be consistent with the Statewide Planning Goals, and the affected area has adequate facilities, services, and transportation networks to support the plan amendment and rezoning to Rural Residential (RR-2) use.

Continuing with Zoning Ordinance;

"1608 Contents of Notice: Notice of a quasi judicial hearing shall contain the following information:

- .1 The date, time and place of the hearing;
- .2 A description of the subject property, reasonably calculated to give notice as to the actual location, including but not limited to the tax account number assigned to the lot by the Columbia County Tax Assessor;
- .3 Nature of the proposed action;

- .4 Interested parties may appear and be heard;
- .5 Hearings will be held according to the procedures established in the Zoning Ordinance."

**Finding 7:** All of the above shall have been included in the Notice of Public Hearing published on December 28, 2005 in the Chronicle, Spotlight and the Columbia County Review newspapers not less than 10 days prior to the Planning Commission hearing. A Notice of Public Hearing, including all of the above information, has been published in the Chronicle on April 26, 2006, at least 10 days prior to this May 17, 2006 hearing.

**COMMENTS:**

- 1. The County Sanitarian has reviewed the application and recommends that a favorable lot evaluation will be required for the proposed use.
- 2. The County Building Official has reviewed the application and has no objection to its approval as submitted.
- 3. The Clatskanie Fire District has reviewed the application and has no objection to its approval as submitted.
- 4. The Roadmaster has reviewed the application and has no objection to its approval as submitted.
- 5. The Clatskanie CPAC has reviewed the application and has no objection to its approval as submitted.
- 6. Soil and Water Conservation Board will consider this application and submit their comments by December 22, 2005. As of this date of this report, no comments have been received by the Soil and Water Conservation Board.

No other comments have been received from adjacent or nearby property owners or government agencies as of the date of this staff report (December 27, 2005).

**CONCLUSIONS AND RECOMMENDATIONS**

Based upon the above findings, staff and the Planning Commission recommends APPROVAL of

- 1. The Official Comprehensive Plan Designation shall be changed from Community Service

to Rural Residential for tax account # 7510-011-03500; and,

2. The Official Zoning Map shall be changed from Community Service - Institutional (CS-I) to Rural Residential (RR-2) for tax account # 7510-011-03500.

With the Following Condition:

1. The applicant shall have received an approval from the County Sanitarian regarding an adequate subsurface septic system prior to receiving a building permit for the residential use.

Attachments: Legal Description, Exhibit "A"  
Application  
Location Map  
Zoning Map  
Address Map

## EXHIBIT 'A'

### Legal Description:

PARCEL 1: Commencing at the quarter post between Sections 3 and 10, Township 7 North, Range 5 West of the Willamette Meridian, Columbia County, Oregon, running thence East along Section line 20.32 chains to the 1/16th section corner; thence South along 1/16th section line 9.81 chains to the true place of beginning of the tract to be described; from said beginning point, continuing thence South along 1/16th section line 5.21 chains; thence North 56°15' West 2.75 chains; thence North 3.71 chains; thence East 2.25 chains to the true place of beginning. EXCEPT THAT part lying within the boundaries of public roads.

PARCEL 2: Commencing at the quarter post between Sections 3 and 10, Township 7 North, Range 5 West of the Willamette Meridian, Columbia County, Oregon; running thence East along section line 20.32 chains to the 1/16th section corner; thence South along 1/16th section line 606.46 feet to the true place of beginning of the tract to be described; from said beginning point, continuing thence South along 1/16th section line 41 feet to the Northeast corner of the tract described in deed from W.W. Elliott and wife to Directors of School District No. 10, recorded in Book U, page 192, Deed Records of Columbia County, Oregon; thence West along the North line of said School Trct, 148.5 feet to the Northwest corner thereof; thence South along the West line of said School Tract, 244.86 feet to the Southwest corner thereof; thence West 41 feet; thence North 249.16 feet; thence around an even curve to the right to a point that is West 152.8 feet from the place of beginning; thence East 152.8 feet to the true place of beginning. EXCEPT THAT part lying within the boundaries of the public roads.

ALSO EXCEPTING FROM the above described parcels the following:

Commencing at the one-quarter section post between Sections 3 and 10, Township 7 North, Range 5 West, Willamette Meridian, in the County of Columbia and State of Oregon; running thence Easterly along the Section line 20.32 chains (1341.12 feet) to the Northeast corner of the Northwest one-quarter of the Northeast one-quarter; thence South 0° 15' West along the 1/16 section line, 606.46 feet to the true point of beginning; thence continuing South 0° 15' West along the 1/16 section line 100.00 feet, to a point; thence North 89° 45' West 189.5 feet to a point on the Westerly boundary of the Marshland Grange property as described in deed recorded in Book 96, Page 328, Deed Records of Columbia County, Oregon, said point also being on the East line of the George E. Salmi et ux tract as described in deed recorded March 27, 1964 in Book 154, Page 604, Deed Records of Columbia County, Oregon; thence North 0° 15' East 63.30 feet to an iron rod set as shown on survey #1822, survey records of Columbia County, Oregon; thence along a 36.7 feet radius curve to the right to a point that is North 89° 45' West 152.8 feet from the place of beginning; thence South 89° 45' East 152.8 feet to the true point of beginning.

