

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of the Application by Jeremy Keepers on behalf of Weyerhaeuser Timber Holdings, Inc. for a Comprehensive Plan Amendment and Zone Change to Reclassify and Rezone Property from Forest Resource (PF-80) to Rural Industrial (RIPD) for a 49.34 Acre Abandoned or Diminished Mill Site Pursuant to ORS 197.719

ORDINANCE NO. 2022-2

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

SECTION 1. TITLE

This Ordinance shall be known as Ordinance No. 2022-2.

SECTION 2. AUTHORITY

This Ordinance is adopted pursuant to ORS 203.035, ORS 203.045, ORS 197.175 and 197.719.

SECTION 3. PURPOSE

The purpose of this Ordinance is to approve Application No. PA 22-01 and ZC 22-01 submitted by Jeremy Keepers on behalf of Weyerhaeuser Timber Holdings, Inc. (hereinafter, "Weyerhaeuser"), for a Comprehensive Plan Amendment and Zone Change to change the Comprehensive Plan designation of 49.34 acres from Forest Resource to Resource Industrial. The approval also changes the zoning of the property from Primary Forest – 80 Acres (PF-80) to Rural Industrial – Planned Development (RIPD).

The subject property includes portions of Tax Map ID Nos. 7512-00-003012 and 7512-00-00401, as shown in the Record of Survey dated December 28, 2017 at Application Section 3.

SECTION 4. PROCEDURAL HISTORY

The Columbia County Planning Commission ("Planning Commission") held a public hearing on April 18, 2022 at which time it deliberated and voted 5-0 to recommend approval of the application to the Board of County Commissioners for Columbia County ("Board").

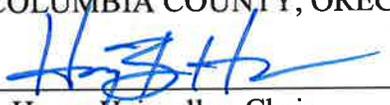
Following public notice, the Board opened the record to new evidence and held a hearing on the application on May 25, 2022. Thereafter, the Board closed the hearing and voted to tentatively approve PA 22-01 and ZC 22-01 without conditions.

SECTION 8. SCRIVENER'S ERRORS

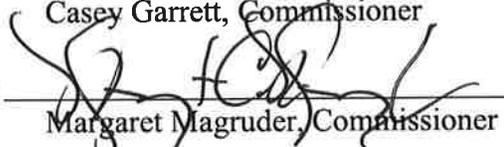
A scrivener's error in any portion of this Ordinance or its attachments may be corrected by order of the Board of County Commissioners.

Dated this 22ND day of JUNE, 2022.

BOARD FOR COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: 
Henry Heimuller, Chair

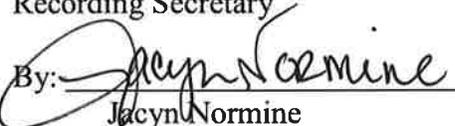
By: 
Casey Garrett, Commissioner

By: 
Margaret Magruder, Commissioner

Approved as to Form

By: 
Office of County Counsel

Recording Secretary

By: 
Jacyn Normine

First Reading: June 1, 2022
Second Reading: June 22, 2022
Effective Date: July 27, 2022

COLUMBIA COUNTY BOARD OF COMMISSIONERS
STAFF REPORT
May 11, 2022
Comprehensive Plan Map and Zoning Map Amendment

HEARING DATE:	May 25, 2022	
FILE NUMBER:	PA 22-01 and ZC 22-01	
APPLICATION:	A <i>Comprehensive Plan</i> map amendment and a Zoning Map amendment under provisions for the redevelopment of an abandoned or diminished mill site.	
APPLICANT/REPRESENTATIVE:	Jeremy Keepers	
PROPERTY OWNER:	Weyerhaeuser Timber Holdings, Inc.	
SITE LOCATION:	Approximately two miles west of Clatskanie, north of Highway 47	
SITE ADDRESS:	76106 Highway 47, Clatskanie, OR 97016	
TAX MAP NO:	Portions of 7512-00-00201 and 7512-00-00401	
SITE SIZE:	49.34 acres	
CURRENT PLAN MAP:	Forest Resource	
PROPOSED PLAN MAP:	Rural Industrial	
CURRENT ZONING:	Primary Forest (PF-80)	
PROPOSED ZONING:	Resource Industrial Planned Development (RIPD)	
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I. INTRODUCTION

A. Application Summary

Jeremy Keepers (Applicant), representing property owner Weyerhaeuser Timber Holdings, Inc., submitted combined *Comprehensive Plan (Plan) Map* and *Zoning Map* amendment applications to rezone a 49.34-acre property from Primary Forest (PF-80) to Resource Industrial Planned Development (RIPD). The proposed zone change requires a concurrent Plan Map amendment, from Forest Land to Rural Industrial Land. The complete application, including maps, is attached as **Exhibit 2**. Applicant's supplemental evidence and argument are attached as **Exhibit 3**.

The application is submitted pursuant to *Oregon Revised Statute (ORS) 197.719*. ORS 197.719 permits land that meets the statutory definition of an "abandoned or diminished mill site" to be rezoned for industrial use, notwithstanding other land use regulations that protect farm or forest land. This means that if the subject property meets the requirements in ORS 197.719 for an abandoned or diminished mill site, an "exception" to Statewide Land Use Planning Goal 3 (Agricultural Land), Goal 4 (Forest Land), or Goal 14 (Urbanization) is not required to amend the Plan Map designation of the property to Rural Industrial and the zoning designation to Resource Industrial—Planned Development (RIPD).

The application states the property will be used to manufacture a range of wood products for retail and private label end users, in addition to wholesale lumber production. The application, narrative, and Applicant's responses to applicable decision criteria are contained in **Exhibit 2** and **Exhibit 3**.

B. Background

According to Applicant submittals and other Columbia County land records, including building permits and Assessor records, the subject 49.34-acre property was previously developed with a log sorting yard and "chip mill."

Applicant Statements:

"The site was developed in the late 1970's for log storage, sorting and chipping industrial uses and was operated up until 2017. The rezone is requested to put the fully developed idled mill site (paved log yard, power, roads and stormwater retention pond system) back into productive industrial use.

Since the chip mill was decommissioned, the approximate 24-acre paved log yard, road system and stormwater retention ponds have sat idle. Since 2017, this improved area has been used several times for storage during local construction projects. Otherwise, the developed site has not been fully utilized since closure in 2017.

It will provide 20 to 25 full time jobs when full operation is achieved which is a benefit to the community residents and the local economy in Columbia County. There is a nearby operation that is similar in use to what is being proposed but is primarily a wholesale lumber producer. The proposed use on the subject property will manufacture a range of wood products for retail, and private label end users in addition to wholesale lumber production similar to what is made at the nearby existing facility.

The property was being used for a log yard and chip facility at the time it was zoned to Primary Forest PF80. It remained in that use up to the year 2017 when it was closed and the chipping portion of the facility was demolished. Normal upgrades to the existing facility infrastructure were made after the site was zoned PF-80.

The property currently has adequate road, power, water and stormwater services available on site that are necessary for the new mill's operations. It will not put a burden on any public facilities to restart this new mill operation on the idled property. No new public services are being proposed at this time other than a power capacity increase. The Clatskanie PUD has indicated that the proposed power upgrades will not put an undue burden on the PUD."

The property is developed as described in the application. All but two of the buildings that were on the property when the facility was in operation are no longer present. The area that is proposed to be zoned for industrial use has been surveyed and is shown on the application site plans in **Exhibit 2**. Supplemental evidence and argument in support of the application is attached as **Exhibit 3**.

C. Land Use Process

The Planning Commission (Commission) conducted a duly noticed public hearing on the applications on April 18, 2022, at 6:30 p.m. After reviewing and discussing the written and oral evidence and argument presented at the hearing, the Commission approved a motion by a vote of 5-0 to recommend the Columbia County Board of Commissioners (Board) approve the Plan map amendment and zoning map amendment applications as proposed. The Planning Commission Final Order No. PA 22-01 and ZC 22-01 are attached in **Exhibit 1**.

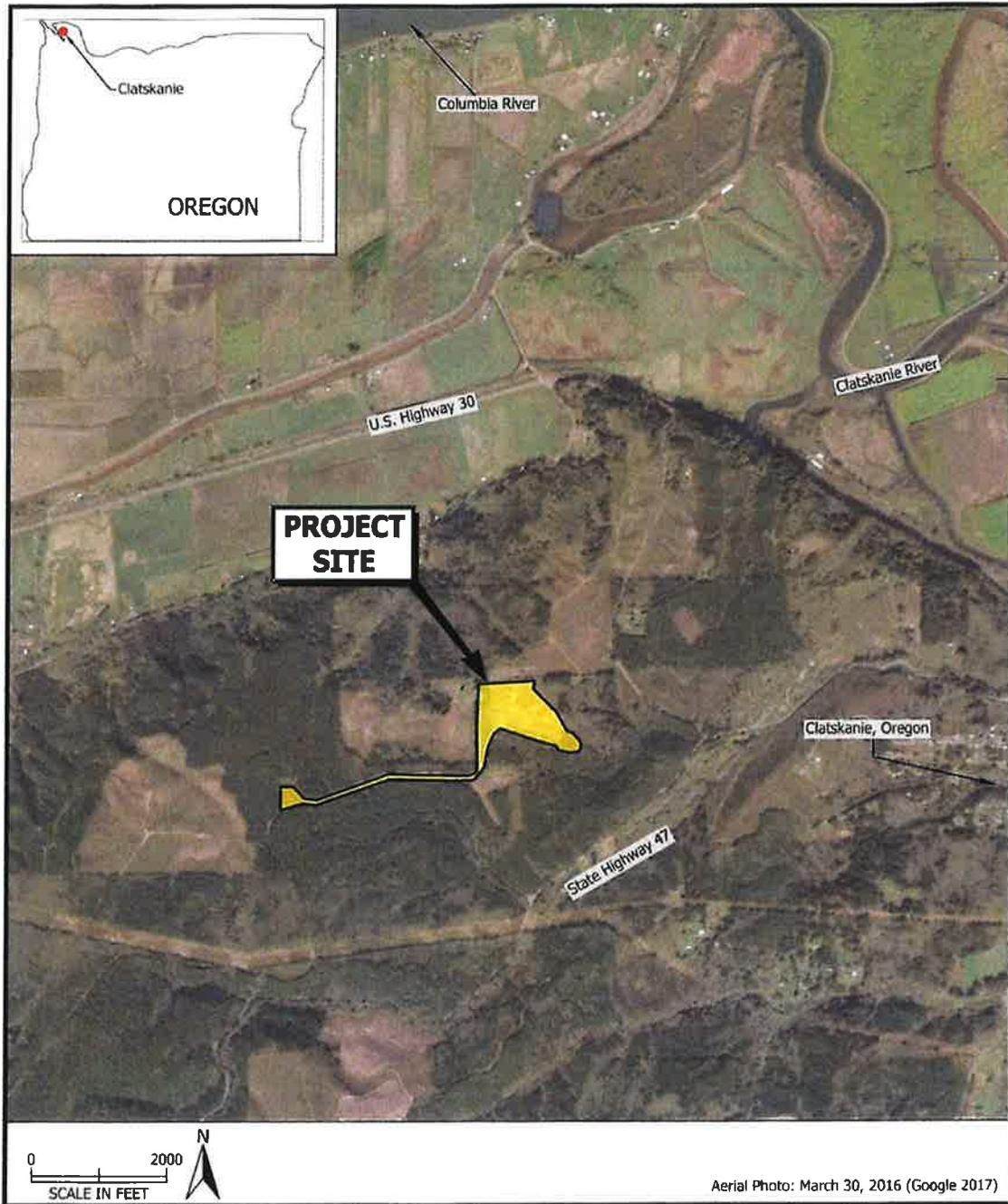
A public hearing to consider the applications is scheduled before the Board on **Wednesday, May 25, 2022, at 10:00 a.m.**, in the Board hearing room, on the third floor of the Columbia County Courthouse, in St. Helens, Oregon. The hearing is to afford interested parties an opportunity to be heard on applications PA 22-01 and ZC 22-01 for a Comprehensive Plan (Plan) map amendment from Forest Resource to Rural Industrial and a Zoning Map Amendment from Primary Forest (PF-80) to Resource Industrial—Planned Development (RIPD) under provisions for the redevelopment of an abandoned or diminished mill site in ORS 197.719.

The applications will be reviewed and a decision will be made subject to the criteria identified in **Section III** of this staff report; and any other criteria deemed by the Board to be applicable. Oregon law requires that all testimony and evidence must be directed toward the applicable decision criteria. Parties may present written and oral testimony at the public hearing or provide written comments to the Board prior to the hearing. The Board decision is a final land use decision unless appealed to the Oregon Land Use Board of Appeals (LUBA).

II. SITE CHARACTERISTICS

- A. Access:** Access is via a private roadway, north of Highway 47, beginning approximately two miles west of Clatskanie. As identified in the application, aerial photos and maps, the property contains a 24-acre paved area, internal roads and vehicle circulation system, an accessory building, power, and a stormwater retention pond system. The County Road Department submitted written comments stating that:
1. Applicant must use Highway 47 as main access for heavy truck and equipment traffic. Palm Hill Road and Elliott Road are not suitable for heavy truck traffic due to the steep grades and hairpin turns on Palm Hill Road.
 2. If the applicant would like to use Elliott Road as a secondary or emergency access for passenger vehicles only, they will need to obtain an access permit from the Public Works department.
- B. Topography:** The property contains some steep forested areas around the perimeter; the industrial development site is generally flat.
- C. Natural Features:** The property does not contain any creeks, wetlands or significant natural drainage. There is a pond on the property.
- D. Natural Hazards:** The property does not contain any identified flood hazard or landslide hazard areas.
- E. Well/Septic:** The property contains a well and a septic system.
- F. Surrounding Land Use:** The property is in an area that is generally forested and that does not include any high-density residential or commercial use. There are two home sites on adjacent properties. The following aerials show the property location, the subject property, and the area zoning.
- G. Wildlife Habitat:** The property does not contain any significant fish, riparian, bird, or big game habitat areas.

Property Location



PES Environmental, Inc.
Engineering & Environmental Services

Site Location
Phase I Environmental Site Assessment
Clatskanie Chip Yard
76103 Highway 47
Clatskanie, Oregon

FIGURE
1

920.126.01.001
JOB NUMBER

92012601001_ESA_1-4
DRAWING NUMBER

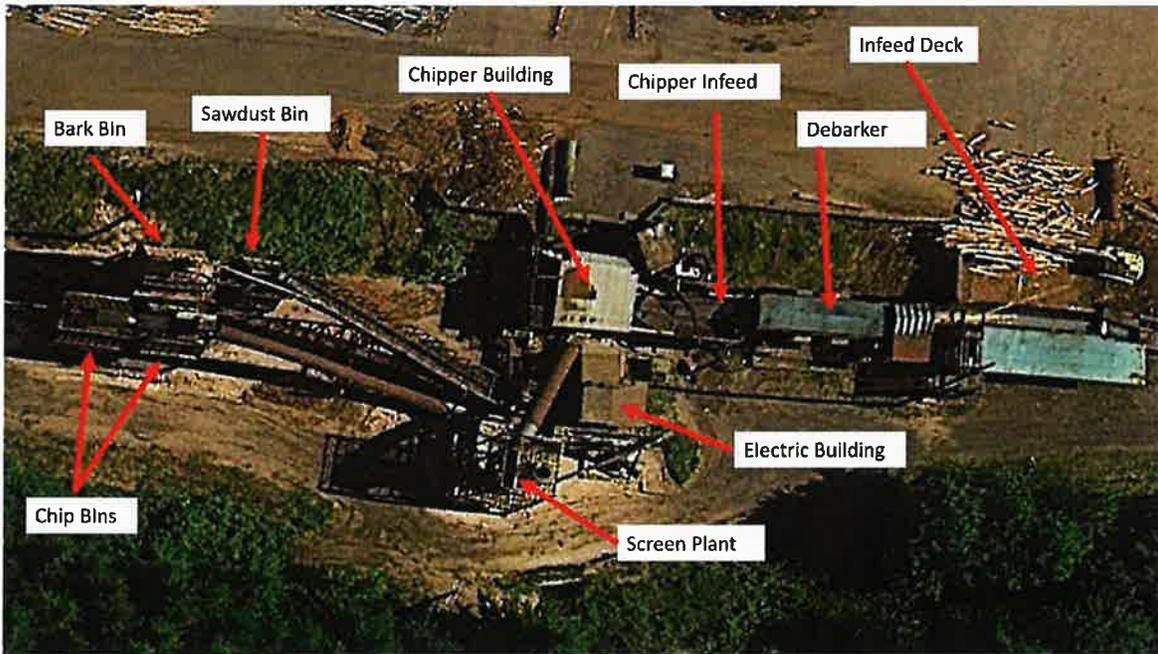
JRS
REVIEWED BY

1/18
DATE

Highway 47 Access



Debarking and Chipping Facility



III. REVIEW CRITERIA

The applicable review criteria are addressed on the following pages.

A. <u>Oregon Revised Statute (ORS)</u>	Page
ORS 197.719 Industrial use of abandoned or diminished mill sites	9
B. <u>Columbia County Zoning Ordinance</u>	
Section 300 Primary Agriculture Use Zone	14
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Section 1607 Consistency with the Comprehensive Plan	22
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C. <u>Columbia County Comprehensive Plan</u>	
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Part IV – Forest Lands	25
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Goal 11 – Public Facilities and Services	58
Goal 12 – Transportation	58
Goal 13 – Energy Conservation	58

IV. STAFF ANALYSIS

The decision criteria applicable to the proposed Plan and zoning map amendments are identified in **Section III** of this report. This section presents Staff analysis of Applicant's evidence and argument in support of the proposed zone change and of relevant information submitted by public agencies and interested parties at the time this report was prepared.

A. Oregon Revised Statute (ORS)

Oregon Revised Statute (ORS) 197.719 Industrial use of abandoned or diminished mill sites; amendment of comprehensive plans and land use regulations; sewer facilities.

1. **ORS 197.719 (1)** As used in this section, "abandoned or diminished mill site" means a mill, plant or other facility engaged in the processing or manufacturing of wood products, including sawmills and facilities for the production of plywood, veneer, hardboard, panel products, pulp and paper, (that):

FINDING 1: The information and photographs submitted with this application, along with the supplemental evidence and argument included in Staff Report **Exhibit 3**, support a finding that the subject property was previously developed with a facility that was engaged in the processing of wood products. The applicant states that the site was used as a log yard and chip facility until 2017. The photographs indicate the operation of a de-barking and chipping facility conducted within buildings on the property that have since been removed.

These uses meet the definition of "abandoned or diminished mill site" because they involve the processing of wood products. Here, the processing involved transforming raw material in the form of logs into chipped wood products, such as hog fuel. Site development, including electrical power to the site, the paved roadway into the site, the 24-acre paved log sorting yard, existing wells and stormwater retention ponds, also supports this conclusion. Land Development Services (LDS) staff concludes that the application satisfies the criterion in ORS 197.719 (1).

2. **ORS 197.719 (1)(a)** Is located outside of urban growth boundaries;

FINDING 2: The site is located approximately two miles from the nearest Urban Growth Boundary (Clatskanie). Staff finds that the application satisfies the criterion in ORS 197.719(1)(a).

3. **ORS 197.719 (1)(b)** Was closed after January 1, 1980, or has been operating at less than 25 percent of capacity since January 1, 2003; and

FINDING 3: According to the information provided by Applicant, the log sorting and chipping operation began in 1978 and ended in 2017. The application satisfies the criterion in ORS 197.719(1)(b).

4. **ORS 197.719 (1)(c)** Contains or contained permanent buildings used in the production or manufacturing of wood products.

FINDING 4: The information and photographs submitted with this application, Applicant's supplemental evidence and argument contained in Staff Report **Exhibit 3**, and the facts and conclusions in **Finding 1**, above, support a finding that the subject property was used as a log yard and chip facility until 2017, and that the facility was engaged in the processing of wood products. The photographs indicate the operation of a de-barking and chipping facility conducted within permanent buildings on the property that have since been removed. Applicant states that "there are two remaining permanent buildings used in production." Staff finds the application satisfies the criterion in ORS 197.719(1)(c).

5. **ORS 197.719 (2)** Notwithstanding statewide land use planning goals protecting agricultural lands or forestlands or administrative rules implementing those goals, the governing body of a county may amend the county's comprehensive plan and land use regulations to allow an abandoned or diminished mill site to be zoned for industrial use.

FINDING 5: Statewide Land Use Planning Goal 3 (Agricultural Land) and Goal 4 (Forest Land), and their implementing statutes, administrative rules, and local land use regulations, are intended to protect farm and forest lands for farm and forest uses. Typically a "Goal Exception" is required to develop land identified in the County's acknowledged Comprehensive Plan as agricultural or forest land with nonconforming industrial development.

ORS 197.719 (2) provides that the land use regulations in support of Goal 3 and Goal 4 do not apply to an abandoned or diminished mill site meeting the standards of ORS 197.719 (1). Therefore, industrial development of a qualifying site does not require a determination of compliance with or an "exception" to Statewide Land Use Planning Goal 3, Goal 4 or Goal 14. Because the site satisfies the criteria in ORS 197.719 (1), the application satisfies the criterion in ORS 197.719 (2).

The portion of the property to be rezoned is limited to the area that was previously developed with the industrial use. Other forest land will not be developed, therefore, the application is found to comply with Goal 3 and Goal 4 with respect to those other lands. The application therefore satisfies the criterion in ORS 197.719(2), in that those other forest lands are not proposed to be rezoned to industrial use.

6. **ORS 197.719 (3)** Notwithstanding a statewide land use planning goal relating to urbanization or administrative rules implementing that goal, the governing body of a county may amend the county's comprehensive plan and land use regulations to allow an abandoned or diminished mill site to be zoned for any level of industrial use.

FINDING 6: Similar to ORS 197.719 (2), if land is determined to comply with ORS 197.719(1), Statewide Planning Goal 14 (Urbanization) does not apply and if the applicant were to seek an urban industrial use, a Goal Exception would not be required to rezone the land for an urban industrial use. Here, a Goal 14 Exception would not be required in any event because the applicant is requesting a change to another rural zone, the Resource Industrial Planned Development zone. The application therefore satisfies the criterion in ORS 197.719 (3).

7. **ORS 197.719 (4)** Notwithstanding a statewide land use planning goal relating to public facilities and services or administrative rules implementing that goal, the governing body of a county or its designee may approve:

(a) The extension of sewer facilities to lands that on June 10, 2003, are zoned for industrial use and that contain an abandoned or diminished mill site. The sewer facilities may serve only industrial uses authorized for the mill site and contiguous lands zoned for industrial use.

(b) The extension of sewer facilities to an abandoned or diminished mill site that is rezoned for industrial use under this section only as necessary to serve industrial uses authorized for the mill site.

(c) The establishment of on-site sewer facilities to serve an area that on June 10, 2003, is zoned for industrial use and that contains an abandoned or diminished mill site or to serve an abandoned or diminished mill site that is rezoned for industrial use under this section. The sewer facilities may serve only industrial uses authorized for the mill site and contiguous lands zoned for industrial use.

FINDING 7: The application does not propose, and statute does not permit, the extension of sewer facilities to the site. The site contains existing onsite sewer and stormwater facilities. The sewer facilities will serve only

authorized industrial uses. All site development will require an approved site development plan, which will ensure all development complies with ORS 197.719 (4) and other Columbia County land development requirements. The requirements of ORS 197.719 (4) either do not apply to the proposed and permitted development of the property, or are satisfied by the application of existing land use regulations.

8. **ORS 197.719 (5)(a)** A local government, as defined in ORS 174.116, may not authorize a connection to any portion of a sewer facility located between an urban growth boundary or the boundary of an unincorporated community and the boundary of the mill site or the industrial zone containing the mill site, except as provided under a statewide land use planning goal relating to public facilities and services or under ORS 197.732.

FINDING 8: There is no sewer facility available between an urban growth boundary or unincorporated community and the boundary of the proposed industrial-zoned land. All site development will require an approved site development plan, which will ensure all development complies with ORS 197.719 (5)(a) and other Columbia County land development requirements. The application therefore satisfies the requirements of ORS 197.719 (5)(a).

9. **ORS 197.719 (5)(b)** Sewer facilities approved under subsection (4) of this section shall be limited in size to meet the needs of authorized industrial uses and may not provide service to retail, commercial or residential development, except as provided under a statewide land use planning goal relating to public facilities and services or under ORS 197.732. The presence of the sewer facilities may not be used to justify an exception to statewide land use planning goals protecting agricultural lands or forestlands or relating to urbanization.

FINDING 9: The site development plan, included in **Exhibit 2**, identifies the onsite sanitary system and the proposed industrial use of the property. Pursuant to statute and county regulations, site development is limited to an approved onsite sanitary system properly sized to accommodate the industrial uses approved for the site. ORS 197.719 (5)(b) and other Columbia County land use regulations prohibit the use of the property for retail, commercial or residential development. The application satisfies the requirements of ORS 197.719 (5)(b).

10. **ORS 197.719 (6)(a)** The governing body of a county or its designee shall determine the boundary of an abandoned or diminished mill site. For an abandoned or diminished mill site that is rezoned for industrial use under this section, land within the boundary of the mill site may include only those areas that were improved for the processing or manufacturing of wood products.

FINDING 10: The application (***Exhibit 2***) includes an aerial photograph, a survey and a site development plan that show the boundary of the proposed industrial zone, along with an explanation of how and why the boundary was determined. Considering the identified developed area of the properties and the location of the required access, and in consideration of applicable property development standards, LDS Staff finds that the proposed boundary meets the criterion in ORS 197.719 (6)(a).

11. **ORS 197.719 (6)(b)** For an abandoned or diminished mill site subject to subsection (2), (3) or (4) of this section, the governing body of a city or county or its designee may approve a permit, as defined in ORS 215.402 or 227.160, only for industrial development and accessory uses subordinate to such development on the mill site. The governing body or its designee may not approve a permit for retail, commercial or residential development on the mill site.

FINDING 11: The application does not propose any commercial or residential development on the property. All proposed development will require an approved site development plan. The site development permit will not authorize any use other than those permitted by ORS 197.719 and other applicable land development regulations. The application therefore complies with the requirements of ORS 197.719 (6)(b).

12. **ORS 197.719 (7)** For land that on June 10, 2003, is zoned under statewide land use planning goals protecting agricultural lands or forestlands and that is rezoned for industrial use under subsections (2) and (3) of this section, the governing body of the county or its designee may not later rezone the land for retail, commercial or other non-resource use, except as provided under the statewide land use planning goals or under ORS 197.732.

FINDING 12: The requirements of ORS 197.719 (7) apply only to future proposed land use actions. In accordance with ORS 197.719(7), the site shall not be rezoned for retail, commercial or other non-resource use, except as provided under the statewide land use planning goals or under ORS 197.732.

B. Columbia County Zoning Ordinance (CCZO)

1. CCZO Section 300 PRIMARY AGRICULTURE USE ZONE – 80 PA-80

- (A) CCZO 301 Purpose:** The Primary Agriculture Zone or Exclusive Farm Use (EFU) This district is intended to preserve, enhance, and stabilize those prime agricultural lands and farm use areas within the County which are being used, and offer the greatest potential, for food and fiber production. This district also provides for open space, watershed protection, maintenance of clean air and water, and fish and wildlife habitat, including the creation, restoration and enhancement of wetlands.

Staff Analysis: The subject property is not located within the PA-80 or other EFU zoning district. The property is located within the Primary Forest (PF-80) zone, which is regulated under CCZO Section 500; and is proposed to be rezoned to Resource Industrial – Planned Development (RIPD), which is regulated under CCZO Section 680.

CCZO Section 306 regulates conditional uses within the PA-80 zoning district. CCZO Section 306.20 provides decision criteria for designating land as an abandoned or diminished mill site. Even though the subject property is not located within a PA-80 zoning district, Applicant has addressed the criteria and standards in CCZO 306.20. Staff does so here to ensure a potential claim of applicable decision criteria is addressed, especially because CCZO 306.20.E includes a reference to land zoned Primary Forest.

Notwithstanding that provisions for an abandoned or diminished mill site are not contained in CCZO Section 500 or in CCZO Section 680, the County is required to administer the provisions in ORS 197.719 for the zoning and development of an abandoned or diminished mill site directly from statute until corresponding provisions are adopted in local land development ordinances.

APPLICANT STATEMENT: *The comprehensive plan pertaining to idled mill sites is implemented by Columbia County Zoning Ordinance Under Code Section 306 CUP Industrial Uses (code is attached). The idled and partially demolished wood chip facility meets the requirements of code section 306.20(A): It is outside of the UGB, was closed after January 1, 1980 and still contains permanent buildings that were used in wood products production. Code section 306.20(B) allows for a comprehensive Plan Amendment to allow an abandoned or diminished mill site to be rezoned to Resource Industrial Planned Development 680.*

FINDING 13: The criteria and standards in CCZO 306.20, as they may be determined to apply, are consistent with, and are determined to be met, when the provisions of ORS 197.719 are satisfied, as presented in Findings 1-12 of this report.

2. CCZO Section 680 Resource Industrial-Planned Development (RIPD) Zone

(A) CCZO 681 Purpose: The purpose of this district is to implement the policies of the Comprehensive Plan for Rural Industrial Areas. These provisions are intended to accommodate rural and natural resource related industries which:

- .1 Are not generally labor intensive;
- .2 Are land extensive;
- .3 Require a rural location in order to take advantage of adequate rail and/or vehicle and/or deep water port and/or airstrip access;
- .4 Complement the character and development of the surrounding rural area;
- .5 Are consistent with the rural facilities and services existing and/or planned for the area; and,
- .6 Will not require facility and/or service improvements at significant public expense.

The uses contemplated for this district are not appropriate for location within Urban Growth Boundaries due to their relationship with the site specific resources noted in the Plan and/or due to their hazardous nature.

FINDING 14: The application is to rezone a 49.34-acre property from the PF-80 to the RIPD zoning district. The application states the proposed use of the property is to "manufacture a range of wood products for retail and private label end users in addition to wholesale lumber production."

The application states the use would employ 20-25 workers on the 49-acre property. The property is located two miles from the nearest urban growth boundary, within a generally forested area, and is served by Highway 47.

The application demonstrates that the 49-acre property was developed and used for log storage, sorting and chipping of forest products until 2017, at which time the facility was closed and the

chipping portion of the facility was demolished. The site is developed with a 24-acre paved area, existing electrical service, wells, roads and a stormwater retention pond system. The application states:

"The property currently has adequate road, power, water and stormwater services available on site that are necessary for the new mill's operations. It will not put a burden on any public facilities to restart this new mill operation on the idled property. No new public services are being proposed at this time other than a power capacity increase. The Clatskanie PUD has indicated that the proposed power upgrades will not put an undue burden on the PUD."

Based on the information submitted into the record, staff concludes that the proposed use of the property is consistent with the RIPD zone statement of purpose as set forth in CCZO 681.

(B) CCZO 682 Permitted Uses

- .1 Farm use as defined by Subsection 2 of ORS 215.203 except marijuana growing and producing.
- .2 Management, production, and harvesting of forest products, including wood processing and related operations.

FINDING 15: The proposed Plan map and zoning map amendments are to rezone property for industrial use pursuant to ORS 197.719. The proposed industrial use is described as the "manufacture (of) a range of wood products for retail and private label end users, in addition to wholesale lumber production." The proposed industrial use is a permitted use in the RIPD zone under CCZO 682.2, which allows the production of forest products, including wood processing and related operations. The findings of fact set forth in Finding 14 apply to this criterion and are adopted herein by reference. Staff concludes the application proposes a use permitted under CCZO 682.

(C) CCZO 685 Standards

- .1 The minimum lot or parcel size for uses allowed under Section 682 shall be 38 acres.

///

- .3 Access shall be provided to a public right-of-way of sufficient construction to support the intended use, as determined by the County Roadmaster.