COLUMBIA COUNTY  
LAND DEVELOPMENT SERVICES

COURTHOUSE  
230 STRAND  
ST. HELENS, OREGON 97051  
(503) 397-1501

General Application

PA 06-01  
File No. 2C 06-01

GENERAL LAND USE PERMIT APPLICATION  
Zone Change

Other: Zone Change CS-I to RR-2 <sup>Minor Map</sup> <sub>Amendment</sub>

APPLICANT: Name: Tim Crouse

Mailing address: 949 Elochoman Valley Rd, Cathlamet WA, 98612

Phone No.: Office \_\_\_\_\_ Home (360) 795-3379  
(503) 728-0510 (site number)

Are you the yes property owner? \_\_\_\_\_ owner's agent?

PROPERTY OWNER: yes same as above, OR:

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

PROPERTY ADDRESS (if assigned): 76845 Schroeder Rd, Clatskanie,  
OR, 97016

TAX ACCOUNT NO.: 7510-011-03500 Acres: .95 Zoning: CS-I

\_\_\_\_\_ Acres: \_\_\_\_\_ Zoning: \_\_\_\_\_

\_\_\_\_\_ Acres: \_\_\_\_\_ Zoning: \_\_\_\_\_

PRESENT USES: (farm, forest, bush, residential, etc.)

Use:

Approx. Acres

Grange Mall .95

\_\_\_\_\_

\_\_\_\_\_

Total acres (must agree with above): .95

**PROPOSED USES:**

residential  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**WATER SUPPLY:** \_\_\_\_\_ Private well. Is the well installed? \_\_\_\_\_ Yes \_\_\_\_\_ No  
yes Community system. Name \_\_\_\_\_

**METHOD OF SEWAGE DISPOSAL:** \_\_\_\_\_ Community Sewer. Name \_\_\_\_\_  
\_\_\_\_\_ Not applicable.  
yes Septic System.

If Septic, does the subject property already have a system? X Yes \_\_\_\_\_ No  
If no, is the property approved for a Septic System? \_\_\_\_\_ Yes \_\_\_\_\_ No

**CONTIGUOUS PROPERTY:** List all other properties you own which have boundary lines touching this property:

<u>Tax Account No.</u>	<u>Acres</u>	<u>Co-owners (if any)</u>
<u>N/A</u>		

**CERTIFICATION:**

I hereby certify that all of the above statements, and all other documents submitted, are accurate and true to the best of my knowledge and belief.

Date: 11/8/05 Signature: [Signature]

**NOTE:** Please attach an accurate and detailed plot plan, including property lines, existing and proposed structures, location of septic tank and drainfield, farm - forest areas, large natural features (cliffs, streams, etc.).

+++++  
Planning Department Use Only

Date Rec'd. 11/15/05 Hearing Date: Tent. Jan. 9, 2006  
Receipt No. 50205 Or: Administrative \_\_\_\_\_  
Zoning: CSI to RR-2 Staff Member: [Signature]



ZONE CHANGE FACT SHEET

Please complete the following:

- 1. What is the present zoning? CS-I
- 2. What zone is being proposed? RR-2
- 3. Zoning Map Amendment X Yes \_\_\_\_\_ No \_\_\_\_\_

4. State the specific purpose of the zone change request: The present zone is is asked to be changed to residential. The existing building will be converted to a residence and inhabited as such

5. Why is the subject property better suited for the proposed use than the use presently permitted: The existing building on zoned lot no longer has a use it was erected for. For said building to have a future use it should be remodeled and maintained as a residential home.

What public need or convenience will be met by this zone change that is not already being met by available property in the general area: N/A

7. Describe how the proposal is in general conformance with the comprehensive plan and the planning objectives for the specific area: The lot is already located in a residential area and will not be adding or detracting from established neighborhood.

8. Describe any changes that have occurred in the land use, street arrangements, or other physical conditions which have altered the subject property since the present zoning was adopted: none

---

---

---

---

9. Does the subject property presently have adequate public facilities, services, and transportation to support the proposed use? NO. If not, describe the development plan being proposed to provide these services: I do not believe this question applies to the use of the zone change.

---

---

---

+++++

The applicant must submit the following PRIOR to the Planning Commission hearing, which is regularly scheduled for the 1<sup>st</sup> Monday of each month:

- 1) Answers to the above questions.
- 2) The application form attached.
- 3) Vicinity Map.
- 4) Zoning Map Amendment fee: \$1,500.00

18 N

79000

78000

77000

76000

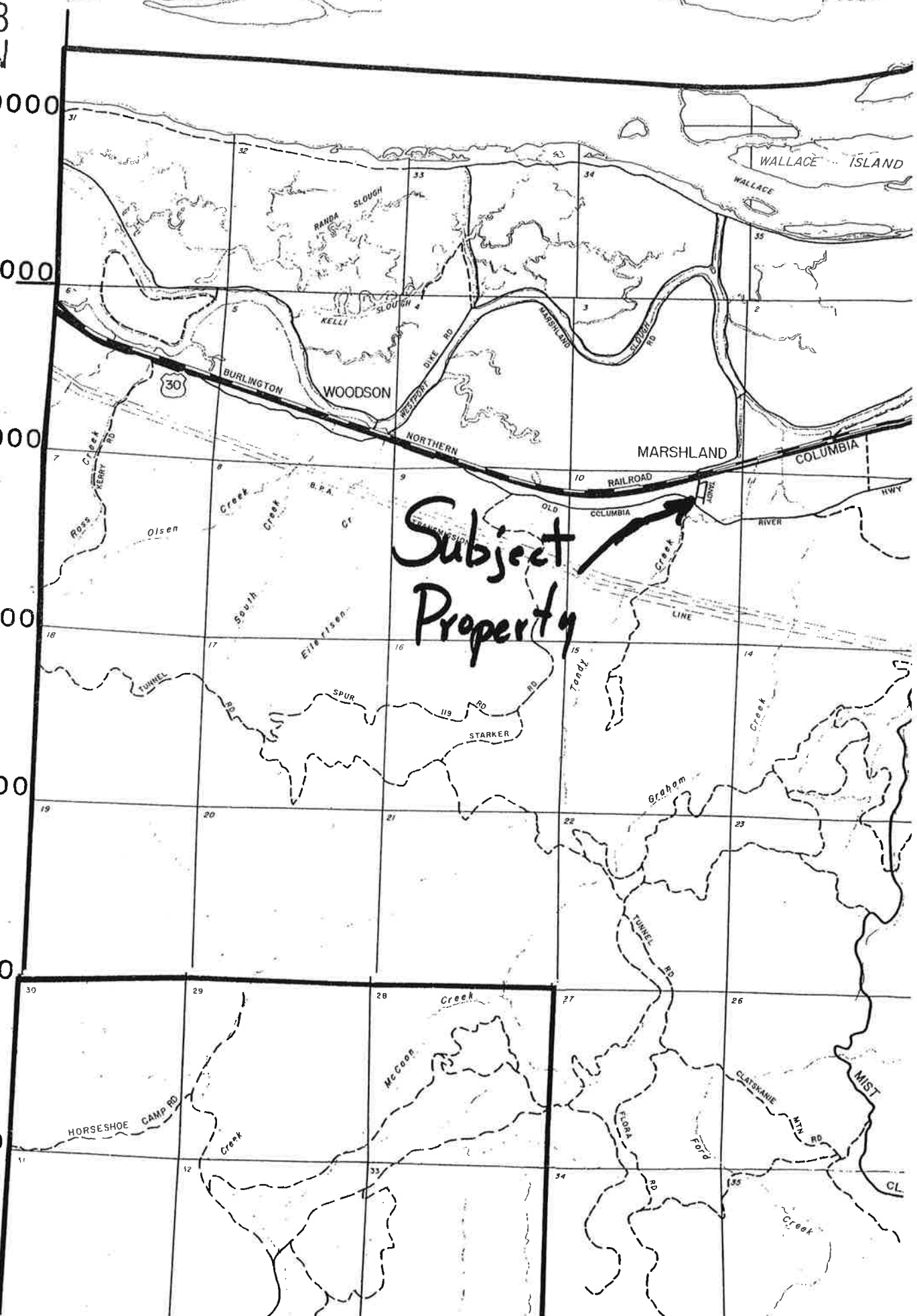
17 N

75000

74000

73000

72000



BURLINGTON

STATE HIGHWAY

Zoning

COLUMBIA

RIVER HIGH

N. 76° 12' E. (Grid bearing)

3200  
0.91 Ac.

C9-2192

3300  
0.23 Ac.

3400  
0.35 Ac.

3600  
0.44 Ac.

3501  
0.38 Ac.

3500  
0.55 Ac.