FINDING 16: The proposed parcel size is 49.34 acres. The property has deeded access to Highway 47 at two locations. Staff finds the application satisfies the development standards identified in CCZO 685.

3. CCZO 1450 Transportation Impact Analysis (TIA)

If the County cannot properly evaluate a proposed development's impacts without a more detailed study, a Transportation Impact Analysis (TIA) will be required. A TIA must be submitted with a land use application, including a propose zone change, if the proposal is expected to involve one or more of the conditions in CCZO 1450.1. Consistent with the County's Guidelines for a TIA, a landowner or developer seeking to develop or redevelop property must contact the County at the project's outset. The County will review existing transportation data to establish whether a TIA is required. It is the responsibility of the applicant to provide enough detailed information for the County to make a determination.

The zone change is requested in order to re-develop the property with a timber processing facility similar in operation to the facility that existed on the property until 2017. Applicant states the proposed timber processing facility would employ 20 to 25 workers. Staff reasons that the proposed use should not significantly increase traffic compared to historical levels and activity, and that the property and proposed use are served by adequate public and private access.

Applicant Statement: *"The county transportation engineer will have an opportunity to comment on the proposed development and has been notified. The millsite previously operated for 40 years over existing private forestry roads and will continue through a private easement for ingress / egress to Hwy 47. The existing road system will be reused. Proximity to the urban growth boundary will encourage short commute times, carpooling and easy access to the mill for employees."*

Applicant states the primary access to the site will be from the private road that connects to Highway 47, involving no County roads. The site has secondary access onto Elliott Road, a County road. As long as the primary access remains the private road and no more than 25 trips are generated either in the AM or PM peak hour, or no more than 400 daily trips are added to Elliott Road there is no trigger for a Transportation Impact Analysis.

The County conducted a pre-application conference with the applicant and affected government agencies, including Public Works Department personnel, on December 9, 2021. The County Public Works Department

determined that this project would not require a TIA because of the level of use and the condition of existing roadways.

FINDING 17: Based on the facts and traffic analysis described above, staff concludes that a Transportation Impact Analysis is not required, and that the application complies with the criteria in CCZO 1450.

4. CCZO 1502 Zone Changes (Map Amendments)

(A) CCZO 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 Zone Changes which require 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 2 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:

FINDING 18: The application is to change the zoning designation of a 49.34-acre portion of the affected properties from Primary Forest (PF-80) to Resource Industrial – Planned Development (RIPD). The current Plan designation of the property is Forest Resource. The RIPD zoning designation can only be applied to property with a Rural Industrial Plan designation. Pursuant to **CCZO 1502.1**, staff concludes the application is a "Major Map Amendment" because the proposed zone change requires a concurrent Plan map amendment.

FINDING 19: Pursuant to **CCZO 1502.1A**, the Commission will hold a public hearing on the proposed map amendments. At the conclusion of the hearing, the Commission will make a recommendation to the Board to either approve or deny the applications. This action by the Commission will satisfy the public hearing and recommendation requirement of **CCZO 1502.1A**.

5. **CCZO 1502.1A. (Zone Changes – Major Map Amendments)**

- (A) **CCZO 1502.1A.1.** The proposed Zone Change is consistent with the policies of the Comprehensive Plan;

FINDING 20: CCZO 1502.1A.1 requires that the proposed zone change is consistent with applicable Comprehensive Plan (Plan) Goals and Policies. Applicant addresses the Plan Goals and Policies beginning on page 10 of the application (**Exhibit 2**). Staff analysis of the applicable Plan provisions is contained in **Section IV, Subsection C** of this staff report. The analysis and findings set forth in Staff Report Section IV, Subsection C demonstrate compliance with CCZO 1502.1A.1, and are adopted herein by reference.

- (B) **CCZO 1502.1A.2.** CCZO The proposed Zone Change is consistent with the Statewide Planning Goals (ORS 197), including Goal 12 Transportation and the requirements of the Transportation Planning Rule (ORS 660-012-00600); and

FINDING 21: CCZO 1502.1A.1 requires that the proposed map amendments are consistent with the Statewide Planning Goals (Goals). Applicant addresses the Goals beginning on page 90 of the application (**Exhibit 2**). Staff analysis of the applicable Goals is contained in **Section IV Subsection D** of this staff report. The analysis and findings set forth in Staff Report **Section IV, Subsection D** demonstrate compliance with CCZO 1502.1A.2, and are adopted herein by reference.

- (C) **CCZO 1502.1A.3.** The property and affected area are 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 22: As described in the application materials in **Exhibit 2**, Applicant's supplemental evidence and argument in **Exhibit 3**, and **Section I** of this staff report, the property was developed with a log storage, sorting and chipping facility until 2017. Applicant proposes to establish a timber processing facility on the property. The record shows that the site contains a 24-acre paved surface, stormwater retention ponds, existing electrical service, an on-site water source, and an internal road system. The property is accessed over a private roadway which connects to Highway 47.

Applicant is proposing a power capacity increase to serve a future mill. The Clatskanie PUD has reviewed the proposal and has indicated that the proposed power upgrades will not put an undue burden on the PUD.

Staff finds that the record supports a conclusion that the property and affected area are provided with adequate facilities, services, and transportation networks to support the use, and that establishing the use will not put a burden on public facilities. Staff concludes that the proposed zone change satisfies the criteria in CCZO 1502.1A.3.

6. CCZO 1600 ADMINISTRATION

(A) CCZO 1603 Quasi-judicial Public Hearings

1603 Quasi-judicial Public Hearings: As provided elsewhere in this ordinance, the Hearings Officer, Planning Commission, or Board of Commissioners may approve certain actions which are in conformance with the provisions of this ordinance. Zone Changes, Conditional Use Permits, Major Variances, and Temporary Use Permits shall be reviewed by the appropriate body and may be approved using the following procedures:

- .1 The applicant shall submit an application and any necessary supplemental information as required by this ordinance to the Planning Department. The application shall be reviewed for completeness and the applicant notified in writing of any deficiencies. The application shall be deemed complete upon receipt of all pertinent information. If an application for a permit or zone change is incomplete, the Planning Department shall notify the applicant of exactly what information is missing within 5 days of receipt of the application and allow the applicant to submit the missing information. The application shall be deemed complete for the purpose of this section upon receipt by the Planning Department of the missing information.
- .2 Once an application is deemed complete, it shall be scheduled for the earliest possible hearing before the Planning Commission or Hearings Officer. The Director will publish a notice of the request in a paper of general circulation not less than 10 calendar days prior to the scheduled public hearing. Notices will also be mailed to adjacent individual property owners in accordance with ORS 197.763.

[**Note:** ORS 197.763 requires a 20-day notice (or 10 days before the first hearing if there will be 2 or more hearings), and that notice be provided to property owners within 100' (inside UGBs), 250' (outside UGBs), or 500' (in farm or forest zones).]

- .3 At the public hearing, the staff, applicant, and interested parties may present information relevant to the criteria and standards pertinent to the proposal, giving reasons why the application should or should not be approved, or what modifications are necessary for approval.
- .4 Approval of any action by the Planning Commission at the public hearing shall be by procedure outlined in Ordinance 91-2.

FINDING 23: Jeremy Keepers, representing Weyerhaeuser Timber Holdings, Inc., submitted the subject application for a Major Map Amendment on January 5, 2022. The application was deemed complete on February 2, 2022, and was scheduled to be heard by the Planning Commission at its March 7, 2022, meeting. A 35-day Post Acknowledgment Plan Amendment (PAPA) notice was provided electronically to the Department of Land Conservation and Development (DLCD) on January 27, 2022. Legal notice was published in the Chronicle newspaper on February 23, 2022, and in the Columbia County Spotlight newspaper on March 25, 2022. Public notice was mailed to the owners of property within 500 feet of the subject property on February 8, 2022. The notice was also posted on the County web site.

All required notices were provided at least 10 days prior to the initial evidentiary hearing. County staff complied with all processing and notification procedures as set forth in CCZO 1603 for Quasi-judicial hearings. All public hearings will be conducted in accordance with the provisions of CCZO 1603 – Quasi-judicial Public Hearings, and the public hearing procedures in Columbia County Ordinance 91-2.

(B) CCZO 1605 Zone Change – Major Map Amendment

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.

FINDING 24: This public hearing is to review a Major Map Amendment application. The hearing will follow the procedures established in CCZO 1502 and 1502.1 (A and B) as described in previous Findings. The Commission will hold a public hearing and make a recommendation to the Board of Commissioners. The Board will hold a public hearing and make a formal decision to approve or deny the proposed Comprehensive Plan Map amendment and Zoning Map amendment.

(C) CCZO 1607 – Consistency with the Comprehensive Plan

1607 Consistency with the Comprehensive Plan: All amendments to the Zoning Ordinance Text and Map shall be consistent with the Comprehensive Plan Text and Maps.

- .1 The Commission shall hold a hearing to consider the proposed amendments and shall make a recommendation to the Board of Commissioners with regard to the proposed amendments. The Board of Commissioners shall hold at least one hearing to consider the proposed amendments. Both the Commission and the Board of Commissioners hearings will require notice in the manner outlined in Section 1611.

FINDING 25: As stated in previous Findings, the request to change the Zoning Ordinance Map from PF-80 to RIPD also requires a Comprehensive Plan Map Amendment from Forest Resource to Rural Industrial. This application is being processed as a Major Map Amendment, involving amendments to both the Comprehensive Plan Map and the Zoning Map. Consistency with the Comprehensive Plan is evaluated in the findings below.

The Planning Commission is scheduled to hold a public hearing on this application on March 7, 2022. The Commission will make a recommendation to the Board of Commissioners to either approve or deny the amendments. A hearing before the Board has not yet been scheduled. This is a quasi-judicial hearing. Notice of the Planning Commission hearing was provided in compliance with the procedures set forth in CCZO Sections 1603 and 1608. Notice of the Board of Commissioners hearing will also follow the procedures of Section 1608. Staff concludes that this criterion is met.

(D) CCZO 1608 Contents of Notice

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 or parcel by the Columbia County Tax Assessor;
- .3 Nature of the proposed action;
- .4 Interested parties may appear and be heard;
- .5 Hearing to be held according to the procedures established in the Zoning Ordinance.

FINDING 26: Legal Notice of the Planning Commission hearing was published in the Chronicle newspaper on February 23 2022, and in the Columbia County Spotlight on March 25, 2022. The legal notice contained all information required by CCZO Section 1608. Prior to the Board of Commissioners hearing on this matter, a similar notice, containing all applicable information as outlined in CCZO Section 1608, will be published in the *Spotlight* and the *Chronicle*.

C. Columbia County Comprehensive Plan (Plan)

Columbia County Zoning Ordinance (CCZO) Section 1502.1(A)(1) requires a proposed zone change to be consistent with the Columbia County Comprehensive Plan (Plan). The following Plan policies apply to this application. Policies not addressed have been determined by staff to be not applicable.

1. Comprehensive Plan Part II. Citizen Involvement**FINDING 27: Part II. Citizen Involvement**

The Citizen Involvement Plan Element requires the county to provide an opportunity for citizens to be involved in all phases of the planning process. Generally, Part II is satisfied when the county follows the public involvement procedures set out in State statute and the county's Comprehensive Plan and land use regulations. Compliance with these procedures has been determined to be satisfied in staff report findings 22-25, above.

The Clatskanie - Quincy Citizen Planning Advisory Committee (CPAC) was notified of the proposed amendments. Land Development Services had not received a comment from the CPAC or from area property owners at the time this report was prepared. Agency comments are identified in Section IV Subsection F of this report.

Applicant addresses Part II – Citizen Involvement on pages 15-16 of the application (**Exhibit 2**). The County sent public notice to government agencies, special districts, the CPAC, and property owners. Interested parties may comment prior to and at the two public hearings, (Planning Commission and Board of Commissioners) that will be held to consider the application. Staff finds that Comprehensive Plan Part II (Citizen Involvement) is satisfied.

2. Comprehensive Plan Part III. Planning Coordination

FINDING 28: Part III. Planning Coordination

Comprehensive Plan Part III (Planning Coordination) requires coordination with affected governments and agencies. In accordance with CCZO Section 1603, ORS 215.060, and ORS 197.610, the County provided hearing notice and an opportunity to comment to the Department of Land Conservation and Development (DLCD), the Clatskanie - Quincy CPAC members, area property owners, the general public, and other relevant governmental entities.

This zone change and Plan map amendment is subject to a Quasi-judicial public hearing process. Following this process, the Planning Commission (Commission) will conduct the initial hearing and will make a recommendation to the Board of County Commissioners (Board), which is the decision-maker for all county Plan and zone amendments.

These hearings are advertised and open to the public, and they provide additional opportunity for public and agency comment. The Commission hearing is scheduled for March 7, 2022. The Board hearing has not been scheduled. The Part III Planning Coordination requirements are satisfied through the public notice process and hearing process. Staff finds that this criterion is met.

3. Comprehensive Plan Part IV. Forest Lands: Policy Factors

The Columbia County Comprehensive Plan (Plan), Part IV. Forest Lands, identifies a list of eight (8) factors the County used in developing its Forest Lands Plan Policies (Policy Factors). Applicant identifies and addresses these

factors on pages 19-24 of the Application (**Exhibit 2**). The following findings include staff analysis along with Applicant's arguments to show the application is consistent with the Forest Lands Plan element.

(A) Policy Factor 1: Commercial forest production, both in the form of traditional raw lumber products and the less traditional woodlot activities, are necessary for the continued economic viability of the County.

FINDING 29: Applicant states that the zone change to RIPD (Resource Industrial) and resulting construction and operation of a timber mill at the site:

"...directly supports Fact 1 by increasing the raw lumber products produced in Columbia County. It increases local jobs that are often exported out of the county (and State) along with the raw materials (logs). Having another mill inside the county gives smaller landowners another option to sell the logs produced in the county."

Staff finds that these factors demonstrate the proposal is consistent with Policy Factor 1.

(B) Policy Factor 2: The existing commercial forest use patterns and management practices in Columbia County of large landowners, both commercial timber companies and private individuals, have predominantly involved the use of 80 or more acre tracts as management units for silvicultural and commercial production reasons. These reasons include but are not limited to the economics of surveying, planting, thinning, brush removal, harvesting practices and fire, insect and disease protection. The County recognizes the importance of encouraging these economic efforts in promoting the commercial forest products enterprise of the County.

FINDING 30: Applicant states the zone change does not affect Policy Factor 2 because:

"...the property is already developed for a similar industrial use that was in operation from approximately 1977 to 2017. The existing forest pattern was interrupted in 1977 and remains in that state with the fully functional mill site. Over half of the mill site is improved with paving, durable road surfaces and stormwater ponds. The remaining portion of the property still in forestry use is necessary to buffer the industrial use area from surrounding residential structures."

Staff finds that these factors demonstrate the proposal is consistent with Policy Factor 2.

- (C) **Policy Factor 3: *The County also recognizes that the forest use pattern in the Northwest in general and Columbia County in particular is changing as a consequences of actions beyond the County's control. To keep the forest production economically viable, the county must encourage innovation in growing, harvesting, and processing of forest products and allow some flexibility from the traditional use patterns that have made Northwest products such a relatively high priced commodity.***

FINDING 31: Staff finds that the proposed zone change supports Policy Factor 2 because the proposed zone change to RIPD and development of a mill on the property supports the processing of forest products as described in Policy Factor 3.

- D. **Policy Factor 4: *This flexibility will be achieved in part by the use of the 80 acre management unit in Primary Forest zones.***

FINDING 32: The property to be rezoned is approximately 49 acres in size, which, due to the historical development of the land, is the maximum size required to qualify for industrial zoning consistent with the enabling statute in ORS 197.719. The 80-acre management unit described in Policy Factor 4 does not directly apply to the property to be rezoned, since it will no longer have Primary Forest zoning designation. At the same time, the property line adjustment that would create the 49-acre industrial property would enlarge an adjacent Forest property to a size greater than 80 acres. Staff finds this is consistent with Policy Factor 4.

- (E) **Policy Factor 5: *The existing commercial forest use patterns in the County, however, are not limited to large ownership tracts that use the 80 acre management units. There is a second forest use pattern in the County consisting of individual private parcel ownerships in lot sizes of predominantly the 19-38 acres size. These smaller sized units contribute substantially to the existing forest products economy of the County and will in the future, with encouragement from the County of high intensity woodlot production procedures, provide even greater economic benefits.***

FINDING 33: As explained in Finding 28, above, the establishment of the proposed mill in close proximity to available forest resources will increase raw lumber production in Columbia County. The presence of another mill in the area will provide smaller woodlot owners with another viable, nearby option to sell timber grown in the county within the county. Staff finds the application is consistent with Policy Factor 5.

- (F) **Policy Factor 6: *The County recognizes that including a mixed Forest-Agriculture zone will encourage forest production on these small acreages and provide for management flexibility of the forest products in these county-wide clusters of smaller single ownership mixed-use lot patterns.***

FINDING 34: Applicant states that: "The rezoned property is located in a transition area between smaller and larger forest land parcels. Having the mill site located near the smaller sized parcels make them more viable for timber production..." and that: "When transportation costs of the raw logs are reduced to the mill the land owner is often times able to realize a higher profit for their logs. For example mill owners tend to acquire and maintain timbered parcels closer to the mill for this same reason (reduced hauling costs)." Staff agrees that these potential benefits support the purpose of Policy Factor 6.

- (G) **Policy Factor 7: *The County also recognizes that urbanization and parcelization of valuable forest production land can potentially have detrimental effects on the price of available forest production land and the cost of planting, maintaining, and harvesting forest products. In order to promote forest production, therefore, the County recognizes that it must limit the urbanization (including dwelling siting) and parcelization activities in forest zones by providing adequate review procedures that will assure existing commercial activities and future innovative forest practices will be protected.***

FINDING 35: The subject 49-acre property was previously developed with an industrial use and will be zoned and re-developed with the same or similar industrial use. The property line adjustment will reduce one property to 49.34 acres in size, but will increase the size of an adjacent forest parcel to over 80-acres. That forest property will not, by statute, be able to be further developed due to the filing of a deed covenant on the land. Staff finds that this application, including the proposed property line adjustment, does not create additional units of land.

The application is submitted pursuant to the statutory provisions of ORS 197.719, which permits the industrial development of property determined to be an abandoned or diminished mill site. ORS 197.719 (6)(b) specifically prohibits such land from being used for retail, commercial or residential development, which prevents future urbanization of the property.

As established in Policy Factors 5 and 6 above, the zone change will not affect the parcelization of the surrounding forestland. Applicant argues: "Utilizing this parcel for forest products processing (mill site) would tend to preclude it for the use of dwellings as a less desirable use. Presently and in the future the highest and best use of the site is for industrial use..." Staff finds that the proposed zone change and industrial use of the property is consistent with Policy Factor 8.

- (H) Policy Factor 8: *An 80 acre minimum lot size in the primary forest zone provides an appropriate management unit for forest purposes, is necessary to prevent the encroachment of residential users in the primary forest zone. The larger lot size will make the parcels less attractive for residential uses and discourage speculation for residential purposes.***

FINDING 36: As established in Policy Factors 5, 6, and 7, above, staff finds the property line adjustment and rezone of the subject 49-acre property from Forest Resource to Rural Industrial land will not enable or promote the parcelization, residential development, or urbanization of land within the primary forest zone.

4. Comprehensive Plan Part IV. Forest Lands: Goal and Policies

GOAL: To conserve forest lands for forest uses.

FINDING 37: As established in previous findings and throughout this staff report, the subject 49-acre property is not in forest use and is not suitable for forest use. The property was previously developed as a log sorting yard and chipping facility.

The property contains a 24-acre paved area and an industrial stormwater retention facility. A significant portion of the property is comprised of access roads, circulation areas, and other hard surfaces, including building sites. Staff concludes that due to the historical use of the property and the existing development and infrastructure on the property, the property is not forest land and is not needed for the conservation of forest lands for forest uses.

Notwithstanding staff's conclusion that the property is not forest land, Applicant has addressed each Forest Lands Plan Policy and has proposed findings to address each one. Applicant's argument and proposed findings are found on pages 22-24 of the application (***Exhibit 2***), and are adopted herein by reference. Staff finds that the application is consistent with the Comprehensive Plan Forest Lands Goal and Policies.

5. **Comprehensive Plan Part V. Agriculture: Goal and Policies**

GOAL: To preserve agricultural land for agricultural uses.

FINDING 38: As established in previous findings and throughout this staff report, the subject 49-acre property is not in farm use and is not suitable for farm use. The findings and conclusions in Finding 26, above, apply equally to the Plan's Agriculture Goal and Policies and are adopted herein by reference.

Notwithstanding staff's conclusion that the property is not farm land and that the Agriculture Goal and Policies do not apply, Applicant has addressed each Agriculture Policy and has proposed findings to address each one. Applicant's argument and proposed findings are found on page 37 of the application (**Exhibit 2**), and are stated as follows:

"The subject property is not suitable for farming type agriculture primarily due to the fact that the more level area that could be suitable for farming is paved. Removal of the paving for farm use is not cost effective. Additionally, the topography outside of the paved area is generally too steep for farming. Limited residential use in conjunction is not feasible primarily because farming of this property is not feasible.

The existing road system through this property is supportive of timber agriculture on adjoining properties. It is not beneficial to any other types of agriculture since these uses do not materially exist on nearby properties. There are possible small scale farm uses several acres in size on adjoining properties. These uses are not commercial in nature and would not benefit from these road systems.

In summary, the rezone to Industrial does not affect the county's agricultural land supply as this property has not been, is not currently and will not in the future be suitable for commercial farm use."

Staff agrees with Applicant's argument. Based on the findings stated above, these arguments, and the information contained within the whole record, staff finds that the application is consistent with the Comprehensive Plan Agriculture Lands Goal and Policies.

6. **Comprehensive Plan Part VI. Housing: Goal and Policies**

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

FINDING 39: Applicant addresses the Plan's Housing Goal and Policies on page 28 of the application (***Exhibit 2***), as follows:

"This rezone to Industrial does not affect the housing land supply available for home construction in any way as this property is industrial in nature but zoned for forest use. It may have a minor impact on housing demand in the local area as an increase in jobs may result in an increase in labor force moving into the county. It is expected that the nearby town of Clatskanie has sufficient capacity for new housing to support this increased labor force. In general, the Urban Growth Boundaries (UGB) need to maintain a 20 year's supply of buildable land available for housing construction. Most of the housing will need to come from within the UGB as the rural properties in the vicinity of the new mill are not zoned for residential use."

Staff agrees with Applicant's argument. Based on these arguments and the information contained within the whole record, staff finds that the application is consistent with the Comprehensive Plan Housing Goal and Policies.

7. **Comprehensive Plan Part VII. Rural Residential: Goal and Policies**

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.

FINDING 40: Applicant addresses the Plan's Rural Residential Goal and Policies on page 30 of the application (***Exhibit 2***), as follows:

"The rezone from Forest to Resource Industrial Planned Development 680 does not affect the rural residential land supply nor does it affect the buffer between rural residential and adjoining resource lands. It may result in a slight increase in demand for rural properties as the housing needs for the labor force will inevitably be split between living in both the rural and urban areas. The immediate need for rural residential lots for labor will need to be absorbed by existing supply of residential lots. In future comprehensive map plan reviews it may require an expansion of the rural residential land supply to come from the

interface area between rural and resource lands. Any expansion of this area would be near the town of Clatskanie and this rezone would not affect that future supply of interface land as the town is about 1 mile from the proposed site."

Staff agrees with Applicant's argument. Further, the application is submitted pursuant to the statutory provisions of ORS 197.719, which permits the industrial development of property determined to be an abandoned or diminished mill site. ORS 197.719 (6)(b) specifically prohibits such land from being used for retail, commercial or residential development. Based on these arguments and the information contained within the whole record, staff finds that the application is consistent with the Comprehensive Plan Rural Residential Goal and Policies.

8. Comprehensive Plan Part VIII. Rural Communities: Goal and Policies

GOAL: To provide for the continuation and expansion of recognized Rural Communities at a level commensurate with their rural character and need.

FINDING 41: There are no rural communities in the vicinity of the subject property. Staff finds that the proposal does not affect rural communities or the Rural Communities Goal and Policies; and that this Plan element does not apply.

9. Comprehensive Plan Part IX. Urbanization: Goal and Policies

GOAL: To create and maintain the urban growth boundaries based upon Statewide Planning Goal 14, ORS 197.298, OAR 660, Division 24 and other relevant state laws as provided in the Background section.

FINDING 42: Applicant addresses the Plan's Urbanization Goal and Policies on page 34 of the application (***Exhibit 2***), as follows:

"The urbanization goal is designed to promote orderly development within the urban growth boundary. As such, the rezone project does not adversely affect the development within nearby urban growth boundaries. However, public services and the ability to provide these services to areas outside of the urban areas can become stretched by development outside the core areas. Policy 20 seeks to limit development outside of the growth boundaries in densities that negatively affect public facilities.

The new mill site proposed on the rezoned property has a limited effect on public services. The site has been developed and utilized for industrial use since around 1977 and as such the services developed and provided over the years are still adequate to support the industrial use. The property has on site well water and stormwater systems that do not rely on public facilities. Phone, internet, power and roads are the main public facilities impacted by the development. The proposed project has a minimal impact to these public facilities as discussed in Application Section 3.

The rezone application does not in any way go against the urbanization goals and public facilities are not stressed as a result of the proposed new mill site."

Staff agrees with Applicant's argument related to the Urbanization Goal and Policies. Further, the application is submitted pursuant to the statutory provisions of ORS 197.719, which permits the industrial development of property determined to be an abandoned or diminished mill site. ORS 197.719 (6)(b) specifically prohibits such land from being used for retail, commercial or residential development. Based on these arguments and the information contained within the whole record, staff finds that the application is consistent with the Comprehensive Plan Urbanization Goal and Policies.

10. Comprehensive Plan Part X. Economy: Goals and Policies

Applicant addresses the Plan's Economy Goals and Policies on page 35-38 of the application (**Exhibit 2**). Applicant's argument related to each Goal and Policy is cited below.

(A) Comprehensive Plan Economic Goals

GOALS:

1. To strengthen and diversify the economy of Columbia County and insure stable economic growth.
2. To utilize Columbia County's natural resources and advantages for expanding and diversifying the economic base.

Applicant Statement:

"The rezone of this property from Forest to Industrial has a positive effect on the local economy and directly supports this Columbia County goal to reduce unemployment. Two existing challenges within Columbia County are addressed by this project: 1) industrial zoned lands lack public facilities; and 2) there has been a decreasing amount of forest products related jobs. This rezone project directly supports the plan's stated "opportunities or economic advantages" by providing employment in wood processing. The proposed mill site on the rezoned industrial land will provide secondary value added forest product processing that includes: retail and private label custom wood production as well as wholesale lumber production.

Higher paying jobs in the wood products industry should help keep the County's workforce within the county and reduce the number of workers that leave the county for their employment. It may also help reduce the migration of younger people out of the area if they have high skilled, good wage job nearby in the local economy.

The existing public infrastructure to the well-developed existing industrial site directly addresses a common problem with other similar vacant industrial zoned lands. Given the level of existing improvements this project supports the county's goal of increasing wood products processing while utilizing industrial land that does not strain public services. This is further explained in Section 3 of the application."

FINDING 43: Staff finds that these statements adequately address the Plan's Economic Goals and show the application is consistent with these Goals.

(B) Comprehensive Plan Economic Policies

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

- 1. Encourage the creation of new and continuous employment opportunities.**

Applicant Statement: *"The rezone and resulting millsite construction will provide temporary high wage construction jobs and between 20 and 25 full time operational and maintenance jobs when the plant reaches full production."*

2. Encourage a stable and diversified economy.

Applicant Statement: *The secondary processing of wood products will diversify the local economy and provide good wage manufacturing jobs.*

3. Reflect the needs of the unemployed and of those persons who will enter the labor market in the future.

Applicant Statement: *"There will likely be a migration of skilled workers from within the local economy to the millsite jobs. The trickle down effect will likely open up entry level jobs in the local economy for other people looking to enter or re-enter the work force."*

4. Place the County in the position of being able to respond to market opportunities by providing technical assistance in locating available sites for development.

Applicant Statement: *"The County has an opportunity to respond to approve the rezone and capture the opportunity to have a new millsite in the County by means of this rezone application process. A pre-application meeting was held between the County staff and the applicant to review the application process requirements. During the meeting the county planning outlined the key dates required to process the rezone application as well as the permitting process for the final millsite construction. This application is submitted in response to the defined process requirements."*

5. Encourage the activity of the community organizations which work for sound economic development.

Applicant Statement: *"The County will involve these community organizations as part of the notification and comment periods as well as input that can be provided at the public planning commission meeting."*

6. Preserve prime maritime industrial sites from pre-emptive uses until needed for industrial uses.

Applicant Statement: *"This is not a maritime industrial site so this policy does not apply to this project."*

7. Protect identified aggregate resources until they are extracted, and plan for the reclamation and future productive uses of those sites.

Applicant Statement: *"This is not an aggregate resource area so this policy does not apply to this project."*

8. Reserve valuable industrial sites for industrial uses.

Applicant Statement: *"This is one of the primary comprehensive plan policy objectives being met by this application. This heavily developed industrial site within the Forest zone is being rezoned for industrial use which is the highest and best use for this developed site."*

9. Encourage the trade and service sectors and the recreation industry to ensure greater revenue spending locally.

Applicant Statement: *"This project will involve the trade sector primarily during the initial construction phase as well as expansion phases during the project life. A minor trade component will continue on with the life of the millsite which requires routine and major maintenance of the operating equipment."*

10. Support improvements in local conditions in order to make the area attractive to private capital investment.

Consideration of such factors as the following shall be undertaken:

- A. Tax incentives**
- B. Land use controls and ordinances**
- C. Capital improvements programming**

Applicant Statement: *"These control incentives may be involved during this process. These incentives are not the objective of the rezone to industrial but may come into play later on during the permitting phases of the post rezone construction project."*

11. Coordinate with public utility companies to insure energy supplies are available to areas programmed for development and redevelopment.

Applicant Statement:

"A representative for the proposed purchaser reached out to Clatskanie Public Utility District to confirm the available power supply to support this project. The new millsite is estimated to require a 5,000-amp service for running the equipment. The original power distribution system to the millsite was removed during the chipping system demolition. The site currently has a 100-amp underground system to service the maintenance shop and the stormwater pumping systems."

An email response from the PUD, included with this application, shows this project's 5,000-amp service will not create an undue burden on the PUD to supply the power to this millsite.

The PUD letter is contained in Section 3 of the application. Phone and internet utilities are not expected to be larger in size than what was required by the former operations maintenance building. These services are not being proposed to be increased in size and the servicing districts were not contacted to provide input to this project.

There is no public water or sewer available to or near this millsite and these services are not required to be made available to the new operation after the rezone. The millsite has one industrial well (60 GPM) and one municipal well (43 GPM) providing water to the millsite.

There are two geotechnical wells that were installed during the demolition phase of the chipping facility, however these wells do not supply any water to the facility. The two water producing well logs have been included in Section 3 of the application.

The property has an onsite stormwater system to capture and process runoff from the facility. This system consists of three ponds and a series of pumps and gravity flow to move the water in the pond system. Additionally, there is an existing sanitary sewer that supplies necessary on-site disposal with no need for connection to any public disposal services.

Upon construction of the new mill additional sanitary services will likely be required to support the operations and maintenance staff in the production area of the mill. It is likely that the onsite system will have to be expanded or a new larger system installed. The site has excess lands to support an increased sanitary system on site, which will be subject to review and approval by the County Sanitarian.

In summary, the electrical power supply for the proposed future use is available to the property without putting any undue burden on the local PUD (see attached email in application Section 3). Water supply, stormwater disposal and sanitary sewer disposal capacity is available onsite and does not need any public services for these functions. The property has a negligible impact on public facilities to be used as an industrial site."