SEE MAP 7 5 10

OLD COLUMBIA RIVER

ROAD

TANDY DRIVE

DRIVE

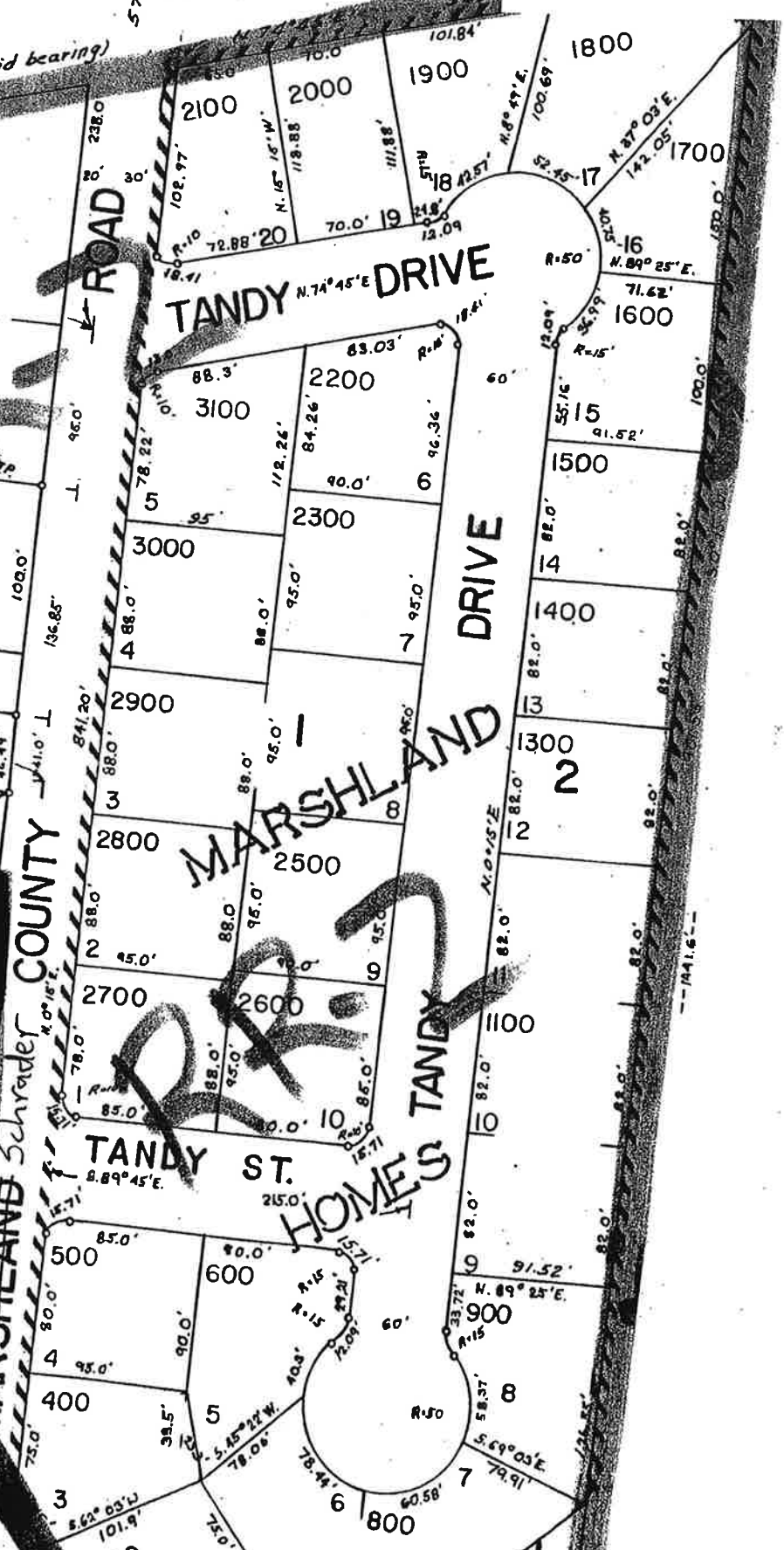
MARSHLAND

MARSHLAND Schradler COUNTY

TANDY ST.

HOMES TANDY

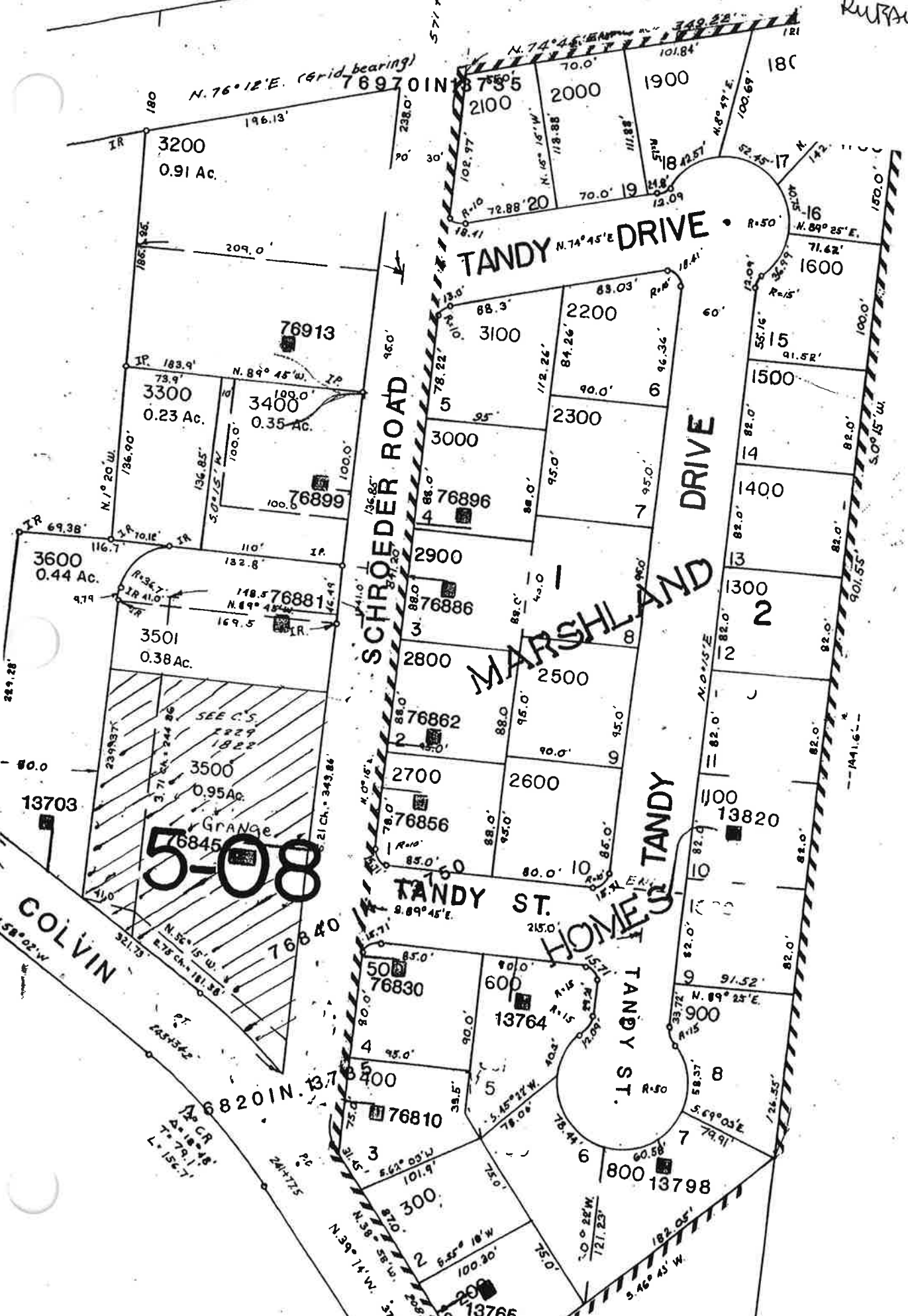
5-08



12° CR  
Δ = 10.18'  
T = 70.1'  
L = 156.7'