12. Encourage new industrial growth within the urban areas so as to utilize existing public facilities.

Applicant Statement: *"This fully developed industrial site is not located within the urban area. However, it is within one mile of an urban area so it generally supports this policy as well as directly supporting several of the policies in Goals 9 and 10 above."*

- 13. Encourage industry which needs or can benefit from the locational advantages of an airport and its facilities, to locate adjacent to one of the airports in the County. Create an Airport Industrial district to facilitate this policy.**

Staff Analysis: This project is not within close proximity to an airport. The proposed industrial use does not need and would not benefit from access to an airport or airport industrial district.

FINDING 44: Staff finds that the above statements and analysis adequately address the Plan's Economic Policies, and supports a conclusion that the application is consistent with these Plan Policies.

11. Comprehensive Plan Part XI. Commercial

FINDING 45: The record shows that the proposed rezone does not involve or affect the County's supply of commercial land. This application is submitted pursuant to the statutory provisions of ORS 197.719, which permits the industrial development of property determined to be an abandoned or diminished mill site. ORS 197.719 (6)(b) specifically prohibits such land from being used for retail or commercial development. Staff finds that the Commercial element of the Comprehensive Plan does not apply to this application.

12. Comprehensive Plan Part XII. Industrial Siting

This section of the staff report presents analysis of the Comprehensive Plan Part XII. Industrial Siting, Industrial Economic Analysis in sub-section (A); Industrial Lands Exceptions in sub-section (B); and Goals and Policies in sub-section (C). Applicant addresses the Plan's Industrial Siting element on pages 41-47 of the application (***Exhibit 2***). Applicant's arguments addressing Comprehensive Plan Part XII. Industrial Siting are adopted herein by reference and are incorporated into the findings below.

(A) Comprehensive Plan Industrial Siting: Industrial Economic Analysis

Applicant provides the following argument regarding the Industrial Siting: Industrial Economic Analysis Plan element on pages 41-44 of the application (***Exhibit 2***):

"This rezone to Industrial and subsequent millsite development will support this policy to develop high wage industrial jobs within Columbia County. This will develop, attract and keep a skilled labor force within Columbia County. It is more likely that the labor for these mill jobs will come from within the county from workers displaced from other closed or reduced manufacturing jobsites. This will tend to open up entry level jobs for first time workers or workers re-entering the work force.

This millsite project will help move the county's manufacturing job ratio from its last measured ratio of 1:3.99 (year 2000) towards the 1:2 goal.

This project will impact an area outside of an urban center. The area is very near Clatskanie which in the year 2000 had 2 vacant acres inside the UGB and 31 vacant acres outside the UGB. This project more than doubles the vacant industrial land supply in the Clatskanie "area" outside of the UGB.

The goal density of worker to vacant land outside of the UGB is 1.5 workers per acre. This project is estimated to result in approximately 0.4 to 0.5 workers per acre. Part of the reason for this lower worker density is that approximately 50% to 60% of the available industrial land is taken up with log storage. There is a significant amount of land used for raw material storage versus the amount of land (and workers) required to process the raw materials (logs) into lumber.

The newly zoned Industrial land outside the UGB will be added to the inventory and then immediately utilized to increase the manufacturing job density. The proposed lumber manufacturing operation labor density of 0.4 to 0.5 workers per acres is higher than the previous chipping operation that was operated from approximately 1978 to 2017.

In support of Conclusion 1 there are 20 to 25 jobs created by the rezone and subsequent millsite development which moves the county towards the desired goal of 3,700 new jobs in Columbia County by the year 2000 (and beyond). It will slightly increase the manufacturing job ratio which moves the needle more towards the 1:2 ratio goal in conclusion 2. It adds 49 acres of industrial land as desired by the Conclusion 1 goal and immediately adds jobs to increase the county's manufacturing job ratio in Conclusion 2.

It should be noted that the rezone of this property is not an Exception to Goals 3 and 4 under the "Industrial use of abandoned or diminished mill sites" under ORS 197.719.

This amendment to the County's comprehensive plan is specifically addressed in this Application Section 2. Section 2 details how the idled millsite meets the criteria of ORS 197.719."

FINDING 46: Staff finds that the Applicant's statements and analysis presented above adequately address the issues and objectives identified in the Plan's Industrial Siting: Industrial Economic Analysis element, and supports a conclusion that the application is consistent with this Plan element.

(B) Comprehensive Plan Industrial Siting: Industrial Lands Exceptions

FINDING 47: The Industrial Siting element of the Comprehensive Plan includes the following statement under the heading of "Industrial Lands Exceptions":

Columbia County has a need for more vacant industrial land than is available within the UGBs (see Industrial Economic Analysis above). In order to satisfy the need, Columbia County has designated five (5) sites outside of the UGB's as industrial.

The five industrial exception areas are identified as the Prescott, Scappoose Industrial Airpark, Reichhold Chemicals, Port Westward, and Bernet sites.

Unlike those exception sites, under the provisions of ORS 197.719, land determined to be an abandoned or diminished mill site does not require an Agricultural Land, Forest Land, or Urbanization "Goal Exception" to apply an RIPD zoning designation to the land and develop the land for industrial use. Based on the factors identified within the Plan's Industrial Siting: Industrial Exception Areas element, and the record as provided in this staff report, staff finds that the application is consistent with this Plan element.

(C) Comprehensive Plan Industrial Siting: Industrial Development Goals and Policies

Applicant argument addressing the Industrial Siting: Industrial Goals and Policies Plan element is provided on pages 45-47 of the application (**Exhibit 2**). The Goals and Policies, and Applicant's argument and proposed findings regarding these goals and policies, is provided below.

GOALS:

1. **To strengthen and diversify the economy of Columbia County and insure stable economic growth.**
2. **To utilize Columbia County's natural resources and advantages for expanding and diversifying the industrial base.**
3. **To encourage industrial growth in Columbia County to diversify its economy. New industry should locate to take maximum advantage of existing public and private investments.**

POLICIES:

It shall be policy of the County to establish, implement, and maintain an industrial development program that:

1. **Encourages the creation of new and continuous employment opportunities.**

Applicant Statement: *"The rezone and resulting millsite will add secondary forest products processing jobs to the County's job inventory without removing manufacturing jobs elsewhere in the county. This opportunity also utilizes the natural resources (logs) generated from within the county to produce lumber which is a value-added product."*

2. **Encourages a stable and diversified economy.**

Applicant Statement: *"Secondary manufacturing requires a large capital investment. These investments tend to operate long term due to the large upfront cost which makes them a stable employer."*

3. **Reflects the needs of the unemployed and of those persons who will enter the labor market in the future.**

Applicant Statement: *"This opportunity will provide higher than average wage jobs. The workers are expected to come from lower wage jobs within the local labor market. The lower wage jobs can then be filled with workers seeking to re-enter the labor market or first-time workers."*

4. **Places the County in the position of being able to respond to market opportunities by providing technical assistance in locating available sites for development.**

Applicant Statement: *"The primary impact on County resources will be the processing of this Application. We have talked to the fire department and they would like to provide feedback on the new mill layout and fire system design. Typically the mill personnel are the first responders to a fire event. The fire department will respond and if needed will mop up or take over if the fire gets too large and requires specialized firefighting skills."*

- 5. Recognizes the existence of sites suitable to be developed as deep-water ports but are not needed at this time.**

Applicant Statement: *"Deep water ports are not affected by this rezone and millsite development."*

- 6. Reserves valuable industrial sites for industrial use.**

Applicant Statement: *"This rezone allows an existing valuable fully developed industrial site to be used for an industrial use. This rezone to industrial directly meets this policy objective."*

- 7. Supports improvements in local conditions in order to make the area attractive to private capital investment. Consideration of such factors as the following shall be undertaken:**
- A. Tax incentives**
 - B. Land use controls and ordinances**
 - C. Capital improvements programming**

Applicant Statement: *"The rezone does not directly affect tax incentives. The rezone process however, places restrictions on the site that it cannot be used for commercial purposes in the future."*

- 8. Coordinates with public utility companies to insure energy supplies are available to areas programmed for development and redevelopment.**

Applicant Statement: *"Section 3 of the Application contains the communication with the PUD that shows the proposed millsite and 5,000-amp service will not place an undue burden on the Clatskanie PUD."*

- 9. Assures land which is already used as industrial or irrevocably committed to industry shall be so designated.**

Applicant Statement: *"This property is already irrevocably committed to industrial use. Converting to a resource use is not cost effective and will not happen. The rezone will ensure that industrial land already committed to industrial use will be put back into productive use."*

- 10. Directs labor intensive industries and/or industries needing extensive public facilities to sites within urban growth boundaries.**

Applicant Statement: *"This property was put into industrial use at a time when urban growth boundaries were just being considered and established. The site does not need extensive public facilities from the urban area. The only utility expected to be expanded is the power supply, which is available from the local PUD as explained in Application Section 3."*

- 11. Directs industries that are either land extensive, resource related, marine related, and/or incompatible with urban populations to those sites which are appropriate to the use and are currently zoned for that use.**

Applicant Statement: *"It is more compatible to continue with the historic industrial use in the rezone location than to try to move create a new use in an industrial area within a UGB."*

- 12. Is consistent with the exception statements for those sites requiring an exception to the applicable resource goal.**

Applicant Statement: *"No resource goal exceptions are required for the rezone to Resource Industrial Planned Development (680). ORS 197.719 allows for diminished or abandoned millsites to be rezoned to industrial without requiring an exception to Goals 3 & 4. The adherence to the diminished millsite requirements stated in ORS 197.719 are located at the end of Application Section 2."*

FINDING 48: Staff finds that the above statements and analysis adequately address the Plan's Industrial Siting: Industrial Development Goals and Policies, and supports a conclusion that the application is consistent with these Plan Goals and Policies.

(D) Comprehensive Plan Industrial Siting: Resource Industrial Development Goals and Policies

Applicant argument addressing the Industrial Siting: Industrial Goals and Policies Plan element is provided on pages 45-47 of the application (*Exhibit 2*). The Goals and Policies, and Applicant's argument and proposed findings regarding these goals and policies, is provided below.

GOAL:

It is a goal of the County to provide for industrial development on rural lands when such development can be shown to support, utilize, or in some manner be dependent upon, the natural resources of the area.

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

- 1. Designate as Rural Industrial in the Plan those lands which are currently being utilized or which are recognized as being needed to accommodate rural and natural resource industries.**

Applicant Statement: *"The property being rezoned was used as a heavy industrial site for a period of nearly 40 years until it was closed in 2017. Since closure in 2017 it has been used as a staging site for several local large construction projects. It is currently underutilized and is not in use (vacant). The existing approximate 24 acre paved log yard has been maintained as well as the pumping systems for the stormwater ponds. An existing 3,000 +/- square feet maintenance shop is located on the property and it is not in use."*

- 2. Implement the Rural Industrial plan designation through the use of a single Resource Industrial Planned Development zone.**

Applicant Statement: *"A single zone is not possible for this property as it was developed as an industrial site in the late 1970's and is not located near any other developed industrial properties."*

- 3. Restrict industrial development on land zoned Resource Industrial Planned Development to those uses that:**
 - A. Are not generally labor intensive;**
 - B. Are land extensive;**
 - C. Are located with adequate rail and/or vehicle and/or deep water port and/or airstrip access;**
 - D. Complement the character and development of the surrounding area;**

- E. Are consistent with the rural facilities and existing and/or planned for the area; and,**
- F. Will not require facility and/or service improvements at public expense; or,**
- G. Are not appropriate for location within Urban Growth Boundaries due to their hazardous nature.**

Applicant Statement: "Restricting the uses on this site during the rezone process would not be beneficial as it is being put back into a very similar use to what previously existed. It will not put an undue burden on the public utility districts and"

FINDING 49: Staff finds that the above statements and analysis adequately address the Plan's Industrial Siting: Resource Industrial Development Goals and Policies. Applying the RIPD zone to the land permits rural industrial uses on the land, while restricting urban industrial uses. The proposed rural, resource-related industrial use is consistent with the RIPD zone. Staff finds that the application and the proposed use are consistent with the Industrial Siting: Resource Industrial Development Goals and Policies.

13. Comprehensive Plan Part XIII. Transportation

The Goal of the Comprehensive Plan Transportation element is:

The creation of an efficient, safe, and multi-modal transportation system to serve the needs of Columbia County residents.

Transportation Policy 2 is applicable to this proposed zone change.

Policy 2 states:

The dedication of adequate rights-of-way to meet the standards set in the Transportation Plan shall be required of any person seeking a Zone Change, Conditional Use Permit, Subdivision, or Partition. The developer of a subdivision in an urban growth area will be required to make the appropriate improvements to any related street to meet the roadway, access spacing, and mobility standards set in a Transportation Plan.

Policy 2 is intended to ensure that proposed development is served by adequate public road access. The proposed zone change is specific to the subject 49-acre property and does not involve a subdivision or an urban growth boundary. The property will be accessed from Highway 47, a State Maintained Highway, over an existing private, paved roadway that is under the control of the property owner, and that is improved to withstand heavy

log truck traffic. The application states the property also has a secondary access from Highway 47 via Elliot Road, a county road. The Road Department has indicated traffic to the site will be limited to the private, paved roadway and that trucks will not be permitted to use the unimproved public roadway.

Applicant proposes to establish a timber processing facility on the property that would employ 20 to 25 workers. The property was developed with a similar use from the late 1970s until 2017. Staff reasons that the proposed use should not significantly increase traffic compared to historical levels and activity, and that the property and proposed use are served by adequate public and private access.

Applicant Statement: *"The county transportation engineer will have an opportunity to comment on the proposed development and has been notified. The millsite previously operated for 40 years over existing private forestry roads and will continue through a private easement for ingress / egress to Hwy 47. The existing road system will be reused. Proximity to the urban growth boundary will encourage short commute times, carpooling and easy access to the mill for employees."*

Applicant must use Highway 47 as main access for heavy truck and equipment traffic. Palm Hill Road and Elliott Road are not suitable for heavy truck traffic due to the steep grades and hairpin turns on Palm Hill Road.

If the applicant would like to use Elliott Road as a secondary or emergency access for passenger vehicles only, they will need to obtain an access permit from the Public Works Department.

The County Road Department reviewed the application and did not recommend a Transportation Impact Analysis (TIA). Oregon Department of Transportation was notified of the proposed zone change and final use and had not responded with comments at the time this staff report was prepared.

FINDING 50: Staff finds that the safety and efficiency of the transportation network in the area, specifically Highway 47 and other roads leading to Clatskanie would not be compromised as a result of this proposal. Staff also finds that the private access to the site and the internal vehicle circulation areas are sufficient for the use.

Elliott Road, a County Road, is not permitted to be used as the primary access to the site. If, in the future, the use of the access off of Elliott Road changes, a Transportation Impact Analysis may be required. Staff therefore concludes the application is consistent with the goals and policies of Comprehensive Plan Part XIII: Transportation.

14. Comprehensive Plan Part XIV. Public Facilities and Services

The Goal of the Comprehensive Plan Public Facilities and Services element is:

To plan and develop a timely, orderly, and efficient arrangement of public services as a framework for urban and rural development.

Public Facilities and Services Policy 1 is applicable to this proposed zone change. The stated intent of Policy 1 is to:

Require that adequate types and levels of public facilities and services be provided in advance of or concurrent with development.

The Comprehensive Plan Public Facilities and Services Goal and Policies are primarily intended to address development with urban growth boundaries and high density rural area development such as may occur within rural and industrial exception areas. The property is not within or proposed to be within an urban or rural exception area.

Applicant addresses the Public Facilities and Services Goal and Policies on page 53 of the application (**Exhibit 2**).

Applicant Statement: *The public facilities available for the proposed millsite are fire, public safety, transportation and power. Service agreements with the local fire department will be established once the fire department has the opportunity to comment on the design of the facility. The fire department has commented that the proposed millsite will not cause an undue burden on the fire service as long as the tax base supports them. Public safety will be involved to the extent it will be part of the sheriff's department service area, outside of the urban growth boundary. The local arterial and feeder roads were used for 40 years by the previous mill. It is expected that local roads will support the returning traffic (mostly to Hwy 47). The local PUD has been contacted and power service verified, not causing an undue burden on the utility (see email in section 3 response).*

FINDING 51: As has been established throughout this report, the proposed industrial use will be served by on-site facilities, and the use does not require the development of new public facilities or services. Staff finds the application is consistent with the goals and policies of Comprehensive Plan Part XIV: Public Facilities and Services.

15. Comprehensive Plan Part XV. Energy Conservation

The Goal of the Comprehensive Plan Energy Conservation element is:

To strive for an energy efficient land use pattern based upon sound economic principles.

Energy Conservation Policy 1 is applicable to this proposed zone change. The stated intent of Policy 1 is that:

The County shall encourage energy saving building practices in all future commercial and industrial building.

Applicant addresses the Energy Conservation element on page 54 of the application (**Exhibit 2**).

Applicant Statement: *With building a state-of-the-art mill facility, comes all the modern efficient equipment and processes possible. Although lumber is the primary output of the mill, chips and hog-fuel production ensure near zero waste of forest products. Modern VFD motors and efficient lighting would be standard in a new facility of this type. The development would strive to build a facility as energy efficient as possible. The facility is within a short distance from the town of Clatskanie, limiting commuting energy and encouraging carpooling for those employees who live in the town.*

FINDING 52: Staff finds the application is consistent with the goals and policies of Comprehensive Plan Part XV: Energy Conservation.

16. Comprehensive Plan Part XVI. GOAL 5: Open Space, Scenic and Historic Areas, and Natural Areas

The purpose of the Comprehensive Plan Goal 5 element is to conserve open space and protect the identified natural and scenic resources in Columbia County as defined by Statewide Planning Goal 5 and the implementing administrative rule. The potential impacts to Fish and Wildlife Habitat and Water Resources must be evaluated to establish whether the application satisfies the requirements of Statewide Planning Goal 5, and of this corresponding Plan element,.

Applicant addresses the Comprehensive Plan Goal 5 element on pages 55-76 of the application (**Exhibit 2**). The following applicant statements address the various elements of Plan Part XVI. Goal 5.

Goal 5: Open Space

The purpose of this Plan element is to conserve open space and protect the identified natural and scenic resources in Columbia County as defined by Statewide Planning Goal 5 and the related administrative rule.

Applicant Statement: *It is the intent of this development to preserve open space by maintaining forested areas and developing within the parameters of the previous millsite. This will maintain aesthetic value from Hwy 47 (scenic hwy), and limit development to as small an area as possible. There are large open spaces left forested and no development is expected other than on previously developed areas.*

Goal 5: Surface Mining

No surface mining activity is existing or proposed on the subject property. This element does not apply.

Goal 5: Energy

There are no known deposits of energy materials or sources on the property. This element does not apply.

Goal 5: Fish and Wildlife Habitat

The Goal of the Fish and Wildlife Habitat Plan element is to protect and maintain important habitat areas for fish and wildlife in Columbia County. The County's Comprehensive Plan includes sections covering Big Game, Columbian White-Tailed Deer, Fish, Furbearer, Waterfowl, Non-Game Wildlife, and Upland Game Habitats.

Applicant Statements:**Big Game Habitat**

"All standards associated with peripheral Big Game Habitat will be met. It is not believed to be a conflicting use by approving development on this idled millsite in a peripheral habitat area. All forested/replanted areas will be maintained as habitat and forest production. Existing roads and development areas will be reused, limiting adverse effects on any undeveloped potential habitat areas. The diversity (topography, ponds, reprod, mature trees, etc.) of the property has many forage and cover opportunities for wildlife. The PF-80 zoning currently is compatible with the peripheral habitat

designation, and will continue to do so after the zone change to Industrial. County habitat maps are included."

Columbian White-Tailed Deer Habitat

"This property is out of the mapped Columbia County white-tailed deer habitat, siting standards for peripheral big game habitat will be maintained (county maps included)."

Fish Habitat

There are no fish bearing streams on the property.

Furbearer Habitat

"By maintaining approximately 1/3 of the property as forestland, with drainages and state/county mandated buffers, any existing fur-bearing habitat will be maintained."

Waterfowl Habitat

"Although there are no mapped riparian areas on this property, existing drainage ponds serve as a draw to waterfowl and promote waterfowl habitat. The existing ponds are planned to be reused and stay in their current form."

Non-Game Wildlife Habitat

"Approximately 1/3 of the rezone property will remain forest land and has been re-planted from a recent harvest. Limiting development to the old millsite and using existing roads is the best way to reduce the impact of Non-Game Wildlife Habitat."

Upland Game Habitat

This area does not contain upland game habitat.

Fish and Wildlife Habitat Goals and Policies

"It is the goal to protect fish and wildlife habitat from adverse effects from this proposed development. According to county resources (maps included), the proposed development site is out of mapped natural areas, sensitive plant areas, wetland and hydric soils areas. It is out of the big game habitat area but within the "peripheral" big game habitat area. All efforts will be made to comply with the requirements of development within the peripheral area. Having adequate buffers, limiting development to existing paved areas and using an existing

road system are planned ways to reduce negative impact on wildlife habitat. Clustering buildings if possible and staying away from potentially wet or riparian areas around the ponds are understood as well."

Goal 5: Natural Areas

Applicant Statement: "There are no ecologically significant features mapped on this property or in the natural area registry. It is primarily forestland and some industrial infrastructure. There are some steeper sloped areas and a long ridge that runs along Hwy 47. There is no indication this site could potentially be a significant natural area."

Goal 5: Water Resources

Applicant Statement:

"There are stormwater mitigation and erosion control measures that have historically existed on the idled millsite and will be shown on the submittal site plans. Any new development will be brought to all modern federal, state and local requirements. There is an existing stormwater pond system that the future development will utilize. The system is more than adequate in size to accommodate the proposed future development. The goal is to maintain water quality and resources in Columbia County. There are also two active wells on the property that may be used, reducing the need to potentially drill more wells (well logs included). There are no riparian areas, wetlands or fish bearing streams on the property or near the development area (only existing runoff ponds)."

Goal 5: Historic and Cultural Areas

The property has been developed with industrial use since the 1970s, including extensive amounts of paved and other hard surfaces. There are no know historic or cultural areas on the property.

Goal 5: Oregon Recreational Trails

The property does not contain any recreational trails and there are not recreational trails in the immediate vicinity.

Goal 5: Scenic Sites, Views and Highways

Applicant Statement: *"Although the development address is off of scenic Hwy 47, the mill development cannot be seen (or very difficult to see) from the highway. There is a large hill and forestland between the development area and the highway, obscuring it from sight. There is no degradation of aesthetic appearance due to the zone change and the proposed development."*

Goal 5: Scenic Waterways

There are no designated scenic waterways in Columbia County.

FINDING 53: Based on the evidence and argument provided above, staff finds the application is consistent with Comprehensive Plan Part XVI, GOAL 5: Open Space, Scenic and Historic Areas, and Natural Areas.

17. Comprehensive Plan Part XVII. Recreational Needs

The Goal of the Recreation Needs section is to satisfy the recreational needs of the citizens of Columbia County and its visitors.

Applicant Statement: *"The rezone subject site and surrounding property (is) mostly private forestland and is not available for public recreation. The proposed development will not diminish local access to recreational opportunities on adjacent lands."*

FINDING 54: Staff finds that the application is not affected by and is consistent with Comprehensive Plan Part XVII. Recreational Needs.

18. Comprehensive Plan Part XVIII. Air, Land and Water Quality

The Goal of the Comprehensive Plan Air, Land and Water Quality element is: "To maintain and improve land resources and the quality of the air and water of the County."

Policy 1 is to: "Work with appropriate State and Federal agencies to ensure State and Federal water, air, and land resource quality standards are met."

Policy 2 requires that any future development that is proposed on the subject property: "Comply with all applicable State and Federal standards and regulations regarding noise pollution."

Noise

The property is within an area of primarily forested land. There are no urban growth boundaries, rural residential exception areas, or other densely developed residential areas nearby. There are two PF-80-zoned properties adjacent to the proposed mill site. Those property owners have contacted the Land Development Services (LDS) staff and expressed noise concerns. No nearby property owners had submitted written comments into the record at the time this staff report was prepared.

The proposed use is similar to the industrial facility that operated on the property until 2017. The proposed industrial operation is subject to and will be regulated by Department of Environmental Quality (DEQ) industrial noise standards.

Land

According to the applicant, the existing septic system was in compliance when previous industrial use was discontinued in 2017. Any new development will be required to meet the requirements and standards administered by the County Sanitarian. The location of septic, drainage and waste control systems will be identified and determined to be in compliance during the site development review, prior to operation of any industrial use on the property.

Water Quality

The property contains an existing industrial stormwater drainage system. Any industrial development of the property is required to obtain a Design Review Permit. The Design Review Permit will require the property owner to comply with adopted permit requirements to protect air, land and water quality during site development and during the operation of the facility.

Applicant Statement:

"The goal is to comply with all regulations regarding air and water quality. Managing septic systems, spill control measures, maintaining sediment/runoff controls and adequate filtration measures are a priority to protect air, land and water quality. The previous mill was required to comply with all environmental assessment requirements and had maintained all required permits pertaining to air, land and water quality. All new development will meet required standards. The proposed new development will utilize the existing three pond, gravity fed stormwater system. The stormwater ponds are projected to adequately support the new development."

FINDING 55: Staff finds that the application is consistent with Comprehensive Plan Part XVIII. Air, Land and Water Quality.

19. Comprehensive Plan Part XIX. Natural Disasters and Hazards

Slopes: The property contains some forested and replanted areas with slopes greater than 30 percent. Applicant states that: "Adequate buffers for runoff and erosion control mitigation strategies have been in place in the past and are expected to continue to be prioritized." The record shows the property contains a stormwater retention pond system.

Floodplain: There are no mapped flood hazard areas on the property.

Landslide Hazard Areas: The application includes a copy of the county's landslide hazard map. The landslide hazard map shows that some forested areas of the property contain high landslide hazard areas; however there are no high hazard areas within the developed areas of the property.

Earthquake Hazards: The Plan states that no definitive study of earthquake potential has been conducted in Columbia County. The Plan also states there is one known fault in the County, located between Clatskanie and Rainier, but that no recent fault activity has been recorded. The Plan concludes that: "Earthquake hazards in the county appear nominal, and special precautions appear unnecessary."

Soils: The County soil survey shows that the property is predominantly Anunde silt loam soil with slopes of 3-30%. The application demonstrates that the soils on the property are not associated with slope hazards, low shear strength, mass movement, or high water tables.

Applicant Statement: *"There are no mapped hazard areas in the area of development. Any construction will comply with the uniform building code and necessary setbacks from natural hazards. Development will not be taking place in areas with excessive slopes or erosion prone areas. Erosion control prevention and current DEQ permits were in place when previous mill was closed and the same is expected with any new development proposed."*

FINDING 56: Based on the above analysis, Staff finds that the application is consistent with Comprehensive Plan Part XIX. Natural Disasters and Hazards.

20. Comprehensive Plan Part XX. Willamette River Greenway

FINDING 57: The property is not within the Willamette River Greenway. This Plan element does not apply.

D. Oregon Statewide Planning Goals

Columbia County Zoning Ordinance (CCZO) Section 1502.1(A)(2) requires a proposed zone change to be consistent with the Statewide Planning Goals (ORS 197), including Goal 12 Transportation and the requirements of the Transportation Planning Rule (ORS 660-012-00600). The following Statewide Planning Goals (Goals) apply to this application. Goals not addressed have been determined by staff to be not applicable.

Applicant addresses the applicable Goals on pages 90-92 of the application (**Exhibit 2**). Based on Applicant statements regarding compliance with OAR Chapter 660 Division 15: Statewide Planning Goals and Guidelines, and the staff analysis below, staff concludes the applications are consistent with the Statewide Planning Goals and CCZO 1502.1.

Goal 1 – Citizen Involvement

Goal 1 requires opportunity for citizens to be involved in all phases of the planning process. Goal 1 is satisfied when the County follows the public involvement procedures set out in statute and in its acknowledged Comprehensive Plan and land use regulations.

Applicant Statement: *"The importance of providing widespread citizen involvement as much as possible is understood as a state goal.*

Communication, community involvement and information for the project will be available as much as possible."

For quasi-judicial Comprehensive Plan Amendments and Zone Changes, the County's land use regulations, ORS 215.060 and ORS 197.610 require notice to the public and to the Department of Land Conservation and Development (DLCD). Public hearings before the County Planning Commission and Board of Commissioners are also required. The record shows the County has complied with these public notice and hearing requirements. By complying with these regulations and statutes, as the County has complied with Goal 1.

Goal 2 – Land Use Planning

The purpose of Goal 2 is: "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." Goal 2 requires County coordination with affected governmental entities when revising the County's Plan and land use regulations. Goal 2 includes standards for taking exceptions to statewide goals. An exception may be taken when a statewide goal cannot or should not be applied to a particular area or situation.

Applicant Statement: *"City, county, state and federal agency and special district plans and actions related to land use shall be consistent with the comprehensive plans of cities and counties and regional plans adopted under ORS Chapter 268". "This project will be consistent with the comprehensive plan of Columbia County and any regional adopted plans. It is the intent to comply with and be aware of any social, economic, energy and environmental needs brought forward by this project. Appropriate public comment opportunities and review is expected for affected parties throughout this proposal. Sufficient time is expected for collection of factual data, defining problems and solutions, citizen involvement and resolution to any potential conflict."*

Previous findings establish that the County has complied with the Goal 2 coordination requirements. The County notified the Department of Land Conservation and Development (DLCD) more than 35 days prior to the first evidentiary hearing. Notice was provided to affected governmental entities and the zone change will be reviewed in consideration of any comments received.

Findings throughout this report demonstrate the application is consistent with the County's Comprehensive Plan and Zoning Ordinance and with Oregon's Statewide Planning Goals. As established in previous findings, the County is not required to take a Goal 3, Goal 4, or Goal 14 Exception when the proposed zone change meets the requirements of ORS 197.719.

Goal 3 – Agricultural Lands

Goal 3 defines "agricultural lands" and requires counties to "preserve and maintain" them through farm zoning. The subject property is not designated or zoned as agricultural land. Goal 3 exception is not required to rezone the subject property to an industrial use pursuant to ORS 197.719.

Applicant Statement: *"It is understood the state goal is to preserve and maintain agricultural land. The proposed development is on a site previously paved/developed and roads will be reused. Existing agricultural (forested) lands should not be affected. There are no proposed adverse effects expected on the existing forest land (recently harvested forest land has been replanted and will remain forested), with no changes to accepted farming/forest practices due to proposed zone change."*

Goal 4 – Forest Lands

Goal 4 defines forest lands and requires counties to inventory them and adopt policies and ordinances that will "conserve forest lands for forest uses."

Applicant Statement: *"It is understood the state goal is to preserve forest lands. The proposed development is on a site previously paved/developed and existing roads will be reused. Existing forested areas should not be affected. There are no proposed adverse effects expected on the existing forest land (recently harvested forest land has been replanted and will remain forested), with no changes to accepted farming/forest practices due to proposed zone change."*

The subject property is designated as Forest Land in the County's Comprehensive Plan and is zoned Primary Forest (PF-80). The record shows the property has been predominantly developed with industrial forest uses since the 1970s, and that the property does not contain a significant forest resource. A Goal 4 exception is not required to rezone the subject property to an industrial use pursuant to ORS 197.719.

Goal 5 – Natural Resources, Scenic and Historic Areas, and Open Spaces

Goal 5 is established to protect and preserve more than a dozen natural and cultural resources. It establishes a process for each resource to be inventoried and evaluated. If a resource site is found to be significant, a local government has three policy choices: preserve the resource, allow proposed uses that conflict with the resource, or balance the needs of the resource and the conflicting use.

Applicant Statement: *It is understood that the state goal is to protect natural resources and conserve scenic and historic areas and open spaces. The proposed zone change and development will be on a site previously developed. Every effort will be made to preserve existing forested, scenic and open space areas. Adequate distance from riparian and wildlife areas will be maintained.*

The facts contained in Staff Report **Section IV Subsection C Paragraph 1**, and summarized in **Finding 53**, establish that the application complies with Goal 5.