241-125

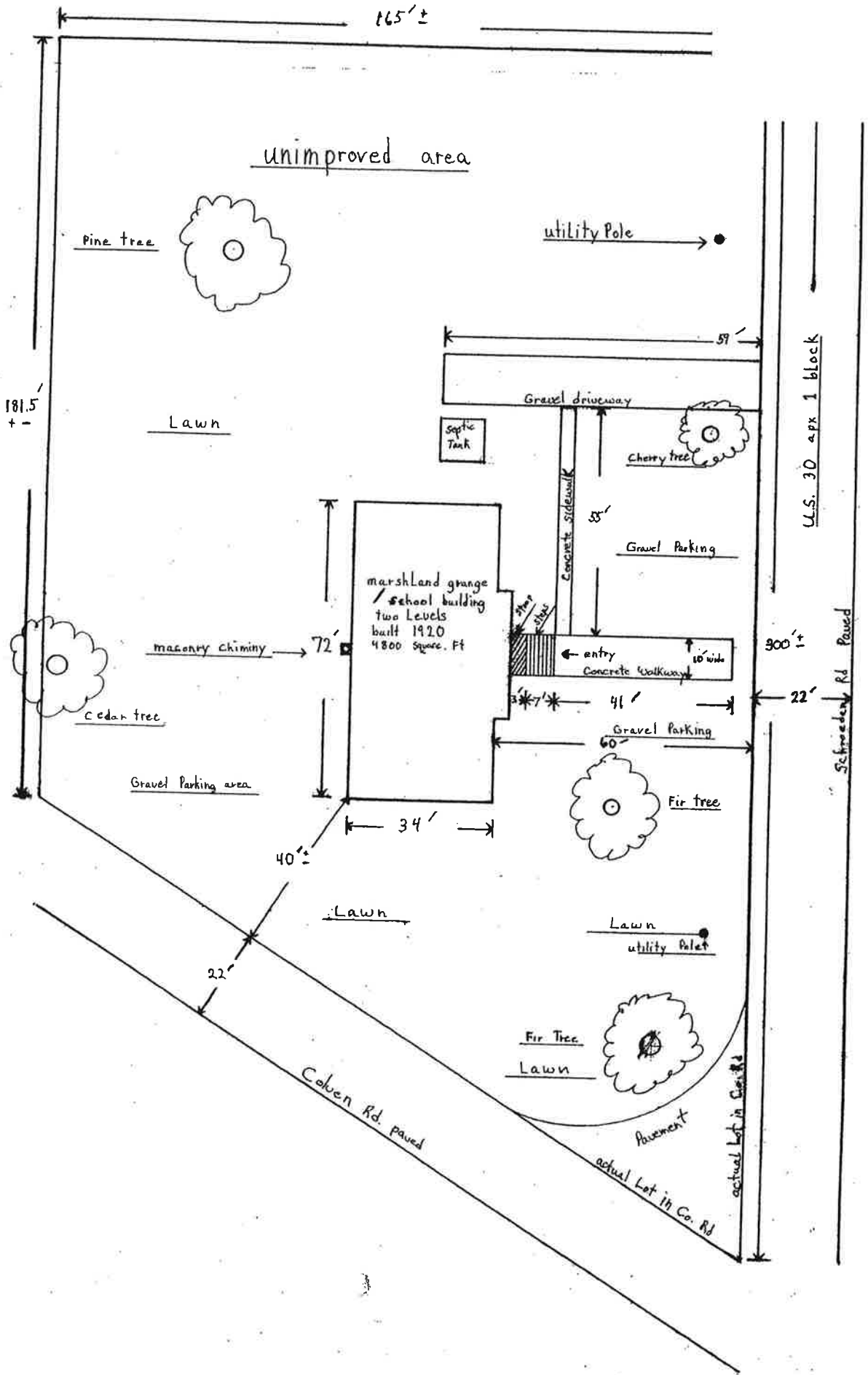
Commuted  
Rural Development



MARSHLAND

5-08

Tand  
# 1



76,845 Marshland / Schroeder Road	
Clatsop Co. Oregon Lot # 3500 0.15 acre	
DATE: 10/27/05	DRAWN BY: TJC
existing Plat as of 2005 - as bought	
actual measurements	

HIGHWAY 30



010000

Scale 1:100000

*no fee  
found*

December 2, 2005

**REFERRAL AND ACKNOWLEDGMENT**

**TO: Sanitarian**

**NOTICE IS HEREBY GIVEN that Tim Crouse has applied for a Zone Change from Community Service (CSI) to Rural Residential (RR-2). The subject property is identified by Tax Lot No. 7510-011-03500 being approximately 0.95 acres, and is site of the old Marshland Grange in Marshland. ZC 06-01**

**THIS APPLICATION IS FOR:** ( )Administrative Review; ( X) Planning Commission, *Hearing Date: January 9, 2006*

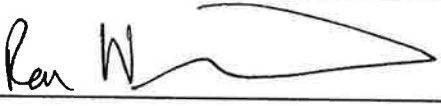
**PLEASE RETURN BY:** 12/14/05

**PLANNER: Kevin Provance**

The enclosed application is being referred to you for your information and comment. Your recommendation and suggestions will be used by the County Planning Department and/or the Columbia County Planning Commission in arriving at a decision. Your prompt reply will help us to process this application and will ensure the inclusion of your recommendations in the staff report. Please comment below.

1.  We have reviewed the enclosed application and have no objection to its approval as submitted.
2.  Please see ~~attached letter or~~ notes below for our comments.
3. \_\_\_\_\_ We are considering the proposal further, and will have comments to you by \_\_\_\_\_.
4. \_\_\_\_\_ Our board must meet to consider this; we will return their comments to you by \_\_\_\_\_.
5. \_\_\_\_\_ Please contact our office so we may discuss this.
6. \_\_\_\_\_ We recommend denial of the application, for the reasons below:

COMMENTS: A favorable Lot Eval should be part of the Zone Change. There is no point in RR-2 if no septic is available.

Signed:   
Title: RWWS Date: 12-6-05



December 2, 2005

**REFERRAL AND ACKNOWLEDGMENT**

**TO: Building Official**

**NOTICE IS HEREBY GIVEN that Tim Crouse has applied for a Zone Change from Community Service (CSI) to Rural Residential (RR-2). The subject property is identified by Tax Lot No. 7510-011-03500 being approximately 0.95 acres, and is site of the old Marshland Grange in Marshland. ZC 06-01**

**THIS APPLICATION IS FOR:** ( )Administrative Review; ( X) Planning Commission, *Hearing Date:* January 9,2006

**PLEASE RETURN BY:** 12/14/05

**PLANNER: Kevin Provance**

The enclosed application is being referred to you for your information and comment. Your recommendation and suggestions will be used by the County Planning Department and/or the Columbia County Planning Commission in arriving at a decision. Your prompt reply will help us to process this application and will ensure the inclusion of your recommendations in the staff report. Please comment below.