Goal 6 – Air, Water, and Land Resources Quality

Goal 6 requires local comprehensive plans and implementing ordinances to be consistent with state and federal regulations affecting noise, air, water, and land resources.

Applicant Statement: *It is understood that the state goal is to maintain and improve the quality of the air, water and land resources of the state. All onsite septic, wells and stormwater will comply with state and local codes. Waste and process discharges will not exceed carrying capacities, and environmental resources will not be degraded or threatened.*

The facts contained in Staff Report **Section IV Subsection C Paragraph 18**, and summarized in **Finding 55**, establish compliance with Goal 6.

Goal 7 – Areas Subject to Natural Disasters and Hazards

Goal 7 is intended to protect life and property in locations subject to natural hazards, such as floods, landslides and earthquakes. Goal 7 requires jurisdictions to apply "appropriate safeguards", i.e. adopted floodplain ordinance provisions, when developing within a known hazard area.

Applicant Statement: *"It is understood the goal of the state is to protect people and property from natural disasters. Coordination with state and local authorities on natural disaster prevention and response is expected with this development. The proposed development is not in a mapped hazard area."*

The facts contained in Staff Report **Section IV Subsection C Paragraph 19**, and summarized in **Finding 56**, establish compliance with Goal 7.

Goal 8 – Recreational Needs

Goal 8 directs communities to evaluate recreational needs and resources and to plan for them.

Applicant Statement: *"The site is mostly private forestland and is not available for public recreation. The proposed development will not diminish local access to recreational opportunities on adjacent lands."*

As established previously in this staff report, Goal 8 does not apply to the subject property and is not affected by this application.

Goal 9 – Economy of the State

Goal 9 is intended to promote diversification and improvement of the economy. Goal 9 asks communities to inventory commercial and industrial lands, project future needs for such lands, and plan and zone enough land to meet those needs.

Applicant Statement: *"We believe the state's goal to provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens will be promoted by the potential of 20-25 additional jobs in the local economy. The proposed development could potentially provide safe, well-paid employment opportunities in the community, contributing to a healthy and stable economy."*

The economic impacts related to the proposed zone change and industrial development are identified in Staff Report **Section IV Subsection C Paragraph 10**, and summarized in **Findings 43 and 44**, establish compliance with Goal 9.

Goal 10 – Housing

Goal 10 requires that cities must plan for and accommodate needed housing types, such as multifamily and manufactured housing. This application does not affect a city or urban area and does not involve housing supply. Goal 10 is not affected by this application.

Goal 11 – Public Facilities and Services

Goal 11 is intended to ensure efficient planning of public services such as sewers, water, law enforcement, and fire protection. Goal 10 directs that public services should to be planned in accordance with a community's needs and capacities prior to development, rather than as a response to infrastructure needs as development occurs.

Applicant Statement: *"It is understood that the State's goal is to plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development. Facilities and services for the proposed development have been established in the past, due to development being on an established mill site. Utilities and services have been deemed adequate for the proposed use whether on site or public."*

The record establishes that the proposed use contains adequate private facilities and that no impacts to public facilities and services will result from this zone change.

Goal 12 – Transportation

Goal 12 is intended to provide "a safe, convenient and economic transportation system."

Applicant Statement: *"It is understood that the state's goal is to provide and encourage a safe, convenient and economic transportation system. The bulk of road use for trucking will be from a private road to state Hwy 47, with adequate input provided by county transportation staff as to acceptable county road use to the north."*

The record presented in this staff report establishes that the proposed zone change and industrial use are consistent with Goal 12.

Goal 13 – Energy Conservation

Goal 13 states that: "Land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles."

Applicant Statement: *"It is understood that land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles. By reusing an idled mill site and existing roads, the goal is to limit new development, maximizing existing developed space. Options for renewable energy will be acknowledged at the time of design."*

The record presented in this staff report establishes that the proposed zone change and industrial use are consistent with Goal 13.

Goal 14 – Urbanization

Goal 14 requires cities to estimate future growth and needs for land and then plan and zone enough land to meet those needs. Goal 14 requires each city to establish an "urban growth boundary" (UGB) to "identify and separate urbanizable land from rural land." Goal 14 is intended to restrict urban development on rural land.

Applicant Statement: *"It is understood that the state's goal is to provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities. The proposed development is outside of the urban growth boundaries and will not affect the urbanization goals."*

Goal 15 – Willamette Greenway

Goal 15 establishes a program to protect the 300 miles of "greenway" that is established along the Willamette River. The property is not along or near the Willamette River. Goal 15 does not apply.

Goals 16-19 – Estuarine, Coastal Shorelands, Beaches and Dunes, and Ocean Resources.

Columbia County does not contain any of these coastal resources. Statewide Planning Goals 16 through 19 do not apply.

E. Public Comments

Staff received written comments from two adjacent property owners prior to completion of this staff report. Judy Bergman submitted comments asserting that the property was a log sorting yard but was not a mill. Ms. Bergman expressed concerns with the septic and water systems, noise, wildlife, runoff, and the use of a single-lane gravel road to access the site.

Skyler Engen commented that the prior use of the property does not meet the definition of an abandoned or diminished mill site, because no wood products were manufactured on the property and the chipping equipment was not a permanent building. Mr. Engen also expressed concerns related to proximity of mill activity to his home; noise; and the safety of the gravel roadway for children walking to the bus stop.

Public comments are included in **Exhibit 5**. Comments submitted after completion of the staff report will be provided at the hearing.

F. Agency Comments

Staff received the following agency comments prior to completion of the staff report. Comments submitted after completion of the staff report will be provided at the hearing. Agency comments are attached in **Exhibit 4**.

Assessor's Office: We have reviewed the enclosed application and have no objection to its approval as submitted.

Public Works: (1) Applicant must use Highway 47 as main access for heavy truck and equipment traffic. Palm Hill Road and Elliott Road are not suitable for heavy truck traffic due to the steep grades and hairpin turns on Palm Hill Road. (2) If the applicant would like to use Elliott Road as a secondary or emergency access for passenger vehicles only, they will need to obtain an access permit from the Public Works department.

County Sanitarian: Authorization notice with a site visit required to place the existing septic system into service.

Department of Land Conservation and Development: No comments received as of the date of this report.

Oregon Department of Transportation: No comments received as of the date of this report.

Oregon Department of Forestry: We have reviewed the enclosed application and have no objection to its approval as submitted.

Soil and Water Conservation District: Follow all BMPs regarding erosion control and water quality protection during construction and operation.

State Watermaster: We have reviewed the enclosed application and have no objection to its approval as submitted.

Clatskanie - Quincy CPAC: No comments received as of the date of this report.

V. STAFF RECOMMENDATION

Based on the evidence and argument and the facts and findings identified in this staff report, the Planning Director, and the Planning Commission by Order No. PA 22-01 and ZC 22-01, recommend the Board of County Commissioners **APPROVE** Plan and zone map amendment applications PA 22-01 and ZC 22-01 to change the Plan map designation of the 49.34-acre portion of the properties identified in Columbia County Assessor records as tax map numbers 7512-00-00201 and 7512-00-00401, and as designated by the survey included with the application (**Exhibit 2**), from Forest Resource Land to Rural Industrial Land; and to change the zoning designation of the property from Primary Forest (PF-80) to Resource Industrial – Planned Development (RIPD); for the purpose of establishing a forest products processing facility pursuant to ORS 197.719

VI. EXHIBITS

1. Planning Commission Order PA 22-01 and ZC 22-01
2. Application
3. Applicant's Supplemental Evidence and Argument
4. Agency Comments
5. Public Comments

EXHIBIT 1
PLANNING COMMISSION
ORDER No. PA 22-01 AND ZC 22-01

**BEFORE THE COLUMBIA COUNTY
PLANNING COMMISSION
ST.HELENS, OREGON**

In the matter of concurrent applications by)
Weyerhaeuser Timber Holdings, Inc. for a)
Comprehensive Plan map amendment and a zoning)
map amendment to designate a 49.34-acre property)
as Rural Industrial Land with a Resource Industrial)
– Planned Development (RIPD) zoning designation.)

FINAL ORDER
PA 22-01 and ZC 22-01
(Board Recommendation)

This matter came before the Columbia County Planning Commission (Commission) on the application of Weyerhaeuser Timber Holdings, Inc. for a *Comprehensive Plan* (Plan) map amendment and a zoning map amendment to change the Plan map designation of a 49.34-acre property from Forest Resource to Rural Industrial; and to change the zoning designation of the property from Primary Forest (PF-80) to Resource Industrial – Planned Development (RIPD).

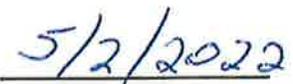
The Commission conducted a duly noticed public hearing to consider the applications on April 18, 2022. Notification of the hearing was provided to the Clatskanie-Quincy CPAC, the Clatskanie Rural Fire Protection District, the Columbia County Public Works Department, the Oregon Department of Forestry, the Oregon Department of Land Conservation and Development, other county departments and state agencies, and surrounding property owners.

The Commission, having reviewed and considered all written and oral evidence and argument submitted for the record, adopted a motion by a vote of 5-0 to adopt the findings of the staff report and recommend to the Board of County Commissioners for Columbia County (Board) that the Board **APPROVE** *Comprehensive Plan* map amendment application PA 22-01 and Zoning Ordinance map amendment application ZC 22-01 as proposed.

COLUMBIA COUNTY PLANNING COMMISSION



Shaun Stewart, CHAIR



DATE

EXHIBIT 2
APPLICATION
PA 22-01 & ZC 22-01

192-22-000011 - PLNG
BOOK PAGE
192-22-000012 - PLNG

COLUMBIA COUNTY
LAND DEVELOPMENT SERVICES

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

General Application

File No. 22-22-01
PA 22-01

GENERAL LAND USE PERMIT APPLICATION
Zone Change

Other: _____

APPLICANT: Name: Jeremy Keepers, Timber Valley Development, Inc.

Mailing address: 81711 Mahr Lane, Creswell, OR 97426

Phone No.: Office 541-729-9072 Home N/A

Email: jjk.timber@gmail.com

Are you the _____ property owner? owner's agent?

PROPERTY OWNER: _____ same as above, OR:

Name: Weyerhaeuser Timber Holdings Inc. (Samantha Turner is Weyerhaeuser's Representative)

Mailing Address: 220 Occidental Avenue South, Seattle, WA 97016

Email: Samantha.Turner@Weyerhaeuser.com

PROPERTY ADDRESS (if assigned): _____

76103 Highway 47, Clatskanie, OR 97016

TAX ACCOUNT NO.: Part of 7512-00-00401* (#27531) Acres: 91.51 Zoning: PF 80

Part of 7512-00-00201* (#26368) Acres: 76.24 Zoning: PF 80

*49.34 acres is proposed to be rezoned and is a portion of tax lots 201 and 401 (see attached survey showing rezone area). A property line adjustment will create 49.34 acre lot. Acres: _____ Zoning: _____

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

<u>Use:</u>	<u>Approx. Acres</u>
<u>Paved Industrial Use Area (Former Log Chip Facility)</u>	<u>24.0</u>
<u>Access Roads</u>	<u>4.0</u>
<u>Stormwater Retention Ponds (Industrial Use)</u>	<u>2.2</u>
<u>Forested (Trees, brush)</u>	<u>19.14</u>
Total acres (must agree with above):	<u>49.34</u>

ZONE CHANGE FACT SHEET

Please complete the following:

1. What is the present zoning? Primary Forest Zone PF80
2. What zone is being proposed? Resource Industrial Planned Development 680
3. Zoning Map Amendment Yes No
4. State the specific purpose of the zone change request: _____
 The site was developed in the late 1970's for log storage, sorting and chipping industrial uses and was operated up until 2017. The rezone is requested in order to put the fully developed idled millsite (paved log yard, power, roads, two buildings and a stormwater retention pond system) back into productive industrial use.
5. Why is the subject property better suited for the proposed use than the use presently permitted: _____
 Since the chip mill was demolished, the 24 acre paved log yard, road system and stormwater retention ponds has sat idle. This improved area has been used for storage several times for local construction projects. Otherwise, the developed site has not been fully utilized. Putting the idled mill back into mill use is the best use for the property and will fully utilize it.
6. 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: _____
 It will provide 20 to 25 full time jobs when full operation is achieved which is a benefit to the community residents and the local economy in Columbia County. There is a nearby operation that is similar in use to what is being proposed but is primarily a wholesale lumber producer. The proposed use on the subject property will manufacture a range of wood products for retail, and private label end users in addition to wholesale lumber production similar to what is made at the nearby existing facility. 11
7. Describe how the proposal is in general conformance with the comprehensive plan and the planning objectives for the specific area: _____
 The comprehensive plan pertaining to idled mill sites is implemented by Columbia County Zoning Ordinance Under Code Section 306 CUP Industrial Uses (code is attached). The idled and partially demolished wood chip facility meets the requirements of code section 306.20(A): It is outside of the UGB, was closed after January 1, 1980 and contains still contains permanent buildings that were used in wood products production. Code section 306.20(B) allows for a comprehensive Plan Amendment to allow an abandoned or diminished mill site to be zoned for industrial use.

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: _____
 The property was being used for a log yard and chip facility at the time it was zoned to Primary Forest PF80. It remained in that use up to the year 2017 when it was closed and the chipping portion of the facility was demolished. Normal upgrades to the existing facility infrastructure were made after the site was zoned PF80.

9. Does the subject property presently have adequate public facilities, services, and transportation to support the proposed use? Millsite. If not, describe the development plan being proposed to provide these services: _____
 The property currently has adequate road, power, water and stormwater services available on site that are necessary for the new mill's operations. It will not put a burden on any public facilities to restart this new mill operation on the idled property. No new public services are being proposed at this time other than a power capacity increase. The Clatskanie PUD has indicated that the proposed power upgrades will not put an undue burden on the PUD.

+++++

The applicant must submit the following in its application to the Planning Commission hearing, which is regularly scheduled for the 1st Monday of each month:

- 1) Answers to the above questions.
- 2) The application form attached.
- 3) Vicinity Map.
- 4) Zoning Map Amendment fee
- 5) A vicinity map is also attached.

ZONE CHANGE CRITERIA

The following sections are from the Columbia County Zoning Ordinance:

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.

- .2 Minor Map Amendments are defined as a Zone Change which does not require an amendment to the Comprehensive Plan. The Commission may grant a Minor Map Amendment provided they find adequate evidence has been presented at a hearing substantiating the following:
- A. The Zone Change is consistent with the Comprehensive Plan; and
 - B. 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."

The comprehensive plan pertaining to idled mill sites is implemented by Columbia County Zoning Ordinance Under Code Section 306 CUP Industrial Uses (code is attached). The idled and partially demolished wood chip facility meets the requirements of code section 306.20(A): It is outside of the UGB, was closed after January 1, 1980 and contains still contains permanent buildings that were used in wood products production. Code section 306.20(B) allows for a comprehensive Plan Amendment to allow an abandoned or diminished mill site to be rezoned to Resource Industrial Planned Development 680.

INDUSTRIAL USES – 306 CUP

- .20 Abandoned or diminished mill sites means a mill, plant, or other facility engaged in the processing or manufacturing of wood products, including sawmills and facilities for the production of plywood, veneer, hardboard, panel products, pulp and paper.
- A. Pursuant to ORS 197.719 these abandoned or diminished mill sites may be zoned for industrial use provided the facility:
 1. Is located outside of urban growth boundaries;
 2. Was closed after January 1, 1980, or has been operating at less than 25 percent of capacity since January 1, 2003; and
 3. Contains or contained permanent buildings used in the production or manufacturing of wood products.
 - B. Notwithstanding statewide land use planning goals protecting agricultural lands or forestlands or statewide land use goals relating to urbanization, the County may amend the County's Comprehensive Plan and land use regulations to allow an abandoned or diminished mill site to be zoned for industrial use.
 - C. The County shall determine the boundary of an abandoned or diminished mill site. For an abandoned or diminished mill site that is rezoned for industrial use under this subsection, land within the boundary of the mill site

may include only those areas that were improved for the processing or manufacturing of wood products.

- D. For an abandoned or diminished mill site that is rezoned for industrial use under this subsection, the Planning Commission may approve only the industrial development and accessory uses subordinate to such development on the mill site. The Planning Commission may not approve any other uses including, but not limited to, retail, commercial or residential development on the mill site.
- E. For land that, on June 10, 2003, was zoned for Primary Agriculture, Primary Forest or Forest Agriculture and that is rezoned for industrial use under this subsection, the County may not later rezone the land for retail, commercial or other nonresource use, except as provided under the statewide land use planning goals or under ORS 197.732.

307 General Review Standards.

- .1 All uses in the Primary Agriculture Zone shall meet the review standards found in the above enabling Sections 304, 305 or 306. To also ensure compatibility with farming and forestry activities, the Planning Director, hearings body or Planning Commission shall determine that a use authorized by Sections 304, 305, or 306, except as specifically noted, shall meet the following requirements:
 - A. The proposed use will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; and
 - B. The proposed use will not significantly increase the cost of accepted farm or forest practices on lands devoted to farm or forest use.
- .2 In addition to the requirements in 307.1A. and B., the applicant may demonstrate that the standards for approval will be satisfied by imposing clear and objective conditions to ensure conformance to applicable standards of the proposed PA-80 use.
- .3 For all residential development approved under 305.1 through 305.13, the owner shall sign and record in the deed records a document binding on the landowner and any successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices normally allowed under law.
- .4 Permit Expiration:
 - A. For any discretionary decision under Sections 305 and 306, except as provided for in Subsection 307.5 below, if not within an urban growth area, the approval period for development is void two (2) years from the date of final decision if a development permit is not issued by Land Development Services;
 - B. The Director may grant extensions of up to one year if the applicant requests an extension in writing prior to the approval period expiration and it is determined that the applicant was not able to begin or continue

NARRATIVE APPLICATION SECTIONS 1, 2 AND 3

The site was developed in the late 1970's for log storage, sorting and chipping industrial uses and was operated up until 2017. The rezone is requested to put the fully developed idled millsite (paved log yard, power, roads and stormwater retention pond system) back into productive industrial use.

Since the chip mill was decommissioned, the approximate 24-acre paved log yard, road system and stormwater retention ponds has sat idle. Since 2017, this improved area has been used several times for storage during local construction projects. Otherwise, the developed site has not been fully utilized since closure in 2017.

Putting the idled mill back into mill use is the highest and best use for the property and will fully utilize it. It will provide 20 to 25 full time jobs when full operation is achieved which is a benefit to the community residents and the local economy in Columbia County.

The prospective purchaser on the subject property will manufacture a range of wood products for retail, and private label end users in addition to wholesale lumber production.

Application Section 1. The proposed zone change is consistent with the policies of the Comprehensive Plan. See Attached Application Section 1.

Application Section 2. The proposed Zone Change is consistent with the Statewide Planning Goals (ORS 197). See Attached Application Section 2.

Statewide Planning Goals

"The foundation of Oregon's statewide land use planning program is a set of 19 statewide planning goals. The goals express the state's policies on land use and related topics, such as citizen involvement, housing, and natural resources.

Most of the goals are accompanied by "guidelines," which are suggestions about how a goal may be applied. As noted in Goal 2, guidelines are not mandatory. The goals and guidelines are, however, adopted as administrative rules (Oregon Administrative Rules chapter 660, division 15)."

Application Section 3. The property 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. See Attached Application Section 3.

Application Section 1

AUGUST 1, 1984

Ordinance No. 84-4

[Integrated through Oct 10, 2017]

COLUMBIA COUNTY COMPREHENSIVE PLAN

AMENDED:

ORDI. NO.	EFFECTIVE DATE	DESCRIPTION
85-1	Mar 1985	Multiple Changes - 44 pages
85-8	Jul 1985	Agriculture, Forest, Rural Centers, Greenway
53-85	Jul 1985	Correct clerical errors: Ordinances 85-1 and 85-8 [Board Resolution No. 53-85]
89-7	Jul 1989	Citizen Involvement: Policy 8
93-7	Jul 1993	Economy: Policy 13, Airport Industrial zone
98-1	Apr 1998	Surface Mining, Aggregate Inventories
98-3	Jun 1998	Transportation Systems Plan
98-4	Feb 1999	Rural Communities, Rural Residential: text and policies
98-5	Jul 1998	Economy, Urbanization: update population projections
99-5	Nov 1999	Rural Residential: Policies 1, 3, 4, 8
2000-01	Sep 2000	Surface Mining, Reichhold site
2000-04	Nov 2000	Surface Mining, Scappoose Airpark
2000-05	Nov 2000	Rural Residential: Policy 4
2001-02	Mar 2001	Economy, Population: update population projections
2001-09	Jan 2002	Interim Development Standards for City of St. Helens UGA
2003-06	Jul 2003	Fish and Wildlife Habitat; Historic and Cultural Areas
2003-05	Dec 2003	Goal 5 Sensitive Lands
2009-07	Sep 2009	20 Year Population Forecast
2010-11	Jan 2010	Resource Lands Amendments
2013-2	Nov 2013	Tide Creek Rock Zone Change Forest Agriculture to Surface Mining
2017-2	Oct 2017	Columbia County Transportation Plan

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PART I. INTRODUCTION TO THE PLAN

ADMINISTRATIVE PROCEDURES: GOALS AND POLICIES

It is essential the citizens of Columbia County be provided with a comprehensive plan that will accommodate the changing needs of the communities in which they live, work and play. While this plan is the result of considerable public input, study and analysis of existing physical, economic, environmental, and social conditions, and a projection of what future conditions are likely to be, it recognizes the importance of providing a framework for changing the plan periodically or as the need arises.

GOALS:

1. To assure the goals and policies of this plan are implemented.
2. To provide review and revision procedures which include provisions for participation by citizens and affected interest groups.
3. To provide an understandable framework for reviewing and revising this plan.

POLICIES:

1. Establish procedures to monitor changes in population, vacant lands, public facilities and environmental and economic changes.

This project does not affect the establishment of procedures to monitor these changes. However, the plan will be updated as a result of the rezone after it is approved as required by Columbia County code section 1502.

2. Maintain the Citizen Planning Advisory Committee (CPAC) program as a means for the public and interest groups to express their views on County or Community needs, changes and improvements.

The CPAC will be allowed to provide the public and interest groups to comment and participate in this zone change process. This is accomplished by the County's notice for comment and notice of decision process.

3. Insure the goals, objectives, policies, and implementing strategies of the Plan are reviewed as needed or inventory data changes. The review shall be formally done every two (2) years. For the purpose of this Plan, the following terms are defined:

Goal: The ultimate end toward which an activity or effort is directed.

Objective: A position toward which an activity or effort is directed, which leads to the ultimate goal.

Policy: A course of action designed to give constant guidance to present and future development decisions and thereby meet the goals and/or objectives.

Implementing Strategies: Approaches or techniques for implementing the policies. They describe the necessary programs and regulations and give direction to County agencies and departments for plan-related activities.

Goals, objectives, policies, and implementing strategies are to be considered mandatory.

The county is consistent in applying the zone change criteria through it's zone change criteria application under code section 1502.

4. Formally update the Comprehensive Plan every five (5) years.

Not affected by this application.

5. Provide a framework by which the Comprehensive Plan may be reviewed, revised and amended. Amendments to the Comprehensive Plan and its implementing ordinance(s) shall be in accordance with the following procedures and guidelines:
 - A. Amendments may be initiated by the Board of Commissioners, the Planning Commission, the Planning Director or the owner(s) of the affected property.
 - B. A Citizen Planning Advisory Committee may, upon a majority vote of its members, formally request either the Board of Commissioners or the Planning Commission initiate an amendment.
 - C. Revisions or amendments will follow the same process as initial adoption - CPAC review, Planning Commission public hearing and recommendation, and Board hearing and adoption of revisions or amendments.
 - D. For quasi-judicial amendments, all property owners within two hundred and fifty (250) feet of the affected area shall be notified of the hearing date and the requested amendment at least ten (10) days prior to the first scheduled public hearing.
 - E. For legislative amendments, notice of the public hearing and a copy of the proposed amendment, will be mailed to all Citizen Planning Advisory Committees and interested parties at least ten (10) days prior to the first scheduled public hearing.

Not affected by this application.

5. The Planning Directory shall make the initial decision on any questions of interpretation or applicability of the plan. Such decisions may be appealed to the Board of Commissioners. All appeals shall be filed pursuant to section 1700 of the Columbia County Zoning Ordinances.

The Planning Director has provided input to this rezone process and stressed that the applicants needed to prioritize a focus on addressing the following Policies:

- a) **Forest Lands Policy 1.A**
- b) **Forest Lands Policy 2**
- c) **Economic Policies**
- d) **Fish and Wildlife Policies**
- e) **Air, land and water quality Policies**
- f) **Noise Policies**
- g) **Land element, relating to septic, water, industrial waste Policies**
- h) **Possible impact to transportation Policies**

7. Existing ordinances and regulations will be amended and new ordinances and regulations shall be adopted to implement this plan as appropriate.

Both a comprehensive map amendment and plan amendment will be made after the rezone application is completed.

8. All land use approvals shall be consistent with this plan.

This application is addressing the 21 components of the Columbia County comprehensive plan and the 19 Statewide planning goals. The application shows how the rezone is consistent with the plan and the goals.

9. Revisions or amendments proposed within an urban growth boundary shall be in accordance with the Urban Growth Area Management Agreement adoption for that area.

Not applicable as the subject property is not within the UGB.

10. The County will continue coordination with affected governmental agencies in future reviews and revisions of the comprehensive plan and it's implementing ordinances.

Not affected by this application.

PART II. CITIZEN INVOLVEMENT**CITIZEN INVOLVEMENT: GOALS AND POLICIES**

It is Columbia County's policy to MAINTAIN A CITIZEN PLANNING ADVISORY COMMITTEE SYSTEM to offer opportunities for citizens to be involved in all phases of the land use planning process, and in addition, to provide:

1. Assistance through the distribution of planning information.
2. Coordination of public involvement.
3. A framework for public involvement in the development of land use plans and policies.

GOALS:

1. To assure broad-based, county-wide citizen involvement in the planning process to include formulation of plans and ordinances, development of goals and objectives and input into everyday planning functions.
2. To increase the citizens' awareness of planning programs at both the county and state level.
3. To provide methods by which county citizens, organizations and interest groups have opportunities to be informed and participate in all phases of the planning process.
4. To provide a means for broad-based dissemination and availability to the public of technical information and other relevant planning documents, ordinances, plans, maps and correspondence.
5. To assure county support for the Citizen Involvement Programs (CPACs) in the form of human, financial, informational and technical assistance.
6. To insure continued citizen participation in the planning process and periodic re-evaluation of the Citizen Involvement Program.

POLICIES:

1. To stimulate citizen involvement in the County by providing broad exposure to all phases of the planning process through radio and newspaper notices, general mailings and public meetings.

The county has an established process for processing the zone change application. This includes a DLCD pre PAPA notice as well as a post PAPA notice (written notices). In addition the public may participate in the Planning Commission Meetings (public meetings).

2. broad representation on citizen committees by assuring equal opportunities exist for all citizens and interest groups to be involved in the development and composition of these committees.

The CPAC is an established committee in existence since 1975 and provides an equal opportunity for citizen and community input to the rezone process.

3. To encourage the citizens of the County, through the Citizen Involvement Program, to become involved in inventorying, recording, mapping, describing, analyzing, and evaluating the elements necessary for development of a comprehensive planning program.

This proposed rezone change does not rise to this level of community participation which is geared towards a larger scale rezoning of multiple properties across a wide geographical area.

4. To assure the citizens of the County, through the Citizen Involvement Program, the opportunity to review and recommend changes to all plans and /or ordinances prior to the public hearing process.

The CPAC committee will be notified for comment ahead of the first public hearing as outlined in the application process.

5. To assure that County Citizens, through the Citizen Involvement Program, are involved in developing, adopting and applying the guidelines to be followed in carrying out the Comprehensive Plan and related ordinances.

This zone change is following the process already outlined in Columbia Code Section 1502 (zone changes) as well as Section 306 CUP (idled mil ordinance) and does not require a new process to be adopted or developed for this zone change to be completed.

6. To establish a committee, or committees, comprised of County citizens, to both periodically review and recommend changes, and make recommendations to proposed changes in the Comprehensive Plan, its elements and its related ordinances.

Not affected by this application.

7. To fund and support the Citizen Involvement Program at a level sufficient to assure citizen involvement remains an integral part of both the current and long-range planning process.

Not affected by this application.

8. To establish, and actively support with whatever resources necessary, a Committee for Citizen Involvement (CCI) comprised of nine (9) county residents broadly representative of geographic areas and interests. [Amended 7-89]

Not affected by this application.

PART III. PLANNING COORDINATION**PART III. PLANNING COORDINATION****PURPOSE**

Successful integration of all parts of the plan is one of the most important features of a comprehensive plan. Primary coordination occurs by involving all affected people and agencies during the development of the plan. Plan coordination activities include:

1. The county and the seven incorporated cities in the county are each responsible for the preparation of the plan for their own jurisdiction. The cities and the county work together in the preparation of urban growth boundaries.
2. The county, under ORS Chapter 197, is given the responsibility of coordinating the plans of cities and special districts.
3. Each special district is also responsible for working with the cities and the county to achieve mutual plan consistency.
4. Each state and federal agency has the responsibility of working with the county and each city to coordinate their planning.

COMPREHENSIVE PLAN DEVELOPMENT

As early as 1957, the communities of Scappoose and St. Helens began experiencing the effects of growth from local pressures and the Portland metropolitan area. In order to meet this demand, the two communities prepared preliminary general plans for land use, streets, schools, parks and public buildings. As these plans were nearing completion, the county also commenced a series of inquiries into problems of land and road development within the South County area. Preliminary plans were prepared for the St. Helens and Scappoose areas. The cities worked together on drafting zoning and subdivision ordinances to guide development along the lines set forth in the planning studies.

The Columbia County Planning Commission was established on August 29, 1960. Beginning in 1963 other communities entered into planning programs: Vernonia in 1963, Clatskanie in 1967, and Rainier in 1968. Preliminary comprehensive plans were prepared in each instance setting forth patterns of land use, a network of local and regional roads, as well as related data on population projections and public facilities.

Independent planning by separate agencies does not assure the desired patterns of development. To more effectively carry out city and county plans, the Columbia County Organization of Governments was formed in 1969. This was a voluntary association formed to generate consistent policies and a coordinated approach to planning and development programs. This organization dissolved itself in 1974.

The first county-wide comprehensive plan was adopted by the County Planning Commission on July 6, 1970. The Planning Commission amended the plan on April 2, 1973. The plan was recorded by the County Clerk on June 22, 1974.

PART III. PLANNING COORDINATION

The County established a Planning Department in 1972, with the employment of the first full-time county employee in the position of Planning Administrator.

The objectives of the County in 1972 were to: (1) prepare a comprehensive plan; (2) establish an effective planning function in the county government; and (3) develop implementing ordinances to carry out plan objectives.

To comply with state law, existing plans must be revised. The planning process can be described as a four-step process. To begin, information concerning all applicable goal topics is gathered and organized. This information is used to determine current county characteristics. Once the information is gathered on a given goal topic (for example, recreation), it serves as a basis for analyzing and projecting current opportunities and future needs for desired development in the County. These opportunities and needs are outlined and alternatives considered for future development.

The next step is to develop goals and objectives for the County to apply over a given period of time. The third step is to set specific policies regarding land use for each applicable topic. The final step is one of review to insure that plan goals, objectives, and policies are updated as needs or inventory data changes. This is called monitoring and shall be formally conducted at least every two years.

The comprehensive plan will be updated based on the outcome of the rezoning application. The current opportunity (sawmill on rezoned property) will be updated into the plan as per the Part III requirements. This does not affect the two year monitoring requirement unless the county chooses, at their discretion, to perform this four step process update in conjunction with the plan amendments for the rezone.