1.  We have reviewed the enclosed application and have no objection to its approval as submitted.  
 Please see attached letter or notes below for our comments.
3.  We are considering the proposal further, and will have comments to you by \_\_\_\_\_.
4.  Our board must meet to consider this; we will return their comments to you by \_\_\_\_\_.
5.  Please contact our office so we may discuss this.
6.  We recommend denial of the application, for the reasons below:

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signed: *Rocky of [Signature]*  
Title: *Building Official* Date: *12/5/05*

COLUMBIA COUNTY  
LAND DEVELOPMENT SERVICES  
Planning Division  
COURTHOUSE  
ST. HELENS, OREGON 97051  
Phone: (503) 397-1501 Fax: (503) 366-0902

RECEIVED  
DEC 13 2005  
LAND DEVELOPMENT SERVICES

December 2, 2005

**REFERRAL AND ACKNOWLEDGMENT**

**TO: Clatskanie Fire District**

NOTICE IS HEREBY GIVEN that Tim Crouse has applied for a Zone Change from Community Service (CS) to Rural Residential (RR-2). The subject property is identified by Tax Lot No. 7510-011-03500 being approximately 0.95 acres, and is site of the old Marshland Grange in Marshland. ZC 06-01

**THIS APPLICATION IS FOR:** ( ) Administrative Review; ( X ) Planning Commission, *Hearing Date:* January 9, 2006

**PLEASE RETURN BY:** 12/14/05

**PLANNER: Kevin Provance**

The enclosed application is being referred to you for your information and comment. Your recommendation and suggestions will be used by the County Planning Department and/or the Columbia County Planning Commission in arriving at a decision. Your prompt reply will help us to process this application and will ensure the inclusion of your recommendations in the staff report. Please comment below.

- 1.  We have reviewed the enclosed application and have no objection to its approval as submitted.
- 2.  Please see attached letter or notes below for our comments.
- 3.  We are considering the proposal further, and will have comments to you by \_\_\_\_\_.
- 4.  Our board must meet to consider this; we will return their comments to you by \_\_\_\_\_.
- 5.  Please contact our office so we may discuss this.
- 6.  We recommend denial of the application, for the reasons below:

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signed: Richard Crouse  
Title: FIRE CHIEF Date: 12/13/05

RECEIVED  
DEC 12 2005  
LAND DEVELOPMENT SERVICES

December 2, 2005

**REFERRAL AND ACKNOWLEDGMENT**

**TO: Roadmaster**

**NOTICE IS HEREBY GIVEN that Tim Crouse has applied for a Zone Change from Community Service (CSI) to Rural Residential (RR-2). The subject property is identified by Tax Lot No. 7510-011-03500 being approximately 0.95 acres, and is site of the old Marshland Grange in Marshland. ZC 06-01**

**THIS APPLICATION IS FOR:** ( )Administrative Review; ( X) Planning Commission, *Hearing Date:* January 9,2006

**PLEASE RETURN BY:** 12/14/05

**PLANNER: Kevin Provance**

The enclosed application is being referred to you for your information and comment. Your recommendation and suggestions will be used by the County Planning Department and/or the Columbia County Planning Commission in arriving at a decision. Your prompt reply will help us to process this application and will ensure the inclusion of your recommendations in the staff report. Please comment below.

1.  We have reviewed the enclosed application and have no objection to its approval as submitted.  
 Please see attached letter or notes below for our comments.
3.  We are considering the proposal further, and will have comments to you by \_\_\_\_\_.
4.  Our board must meet to consider this; we will return their comments to you by \_\_\_\_\_.
5.  Please contact our office so we may discuss this.
6.  We recommend denial of the application, for the reasons below:

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signed: LR Walter  
Title: Transportation Planner Date: Dec 8, 05

COLUMBIA COUNTY  
 LAND DEVELOPMENT SERVICES  
 Planning Division  
 COURTHOUSE  
 ST. HELENS, OREGON 97051  
 Phone: (503) 397-1501 Fax: (503) 366-3902

December 2, 2005

RECEIVED  
 DEC 12 2005  
 LAND DEVELOPMENT SERVICES

**REFERRAL AND ACKNOWLEDGMENT**

**TO: Clatskanie CPAC**

**NOTICE IS HEREBY GIVEN** that Tim Crouse has applied for a Zone Change from Community Service (CSI) to Rural Residential (RR-2). The subject property is identified by Tax Lot No. 7510-011-03500 being approximately 0.95 acres, and is site of the old Marshland Grange in Marshland. ZC 06-01

**THIS APPLICATION IS FOR:** ( )Administrative Review; ( X) Planning Commission, *Hearing Date:* January 9,2006

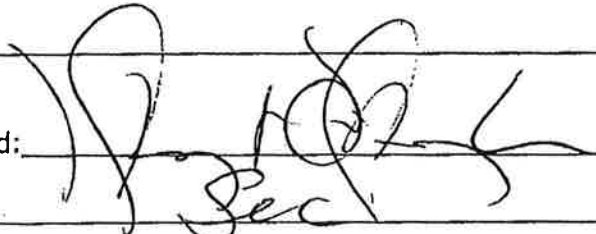
**PLEASE RETURN BY:** 12/14/05

**PLANNER: Kevin Provance**

The enclosed application is being referred to you for your information and comment. Your recommendation and suggestions will be used by the County Planning Department and/or the Columbia County Planning Commission in arriving at a decision. Your prompt reply will help us to process this application and will ensure the inclusion of your recommendations in the staff report. Please comment below.