PART IV. FOREST LANDS**CURRENT TRENDS**

Although Columbia County is the third smallest county in the state, its total timber harvest ranked sixth of all counties in 2004. The Timber Harvest data (Table 1) in Columbia County show that forest production is mainly on lands owned by the major timber industry on very large tracts. In addition, because of historic parcelization in some areas and along major roads, a significant portion of timber production (14%) come from non-industrial, private wood-lot ownerships. Sixty percent (60%) of the forest parcels in the County are under 30 acres in size; 84% are under 80 acres in size, and only 16% of the forest parcels are 80 acres or larger (the minimum lot size).

Private non-industrial forest lands owned by individuals, families and trusts represent an important aspect of timber management due to their potential for augmenting existing lumber supplies. When the forest industries shift their harvesting operations from county to county, the result can be a decrease in local mill activity. During these periods the small wood lots supplement these local mills and often carry them through what could otherwise be very slow times. However, for the individual land owner the costs of clearing, scarifying, planting and protecting the seedlings during the first seven to ten years are high. And, little return is realized until the stand has matured and is harvested. Either by design or by chance, these small wood lots have typically located along the numerous valley floors and major county roads found throughout the County. Although these valley floors offer less than ideal agricultural conditions, many of the small wood lot owners have successfully integrated these two resource activities. Consequently, among these small wood lots are often found isolated agricultural uses which together with the small wood lots provide a significant source of income and sustenance for the families residing on the land.

OTHER CONSIDERATIONS

The effects of forest management practices such as spraying, road construction and harvesting on fish and wildlife habitat, watersheds, recreational areas and rural residences have come under increased scrutiny during the past few years by both the timber industry and private citizens. While many believe the Oregon Forest Practices Act adequately protects these forest resources, others advocate additional controls over forest management practices. It is Columbia County's position to provide a framework whereby those uses which are most beneficial to the county will be allowed to exist with as few restrictions as is practicable, while allowing conflicting uses where they can be mitigated.

The County has also considered the following facts in developing its forest policies:

1. Commercial forest production, both in the form of traditional raw lumber products and the less traditional woodlot activities, are necessary for the continued economic viability of the County.
2. The existing commercial forest use patterns and management practices in Columbia County of large landowners, both commercial timber companies and private individuals, have predominantly involved the use of 80 or more acre tracts as management units for silvicultural and commercial production reasons. These reasons include but are not limited to the economics of surveying, planting, thinning, brush removal, harvesting practices and fire, insect and disease protection. The County recognizes the importance of encouraging these economic efforts in promoting the commercial forest products

PART IV. FOREST LANDS

enterprise of the County.

3. The County also recognizes that the forest use pattern in the Northwest in general and Columbia County in particular is changing as a consequences of actions beyond the County's control. To keep the forest production economically viable, the county must encourage innovation in growing, harvesting, and processing of forest products and allow some flexibility from the traditional use patterns that have made Northwest products such a relatively high priced commodity.
4. This flexibility will be achieved in part by the use of the 80 acre management unit in Primary Forest zones.
5. The existing commercial forest use patterns in the County, however, are not limited to large ownership tracts that use the 80 acre management units. There is a second forest use pattern in the County consisting of individual private parcel ownerships in lot sizes of predominantly the 19-38 acres size. These smaller sized units contribute substantially to the existing forest products economy of the County and will in the future, with encouragement from the County of high intensity woodlot production procedures, provide even greater economic benefits.
6. The County recognizes that including a mixed Forest-Agriculture zone will encourage forest production on these small acreages and provide for management flexibility of the forest products in these county-wide clusters of smaller single ownership mixed-use lot patterns.
7. The County also recognizes that urbanization and parcelization of valuable forest production land can potentially have detrimental effects on the price of available forest production land and the cost of planting, maintaining, and harvesting forest products. In order to promote forest production, therefore, the County recognizes that it must limit the urbanization (including dwelling siting) and parcelization activities in forest zones by providing adequate review procedures that will assure existing commercial activities and future innovative forest practices will be protected.
8. An 80 acre minimum lot size in the primary forest zone provides an appropriate management unit for forest purposes, is necessary to prevent the encroachment of residential users in the primary forest zone. The larger lot size will make the parcels less attractive for residential uses and discourage speculation for residential purposes.

The rezone to Rural Industrial Planned Development (herein "Industrial") and resulting lumber mill construction/operation directly supports Fact 1 by increasing the raw lumber products produced in Columbia County. It increases local jobs that are often exported out of the county (and State) along with the raw materials (logs). Having another mill inside the county gives smaller landowners another option to sell the logs produced in the county which is also in support of Fact 1.

Fact 2 is not affected by the rezone to Industrial as the property is already developed for a similar industrial use that was in operation from approximately 1977 to 2017. The existing forest pattern was interrupted in 1977 and remains in that state with the fully functional millsite. Over half of the millsite is improved with paving, durable road surfaces and

stormwater ponds. The remaining portion of the property still in forestry use is necessary to buffer the industrial use area from surrounding residential structures.

The proposed new millsite on the rezoned property directly supports the processing of forest products in Fact 3.

Facts 4 and 5 are not directly applicable to this application. The rezoned property will be around 49 acres in size which is the minimum size required to provide the industrial uses in facts 1 to 3. However, the property line adjustment used to create this property did result in one other property (not the rezoned property) being enlarged to over 80 acres and according to both State and County law must remain over 80 acres in perpetuity which does support Facts 4 and 5.

The rezoned property is located in a transition area between smaller and larger forestland parcels. Having the millsite located near the smaller sized parcels make them more viable for timber production is support of Fact 6. When transportation costs of the raw logs are reduced to the mill the land owner is often times able to realize a higher profit for their logs. For example mill owners tend to acquire and maintain timbered parcels closer to the mill for this same reason (reduced hauling costs).

The property line adjustment and subsequent rezoned to industrial will not affect the parcelization of the surrounding forestland other than stated in Facts 5 and 6 above. Utilizing this parcel for forest products processing (millsite) would tend to preclude it for the use of dwellings as a less desirable use. Presently and in the future the highest and best use of the site is for industrial use which supports both Facts 8 and 9.

PART IV. FOREST LANDS

FOREST LANDS: GOALS AND POLICIES

GOAL: To conserve forest lands for forest uses.

POLICIES: It shall be the policy of Columbia County to:

1. Conserve forest lands for forest uses, including:
 - A. The production of trees and the processing of forest products;
 - B. Open space;
 - C. Buffers from noise;
 - D. Visual separation from conflicting uses;
 - E. Watershed protection;
 - F. Wildlife and fisheries habitat;
 - G. Soils protection from wind and water;
 - H. Maintenance of clean air and water;
 - I. Compatible recreational activities; and
 - J. Grazing land for livestock.

This property was developed for industrial use starting in 1977. Building permits, construction of the plant and operations startup were all completed in 1978. Approximate 200' setback areas from surrounding residential use areas will be maintained to buffer these uses from noise and provide visual separation from the industrial area. The 24 acre paved area contains a designed three pond stormwater system for watershed protection from site runoff. This promotes clean water discharge to support healthy fish and wildlife habitat. The millsite proposed to be constructed after the rezone to industrial supports the Policy 1A with the processing of forest products. Typical primary processing of forest products is done on the harvest site to produce logs ready to sell to mills or export yards. This project will allow for higher and better use as a secondary forest products processing area to produce lumber and directly supports Policy 1A.

2. Designate Forest Lands as Forest-Conservation in the Comprehensive Plan and implement this plan designation through the use of two (2) forest zones which will maintain or enhance the existing commercial forest products enterprise of the County. They are:
 - A. Primary Forest - PF-80
 - B. Forest-Agriculture - FA-80

This 49 acre property has the characteristics of an industrial site due to the historical industrial use for approximately 40 years. Many durable improvements (maintenance shop, roads, paved log yard and stormwater ponds) have been constructed over the past 40 years which make the property industrial in nature. In reality it is not feasible to productively use this property for Primary Forest (PF-80) or Forest-Agriculture (FA-80). The cost to remove the industrial development is so high that it is not financially feasible to convert this property back to forest use.

3. Designate as Primary Forest those lands that:
 - A. Are in industrial, private non-industrial and public ownerships.
 - B. Protect sensitive areas such as watersheds and wildlife and fisheries habitat.

- C. Are in areas where parcels average 38 acres or more.
- D. Are geographically or topographically separated from those lands used for agriculture and non-forestry uses.
- E. Have a predominant cubic-foot site class of 2 and 3.
- F. Have climate, soil and topographic conditions that require the maintenance of vegetative cover regardless of use.
- G. Do not generally require an on-site caretaker to effectively manage the resource.
- H. Are isolated pockets within forest areas which do not meet the above criteria but for other reasons are precluded from any other use.

The area where the rezone property is located is a mix of industrial and private forestland with some residential development in conjunction with the tree farming. The topography within about ½ mile of the subject rezone property is typical of forest zoned properties: a mix of wide, flat ridges with incised drainages. In general the land is not suitable for farming type agriculture. There is a lower elevation valley area about ½ mile north which is in intensive private farming use. The subject property is not conducive to farm use due to topography.

The soils, climate and topography make the property suitable for forest use if all of the industrial improvements were removed. However, forestry is not the highest and best use of the property and converting to forestland is not economically feasible. The better use for the local economy and the existing land use patten in the continued industrial use that has been in place for much of the last 40 years. This property is an isolated pocket that does not meet the primary forest zoning criteria due to past use as an industrial site.

- 4. Designate as Forest-Agriculture those lands that:
 - A. Are in private non-industrial ownerships where the existing ownership pattern consists predominantly of single small parcel owners.
 - B. Provide only minimal benefit to watershed and wildlife and fisheries habitat areas.
 - C. Are in areas where contiguously owned parcels average less than 38 acres and where the predominant parcel size is less than 38 acres. Contiguously owned parcels are considered as one unit.
 - D. Have direct access to a public right-of-way.
 - E. Have a predominant cubic-foot site class of 3 or 4.
 - F. Have soil and topographic characteristics that do not preclude a limited non-resource use of the land, and where such activity can be buffered from adjacent resource uses.
 - G. Are small isolated pockets of lands surrounded by land which meets the preceding criteria.

This property does not have the attributes of Forest-Agriculture based on ownership size, topography and other surrounding uses. Additionally, there are no similar use properties in the vicinity of this rezone property. The most suitable use for this property is the continued industrial use and it would not be feasible to convert this property to a forest-agricultural farming use.

- 1. Limit the creation of parcels or lots for non-forest uses.

The comprehensive plan is designed to limit the conversion of forest type parcels to non-forest uses to preserve forestry capability. However, in this instance, the long term use of the property that started prior to zoning was for secondary industrial forest products processing. At the time of zoning the property was already in industrial use. The property was maintained in this use up until 2017 at which time the former chip processing operation ceased. Since that time the property has been intermittently used for storage of equipment and materials for local construction projects. These uses did not generate income from the property. It has had recent logging in areas outside of the improved industrial areas but they are small in nature and are not a primary income contributor to this property. The logging was conducted on surrounding lands and portions of that operation spilled over onto the rezone property since it is in current in common ownership.

6. Allow residential uses when it can be shown that the proposed use meets one of the three qualifications adopted by the State, known generically as the template test, lot of record dwelling and large tract test; and where it can be shown that siting standards exist that insure compatibility of the proposed residence with adjacent resource uses.
7. Limit dwellings to individual lots or parcels where it can be shown that:
 - A. The proposed use will not significantly impact forest uses on adjacent and nearby forest lands;
 - B. The proposed use will not significantly increase the costs of forest management on adjacent and nearby forest lands;
 - C. The dwelling site is limited in size to an area suitable and appropriate only for the needs of the proposed use;
 - D. Where necessary, measures are taken to minimize potential negative impacts on adjacent and nearby forest lands; and,
 - E. The proposed use is consistent with the forest policies contained in the Comprehensive Plan.

At this time no dwellings are being proposed with the industrial development rezone application.

8. Allow dwellings to exist in Primary Forest zones or on Forest-Agriculture zones where lot sizes are small acreages and provide for mixed resource uses to encourage small woodland lot ownership.

At this time no dwellings are being proposed with the industrial development rezone application.

9. Require a plan amendment when considering a zone change from Primary Forest (PF-80) to Forest-Agriculture (FA-80) in accordance with Forest Lands Policies 3 and 4.

The property is proposed to be rezoned to industrial due to the predominate characteristics of the site. A rezone to Forest-Agriculture is not being proposed.

10. Any changes in the minimum lot sizes for forest lands will be reviewed against the requirements of statewide land use planning Goal 4 and implementing standards and rules.

The property is presently below the PF-80 zone minimum of 80 acres under an approved Legal Lot Verification. After the rezone to Resource Industrial Planned Development (Code Section 680) the property will be above the required zone minimum 38 acres (per Code Section 684.1. At 49.34 acres in size it will not be large enough to partition. The proposed rezone size and configuration is the minimum necessary to contain the developed industrial area, roads, stormwater ponds and forest buffers from residential areas.

PART V. AGRICULTURE**AGRICULTURE: GOALS AND POLICIES**

GOAL: To preserve agricultural land for agricultural uses.

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

1. Designate as Agricultural lands those lands:
 - A. With predominantly Class I through IV soils;
 - B. Other land which is suitable for farm use considering:
 1. soil fertility;
 2. suitability for grazing;
 3. climatic conditions;
 4. present and future water availability for farm irrigation;
 5. existing land use patterns;
 6. technological and energy inputs required;
 7. accepted farming practices.
 - C. Lands in other soil classifications necessary to permit farm practices to be undertaken on adjacent or nearby lands.
2. If the County proposes to convert agricultural lands (as defined by Statewide Land Use Goal 3) to urbanizable land, the County shall follow the procedures and requirements for exceptions to the Agricultural Lands goal, pursuant to Goal 2. Those uses which are permitted by ORS 215.283(1) or (2) shall not require an exception to the Agricultural Lands goal. *[Amended by Ordinance No. 98-01 eff. 6/29/98].*
3. Designate Agricultural lands as Agricultural Resource in the Comprehensive Plan and implement this plan designation through the use of one (1) exclusive farm use zone:
 - Primary Agriculture - PA-80
Minimum lot size of 80 acres in that zone is appropriate for the continuation of the existing commercial agricultural enterprise in the area.
4. Protect agricultural lands from non-farm encroachments.
5. Encourage agricultural activities on designated agricultural lands.
6. Encourage the use of lands with the best agricultural soils, particularly those lands

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within the flood plains, for agricultural uses.

7. Support land division criteria appropriate for the continuation of the existing commercial agricultural enterprise in an area.
8. Establish minimum lot sizes to assure that productive agricultural land will not be divided into parcels that are too small for commercial farm use.
9. Avoid extension of urban facilities and services into agricultural areas whenever possible. No water or sewer facility shall be designed to provide domestic service to agricultural areas.
10. Encourage roads through agricultural areas to locate where they will have minimum impacts on agricultural management and the existing lotting pattern.
11. Prevent land uses that interfere with or impair agricultural management from occurring on designated agricultural lands.
12. Require that conversion of rural land to urbanizable land be based on the criteria set out in Goals 3 and 14.
13. Allow the division of lands placed in the Primary Agriculture District in accordance with the following:
 - A. The lot area is consistent with the agriculture land use policy for the State of Oregon as expressed in ORS 215.243 and consistent with ORS 215.263 and ORS 215.780;
 - B. The lot area is of a similar size to existing commercial agricultural operations in the surrounding area;
 - C. In those instances where it is proposed to locate a farm-related dwelling, the proposed lot area is of sufficient size to support commercial production of food or fiber using accepted farm practices as defined in ORS 215.203 (2) (c);
 - D. Approval of the partitioning will not seriously interfere with the preservation of wildlife or fish habitat areas as identified in the Columbia County Comprehensive Plan, or interference will be mitigated; and,
 - E. Any additional criteria as set forth in the County Primary Agriculture District.
14. Limit residential uses within the Exclusive Farm Use District to those dwellings as provided in ORS 215.263 through ORS 215.296; ORS 215.700 through ORS 215.780.
15. Permit non-farm/non-forest uses only when not in conflict with agricultural or forestry activities.
16. Require that an applicant for a non-farm use record a waiver of the right to remonstrate against accepted farm or forest practices including spraying.

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17. Allow non-farm uses in accordance with ORS 215.283 and ORS 215.284.
18. In order to provide additional protection to the existing commercial agricultural economy of the County, the division of land in the primary agriculture zone into lots smaller than 80 acres will be allowed only if consistent with ORS 215.263, ORS 215.284 and ORS 215.780.

The subject property is not suitable for farming type agriculture primarily due to the fact that the more level area that could be suitable for farming is paved. Removal of the paving for farm use is not cost effective. Additionally, the topography outside of the paved area is generally too steep for farming. Limited residential use in conjunction is not feasible primarily because farming of this property is not feasible.

The existing road system through this property is supportive of timber agriculture on adjoining properties. It is not beneficial to any other types of agriculture since these uses do not materially exist on nearby properties. There are possible small scale farm uses several acres in size on adjoining properties. These uses are not commercial in nature and would not benefit from these road systems.

In summary, the rezone to Industrial does not affect the county's agricultural land supply as this property has not been, is not currently and will not in the future be suitable for commercial farm use.

PART VI. HOUSING**HOUSING: GOALS AND POLICIES**

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:

1. Encourage an adequate housing supply by providing adequate opportunity for the development of new housing units and supporting the rehabilitation of the existing housing units when feasible.
2. Develop land use designations that provide for a wide range of housing units.
3. Provide adequate land inside the urban growth boundaries to meet housing needs and to provide for a wide range of urban housing choices.
4. Encourage development which will provide a range of choices in housing type, densities, price, and rent ranges throughout the County.
5. Encourage the development of Planned Developments which provide a range of housing types.
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.
7. Encourage the full utilization of urban lands by providing for development of undersized lots and increasing allowable densities in urban service areas which have excess public facility capacity or potential for cost efficient expansion.
8. Encourage, through the provision of bonus density, increases in the use of planned unit development to cluster structures and protect areas with open space or wildlife habitat values having County or area-wide significance.
9. Allow the siting of mobile homes anywhere a single-family dwelling is allowed.
10. Assist all the appropriate organizations and individuals in their efforts to provide housing which meets the needs of the low income, elderly, and handicapped residents of the County, and to rehabilitate the existing housing stock.
11. Allow the development of a permitted residential use on a lot of record under single ownership if it meets all the sanitation regulations and all other applicable County codes and ordinances.
12. Encourage the in-filling of urban growth boundary areas.

This rezone to Industrial does not affect the housing land supply available for home construction in any way as this property is industrial in nature but zoned for forest use. It may have a minor impact on housing demand in the local area as an increase in jobs may result in an increase in labor force moving into the county. It is expected that the nearby town of Clatskanie has sufficient capacity for new housing to support this increased labor force. In general, the Urban Growth Boundaries (UGB) need to maintain a 20 year's supply of buildable land available for housing construction. Most of the housing will need to come from within the UGB as the rural properties in the vicinity of the new mill are not zoned for residential use.

PART VII. RURAL RESIDENTIAL**RURAL RESIDENTIAL: GOALS AND POLICIES**

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:

1. Designate as Rural Residential in the Plan those lands for which a valid exception has been, or can be shown to be, justified, and implement this plan designation through the use of Rural Residential zones. *[Amended by Ordinance No. 98-4 eff. November 1998].*
2. Designate as Rural Residential in the implementing ordinances those lands which:
 - A. Meet the criteria for a valid exception as set out in OAR 660-04-025 or OAR 660-04-028.
 - B. Do not meet the criteria for being included in the Rural Center Designation.
3. Establish a Rural Residential Zone with a 5-acre minimum lot or parcel size where such lands: *[Amended by Ordinance No. 98-4 eff. November 1998].*
 - A. Must rely on a private water system to serve the property.
 - B. Must rely on a private sewage disposal system to serve the property.
 - C. Have access onto a public or private right-of-way meeting applicable County Road Standards. *[Amended by Ordinance No. 98-4 eff. November 1998].*
 - D. May or may not be within a rural fire protection district. *[Amended by Ordinance No. 98-4 eff. November 1998].*
4. Establish a Rural Residential Zone with a 2-acre minimum lot or parcel size, where such lands will not create "spot zoning" (a relatively small area with different zoning than its surroundings) and, as determined by the County: *[Amended by Ordinance No. 98-4 eff. November 1998].*
 - A. Are within an existing public or community water district providing adequate domestic and fire flow water. *[Amended by Ordinance No. 98-4 eff. November 1998].*
 - B. Have soils capable of accommodating a subsurface septic system. *[Amended by Ordinance No. 98-4 eff. November 1998].*
 - C. Have access onto a public right-of-way meeting applicable County Road Standards. *[Amended by Ordinance No. 98-4 eff. November 1998].*
 - D. Are within, and can be served by a rural fire protection district. *[Amended by Ordinance No. 98-4 eff. November 1998].*

PART VII. RURAL RESIDENTIAL

- E. A 2-acre minimum parcel size is appropriate to maintain the rural character of the area. *[Amended by Ordinance No. 98-4 eff. November 1998].*
- F. The conversion complies with the Oregon Administrative Rule requirements for an exception to Goal 14. *[Added by Ordinance No. 98-4 eff. November 1998; Amended by Ordinance No. 00-05, eff. 11/13/00].*
- 5. Encourage the in-filling of existing built and committed lands for new residential development.
- 6. Encourage rural growth in exception areas where facilities and services such as adequate transportation networks, school facilities, fire districts, water and police services, etc. already exist so as to minimize costs of providing such services to these areas.
- 7. Require a buffer between Rural Residential development and adjacent resource lands.
- 8. Evaluate capacities of community water sources providing water to residential areas on a periodic basis to determine source stability in comparison to anticipated growth. *[Amended by Ordinance No. 98-4 eff. November 1998; previous #8 deleted].*

The rezone from Forest to Resource Industrial Planned Development 680 does not affect the rural residential land supply nor does it affect the buffer between rural residential and adjoining resource lands. It may result in a slight increase in demand for rural properties as the housing needs for the labor force will inevitably be split between living in both the rural and urban areas. The immediate need for rural residential lots for labor will need to be absorbed by existing supply of residential lots. In future comprehensive map plan reviews it may require an expansion of the rural residential land supply to come from the interface area between rural and resource lands. Any expansion of this area would be near the town of Clatskanie and this rezone would not affect that future supply of interface land as the town is about 1 mile from the proposed site.

PART VIII. RURAL COMMUNITIES**RURAL COMMUNITIES: GOALS AND POLICIES**

[Amended by Ordinance No. 98-4 eff. November 1998].

GOAL: To provide for the continuation and expansion of recognized Rural Communities at a level commensurate with their rural character and need. *[Amended by Ordinance No. 98-4 eff. November 1998].*

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

1. Acknowledge the communities of Alston Corner, Goble, Deer Island, Mist, Birkenfeld, and Quincy as Rural Communities. *[Amended by Ordinance No. 98-4 eff. November 1998].*
2. Establish a boundary for each of the designated Rural Communities based upon:
 - A. Estimated growth patterns for the Rural Communities and their surroundings. *[Amended by Ordinance No. 98-4 eff. November 1998].*
 - B. Existing public facilities such as community water and/or sewer.
 - C. Land use patterns and parcel sizes.
 - D. Natural barriers and features.
 - E. Suitability for septic systems.
 - F. Other pertinent considerations.
3. Allow the establishment of single family dwellings as a matter of right.
4. Allow the establishment of commercial and industrial uses where it can be shown that:
 - A. The proposed use is appropriate to the continuation of the Rural Community and its surroundings. *[Amended by Ordinance No. 98-4 eff. November 1998].*
 - B. The siting requirements of the Zoning Ordinance can be met. *[Amended by Ordinance No. 98-4 eff. November 1998].*
5. Allow the construction or expansion of public facilities to a level which is consistent with the character of the Rural Community, up to but not exceeding the provision of: *[Amended by Ordinance No. 98-4 eff. November 1998].*
 - A. Public or community water systems.
 - B. Public or community sewage systems.
 - C. Arterial access.
 - D. Rural fire district emergency services. *[Amended by Ordinance No. 98-4 eff. November 1998].*

PART VIII. RURAL COMMUNITIES

6. Encourage the siting of appropriate public uses, consistent with the character of each area, within Rural Communities. *[Amended by Ordinance No. 98-4 eff. November 1998].*
7. Encourage the in-filling of Rural Communities to a level consistent with the development limitations of each area. *[Amended by Ordinance No. 98-4 eff. November 1998].*
8. Establish a 40,000 square foot lot size in the Rural Community zone. *[Amended by Ordinance No. 98-4 eff. November 1998].*
0. *[Deleted by Ordinance No. 98-4 eff. November 1998].*

There are no rural communities near this proposed rezone area so this proposed use does not affect them.

PART IX. URBANIZATION**URBANIZATION: GOALS AND POLICIES**

[Amended by Ordinance No. 2009-7, eff. Sept 9, 2009]

GOAL:

To create and maintain the urban growth boundaries based upon Statewide Planning Goal 14, ORS 197.298, OAR 660, Division 24 and other relevant state laws as provided in the Background section.

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

1. Provide an orderly and efficient transition from rural to urban land use.
2. Accommodate urban population and urban employment inside urban growth boundaries, ensure efficient use of land, and provide for livable communities.
3. Minimize the number of new special districts inside the urban growth boundaries.
4. Accommodate the growth projected for urban areas to the year 2000.
5. Minimize the conflicts between urban and rural land uses.
6. Control development within the limitation of the public's ability to provide services.
7. Develop managing techniques with the incorporated cities.
8. Locate major public and private developments where they will not encourage residential growth outside the designated boundary.
9. Provide direction for developers to utilize land within the boundary in the most efficient manner.
10. Review the supply of buildable lands within the urban growth boundaries in cooperation with the cities, during each major review of the County's plan. The process of expanding the urban growth areas may begin when there is less than a five (5) year supply of residential land. Cities also are required by Statewide Planning Goal 9 to maintain at least an eight (8) year supply of serviceable industrial or commercial land inside the Urban Growth Boundary. Serviceable land is that which can be provided with public water and sewer utilities within one year, if such services are requested. *[Amended by Ordinance 2001-09 eff. 4/07/02].*
11. Not to form new special districts within the urban growth boundaries unless the services are compatible with the plans of the cities for the provision of services within the urban growth boundaries.

PART IX. URBANIZATION

12. Have mutually agreed upon land use designations with each city.
13. Review all subdivision plats in the urban growth areas to insure the establishment of a safe and efficient road system.
14. Support the annexation by cities in accordance with the State statutes.
15. Support the development of Local Improvement Districts (LIDs) to develop local services.
16. Coordinate the development of facilities by existing special districts to insure coordination with city plans.
17. Adopt the urban growth boundaries, and those portions of the adopted comprehensive plans relating to the unincorporated urban growth areas, for the municipalities of Clatskanie, Columbia City, Rainier, Scappoose, St. Helens, and Vernonia.
18. Periodically update coordinated 20-year population forecasts for each city's urban growth boundary and for the unincorporated areas, based upon the projections of a regionally accepted population forecast, such as the studies prepared by the Portland State University and the BPA. The County's projection will be within 10% of the regionally accepted projection and the incorporated cities' projections will be allocated on a jurisdiction by jurisdiction basis.
19. Existing population projections for the unincorporated areas will not be used as a basis for residential needs exception.
20. Limit development outside of urban growth boundaries to densities which do not require an urban level of public facilities or services and are consistent with Goal 14 and OAR 660, Division 4..

The urbanization goal is designed to promote orderly development within the urban growth boundary. As such, the rezone project does not adversely affect the development within nearby urban growth boundaries. However, public services and the ability to provide these services to areas outside of the urban areas can become stretched by development outside the core areas. Policy 20 seeks to limit development outside of the growth boundaries in densities that negatively affect public facilities.

The new millsite proposed on the rezoned property has a limited effect on public services. The site has been developed and utilized for industrial use since around 1977 and as such the services developed and provided over the years are still adequate to support the industrial use. The property has on site well water and stormwater systems that do not rely on public facilities. Phone, internet, power and roads are the main public facilities impacted by the development. The proposed project has a minimal impact to these public facilities as discussed in Application Section 3.

The rezone application does not in any way go against the urbanization goals and public facilities are not stressed as a result of the proposed new millsite.

PART X. ECONOMY

ECONOMY: GOALS AND POLICIESGOALS:

1. To strengthen and diversify the economy of Columbia County and insure stable economic growth.
2. To utilize Columbia County's natural resources and advantages for expanding and diversifying the economic base.

The rezone of this property from Forest to Industrial has a positive effect on the local economy and directly supports this Columbia County goal to reduce unemployment. Two existing challenges within Columbia County are addressed by this project: 1) industrial zoned lands lack public facilities; and 2) there has been a decreasing amount of forest products related jobs. This rezone project directly supports the plan's stated "opportunities or economic advantages" by providing employment in wood processing. The proposed millsite on the rezoned industrial land will provide secondary value added forest product processing that includes: retail and private label custom wood production as well as wholesale lumber production.

Higher paying jobs in the wood products industry should help keep the County's workforce within the county and reduce the number of workers that leave the county for their employment. It may also help reduce the migration of younger people out of the area if they have high skilled, good wage job nearby in the local economy.

The existing public infrastructure to the well developed existing industrial site directly addresses a common problem with other similar vacant industrial zoned lands. Given the level of existing improvements this project supports the county's goal of increasing wood products processing while utilizing industrial land that does not strain public services. This is further explained in Section 3 of the application.

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

1. Encourage the creation of new and continuous employment opportunities

The rezone and resulting millsite construction will provide temporary high wage construction jobs and between 20 and 25 full time operational and maintenance jobs when the plant reaches full production.

2. Encourage a stable and diversified economy.

The secondary processing of wood products will diversify the local economy and provide good wage manufacturing jobs.

3. Reflect the needs of the unemployed and of those persons who will enter the labor market in the future.

There will likely be a migration of skilled workers from within the local economy to the millsite jobs. The trickle down effect will likely open up entry level jobs in the local economy for other people looking to enter or re-enter the work force.

4. Place the County in the position of being able to respond to market opportunities by providing technical assistance in locating available sites for development.

The county has an opportunity to respond to approve the rezone and capture the opportunity to have a new millsite in the County by means of this rezone application process. A pre-application meeting was held between the County staff and the applicant to review the application process requirements. During the meeting the county planning outlined the key dates required to process the rezone application as well as the permitting process for the final millsite construction. This application is submitted in response to the defined process requirements.

5. Encourage the activity of the community organizations which work for sound economic development.

The county will involve these community organizations as part of the notification and comment periods as well as input that can be provided at the public planning commission meeting.

6. Preserve prime maritime industrial sites from pre-emptive uses until needed for industrial uses.

This is not a maritime industrial site so this policy does not apply to this project.

7. Protect identified aggregate resources until they are extracted, and plan for the reclamation and future productive uses of those sites.

This is not an aggregate resource area so this policy does not apply to this project.

8. Reserve valuable industrial sites for industrial uses.

This is one of the primary comprehensive plan policy objectives being met by this application. This heavily developed industrial site within the Forest zone is being rezoned for Industrial use which is the highest and best use for this developed site.

9. Encourage the trade and service sectors and the recreation industry to insure greater revenue spending locally.

This project will involve the trade sector primarily during the initial construction phase as well as expansion phases during the project life. A minor trade component will continue on with the life of the millsite which requires routine and major maintenance of the operating equipment.

10. Support improvements in local conditions in order to make the area attractive to private capital investment. Consideration of such factors as the following shall be undertaken:
 - A. Tax incentives
 - B. Land use controls and ordinances
 - C. Capital improvements programming

These control incentives may be involved during this process. These incentives are not the objective of the rezone to industrial but may come into play later on during the permitting phases of the post rezone construction project.

11. Coordinate with public utility companies to insure energy supplies are available to areas programmed for development and redevelopment.

A representative for the proposed purchaser reached out to Clatskanie Public Utility District to confirm the available power supply to support this project. The new millsite is estimated to require a 5,000-amp service for running the equipment. The original power distribution system to the millsite was removed during the chipping system demolition. The site currently has a 100-amp underground system to service the maintenance shop and the stormwater pumping systems.

An email response from the PUD, included with this application, shows this project's 5,000-amp service will not create an undue burden on the PUD to supply the power to this millsite. The PUD letter is contained in Section 3 of the application.

Phone and internet utilities are not expected to be larger in size than what was required by the former operations maintenance building. These services are not being proposed to be increased in size and the servicing districts were not contacted to provide input to this project.

There is no public water or sewer available to or near this millsite and these services are not required to be made available to the new operation after the rezone. The millsite has one industrial well (60 GPM) and one municipal well (43 GPM) providing water to the millsite. This There are two geotechnical wells that were installed during the demolition phase of the chipping facility, however these wells do not supply any water to the facility. The two water-producing well logs have been included in Section 3 of the application.

The property has an onsite stormwater system to capture and process runoff from the facility. This system consists of three ponds and a series of pumps and gravity flow to move the water in the pond system. Additionally, there is an existing sanitary sewer that supplies necessary on-site disposal with no need for connection to any public disposal services. Upon construction of the new mill additional sanitary services will likely be required to support the operations and maintenance staff in the production area of the mill. It is likely that the onsite system will have to be expanded or a new larger system installed. The site has excess lands to support an increased sanitary system on site, which will be subject to review and approval by the County Sanitarian.

In summary, the electrical power supply for the proposed future use is available to the property without putting any undue burden on the local PUD (see attached email in application Section 3). Water supply, stormwater disposal and sanitary sewer disposal capacity is available onsite and does not need any public services for these functions. The property has a negligible impact on public facilities to be used as an industrial site.

12. Encourage new industrial growth within the urban areas so as to utilize existing public facilities.

This fully developed industrial site is not located within the urban area. However, it is within one mile of an urban area so it generally supports this policy as well as directly supporting several of the policies in Goals 9 and 10 above.

13. Encourage industry which needs or can benefit from the locational advantages of an airport and its facilities, to locate adjacent to one of the airports in the County. Create an Airport Industrial district to facilitate this policy. *[added 7-93]*

This project is not anticipated to positively or negatively affect airport facilities in any way.

PART XI. COMMERCIAL**PART XI. COMMERCIAL****BACKGROUND:**

Currently in Columbia County there are fifty-five (55) parcels outside of recognized urban growth boundaries that are committed to some type of commercial activity. The majority of these parcels were committed to commercial use prior to the initial zoning of the County in 1973. Many of these parcels support more than one commercial enterprise. Most of the parcels are currently designated as commercial.

These 55 commercial parcels have been broken down into four (4) general categories based upon the following locational characteristics:

- | | |
|----------------------|--|
| 1. Rural/Urban | -These uses fall within close proximity to an incorporated area or urban growth boundary and support both a rural and urban population. These uses are typically located along a major arterial. |
| 2. Rural Center | -These uses serve a fairly well defined population and are located within recognized Rural Centers. |
| 3. Rural | -These typically autonomous uses serve a loosely defined rural population, are typically located at intersections of county roads, and provide limited services to a low density population. |
| 4. Marine Commercial | -These uses are located along the Columbia River and Multnomah Channel and provide the services necessary to support the many levels of water related activities occurring in the County. |

A total of 23 sites fall within the Rural/Urban category, 10 within the Rural Center category, 11 within the Rural category, and 11 within the Marine category. The following table further breaks down these categories according to specific location.

This rezone does not affect the commercial land supply. In fact, the rezone conditions of approval, according to the County staff, prohibits a rezone to commercial or commercial use of the Industrial zoned property in the future.

**PART XII. INDUSTRIAL SITING
INDUSTRIAL ECONOMIC ANALYSIS****PART XII. INDUSTRIAL SITING****INDUSTRIAL ECONOMIC ANALYSIS:****INTRODUCTION**

Decisions made in the private sector will help determine whether or not growth occurs in the county. The county and/or the state can facilitate growth or they can prevent it from occurring, but they cannot, on their own, make it happen. The following is an analysis of a scenario of what may happen in the next 20 years in Columbia County, based on decisions and trends during the past 20 years.

In the short term, Columbia County can grow economically by increasing its economic base, which supports population and service industries, or by increasing the number of residents who gain their income from outside the county, principally in the Portland metropolitan area or in Cowlitz County. While it would be desirable to provide jobs in Columbia County for residents of the county, it is likely that some growth will occur in both ways.

The county's designation of residential opportunities will determine the increases in the number of people living in Columbia County and working elsewhere. The amount, type, and location of land designated in the Comprehensive Plan for Economic Development will determine the maximum amount of industry the county might be able to attract. The land should be appropriately located and suitable for development. It should be located to relate to the county's natural resources and natural advantages.

Based on an analysis of the economic data concerning the County, the following are some of the economic opportunities for Columbia County.

- As "second growth" timber replenishes the timber supply, increased output of forest products will occur during periods of stronger demand.
- Agricultural output can increase with the expansion of irrigation and shifting to higher valued crops. Expansion in this area could also occur by increasing the processing of products done within the County.
- Natural Resources. Natural gas and petroleum activities will depend on discoveries and demand (prices). With diminishing sources of aggregate in the Portland metropolitan area, Columbia County can gain an increasing share of this market. Metallic mineral development appears to be a long way away, since most of the known ore deposits are low-grade.
- Waterfront Activities. The location of these activities are sporadic and cyclical. If Columbia County has marine/industrial sites available at the time a location opportunity occurs, it will have a chance. The availability of sites per se cannot guarantee success, but a lack of sites can guarantee that development will not occur. Types of marine manufacturing activities that seem likely are primarily metals, fabricated metals, chemicals, and petroleum refining. Others include boat building and repair, and inland navigation terminals.

**PART XII. INDUSTRIAL SITING
INDUSTRIAL ECONOMIC ANALYSIS**

- Other manufacturing. The most likely source of growth is from companies starting up or already in Columbia County. Most labor-intensive manufacturers believe that the County's labor force is not large enough for a plant employing more than several hundred workers. This applies primarily to light manufacturing such as electronics, where wages are not high enough to attract workers to Columbia County. In the case of heavy industry, usually the wages are high enough to attract workers from outside of the county if the development requires more employees than can be provided by the local labor force.

This rezone to Industrial and subsequent millsite development will support this policy to develop high wage industrial jobs within Columbia County. This will develop, attract and keep a skilled labor force within Columbia County. It is more likely that the labor for these mill jobs will come from within the county from workers displaced from other closed or reduced manufacturing jobsites. This will tend to open up entry level jobs for first time workers or workers re-entering the work force.

SUMMARY OF ECONOMIC DATA

1. Population Projections for the Year 2000.

	Low	Medium	High
Rural	23,875	25,617	27,111
City	29,364	35,974	43,985
TOTAL	53,239	61,591	71,096

To ensure that the economic projections are compatible with other sections of the comprehensive plan, the medium population projection will be used in this analysis.

2. Columbia County Labor Force to Population Ratio.

Year	Labor Force	Population	Ratio
1974	14,280	32,080	0.445
1980	16,400	35,646	0.460

For the purposes of evaluating the projected job and land needs, a ratio of 0.45 will be used. By comparison, Washington and Clackamas counties' ratios are 0.42 and 0.41, respectively, while Multnomah County and Portland are 0.54 and 0.61. This ratio assumes a continuation of the existing relationship between the labor force and the population.

3. Economic Base Composition.

Year	Manufacturing Jobs	Non-Manufacturing Jobs	Ratio of Manuf. Jobs to Non-Manuf. Jobs
1970	2,450	3,380	1:1.3
1975	2,430	5,940	1:2.4
1980	2,520	5,820	1:2.3
1981	2,340	8,290	1:3.5

1982

1,880

7,510

1:3.99

The ratio of manufacturing to non-manufacturing jobs has varied considerably over the past 15 years. A part of this variation can be attributed to the overall state of the economy. When the economy is strong, and employment is high in the wood products industry, the ratio favors the manufacturing sector. When wood products is down, the ratio leans toward the service industry. The ratio of 1:2 is a reasonable goal.

This millsite project will help move the county's manufacturing job ratio from its last measured ratio of 1:3.99 (year 2000) towards the 1:2 goal.

4. Labor Force Projections

Year	Population	Labor Force	Increase Over 1980
1980	35,646	16,400	-
1990	48,618	21,878	5,478
2000	61,659	27,715	11,315

Based on these population projections and maintaining the existing ratio between the labor force and the population, Columbia County will have between 7,500 and 11,000 new workers by the year 2000. Assuming a 2:1 ratio of service to manufacturing jobs, this would require 3,733 manufacturing jobs and 7,467 service jobs by the year 2000.

5. Employment Capacity of Vacant Buildable Industrial Sites.

Area	Vacant Buildable Acres	Density per Gross Acre	Estimated Total
Employment			
Scappoose			
Inside City Limits	30	4.0	120
Outside City Limits	65	1.5	98
St. Helens			
Inside City Limits	120	4.0	480
Outside City Limits	160	1.5	240
Columbia City			
Inside City Limits	30	4.0	120
Rainier			
Inside City Limits			
Heavy Industry	280	1.5	420
Light Industry	8	4.0	32
Outside City Limits			
Heavy Industry	90	1.5	135
Light Industry	91	4.0	364
Employment			
Clatskanie			
Inside City Limits	2	4.0	8
Outside City Limits	31	1.5	47

Robert Wheeldon

From: DLCD Plan Amendments <plan.amendments@dlcd.oregon.gov>
Sent: Thursday, January 27, 2022 4:04 PM
To: Robert Wheeldon
Subject: Confirmation of PAPA Online submittal to DLCD

Columbia County

Your notice of a proposed change to a comprehensive plan or land use regulation has been received by the Oregon Department of Land Conservation and Development.

Local File #: PA 22-01

DLCD File #: 001-22

Proposal Received: 1/27/2022

First Evidentiary Hearing: 3/7/2022

Submitted by: rwheeldon

If you have any questions about this notice, please reply or send an email to plan.amendments@dlcd.oregon.gov.



Oregon Department of Land Conservation and Development

PAPA Online Submittal

Robert Wheeldon ▾

[Home](#)
[\(/PAPA_Online/\)](#)

Reports
https://db.lcd.state.or.us/papa_online_reports

Report A Problem
 (mailto:plan.amendments@dlcd.oregon.gov?subject=PAPA_PR Report a Problem)

Columbia County (/PAPA_Online/Jurisdictions/Jurisdiction/Get/44) -> Amendment 001-22 (Read Only)

DLCD File #: 001-22

Status: Proposed Change Submitted by Jurisdiction

Revision Type: Jurisdiction Submission

PA 22-01	Local File #:
03/07/2022	Date of 1st Hearing:
39	Days difference ?
	Date of Final Hearing
	Days difference ?
	Type:
Comprehensive Plan Map Change Zoning Map Change Comprehensive Plan Map & Zoning Map Change Comprehensive Plan Text Change Land Use Regulation Change UGB using Simplified Method (div 38) UGB amendment by city with population less than 2,500 within UGB (div24) UGB amendment of 50 acres or less by a city with population 2,500 or more within UGB (div 24) UGB amendment adding more than 50 acres by city with population 2,500 or more within UGB (div 24) UGB amendment that adds more than 100 acres by Metro (div 24) Urban Reserve designation by Metro or a city with population 2,500 or more within UGB Urban Reserve amendment to add over 50 acres by a city with population 2,500 or more within UGB Urban Reserve designation or amendment by a city with population less than 2,500 within UGB Urban Reserve amendment by Metro	

Urban Reserve Other

Other

Periodic Review Task

Summary

Plan and Zone Map amendments to rezone a 49-acre Abandoned or Diminished Mill site to industrial use [Plan Designation: Industrial / Zone: Rural Industrial Planned Development (RIPD)] pursuant to ORS 197.719

An exception to a statewide planning goal is proposed:

Goals Subject to Exception:

None

Total Acres:

49.34

Locations (if there's a large number of tax lots associated with this amendment, please contact DLCD for assistance. plan_amendments@dclcd.oregon.gov (mailto:plan_amendments@dclcd.oregon.gov?subject=PAPA%20on-line%20location%20entry%20assistance))

Type

Tax Lot

From

To

Acres

Comprehensive Plan Map & Zoning Map Change

00401

Plan Map: Agriculture

Zone: Forest - Primary

Plan Map: Rural Industrial

Zone: Rural Industrial

49.34

Additions and changes to tax lots won't be permanently saved until you click the "Save" button at the bottom of this page.

Contacts

Contacts

Robert Wheeldon Planning Manager (Local)

Hayden Richardson

Deborah Jacob Planner III

Documents

Upload supporting documentation. Administrative rule requires that you include all of the following materials that may apply:

- The text of the amendment (e.g., plan or code text changes, exception findings, justification for change)
- Any staff report on the proposed change or information that describes when the staff report will be available and how a copy may be obtained
- A map of the affected area showing existing and proposed plan and zone designations
- A copy of the notice or a draft of the notice regarding a quasi-judicial land use hearing, if applicable
- Any other information necessary to advise DLCD of the effect of the proposal

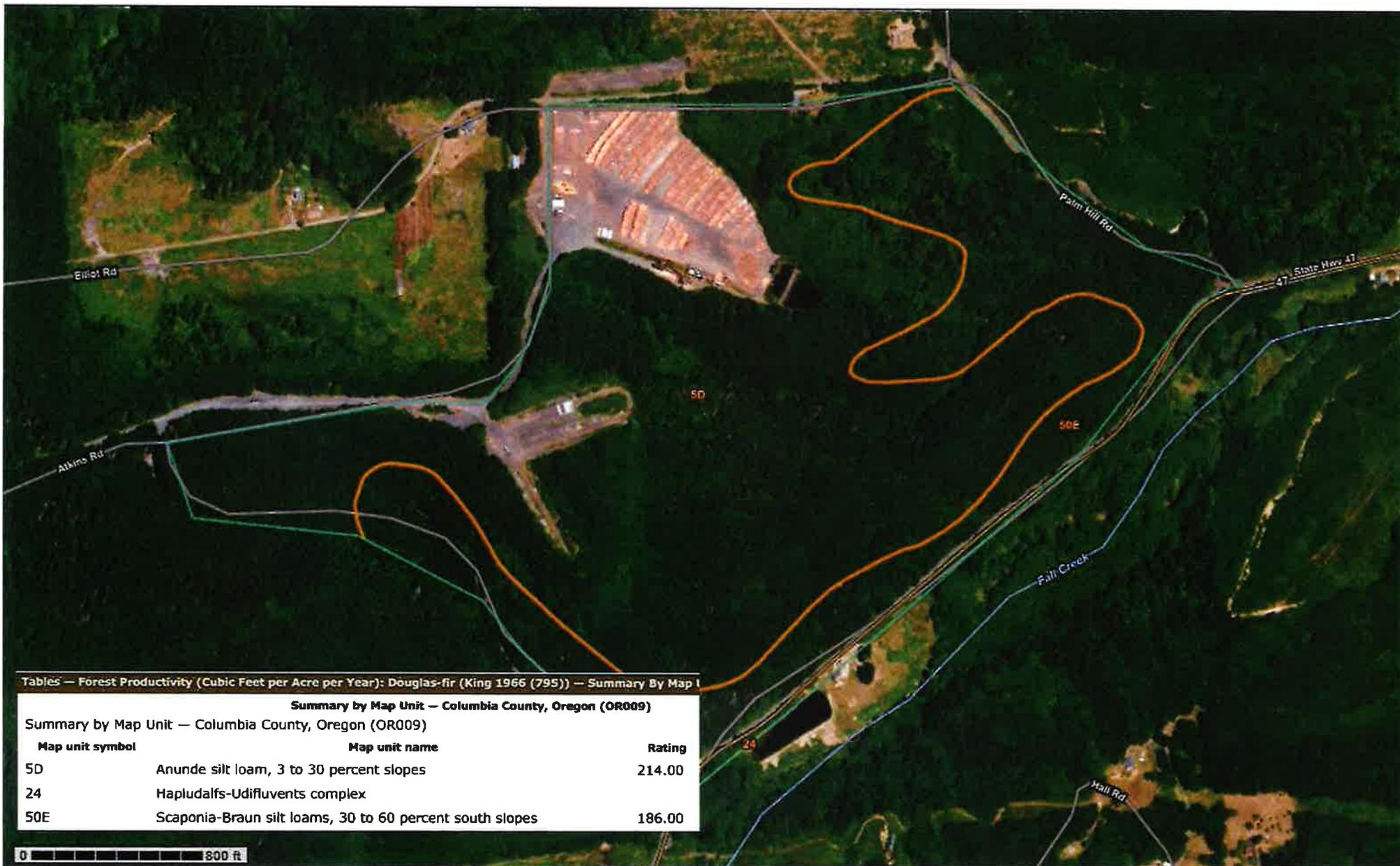
Uploaded

Name

User

1/27/2022

Proposal_PA 22-01 Mill Site Zone Amendment Application_2022-01-27_03-50-22.pdf (/PAPA_Online/Document/Get?documentID=253949)



Tables — Forest Productivity (Cubic Feet per Acre per Year): Douglas-fir (King 1966 (795)) — Summary By Map Unit

Summary by Map Unit — Columbia County, Oregon (OR009)

Summary by Map Unit — Columbia County, Oregon (OR009)

Map unit symbol	Map unit name	Rating
5D	Anunde silt loam, 3 to 30 percent slopes	214.00
24	Hapludalfs-Udifuvents complex	
50E	Scaponia-Braun silt loams, 30 to 60 percent south slopes	186.00

0 800 ft

STATE OF OREGON
WATER WELL REPORT
 (as required by ORS 537.765)

RECEIVED
 2572
 OCT 29 1989

BOOK _____ PAGE 7N/5W/12ad
 (START CARD) # 7856

(1) OWNER:
 Name Longview Fibre Company
 Address P.O. Box 639
 City Longview State Wa. Zip 98632

Well Number: WATER RESOURCES DEPARTMENT
(9) LOCATION OF WELL by legal description:
 County Columbia Latitude _____ Longitude _____
 Township 7 N N or S Range 5 W E or W, WM.
 Section 12 SE 1/4 NE 1/4
 Tax Lot _____ Lot _____ Block _____ Subdivision _____
 Street Address of Well (or nearest address) Longview Fibre Co. sorting yard, near Clatskanie, Oregon

(2) TYPE OF WORK:
 New Well Deepen Recondition Abandon

(3) DRILL METHOD
 Rotary Air Rotary Mud Cable
 Other _____

(4) PROPOSED USE:
 Domestic Community Industrial Irrigation
 Thermal Injection Other _____

(5) BORE HOLE CONSTRUCTION:
 Special Construction approval Yes No Depth of Completed Well 330 ft.
 Explosives used Yes No Type _____ Amount _____

HOLE			SEAL			Amount sacks or pounds
Diameter	From	To	Material	From	To	
10±	0	45	cement grt	0	45	15 sackx
6	45	330				

How was seal placed: Method A B C D E
 Other _____
 Backfill placed from _____ ft. to _____ ft. Material _____
 Gravel placed from _____ ft. to _____ ft. Size of gravel _____

(6) CASING/LINER:

Diameter	From	To	Gauge	Steel				Welded		Threaded	
				Plastic	Plastic	Plastic	Plastic	Plastic	Plastic	Plastic	Plastic
Casing: 6	+8"	137'	10	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			.250	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Liner: 5	4"	330	.188	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Final location of shoe(s) 137' 10"

(7) PERFORATIONS/SCREENS:
 Perforations Method torch-cut
 Screens Type _____ Material _____

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
308	329	3/8x5	20			<input type="checkbox"/>	<input checked="" type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour
 Pump Bailor Air Flowing Artesian
 Yield gal/min 60 Drawdown 157 Drill stem at 320 Time 1 hr.

Temperature of water _____ Depth Artesian Flow Found _____
 Was a water analysis done? Yes By whom _____
 Did any strata contain water not suitable for intended use? Too little
 Salty Muddy Odor Colored Other _____
 Depth of strata: 60 to 120'

(10) STATIC WATER LEVEL:
163 ft. below land surface. Date 10-19-89
 Artesian pressure _____ lb. per square inch. Date _____

(11) WATER BEARING ZONES:
 Depth at which water was first found 60'

From	To	Estimated Flow Rate	SWL
60	120	5	60
317	332	60	163

(12) WELL LOG: Ground elevation _____

Material	From	To	SWL
Top soil	0	2	
Clay brown	2	10	
Clay red	10	12	
Clay redish-brown	12	14	
Clay brown	14	20	
Clay w/some shale rock	20	22	
Rock blue broken medium-hard	22	57	
Sand gray-blue soft	57	79	
Sand green-gray	79	83	
Sand brown-yellow	83	113	
Sand blue w/big blue gravel	113	120	
Sandstone & shale blue-gray	120	175	
Shale & claystone blue-gray	175	215	
Sandstone green-blue med.soft	215	224	
Sandstone blue-gray med.soft	224	317	
Gravel blue w/sand	317	322	
Sand & gravel	322	332	

Date started 10-16-89 Completed 10-19-89

(unbonded) Water Well Constructor Certification:
 I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon well construction standards. Materials used and information reported above are true to my best knowledge and belief.

WWC Number _____
 Signed _____ Date _____

(bonded) Water Well Constructor Certification:
 I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. all work performed during this time is in compliance with Oregon well construction standards. This report is true to the best of my knowledge and belief.

WWC Number 1224
 Signed J. Allen M. Elmer Date 10-20-89

CLATSKANIE-QUINCY C.P.A.C.

WETLAND AND HYDRIC SOILS

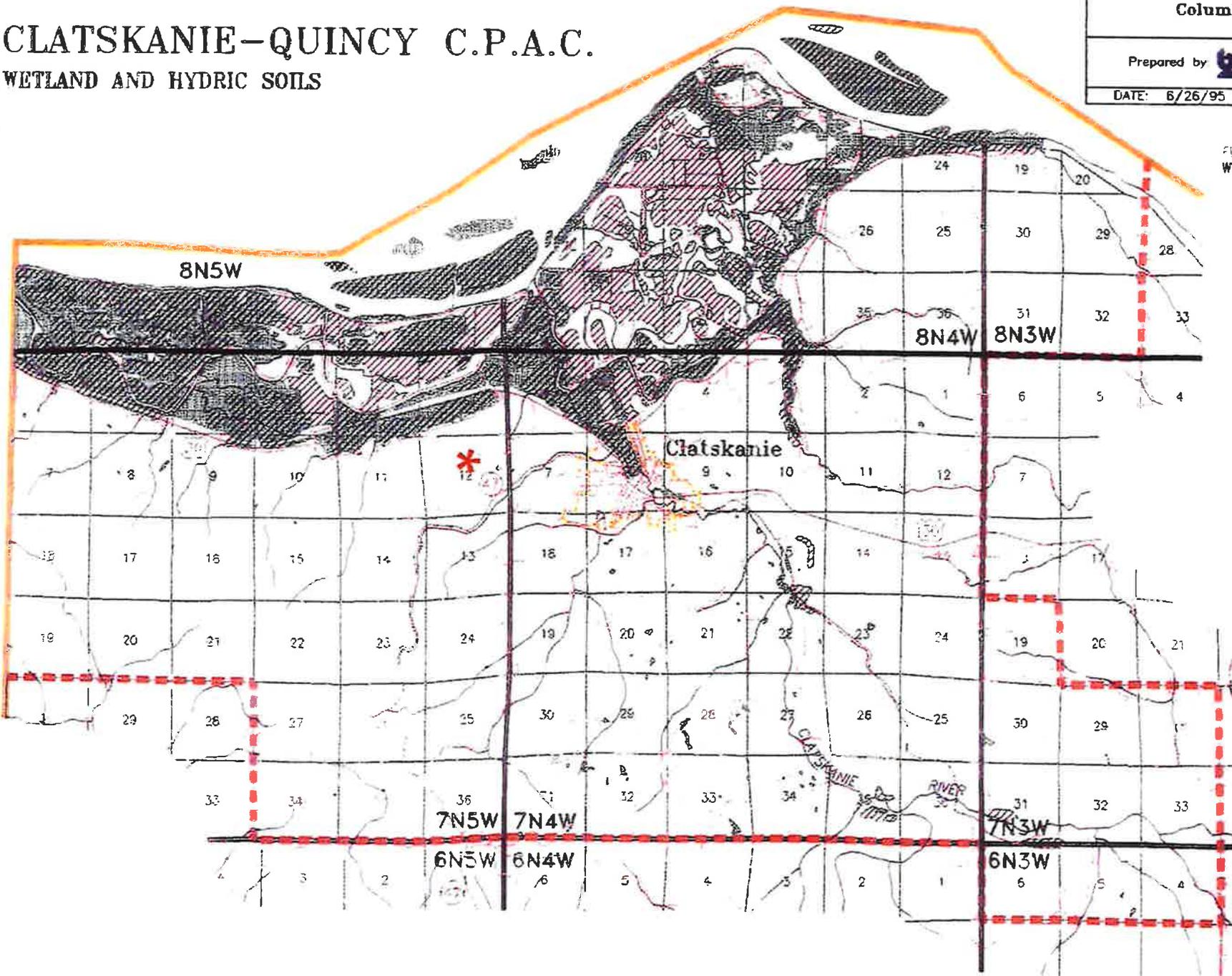
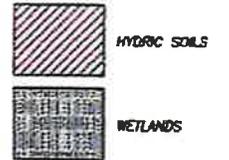
BOOK	PAGE
Columbia County	
Prepared by beak <small>Beak Consultants Incorporated</small>	
DATE: 6/26/95	PROJ. NO 73824

CLAT3A.dwg

FUNDS FOR THIS MAP WERE PROVIDED BY LDDC.



LEGEND



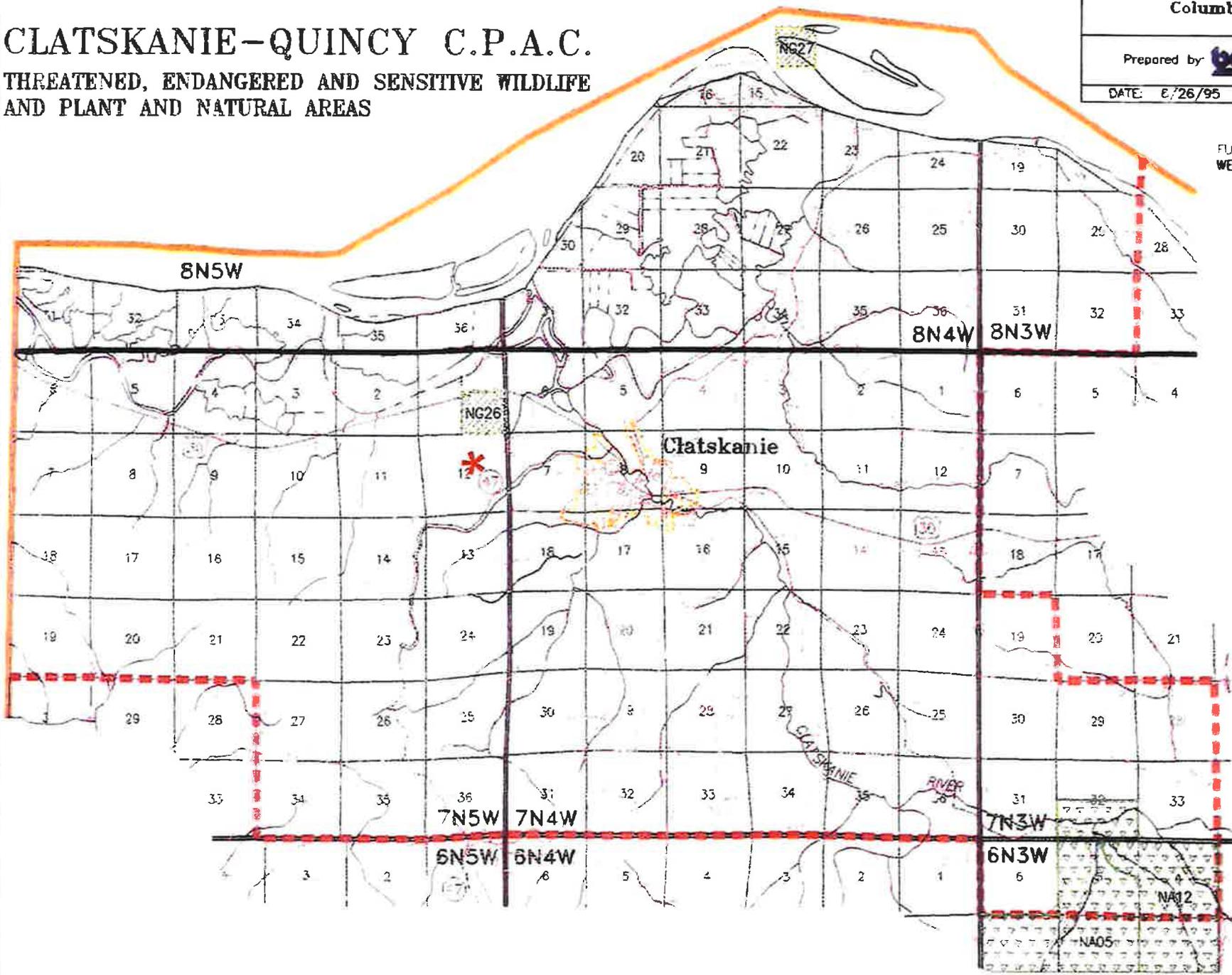
CLATSKANIE-QUINCY C.P.A.C.

THREATENED, ENDANGERED AND SENSITIVE WILDLIFE AND PLANT AND NATURAL AREAS

BOOK	PAGE
Columbia County	
Prepared by	
DATE: 8/26/95	PROJ. NO. 73824

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LEGEND

-  NATURAL AREAS
-  NON-GAME AREAS
-  SENSITIVE PLANTS AREAS

Re: [EXTERNAL] Approximate placement of transformers



Brian Fawcett <BFawcett@clatskaniepud.com>
To Brian

  Reply  Reply All  Forward 

Thu 12/30/2021 1:45 PM

Hi Brian,

It would NOT be an undue burden on the PUD.

Hope that helps!

Thanks,
Brian

Sent from my iPhone

On Dec 30, 2021, at 1:42 PM, Brian <brian.mwlinc@gmail.com> wrote:

Hi Brian,

Happy New Year, I hope you're available...

The planning department is asking if the 5000 amp service would put an undue burden on the PUD. If you can answer this for me it would be a great help.

Thanks in advance.

Thanks,
Brian Myers
1-800-878-5588
brian.mwlinc@gmail.com

NOTICE: This communication (including any attachments) may contain privileged or confidential information intended for a specific individual and purpose, and is protected by law. If you are not the

**PART XII. INDUSTRIAL SITING
INDUSTRIAL ECONOMIC ANALYSIS**

<u>Vernonia</u>			
Outside City Limits	135	1.5	202
<u>Unincorporated County</u>			
Reichhold	523	1.0	523
Port Westward	780	1.0	780
Prescott	65	1.0	65
Bernet Site	49	1.0	49
Scappoose Air Park	94	1.0	94
Total	<u>2,553</u>		<u>3,777</u>

The density per gross acre figures in the above chart are 4.0 per acre for light industry and industry inside city limits, and 1.5 for heavy industry and industry outside city limits. Heavy isolated industry such as Port Westward has been computed at 1.0 employees per acre. These figures are all higher than current Columbia County averages.

This project will impact an area outside of an urban center. The area is very near Clatskanie which in the year 2000 had 2 vacant acres inside the UGB and 31 vacant acres outside the UGB. This project more than doubles the vacant industrial land supply in the Clatskanie "area" outside of the UGB.

The goal density of worker to vacant land outside of the UGB is 1.5 workers per acre. This project is estimated to result in approximately 0.4 to 0.5 workers per acre. Part of the reason for this lower worker density is that approximately 50 to 60% of the available industrial land is taken up with log storage. There is a significant amount land used for raw material storage versus the amount of land (and workers) required to process the raw materials (logs) into lumber.