1.  We have reviewed the enclosed application and have no objection to its approval as submitted.  
 \_\_\_\_\_ Please see attached letter or notes below for our comments.
3. \_\_\_\_\_ We are considering the proposal further, and will have comments to you by \_\_\_\_\_.
4. \_\_\_\_\_ Our board must meet to consider this; we will return their comments to you by \_\_\_\_\_.
5. \_\_\_\_\_ Please contact our office so we may discuss this.
6. ~~\_\_\_\_\_ we recommend denial of the application, for the reasons below:~~

COMMENTS: \_\_\_\_\_

Signed:  \_\_\_\_\_  
 Title: Sec Date: 12/12/05

DEC 06 2005

COLUMBIA COUNTY  
LAND DEVELOPMENT SERVICES  
Planning Division  
COURTHOUSE  
ST. HELENS, OREGON 97051  
Phone: (503) 397-1501 Fax: (503) 366-3902

RECEIVED

DEC 07 2005

December 2, 2005

LAND DEVELOPMENT SERVICES

**REFERRAL AND ACKNOWLEDGMENT**

**TO: Soil and Water Conservation**

**NOTICE IS HEREBY GIVEN that Tim Crouse has applied for a Zone Change from Community Service (CSI) to Rural Residential (RR-2). The subject property is identified by Tax Lot No. 7510-011-03500 being approximately 0.95 acres, and is site of the old Marshland Grange in Marshland. ZC 06-01**

**THIS APPLICATION IS FOR:** ( )Administrative Review; ( X) Planning Commission, *Hearing Date:* January 9,2006

**PLEASE RETURN BY:** 12/14/05

**PLANNER: Kevin Provance**

The enclosed application is being referred to you for your information and comment. Your recommendation and suggestions will be used by the County Planning Department and/or the Columbia County Planning Commission in arriving at a decision. Your prompt reply will help us to process this application and will ensure the inclusion of your recommendations in the staff report. Please comment below.

1.  We have reviewed the enclosed application and have no objection to its approval as submitted.
- Please see attached letter or notes below for our comments.
3.  We are considering the proposal further, and will have comments to you by \_\_\_\_\_.
4.  Our board must meet to consider this; we will return their comments to you by Dec. 22, 2005.
5.  Please contact our office so we may discuss this.
6.  We recommend denial of the application, for the reasons below:

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signed: Anne M. Sadler  
Title: Office Coordinator Date: December 6, 2005

## ATTACHMENT 2

Legal Description:

PARCEL 1: Commencing at the quarter post between Sections 3 and 10, Township 7 North, Range 5 West of the Willamette Meridian, Columbia County, Oregon, running thence East along Section line 20.32 chains to the 1/16th section corner; thence South along 1/16th section line 9.81 chains to the true place of beginning of the tract to be described; from said beginning point, continuing thence South along 1/16th section line 5.21 chains; thence North 56°15' West 2.75 chains; thence North 3.71 chains; thence East 2.25 chains to the true place of beginning. EXCEPT THAT part lying within the boundaries of public roads.

PARCEL 2: Commencing at the quarter post between Sections 3 and 10, Township 7 North, Range 5 West of the Willamette Meridian, Columbia County, Oregon; running thence East along section line 20.32 chains to the 1/16th section corner; thence South along 1/16th section line 606.46 feet to the true place of beginning of the tract to be described; from said beginning point, continuing thence South along 1/16th section line 41 feet to the Northeast corner of the tract described in deed from W.W. Elliott and wife to Directors of School District No. 10, recorded in Book U, page 192, Deed Records of Columbia County, Oregon; thence West along the North line of said School Trct, 148.5 feet to the Northwest corner thereof; thence South along the West line of said School Tract, 244.86 feet to the Southwest corner thereof; thence West 41 feet; thence North 249.16 feet; thence around an even curve to the right to a point that is West 152.8 feet from the place of beginning; thence East 152.8 feet to the true place of beginning. EXCEPT THAT part lying within the boundaries of the public roads.

ALSO EXCEPTING FROM the above described parcels the following:

Commencing at the one-quarter section post between Sections 3 and 10, Township 7 North, Range 5 West, Willamette Meridian, in the County of Columbia and State of Oregon; running thence Easterly along the Section line 20.32 chains (1341.12 feet) to the Northeast corner of the Northwest one-quarter of the Northeast one-quarter; thence South 0° 15' West along the 1/16 section line, 606.46 feet to the true point of beginning; thence continuing South 0° 15' West along the 1/16 section line 100.00 feet, to a point; thence North 89° 45' West 189.5 feet to a point on the Westerly boundary of the Marshland Grange property as described in deed recorded in Book 96, Page 328, Deed Records of Columbia County, Oregon, said point also being on the East line of the George E. Salmi et ux tract as described in deed recorded March 27, 1964 in Book 154, Page 604, Deed Records of Columbia County, Oregon; thence North 0° 15' East 63.30 feet to an iron rod set as shown on survey #1822, survey records of Columbia County, Oregon; thence along a 36.7 feet radius curve to the right to a point that is North 89° 45' West 152.8 feet from the place of beginning; thence South 89° 45' East 152.8 feet to the true point of beginning.