In any event, the newly zoned Industrial land outside the UGB will be added to the inventory and then immediately utilized to increase the manufacturing job density. the proposed lumber manufacturing operation labor density of 0.4 to 0.5 workers per acres is higher than the previous chipping operation that was operated from approximately 1978 to 2017.

PROBABLE GROWTH

1. Columbia County Factors.

- A. The commuter population to Portland and Longview will increase, based on the growth within those areas and the cost and ease of commuting, the price of gasoline and automobiles, and maintenance.
- B. The majority of economic growth and jobs in Columbia County initially must be based on natural resource and transportation system availability. These types of industries are land-extensive, not labor-intensive. Columbia County's existing labor force is too small and decentralized to be able to serve a large intense employer with several hundred employees.
- C. Some growth will occur among small home-grown manufacturing firms.

- D. In the long-term, as the labor forces grows, small light industries will or can be attracted, based on the availability of labor as well as the other location factors.
- E. Service and secondary industrial growth will occur in relationship to Items A and B.

2. State Perspective.

- A. Within the state and the Pacific Northwest, the use of the Columbia-Snake River system will increase. This will include greater use of up-river ports, which will require a variety of sites down-river for the transfer of good from barge or rail to ship. Some of the Columbia County sites have excellent characteristics to meet this need.
- B. There is a need within the state for large isolated sites for heavy industry. These sites must be isolated and separated from concentrations of populations. While these sites themselves need to be isolated, they also need to be relatively close to major sources of support industries, services, and be served by multi-modal transportation. There are not many areas in the state where these sites exist.
- C. The State needs to diversify its economic base, and the above types of sites located in Columbia County will contribute to that diversification.

CONCLUSIONS

- 1. The amount of land proposed to be designated for industrial development in Columbia County will accommodate approximately 3,700 jobs, based on existing conditions.
- 2. Based on the existing and historic labor participation rates, the median population projections, a ratio of 1:2 manufacturing to service workers, and a policy to promote jobs in Columbia County for Columbia County residents, there will be a need for approximately 3,700 new jobs in Columbia County by the year 2000.

In support of Conclusion 1 there are 20 to 25 jobs created by the rezone and subsequent millsite development which moves the county towards the desired goal of 3,700 new jobs in Columbia County by the year 2000 (and beyond). It will slightly increase the manufacturing job ratio which moves the needle more towards the 1:2 ratio goal in conclusion 2. It adds 49 acres of industrial land as desired by the Conclusion 1 goal and immediately adds jobs to increase the county's manufacturing job ratio in Conclusion 2.

It should be noted that the rezone of this property is not an Exception to Goals 3 and 4 under the "Industrial use of abandoned or diminished mill sites" under ORS 197.719. This amendment to the County's comprehensive plan is specifically addressed in this Application Section 2 . Section 2 details out how the idled millsite meets the criteria of ORS 197.719.

**PART XII. INDUSTRIAL SITING
INDUSTRIAL DEVELOPMENT GOALS AND POLICIES**

INDUSTRIAL DEVELOPMENT: GOALS AND POLICIES

GOALS:

1. To strengthen and diversify the economy of Columbia County and insure stable economic growth.
2. To utilize Columbia County's natural resources and advantages for expanding and diversifying the industrial base.
3. To encourage industrial growth in Columbia County to diversify its economy. New industry should locate to take maximum advantage of existing public and private investments.

POLICIES: It shall be policy of the County to establish, implement, and maintain an industrial development program that:

1. Encourages the creation of new and continuous employment opportunities.

The rezone and resulting millsite will add secondary forest products processing jobs to the County's job inventory without removing manufacturing jobs elsewhere in the county. This opportunity also utilizes the natural resources (logs) generated from within the county to produce lumber which is a value-added product.

2. Encourages a stable and diversified economy.

Secondary manufacturing requires a large capital investment. These investments tend to operate long term due to the large upfront cost which makes them a stable employer.

3. Reflects the needs of the unemployed and of those persons who will enter the labor market in the future.

This opportunity will provide higher than average wage jobs. The workers are expected to come from lower wage jobs within the local labor market. The lower wage jobs can then be filled with workers seeking to re-enter the labor market or first-time workers.

4. Places the County in the position of being able to respond to market opportunities by providing technical assistance in locating available sites for development.

The primary impact on County resources will be the processing of this Application. We have talked to the fire department and they would like to provide feedback on the new mill layout and fire system design. Typically the mill personnel are the first responders to a fire event. The fire department will respond and if needed will mop up or take over if the fire gets too large and requires specialized firefighting skills.

5. Recognizes the existence of sites suitable to be developed as deep-water ports but are not needed at this time.

Deep water ports are not affected by this rezone and millsite development.

4. Reserves valuable industrial sites for industrial use.

This rezone allows an existing valuable fully developed industrial site to be used for an industrial use. This rezone to industrial directly meets this policy objective.

7. Supports improvements in local conditions in order to make the area attractive to private capital investment. Consideration of such factors as the following shall be undertaken:
- A. Tax incentives
 - B. Land use controls and ordinances
 - C. Capital improvements programming

The rezone does not directly affect tax incentives. The rezone process however, places restrictions on the site that it cannot be used for commercial purposes in the future.

8. Coordinates with public utility companies to insure energy supplies are available to areas programmed for development and redevelopment.

Section 3 of the Application contains the communication with the PUD that shows the proposed millsite and 5,000-amp service will not place an undue burden on the Clatskanie PUD.

9. Assures land which is already used as industrial or irrevocably committed to industry shall be so designated.

This property is already irrevocably committed to industrial use. Converting to a resource use is not cost effective and will not happen. The rezone will ensure that industrial land already committed to industrial use will be put back into productive use.

10. Directs labor intensive industries and/or industries needing extensive public facilities to sites within urban growth boundaries.

This property was put into industrial use at a time when urban growth boundaries were just being considered and established. The site does not need extensive public facilities from the urban area. The only utility expected to be expanded is the power supply, which is available from the local PUD as explained in Application Section 3.

11. Directs industries that are either land extensive, resource related, marine related, and/or incompatible with urban populations to those sites which are appropriate to the use and are currently zoned for that use.

This industrial property is in an area where it was compatible for secondary resource uses for nearly 40 years. It is more compatible to continue with the historic industrial use in the rezone location than to try to move create a new use in an industrial area withing a UGB.

12. Is consistent with the exception statements for those sites requiring an exception to the applicable resource goal.

No resource goal exceptions are required for the rezone to Resource Industrial Planned Development (680). ORS 197.719 allows for diminished or abandoned millsites to be rezoned to industrial without requiring an exception to Goals 3 & 4. The adherence to the diminished millsite requirements stated in ORS 197.719 are located at the end of Application Section 2.

RESOURCE INDUSTRIAL DEVELOPMENT: GOALS AND POLICIESGOAL:

It is a goal of the County to provide for industrial development on rural lands when such development can be shown to support, utilize, or in some manner be dependent upon, the natural resources of the area.

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

1. Designate as Rural Industrial in the Plan those lands which are currently being utilized or which are recognized as being needed to accommodate rural and natural resource industries.

The property being rezoned was used as a heavy industrial site for a period of nearly 40 years until it was closed in 2017. Since closure in 2017 it has been used as a staging site for several local large construction projects. It is currently underutilized and is not in use (vacant). The existing approximate 24 acre paved log yard has been maintained as well as the pumping systems for the stormwater ponds. An existing 3,000 +/- square feet maintenance shop is located on the property and it is not in use.

2. Implement the Rural Industrial plan designation through the use of a single Resource Industrial Planned Development zone.

A single zone is not possible for this property as it was developed as an industrial site in the late 1970's and is not located near any other developed industrial properties.

3. Restrict industrial development on land zoned Resource Industrial Planned Development to those uses that:
 - A. Are not generally labor intensive;
 - B. Are land extensive;
 - C. Are located with adequate rail and/or vehicle and/or deep water port and/or airstrip access;
 - D. Complement the character and development of the surrounding area;
 - E. Are consistent with the rural facilities and existing and/or planned for the area; and,
 - F. Will not require facility and/or service improvements at public expense; or,
 - G. Are not appropriate for location within Urban Growth Boundaries due to their hazardous nature.

Restricting the uses on this site during the rezone process would not be beneficial as it is being put back into a very similar use to what previously existed. It will not put an undue burden on the public utility districts and is consistent with the resource uses on surrounding properties.

TRANSPORTATION: GOALS AND POLICIES

[Amd. Ordinance No. 98-03, eff. 09.22.98]

[Amd. Ordinance No. 2017-2 eff. 10.10.17]

GOAL:

The creation of an efficient, safe, and diverse multi-modal transportation system to serve the needs of Columbia County residents.

OBJECTIVES:

1. "To utilize the various modes of transportation that are available in the County to provide for the residents maximize efficient use of transportation infrastructure for all users and modes."
2. "To encourage and promote an efficient, accessible, equitable, and economical transportation system to serve the commercial and industrial establishments of the County."
3. "To improve the existing transportation system plan for an economically viable and cost-effective transportation system that makes the best use of limited transportation funds."

POLICIES:

1. Columbia County's transportation plan was adopted on 1998 in 2017, entitled Columbia County Rural Transportation System Plan. It is hereby incorporated into and made part of the Columbia County Comprehensive Plan by this reference. The transportation plan shall be reviewed periodically and updated as necessary.
2. The dedication of adequate rights-of-way to meet the standards set in the Transportation Plan shall be required of any person seeking a Zone Change, Conditional Use Permit, Subdivision, or Partition. The developer of a subdivision in an urban growth area will be required to make the appropriate improvements to any related street to meet the roadway, access spacing, and mobility standards set in a Transportation Plan.
3. All expanding or new development shall contribute a fair and proportionate share toward appropriate off-site improvements to county roads shall be required whenever a development results in a major increase in traffic on an existing county road.
4. County will manage access to roadways to reduce congestion and conflicting travel patterns. The County will work with the Oregon Department of Transportation (ODOT) to limit the number of access points onto Principle Arterials arterial roads. Direct access to U.S. Highway 30 will be limited as

PART XIII. TRANSPORTATION

much as is practical in order to reduce the potential for congestion and conflicting traffic patterns which would disrupt the flow of traffic.

5. The County shall work to enhance freight efficiency, access, capacity and reliability, including access to intermodal facilities such as ports and airports. Industrial uses shall be encouraged to locate in such a manner that they may take advantage of the water and rail transportation systems which are available to the County.
6. The County will support reducing the number of rail crossings and will support measures to enhance safety at rail crossings.
7. The County will work with the Port of St. Helens to encourage the establishment and use of dock facilities.
8. The two existing airports, in Scappoose and Vernonia, will be zoned with a landing field overlay zone that incorporates the height restrictions set by the Federal Aviation Administration. It will allow the development of airport related industrial uses.
9. Restriction of the location of new pipelines and high voltage transmission lines to within existing rights-of-way will be encouraged whenever possible.
10. The County will develop and implement plans to address safe and convenient pedestrian and bicycle circulation, including providing access to key activity centers, such as transit facilities, commercial centers, and community facilities, and improving connections and the ability to transfer between transportation modes.
11. Columbia County will continue to support the efforts of COLCO Transportation to supply public transit to the citizens of the County coordinate with transit providers and transit plans (e.g., the 2009 Columbia County Community-Wide Transit Plan and US 30 Transit Access Plan) to improve the coverage, reliability and frequency of services.
12. The County shall promote transit accessibility to transportation-disadvantaged groups and special attention will be given to the needs of the handicapped citizens with special needs whenever the County considers a proposal for the provision of public transit.
13. The County will promote walking, bicycling, and sharing the road through public information and organized events.
14. The County will improve bicycle access along all major corridors to provide intercity bicycle connectivity, including high quality bicycle access along Highway 30 and support the development of the CZ Trail and connection to the Banks-Vernonia Trail.
15. The County shall maintain the existing system of roads and bridges to a level suitable to the function of the road, allowing for smooth and comfortable travel,

PART XIII. TRANSPORTATION

and reducing vehicle maintenance costs, through the prevention of damage by overweight vehicles.

16. The County will provide support needed investments along Emergency Response Routes to preserve emergency response access and mobility.
17. The County will employ new technologies, such as Intelligent Transportation System (ITS) elements, to enhance and make the most efficient use of the transportation system and extend the useful life of existing facilities.
18. The County will work to provide all users with access to integrated transportation facilities and services, including addressing the needs of those with limited mobility, consistent with the federal Americans with Disability Act (ADA).
19. The County shall identify, develop and actively seek diverse and stable funding sources to implement recommended projects in a timely fashion and ensure sustained funding for road maintenance and transportation improvement projects.
20. The County will coordinate transportation and land use planning and decision-making with other transportation agencies and public service providers, such as ODOT, cities within the County, and the Port, when their facilities or services may be impacted by a County decision or there may be opportunities to increase the efficiency and benefits of a potential improvement.
21. For County roads within a UGB but not yet within city limits, the County will apply roadway and access spacing standards consistent with the subject city's adopted transportation system plan, provided that the urban standards are not less restrictive than County standards.

The county transportation engineer will have an opportunity to comment on the proposed development and has been notified. The millsite previously operated for 40 years over existing private forestry roads and will continue through a private easement for ingress / egress to Hwy 47. The existing road system will be reused. Proximity to the urban growth boundary will encourage short commute times, carpooling and easy access to the mill for employees.

PART XIV. PUBLIC FACILITIES & SERVICES**PUBLIC FACILITIES AND : GOALS AND POLICIES****GOAL:**

To plan and develop a timely, orderly, and efficient arrangement of public as a framework for urban and rural development.

POLICIES: It shall be County policy to:

1. Require that adequate types and levels of public facilities and be provided in advance of or concurrent with development.
2. Require that the level of facilities and provided be appropriate for, but limited to, the needs and requirements of the area(s) to be served. The types and level of public facilities allowed within Rural Residential, Rural Center, Existing Commercial, and Rural Industrial areas are:
 - A. Public or community water systems.
 - B. Public or community sewage systems.
 - C. Collector and/or arterial street systems.
 - D. Fire protection by a rural fire protection district, or an equivalent level of service.

Development of public or community water and sewer facilities is not appropriate within forestry or agricultural areas unless needed to alleviate a demonstrated health hazard, and where such facilities are the minimum level to accomplish the task. Urban levels of streets and fire protection are also inappropriate within forestry and agricultural resource areas.

3. Approve development only when found to be in accordance with the standards set out in the Columbia County Subdivision and Partitioning Ordinance.
4. Encourage new development on lands within urban growth boundaries or built and committed exception areas.
5. Coordinate public facilities and planning with affected service districts and/or agencies.
6. Manage and coordinate the collection and disposal of solid waste through application of the County Solid Waste Management Ordinance.
7. Encourage solid waste collectors to expand the opportunities for recycling of solid waste by households and businesses.

PART XIV. PUBLIC FACILITIES & SERVICES

8. Pursue establishing a solid waste landfill site.
9. Direct new development into areas where exist or are proposed within a reasonable time frame.
10. Conduct planning and policy review meetings with service providers at least every two (2) years.
11. Review facility plans for urbanizable areas to assure proper coordination of facilities consistent with the long-range plans and procedures established within the urban growth management agreements.
12. Establish agreements with service providers to assure:
 - A. Review of development proposals.
 - B. Review of proposed service extension or facility expansion proposals.
 - C. Policies exist for service district annexations.
 - D. Coordination of capital improvement programs.
 - E. Consistency of with plan policies.
 - F. Current and future service areas or customers are defined.
 - G. Master Plans and Public Facilities Plans are kept up-to-date and address necessary current planning elements for coordination between the County, cities and special service districts. *[Added by Ordinance No. 2001-9, eff. 4/07/02].*
13. Support a level of fire safety and service in all areas of the County sufficient to minimize the risk of fire damage to life and property.
14. Involve the school districts in the planning process by requiring notification to the appropriate school district of all land use requests likely to impact their facilities.
15. Integrate schools with land use, transportation, recreation, and other community objectives and plans in order to realize their optimum value to the community.
16. Work with the appropriate agencies to ensure adequate levels of health care exist for county residents.
17. Work with the appropriate agencies to encourage support and programs for the elderly and handicapped.
18. Designate parcels supporting public and private facilities and as Community Service in the Comprehensive Plan and implement this plan designation through the use of three (3) zoning designations:
 - A. Community Service Utility - CSU

PART XIV. PUBLIC FACILITIES & SERVICES

B. Community Service Institutional - CSI

C. Community Service Recreation - CSR

(See Zoning Ordinance for types of uses allowed in each zone.)

19. Designate as Community Service Utility (CSU) those lands that:

A. Support various types of public and private utility facilities existing as of the date of this ordinance; or,

B. Are needed to support public and private utility facilities which can be shown to satisfy the minimum standards set out in the implementing ordinances.

20. Designate as Community Service Institutional (CSI) those lands that:

A. Support various types of public and private institutional facilities existing as of the date of this ordinance; or,

B. Are needed to support public and private institutional facilities which can be shown to satisfy the minimum standards set out in the implementing ordinances.

21. Designate as Community Service Recreational (CSR) those lands that:

A. Support various types of public and private recreational facilities existing as of the date of this ordinance; or,

B. Are needed to support public and private recreational facilities which can be shown to satisfy the minimum conversion standards set out in the implementing ordinances.

The public facilities available for the proposed millsite are fire, public safety, transportation and power. Service agreements with the local fire department will be established once the fire department has the opportunity to comment on the design of the facility. The fire department has commented that the proposed millsite will not cause an undue burden on the fire service as long as the tax base supports them. Public safety will be involved to the extent it will be part of the sheriff's department service area, outside of the urban growth boundary. The local arterial and feeder roads were used for 40 years by the previous mill. It is expected that local roads will support the returning traffic (mostly to Hwy 47). The local PUD has been contacted and power service verified, not causing an undue burden on the utility(see email in section 3 response).

PART XV. ENERGY CONSERVATION**ENERGY CONSERVATION: GOALS AND POLICIES****GOAL:**

To strive for an energy efficient land use pattern based upon sound economic principles.

POLICIES:

1. The County shall encourage energy saving building practices in all future commercial and industrial building.
2. The County shall encourage development projects which take advantage of solar energy.
3. The County shall encourage the development of recycling facilities and the use of recycled resources.
4. The County will encourage the development of alternative energy sources.
5. The County will make energy conservation literature available at County offices.
6. Commercial will be encouraged to locate within or adjacent to residential areas to limit the energy consumed by travel between residential and shopping areas.
7. The County will encourage reuse of waste heat from manufacturing processes for further industrial purposes, space heating, or other uses.

With building a state-of-the-art mill facility, comes all the modern efficient equipment and processes possible. Although lumber is the primary output of the mill, chips and hog-fuel production ensure near zero waste of forest products. Modern VFD motors and efficient lighting would be standard in a new facility of this type. The development would strive to build a facility as energy efficient as possible. The facility is within a short distance from the town of Clatskanie, limiting commuting energy and encouraging carpooling for those employees who live in the town.

**PART XVI. GOAL 5
ARTICLE V. OPEN SPACE****F. OPEN SPACE GOALS AND POLICIES:****GOAL:**

To conserve open space in Columbia County.

POLICIES:

It is the policy of the County to:

1. Recognize the economic and aesthetic value of open space as it relates to planning for agriculture, forestry, wetlands, and other open space resources.
2. Encourage the design of residential development to include park areas and corridors of open space along streams, waterways, cliffs, and other special features by using clustering and other development techniques.
3. Recognize the need for public access to the Columbia River and other scenic and recreational features. The County will work with commercial, industrial, and residential developers to promote public use and provide public access to these features whenever possible.

[Amended by Ordinance No. 2003 - 5, eff. December 15, 2003].

It is the intent of this development to preserve open space by maintaining forested areas and developing within the parameters of the previous millsite. This will maintain aesthetic value from Hwy 47(scenic hwy), and limit development to as small an area as possible. There are large open spaces left forested and no development is expected other than on previously developed areas.

PART XVI. GOAL 5
ARTICLE VI. SURFACE MINING

SURFACE MINING GOALS AND POLICIES

[Amended by Ordinance No. 98-01 eff. 6/29/98]

GOAL:

To protect and utilize appropriately the mineral and aggregate resources of Columbia County.

POLICIES: It is the policy of the County to:

1. Develop an on-going program to determine the quality, quantity, location, and type of mineral and aggregate resources in the County so that up-to-date material will be available to make informed decisions.
2. Consider the preservation of aggregate material in all its land use actions.
3. Pay special attention to any development adjacent to mineral and aggregate resources and take the necessary steps to minimize the impacts of development on these resources.
4. Recommend the establishment of an ad hoc committee to review inactive and undeveloped sites identified in the surface mining inventory and make recommendations as to whether or not the sites should be zoned Surface Mining (SM) and protected upon application of the Goal 5 process.
5. Designate as Surface Mining (SM) those sites with current active mining and land reclamation permits as of January 20, 1984 and the one inactive but proposed 700-acre site in the Scappoose area. Change, upon completion of mining activities, those sites that will revert to uses as indicated in the reclamation plan or to uses compatible with surrounding lands.
6. Designate new mining deposits not shown on the existing inventory as Surface Mining when a report is obtained from a certified geologist, engineer/geologist, or qualified engineering testing firm verifying the location, type, quality, and quantity of the material and when other steps of the Goal 5 process are satisfied.
7. Encourage timely utilization of mining resources to protect the site from incompatible development on adjacent lands.
8. Require that all sites proposed for surface mining be inventoried for their archaeological significance in accordance with standards set by the State Archaeologist. If an archaeological site(s) is discovered, the Planning Commission shall hold a public hearing to review the site(s) and establish measures to mitigate potential conflicts as necessary.
9. Retain in its possession lands it now owns which contain aggregate material. The County may permit private operators to mine county materials.

PART XVI. GOAL 5
ARTICLE VI. SURFACE MINING

10. Require that proposals for new extraction operations be accompanied by detailed plans of the method of operation and assurances that the area will be suitably reclaimed for uses designated by the plan.
11. Require that once mining and/or associated activities (i.e. rock crushing) have begun they shall be in accordance with state standards and any more stringent standards that the County may enact. In particularly sensitive areas, such as forestry, residential, agricultural, or wildlife habitat, the mining and associated operations shall be subject to more restrictive standards to keep noise, dust, erosion, and other hazards to a level compatible with the adjacent uses. Such standards may include requirements for barrier isolation, setbacks, operating times, concomitant reclamation, limits to active mining area, mining lifetime, water quality, and restrictions on on-site processing.
12. Prohibit extraction of sand and gravel from rivers and streams unless appropriate regulating agencies such as the Oregon Department of Environmental Quality, Department of Fish and Wildlife, Oregon State Land Board, Division of State Lands, Corps of Engineers, and Columbia County are in agreement and there is no other economically feasible alternative.
13. Make all possible efforts to insure the retention of riparian habitat, the prevention of erosion and sedimentation, and maintenance of the water quality which exists prior to extraction operations.
14. Insure that extraction operations approved by the County and other regulating agencies do not screen and wash within any river or stream. In addition, settling ponds shall not discharge directly into any watercourse.
15. Require, as a minimum standard, that extractive industries have access to a public road with two-way capability. As allowed by ORS 487.905, the County may impose weight/load restrictions and may also require the operator to post an adequate surety bond for road repairs.
16. Encourage DOGAMI to conduct a comprehensive inventory of the mineral resources. Upon completion of this study, the County shall up-date zoning and other implementary ordinances to accommodate newfound resources.
17. Prohibit new or expanded mineral or aggregate mining operations within 5,000 feet of the edge of a runway at Scappoose Industrial Airpark. *[Added by Ordinance No. 2000-04 eff. 11/13/00].*
18. Prohibit new or expanded water impoundments greater than or equal to one-quarter ($1/4$) acre in size, individually or cumulatively, within 5,000 feet of the edge of a runway at the Scappoose Industrial Airpark. *[Added by Ordinance No. 2000-04 eff. 11/13/00].*

There has been no known mining activity on this property. This does not apply.

**PART XVI. GOAL 5
ARTICLE VII. ENERGY**

ENERGY SOURCES GOALS AND POLICIES

GOAL:

To protect deposits of energy materials in the County and prevent injury to surrounding lands and residents.

POLICIES: It is the policy of the County to:

1. Rely on ODOGAMI to require that wells are drilled, cased, and plugged in such a manner as to ensure public safety.
2. Coordinate with ODOGAMI to conduct a comprehensive inventory of energy sources in the County, including those oil and coal deposits determined as (1B). Upon completion of this study, the County shall complete the Goal 5 process for newfound resources, and up-date zoning and other complementary ordinances to accommodate them.

There are no gas wells on the subject property. This does not apply.

PART XVI. GOAL 5
ARTICLE VIII. FISH AND WILDLIFE HABITAT
A. BIG GAME HABITAT

ARTICLE VIII. FISH AND WILDLIFE HABITAT

[Amended by Ordinance No. 2003-06, eff. 7/30/03; Amended by Ordinance No. 2003 - 5, eff. December 15, 2003].

A. BIG GAME HABITAT

1. LOCATION: *[Amended by Ordinance No. 2003-06, eff. 7/30/03].*

Three types of big game habitat have been identified in Columbia County by the Oregon Department of Fish and Wildlife. The location of big game habitat is shown in the 1995 Beak Consultants maps entitled "Wildlife Game Habitat" in the Technical Appendix Part XVI, Articles VIIIA, which are incorporated herein by this referenced. In Columbia County, these habitat types are defined as:

- a. Major - Areas of the County which supports the majority of big game. These areas provide forage and cover for game during most of the year.
- b. Peripheral - Areas of the County which are also important for sustaining big game populations. These areas are generally at lower elevations and serve as critical habitat during severe winter months. Peripheral Big Game Habitat Areas in Columbia County are:
 - i. Clatskanie River Drainage
 - ii. Nehalem River Drainage
 - iii. Rock Creek Drainage
 - iv. Tide Creek Drainage
 - v. Merrill Creek Drainage
 - vi. Milton Creek Drainage
 - vii. Scappoose Creek Drainage
 - viii. Clear Creek Drainage
 - ix. Woodson Upland Area
 - x. Mayger Area

All standards associated with peripheral Big Game Habitat will be met. It is not believed to be a conflicting use by approving development on this idled millsite in a peripheral habitat area. All forested/replanted areas will be maintained as habitat and forest production. Existing roads and development areas will be reused, limiting adverse effects on any undeveloped potential habitat areas. The diversity (topography, ponds, reprod, mature trees, etc.) of the property has many forage and cover opportunities for wildlife. The PF-80 zoning currently is compatible with the peripheral habitat designation, and will continue to do so after the zone change to Industrial. County habitat maps are included.

**PART XVI. GOAL 5
ARTICLE VIII. FISH AND WILDLIFE
HABITAT B. COLUMBIA WHITE-TAILED
DEER**

B. COLUMBIAN WHITE-TAILED DEER HABITAT

1. LOCATION: [*Amended by Ordinance No. 2003-06, eff. 7/30/03.*]

The present habitat of the Columbian White-tailed deer in Columbia County is limited to that portion of the Clatskanie Flats north of Highway 30 from approximately Westport east to the Beaver Power Plant, and Crims Island. Deer were transplanted to Crims Island in 1999 and 2000. The greatest concentrations of White-tailed Deer are found along the north edge of the Clatskanie Flats near the Columbia River. Lord and Walker Islands have been identified by the Fish and Wildlife Service as a potential location for future White-tailed Deer transplants. The location of the Columbian White-tailed Deer Habitat is shown on the 1995 Beak Consultants' Maps entitled "Wildlife Game Habitat" in the Technical Appendix Part XVI, Article VIII(A), which are incorporated herein by this reference. The habitat for this deer once included the islands and shore lands from The Dalles to Astoria and the valleys along the Willamette and Cowlitz rivers.

This property is out of the mapped Columbia County white-tailed deer habitat, siting standards for peripheral big game habitat will be maintained (county maps included).

PART XVI. GOAL 5
ARTICLE VIII. FISH AND WILDLIFE HABITAT
C. FISH HABITAT

C. FISH HABITAT *[Amended by Ordinance No. 2003 - 5, eff. December 15, 2003].*

1. PROTECTED FISH:

Three groups of fish have been identified for Fish and Wildlife Protection in Columbia County by the Oregon Department of Fish and Wildlife. These are:

- a. Anadromous fish - fish which begin life in freshwater, rear to maturity in saltwater, and return to freshwater to spawn. Anadromous fish include coho and chinook salmon, winter steelhead trout, and sea-run cutthroat trout.
- b. Resident trout - freshwater fish including rainbow and cutthroat trout.
- c. Warm-water game fish - a group which includes bullhead catfish, crappie, bluegill, largemouth bass, and yellow perch.

2. LOCATION: *[Amended by Ordinance No. 2003 - 5, eff. December 15, 2003].*

No fewer than thirty waterways in Columbia County provide spawning and rearing habitat for anadromous fish. The major spawning, rearing, and migrating areas are the Columbia, Nehalem, Clatskanie, and Scappoose Systems. Other small streams in the County, including, but not limited to, Beaver, Conyers, Goble, Honeyman, McNulty, Merrill, Milton, Rock, and Tide Creeks, are also important habitat areas for anadromous fish. Resident trout are found in nearly all of the perennial streams in Columbia County and have been stocked in many lakes and ponds.

Warm-water game fish are restricted primarily to the Columbia River and its flood plain but can also be found in Vernonia Lake. Some of the most productive warm-water angling spots are on Sauvie Island, Multnomah Channel, Scappoose Bay, Deer Island Slough, Prescott Slough, Beaver Slough, and Westport Slough.

For purposes of fish habitat protection, all streams designated by the Oregon Department of Forestry as "fish-bearing" in its Stream Classification maps, and all lakes identified in "Lakes of Columbia County", are significant fish habitat. The County shall use such maps, as amended, to determine the significance. The County shall coordinate with the Oregon Department of Forestry to obtain the most current Classification Maps. A copy of the most current Oregon Department of Forestry Stream Classification Maps shall be kept in Part XVI, Article X(B) of the Technical Appendix, for reference. "Lakes of Columbia County" is attached in the Technical Appendix, Part XVI, Article X(B), and is incorporated herein by this reference.

There are no fish-bearing streams on this property.

PART XVI. GOAL 5
ARTICLE VIII. FISH AND WILDLIFE HABITAT
D. FURBEARER HABITAT

D. FURBEARER HABITAT *[Amended by Ordinance No. 2003 - 5, eff. December 15, 2003].*

1. LOCATION: *[Amended by Ordinance No. 2003 - 5, eff. December 15, 2003].*

Furbearers include both aquatic forms of wildlife such as beaver, muskrat, mink, and otter, and terrestrial forms such as skunk, fox, and bobcat. Furbearers require open space associated with forest, agriculture, and other resource land uses. However, their important habitat areas are wetlands, ponds, lakes, swamps, streams, and riparian vegetation associated with these water bodies.

2. QUALITY: *[Amended by Ordinance No. 2003 - 5, eff. December 15, 2003].*

The quality of furbearer habitat is good in Columbia County. The quality of important habitat areas for furbearers such as wetlands, ponds, lakes, swamps, streams, and riparian vegetation, are described in more detail in Part XVI, Article VIII(C) of the Comprehensive Plan.

3. QUANTITY: *[Amended by Ordinance No. 2003 - 5, eff. December 15, 2003].*

Columbia County has a large amount of lands in forest and agricultural use. The County also contains an abundance of water bodies including wetlands, lakes, ponds, streams, and swamps. Therefore, a large amount of habitat for furbearing animals exists in the County.

4. POTENTIAL CONFLICTING USES:

Land use development activities which reduce the quality and quantity of habitat areas are potential conflicting uses for furbearers. Particularly damaging activities include the draining and filling of wetlands, and expansion of development into riparian areas. Potential conflicts also arise between furbearers and landowners when animals cause damage. Beavers, for example, may cut down trees or block culverts with dams and flood developed lands.

5. SUMMARY:

The important habitat areas for furbearers have been identified as wetlands, ponds, lakes, swamps, streams, and associated riparian vegetation. The identified potential conflicting uses for furbearers are all related to the expansion of development into these areas. The economic, social, environmental, and energy consequences of allowing or restricting these types of development have already been addressed in Part XVI, Article X, and they are not again determined here. Based on an analysis of these ESEE consequences for identified conflicting uses in important habitat areas, the County will adopt a program to limit conflicting uses and protect furbearer habitat. Limited protection for these habitats is provided by adopting and applying "safe harbor" provisions for riparian corridor protections and wetlands protection in Part XVI, Article X.

By maintaining approximately 1/3 of the property as forestland, with drainages and state/county mandated buffers, any existing fur-bearing habitat will be maintained.

PART XVI. GOAL 5
ARTICLE VIII. FISH AND WILDLIFE HABITAT
E. WATERFOWL HABITAT

E. WATERFOWL HABITAT

1. LOCATION: *[Amended by Ordinance No. 2003 - 5, eff. December 15, 2003].*

Waterfowl habitat areas have been identified in Columbia County by the Oregon Department of Fish and Wildlife, as shown on the 1995 Beak Consultants Map entitled, "Wildlife Game Habitat". These areas lie near the Columbia River and hold standing or slowly moving water during at least part of the year. The areas provide ideal nesting, feeding, and resting habitat for waterfowl. Wet agricultural areas are also important waterfowl habitat. Often agricultural areas are flooded in the fall and winter and attract large numbers of migrating birds.

Although there are no mapped riparian areas on this property, existing drainage ponds serve as a draw to waterfowl and promote waterfowl habitat. The existing ponds are planned to be reused and stay in their current form.

PART XVI. GOAL 5
ARTICLE VIII. FISH AND WILDLIFE HABITAT
F. NON-GAME WILDLIFE

F. NON-GAME WILDLIFE HABITAT

1. LOCATION: *[Amended by Ordinance No. 2003 - 5, eff. December 15, 2003].*

Non-game wildlife require a diversified habitat that provides both cover and food. Lands in forest and agricultural use are the primary non-game habitat areas in Columbia County. The riparian area, which contain a diversity of vegetation, supports a large number of non-game species. Specifically, the Oregon Department of Fish and Wildlife has identified nesting sites for Bald Eagles, Northern Spotted Owls, and Great Blue Herons, three significant non-game species in Columbia County. Other important non-game wildlife include, but are not limited to: bats, turtles, frogs, martins and any other non-game-species identified by ODFW.

Approximately 1/3 of the rezone property will remain forestland and has been replanted from a recent harvest. Limiting development to the old millsite and using existing roads is the best way to reduce the impact of Non-Game Wildlife Habitat.

PART XVI. GOAL 5
ARTICLE VIII. FISH AND WILDLIFE HABITAT
G. UPLAND GAME HABITAT

G. UPLAND GAME HABITAT *[Amended by Ordinance No. 2003 - 5, eff. December 15, 2003].*

1. **LOCATION:** *[Amended by Ordinance No. 2003 - 5, eff. December 15, 2003].*

- a. Upland game birds in Columbia County are found on forest and agricultural lands. Their optimum habitat contains a diverse mixture of vegetation that provides nesting, feeding, resting, and escape areas.
- b. According to the Fish and Wildlife Protection Plan for Columbia County created by ODFW, there are two types of upland game birds, those that require forest lands; and those that utilize agricultural lands. The forest species include band-tailed pigeons, blue grouse, ruffed grouse, and mountain quail. Optimum habitats for these birds are patchworks of clear cuts, fields, timber, brush, and water. Species found in agricultural areas include valley quail, morning dove, and ring-necked pheasant. These birds often use brushy edges, fencerows, ditches, and wood lots adjacent to grain producing areas or old fields of seed-producing grasses and herbs.
- c. The majority of land within Columbia County has retained the forest and agricultural character safety necessary for upland game birds, and supports a large bird population.
- d. Specifically, three important mineral spring areas have been identified in Columbia County as habitat for band-tailed pigeons. These mineral springs are attractive to the pigeons primarily during nesting season and early migration.

The following mineral springs sites have been identified as being habitat for band-tailed pigeons:

i. Conyers Creek Pigeon Springs

Location: T7N, R4W, S 19, NE1/4

Quality: Mineral springs located in a sparsely populated area. The area is presently in agricultural use.

Quantity: 68 acres

ii. Clatskanie Pigeon Springs

Location: T7N, R4W, S 27, NE1/4

Quality: Mineral springs are located in an agricultural area, on private property, and are attractive to the band-tailed pigeon.

Quantity: 20 acres

Proposed development is not in this area.

PART XVI. GOAL 5
ARTICLE VIII. FISH AND WILDLIFE HABITAT
H. GOALS AND POLICIES

H. FISH AND WILDLIFE HABITAT GOALS AND POLICIES *[Amended by Ordinance No. 2003 - 6, eff. July 2003; Amended by Ordinance No. 2003 - 5, eff. December 15, 2003].*

GOAL:

To protect and maintain important habitat areas for fish and wildlife in Columbia County.

POLICIES: It is the policy of the County to:

1. Encourage the provision and acquisition of public access both to and along rivers, streams, and lakes for the release of fish and recreational enjoyment of County residents.
2. Protect significant nesting habitat from the adverse effect of logging and other land use practices.
3. Manage its spraying programs to minimize adverse effects on water quality and fish and wildlife habitat.
4. Support preferential taxation methods and density transfers to encourage retention of riparian habitat, brushy fencerows, and wetlands on private lands.
5. Protect habitat areas identified as sensitive for the Northern Bald Eagle, Northern Spotted Owl, Great Blue Heron, and Band-tailed pigeon from activities that would either destroy or result in the abandonment of the sensitive habitat area.
6. Cooperate with the Oregon Department of Fish and Wildlife to better identify sensitive habitat areas for fish and wildlife and adopt implementing measures for their protection.
7. Rely on coordination provided by the Cooperative Agreement between the Board of Forestry and the Oregon State Fish and Wildlife Commission to resolve conflicts between forest operations and sensitive nesting habitat on forest lands. For sites not covered by such Agreement, the Forest Practices Act and Rules shall be administered to protect these sites. *[Amended by Ordinance No. 2003 - 5, effective December 15, 2003].*
8. Rely on the State Department of Water Resources to insure that minimum streamflow standards are established and maintained in all streams to insure a productive fish habitat and protect aquatic life.
9. Encourage the use of nonstructural methods of bank stabilization in areas experiencing accelerated soil loss.
10. Prohibit diversion or impoundment of stream courses, which adversely impact fish and wildlife habitat.

PART XVI. GOAL 5
ARTICLE VIII. FISH AND WILDLIFE HABITAT
H. GOALS AND POLICIES

11. Notify the Oregon Department of Fish and Wildlife (ODFW) and U.S. Fish and Wildlife (USFW) of all proposed uses or activities requiring permits or other land use decisions within inventoried wildlife habitat areas and give consideration to comments received prior to a final decision concerning the proposed uses or activities. *[Amended by Ordinance No. 2003 - 5, effective December 15, 2003].*
12. Cooperate with the Oregon Department of Fish and Wildlife to ensure that future development does not unduly conflict with Big Game and Columbian White-tailed Deer by:
 - a. Limiting potential conflicting uses by designating major and peripheral big-game habitat and White-tailed Deer Habitat in resources zones.
 - b. Limiting new parcel creation in resources zones by enacting an 80 acre minimum parcel size.
 - c. Minimizing impacts to Big Game Habitat and White-tailed Deer Habitat by requiring all new residential development and uses in Big Game Habitat and White-tailed Deer Habitat to follow development siting standards substantially the same as:
 - i. Dwellings and structures shall be located as near each other and existing developed areas as possible considering topography, water features, required setbacks, and firebreaks.
 - ii. Dwellings and structures shall be located to avoid habitat conflicts and utilize least valuable habitat areas.
 - iii. Road Development shall be minimized to that necessary to support the proposed use and shall utilize existing roads as much as possible.
 - iv. The owner/occupant of the resource parcel assumes responsibility for protection from damage by wildlife.
 - v. Riparian and Wetland areas shall be protected in accordance with Sections 1170 and 1182.
 - d. Columbia County shall notify the Oregon Department of Fish and Wildlife (ODFW) of all proposed uses or activities which require a permit located within the Big Game Habitat. The County will consider the comments and recommendations of ODFW before making a decision concerning the requested use or activity.
 - e. Columbia County shall notify the Oregon Department of Fish and Wildlife (ODFW) and the U.S. Fish and Wildlife (USFW) of all proposed uses or activities which require a permit located within Columbian White-tailed Deer Habitat. The County will consider the comments and recommendations of ODFW and USFW before making a decision concerning the requested use or

PART XVI. GOAL 5
ARTICLE VIII. FISH AND WILDLIFE HABITAT
H. GOALS AND POLICIES

activity.

[Amended by Ordinance No. 2003 - 6, eff. July 2003].

13. Designate "built and committed" areas as being impacted which, because of existing levels of land use, are no longer considered viable big game habitat. *[Amended by Ordinance No. 2003 - 6, eff. July 2003].*
14. Require the owner or occupant of a dwelling sited in major or peripheral habitat or White-tailed Deer habitat to assume the responsibility for protecting the property from wildlife damage. *[Amended by Ordinance No. 2003 - 6, eff. July 2003].*
15. Protect significant streams, lakes and wetlands from the adverse affects of development and other land use practices. *[Added by Ordinance No. 2003 - 5, effective December 15, 2003].*
16. Cooperate with the Oregon Department of Fish and Wildlife and U.S. Fish and Wildlife to ensure that future development does not unduly conflict with riparian area protection. *[Added by Ordinance No. 2003 - 5, effective December 15, 2003].*
17. Limit development along water bodies by adopting "safe harbor" provisions for riparian areas and wetlands. *[Added by Ordinance No. 2003 - 5, effective December 15, 2003].*
18. Coordinate development or projects that affect Fish and Wildlife habitat shall with ODFW. *[Added by Ordinance No. 2003 - 5, effective December 15, 2003].*

It is the goal to protect fish and wildlife habitat from adverse effects from this proposed development. According to county resources (maps included), the proposed development site is out of mapped natural areas, sensitive plant areas, wetland and hydric soils areas. It is out of the big game habitat area but within the "peripheral" big game habitat area. All efforts will be made to comply with the requirements of development within the peripheral area. Having adequate buffers, limiting development to existing paved areas and using an existing road system are planned ways to reduce negative impact on wildlife habitat. Clustering buildings if possible and staying away from potentially wet or riparian areas around the ponds are understood as well.

PART XVI. GOAL 5
ARTICLE IX. NATURAL AREAS

F. NATURAL AREAS GOALS AND POLICIES [Amended by Ordinance No. 2003 - 5, eff. December 15, 2003].

GOAL:

To protect the remaining ecologically significant natural features in Columbia County.

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

1. Protect ecologically significant natural features and areas by restricting land use activities which may degrade their unique characteristics and direct incompatible land uses away from such areas.
2. Cooperate and coordinate with public and private agencies, such as The Nature Conservancy, to advise land owners of the natural area's value and secure their cooperation in applying the appropriate strategy for its protection.
3. Apply the most appropriate program for protecting the unique characteristics of an area including the use of techniques such as fee acquisition, land trades, conservation easements, and management agreements.
4. Coordinate with citizens and public and private agencies to identify potentially significant Natural Areas in Columbia County which might have been overlooked by the Oregon State Register of Natural Heritage Resources or the Nature Conservancy and advocate for their inclusion as a significant natural area.
5. Notify The Nature Conservancy and other appropriate reviewing bodies of actions proposed within natural areas.

There are no ecologically significant features mapped on this property or in the natural area registry. It is primarily forestland and some industrial infrastructure. There are some steeper sloped areas and a long ridge that runs along Hwy 47. There is no indication this site could potentially be a significant natural area.

PART XVI. GOAL 5
ARTICLE X. WATER RESOURCES

E. WATER RESOURCES GOALS AND POLICIES *[Amended by Ordinance No. 2003 - 5, eff. December 15, 2003].*

GOAL:

To protect and maintain the quality of water resources in Columbia County.

POLICIES: It shall be the policy of Columbia County to:

1. Cooperate and coordinate with State and Federal agencies in assuring the maximum beneficial use of all water areas in the County.
2. Coordinate its actions with water quality planning and implementation activities carried out by State agencies including the Department of Environmental Quality, the Soil and Water Conservation Commission, the Department of Forestry, and the Department of Water Resources.
3. Protect areas significant for the recharge of groundwater resources such as wetlands and riparian areas.
4. Cooperate with appropriate State and Federal agencies to inventory and assess groundwater resources and their uses and establish standards to protect and maintain these natural resources.
5. Protect groundwater supplies in rural, agricultural, and forest areas through large minimum lot densities.
6. Cooperate with appropriate State and Federal agencies to monitor the quality and levels of groundwater resources in the County.
7. Work with appropriate State and Federal agencies to address the economic, social, environmental, and energy consequences of developing potential surface storage reservoirs in the County, including those sites that are not presently protected. When information is available, the County shall apply Statewide Goal 5 to potential sites and update zoning and other ordinances to address them when appropriate.
8. Encourage strict enforcement of the Forest Practices Act to protect riparian vegetation from potential adverse effects of forest practices.
9. Protect riparian vegetation along streams and lakes by requiring appropriate setbacks for nonwater-dependent uses and standards for removal of riparian vegetation.
10. Maintain rivers and streams in their natural state to the maximum extent practicable through sound land and water management practices. Consideration shall be given to natural, scenic, historic, economic, cultural, and recreational qualities of the rivers and adjacent lands.

PART XVI. GOAL 5
ARTICLE X. WATER RESOURCES

11. Require that all development be planned, designed, constructed, and maintained so as to avoid the probability of accelerated erosion; pollution, contamination, or siltation of lakes, rivers, and streams; damage to vegetation; or injury to fish and wildlife habitats.
12. Minimize the removal of trees and other native vegetation that stabilize hillsides, retain moisture, reduce erosion, siltation and runoff, and preserve their natural scenic character.
13. Apply erosion and sediment reduction practices along riparian areas to assist in maintaining water quality.
14. Protect marshes, swamps, and other wetlands from filling, draining, or other alterations which would destroy or reduce their biological value.
15. Support appropriate State, Federal and local agencies in their efforts to inventory wetland resources in the County. The County shall apply the Wetland Overlay Zone to such inventories as they may be amended.
16. Protect municipal water supplies and the quality of water resources in general, by zoning undeveloped resource lands for resource use.
17. Protect water quality by applying Riparian Corridor and Wetland Overlay Zones which discourage development in sensitive areas that affect the water resource.
18. Apply the standards and requirements of the Columbia County Stormwater and Erosion Control Ordinance to new development when applicable.
19. Notify the Oregon Division of State Lands whenever there is an application for permits or other land use decisions affecting wetlands on the inventory.

There are stormwater mitigation and erosion control measures that have historically existed on the idled millsite and will be shown on the submittal site plans. Any new development will be brought to all modern federal, state and local requirements. There is an existing stormwater pond system that the future development will utilize. The system is more than adequate in size to accommodate the proposed future development. The goal is to maintain water quality and resources in Columbia County. There are also two active wells on the property that may be used, reducing the need to potentially drill more wells (well logs included). There are no riparian areas, wetlands or fish bearing streams on the property or near the development area (only existing runoff ponds).

PART XVI. GOAL 5
ARTICLE XI. HISTORIC AND CULTURAL AREAS

C. HISTORIC AND CULTURAL AREAS GOAL AND POLICIES

GOAL:

To encourage the preservation and maintenance of cultural and historical sites, and to identify and preserve new sites.

POLICIES: It is the policy of the County to:

1. Recommend the establishment of an Ad Hoc Historical Sites Committee to review the historical sites and structures in the County and make recommendations as to whether or not the sites should be designated as such and protected. The County shall encourage the committee to seek ways to provide historic markers to identify the designated sites and literature to explain and describe them.
2. Support the State Historic Preservation Office in their efforts to conduct systematic surveys of historic and archeological sites in the County.
3. Apply an Historic Overlay Zone to sites and structures of historical significance in the County. Initially, the Overlay Zone shall apply only to sites determined to be significant and described in the Plan. Other potentially significant historical sites, may exist and shall be inventoried during periodic review of the Plan. Upon completion of this study, the County shall proceed through the Goal 5 process for new found areas and up-date zoning and other implementing ordinances to accommodate them.
4. Support efforts to preserve, protect, and enhance the historic and cultural resources of the County.

[Amended by Ordinance No. 2003-06, eff. 7/30/03].

5. Recommend the establishment of an Ad Hoc Historical Sites Committee to review the historical sites and structures in the County and make recommendations as to whether or not the sites should be designated as such and protected. The County shall encourage the committee to seek ways to provide historic markers to identify the designated sites and literature to explain and describe them.
6. Support the State Historic Preservation Office in their efforts to conduct systematic surveys of historic and archeological sites in the County.
7. Apply an Historic Overlay Zone to sites and structures of historical significance in the County. Initially, the Overlay Zone shall apply only to sites determined to be significant and described in the Plan. Other potentially significant historical sites, may exist and shall be inventoried during periodic review of the Plan. Upon completion of this study, the County shall proceed through the Goal 5 process for new found areas and up-date zoning and other implementing ordinances to accommodate them.

8. Support efforts to preserve, protect, and enhance the historic and cultural resources of the County.

[Amended by Ordinance No. 2003-06, eff. 7/30/03].

9. Recommend the establishment of an Ad Hoc Historical Sites Committee to review the historical sites and structures in the County and make recommendations as to whether or not the sites should be designated as such and protected. The County shall encourage the committee to seek ways to provide historic markers to identify the designated sites and literature to explain and describe them.
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11. Apply an Historic Overlay Zone to sites and structures of historical significance in the County. Initially, the Overlay Zone shall apply only to sites determined to be significant and described in the Plan. Other potentially significant historical sites, may exist and shall be inventoried during periodic review of the Plan. Upon completion of this study, the County shall proceed through the Goal 5 process for new found areas and up-date zoning and other implementing ordinances to accommodate them.
12. Support efforts to preserve, protect, and enhance the historic and cultural resources of the County.

[Amended by Ordinance No. 2003-06, eff. 7/30/03].

There are no historical or cultural areas associated with this development. This does not apply.

PART XVI. GOAL 5
ARTICLE XII. OREGON RECREATIONAL TRAILS

ARTICLE XII. OREGON RECREATIONAL TRAILS *[Amended by Ordinance No. 2003 - 5, eff. December 15, 2003].*

Potential and approved recreational trails are identified and addressed in the Recreation section of Comprehensive Plan. To assure coordination with ODOT with regard to the two Oregon Recreation Trails present in the County, the following policies shall be adopted:

POLICIES: It is the policy of the County to:

1. Cooperate with the Oregon Department of Transportation (ODOT) in identifying a specific route for the Portland-to-the-Coast trail. Should ODOT identify a final route for this trail, the County will complete all steps required by the Goal 5 Administrative Rule and will amend its Plan to recognize the trail.
2. Support efforts to extend the Banks-Vernonia Linear Trail, primarily along the Crown Zellerbach Logging Road right-of-way, from Vernonia to Scappoose and the Multnomah Channel.

<p>There are no recreational trails within this development area. There are no adverse effects on trails that may be on adjoining lands.</p>

PART XVI. GOAL 5
ARTICLE XIII. SCENIC RESOURCES

F. SCENIC SITES, VIEWS AND HIGHWAYS GOALS AND POLICIES:

GOAL:

To protect and enhance the aesthetic value of scenic resources in Columbia County.

POLICIES:

1. Protect and enhance the aesthetic appearance of scenic areas in the County through the use of low density residential standards, natural resource related overlay zones, and County encouragement.
2. Examine and encourage the use of voluntary tools and techniques to make Carcus Creek, Lava Creek, and Beaver Creek Falls accessible to the public. Avoid additional mandatory restrictions on private property to encourage landowners' cooperation.
3. Support the designation of scenic corridors by Federal and State land management agencies for land under their jurisdiction.

Although the development address is off of scenic Hwy 47, the mill development cannot be seen (or very difficult to see) from the highway. There is a large hill and forestland between the development area and the highway, obscuring it from sight. There is no degradation of aesthetic appearance due to the zone change and the proposed development.

PART XVI. GOAL 5
ARTICLE XIV. SCENIC WATERWAYS

ARTICLE XIV. SCENIC WATERWAYS

There are no designated scenic waterways in Columbia County. The Nehalem River has been identified by the Federal government and the Oregon State Parks Division as a potential scenic waterway. While the County recognizes the Federal and State Designation, we do not endorse or adopt the Nehalem River as a potential scenic waterway.:

POLICIES: It is the policy of the County to:

1. Participate in the Federal and State scenic waterways designation process and to apply the Goal 5 rule if and when the Nehalem River is designated as a scenic waterway.

Since there are no scenic waterways in Columbia County, this does not apply.

PART XVII. RECREATIONAL NEEDS**RECREATION GOALS AND POLICIES****GOAL:**

To satisfy the recreational needs of the citizens of Columbia County and its visitors.

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

1. Establish a Parks Board to draft a public and private parks plan to aid in meeting the recreational needs of the people of the County.
2. Encourage and cooperate with the State Parks Departments in establishing a State park in the County.
3. Recognize hunting and fishing as major recreational activities which should be maintained and supported.
4. Recommend the Parks Board inventory the County's beaches to determine what type of improvements should be made. This should be done in conjunction with State and local governments.
5. Explore the possibility of developing regional parks in conjunction with the cities and local civic groups.
6. Designate County parks as Community Service in the Comprehensive Plan and implement this designation through the use of the Community Service-Recreational zoning designation.

The rezone subject site and surrounding property mostly private forestland and is not available for public recreation. The proposed development will not diminish local access to recreational opportunities on adjacent lands.

PART XVIII. AIR, LAND AND WATER QUALITY**NOISE****GOAL**

To control and limit the adverse impacts of noise.

POLICIES

1. The County will comply with all applicable state and federal standards and regulations regarding noise pollution.
2. The County will consult with the DEQ prior to allowing any noise sensitive uses to develop within the probable impact range of recognized noise pollution sources.
3. The County will continually update its list of noise pollution sources and include this information in the Plan during scheduled periodic updates. This update shall include not only new sources but also noticeable expansions or deletions of existing sources.
4. Provisions will be included in the Zoning Ordinance to prohibit encroachment of noise pollution sources into noise sensitive areas and to prohibit the encroachment of noise sensitive uses into recognized noise pollution areas.

All county and state noise regulations will be met with this development. The proposed development is away from dense residential areas, limiting its impact.

PART XVIII. AIR, LAND AND WATER QUALITY**LAND****Septic Tank Disposal:**

The problem of septic tank disposal systems and the location of those systems has long been a standing issue within Columbia County. A septic tank absorption system for sewage disposal is a subsurface tile or perforated pipe system laid in such a way that effluent from the septic tank is distributed with reasonable uniformity into the natural soil. Criteria used for rating soils are based upon the limitations of the soil to absorb effluent. Important features affecting this use are permeability, depth of seasonal water table, flooding, slope, depth to bedrock or hardpan, stoniness, and rockiness.

At the present time, the Columbia County Subsurface Sewage Department administers the septic tank approval program. The County by contract is an agent for the DEQ. Permits are issued by the Subsurface Sewage Department for the construction of on-site sewage disposal systems.

The existing septic system was to code at the time of closure. Any new development will meet all County Sanitarium requirements. Location of septic, drainage and waste control systems will be identified on proposed site plans provided in the future.

PART XVIII. AIR, LAND AND WATER QUALITY**AIR, LAND, AND WATER QUALITY GOALS AND POLICIES****GOAL:**

To maintain and improve land resources and the quality of the air and water of the County.

POLICIES: It shall be the policy of Columbia County to:

1. Work with the appropriate State and Federal agencies to insure that State and Federal water, air, and land resource quality standards are met.
2. Comply with all applicable State and Federal standards and regulations regarding noise pollution.

The goal is to comply with all regulations regarding air and water quality. Managing septic systems, spill control measures, maintaining sediment/runoff controls and adequate filtration measures are a priority to protect air, land and water quality. The previous mill was required to comply with all environmental assessment requirements and had maintained all required permits pertaining to air, land and water quality. All new development will meet required standards. The proposed new development will utilize the existing three pond, gravity fed stormwater system. The stormwater ponds are projected to adequately support the new development.

PART XIX. NATURAL DISASTERS AND HAZARDS**PART XIX. NATURAL DISASTERS AND HAZARDS****SLOPES**

Columbia County can best be characterized as mountainous, with 28% of the County having slopes of 30% or greater. These excessive slopes cause rapid surface water runoff, are prone to erosion and sliding, and usually have underdeveloped soil covers. They become unstable if left bare for any length of time and are generally considered unsuitable for development.

Much of the County has severe foundation limitations caused by the combination of excessive slopes and high water tables. The maps located at the end of this chapter reflect those areas of the County requiring review prior to the issuance of building permits. The County currently uses Chapter 70 of the Uniform Building Code as the mechanism for review of structures proposed within hazard areas. This method of review has worked successfully to date and, with updated hazard information now available, should continue to work in the future.

There are slopes greater than 30% on the property but in forested/replanted areas. Adequate buffers for runoff and erosion control mitigation strategies have been in place in the past and are expected to continue to be prioritized.

FLOOD PLAIN

Flood plains or flood prone areas are regions that are dry in some seasons of the year but inundated when heavy rain, streams, estuaries or other bodies of water overflow their shores.

There are no mapped floodplains on this property.

LANDSLIDE HAZARD AREAS

Land failures in the form of slumps, earth or mud flows, debris, rock-fall and soil-fall failures have occurred in Columbia County. These failure types are shown in Figure .[no table found]

Land failures are naturally caused by oversteepening due to erosion, deposition, previous land slippage, and tectonic activities. In addition, earthquake vibrations, volcanic activity, and over-saturation are known to contribute to or cause landslides.

The natural instability of hillside areas has been complicated and increased by the constructive and destructive activities of humans. The activities which most commonly cause land instability in climates like Western Oregon are:

1. Oversteepening and removal of support of slopes by excavating for roads and houses and by elevating of ground surface (i.e. filling);
2. Placement of weight (i.e. loading) such as fills and structures on a slope;

3. Development on ancient or active landslide areas;
4. Increased erosion caused by development, water works, and vegetation removal;
5. Oversaturation of soil by sprinkling, irrigation, uncontrolled road and residential concentration of runoff, changes in natural drainage, blockage, ground flow;
6. Vibratory loading caused by blasting and pile driving.

Columbia County has potentially dangerous landslide areas, according to a geologist with the State Department of Geology and Mineral Industries. At the present time, no information exists on landslide areas for Columbia County except for the known slide areas that are shown on Map 50.

A county landslide hazard map is included. There are no high hazard areas in the development area. As seen on the map, there are high landslide hazard areas in the forested portions outside of the proposed development.

EARTHQUAKE HAZARDS

To date, a definitive study of earthquake potential has not been conducted in Columbia County.

However, considerable analysis has been undertaken in various parts of the State, including the Portland metropolitan area. In those studies, historical earthquakes were viewed to ascertain future earthquake probabilities from known and inferred faults. There has been speculation that one of the Portland area faults, the so-called Portland Hills Fault, may extend into Columbia County.

There is one known fault in the County, located in the basalt and igneous area between Clatskanie and Rainier. Recent fault activity has not been recorded. St. Helens and Scappoose experienced nominal seismic activity in 1900 and 1963 respectively. Earthquake hazards in the County appear nominal, and special precautions appear unnecessary.

It is apparent that detailed studies are needed for more accurate and current information concerning landslide, earthquake, and flood plain areas. Hopefully, in the near future, these studies will be made. Once completed, these studies will aid in improved and more accurate planning for residential areas, recreational sites, road systems, etc.

There are no mapped earthquake hazard areas found upon researching this property, this hazard does not apply.

PART XIX. NATURAL DISASTERS AND HAZARDS

SLOPE HAZARD AREAS (Slopes
Greater Than 30%)

SOIL	SLOPE	ACRES
Alstony Gravelly Loam (North)	30 - 60%	5,383
Alstony Gravelly Loam (North)	60 - 90%	368
Alstony Gravelly Loam (South)	30 - 60%	8,347
Alstony Gravelly Loam (South)	60 - 90%	627
Braun-Scaponia Silt Loam (North)	60 - 90%	3,570
Braun-Scaponia Silt Loam (South)	60 - 90%	5,410
Caterl Gravelly Silt Loam (North)	30 - 60%	426
Caterl Gravelly Silt Loam (South)	30 - 60%	390
Dowde Silt Loam (North)	30 - 60%	4,262
Dowde Silt Loam (South)	30 - 60%	6,929
Hembre-Klickitat	30 - 60%	1,238
Murnen Silt Loam	30 - 60%	706
Rinearson Silt Loam	30 - 60%	3,930
Scaponia-Braun Silt Loams (North)	30 - 60%	26,451
Scaponia-Braun Silt Loams (South)	30 - 60%	35,924
Tolany Loam (North)	30 - 60%	2,187
Tolany Loam (South)	30 - 60%	2,008
Wauld Very Gravelly Loam	30 - 70%	2,754
Xerocepts (Escarpments)	Steep	3,344
<hr/>		
TOTAL, 28% total area of County		114,254

Most of this area is in timber production

Source: USDA-Soil Conservation Service, Detailed Soil Survey, September 1983.

Most of the property is predominantly Anunde silt loam with slopes 3-30%. There are no hazardous soils listed with slope hazards that are included in this property soils assessment.

PART XIX. NATURAL DISASTERS AND HAZARDS

SOILS WITH LOW SHEAR STRENGTH

SOIL	ACRES
Bacona Silt Loam	60,568
Cornelius Silt Loam	5,595
Crims Silt Loam	1,855
Dayton Silt Loam	279
Delena Silt Loam	1,102
Goble Silt Loam	3,261
Goble Silt Loam (Warm)	44,799
Hembre-Klickitat Complex	1,530
Honeygrove Silty Clay Loam	2,091
Kenusky Silty Clay Loam	2,638
Locoda Silt Loam	655
Locoda Silt Loam (Protected)	3,867
Mayger Silt Loam	19,467
McBee Silt Loam	1,057
Moag Silty Clay Loam	434
Natal Silty Clay Loam	1,398
Rafton-Sauvie-Moag Complex	3,285
Sauvie Silt Loam	2,622
Sauvie Silt Loam (Protected)	2,986
Sauvie Silty Clay Loam	659
Sauvie Silty Clay Loam (Protected)	3,134
Tolke Silt Loam	2,255
Treharne Silt Loam	2,632
Vernonia Silt Loam	29,645
Wapato Silt Loam	417
Wauna-Locoda Silt Loam (Protected)	1,833
Wauna-Locoda Silt Loam	1,614
Total, 50% of the County	201,678 Acres

SOURCE: SCS Detailed Soil Survey

Most of the property is predominantly Anunde silt loam with slopes 3-30%. There are no hazardous soils listed with low shear strength that are included in this property soils assessment.

PART XIX. NATURAL DISASTERS AND HAZARDS

SOILS RELATED TO MASS MOVEMENT

SOIL	SLOPE	ACRES
Alstony Gravelly Loam (North)	30 - 60%	5,383
Alstony Gravelly Loam (North)	60 - 90%	368
Alstony Gravelly Loam (South)	30 - 60%	8,347
Alstony Gravelly Loam (South)	60 - 90%	627
Braun-Scaponia Silt Loams (North)	60 - 90%	3,570
Braun-Scaponia Silt Loams (South)	60 - 90%	5,410
Cascade Silt Loam	15 - 30%	1,024
Caterl Gravelly Silt Loam (North)	30 - 60%	426
Caterl Gravelly Silt Loam (South)	30 - 60%	390
Cornelius Silt Loam	15 - 30%	3,008
Dowde Silt Loam (North)	30 - 60%	4,262
Dowde Silt Loam (South)	30 - 60%	6,929
Glohm Silt Loam	3 - 30%	9,877
Goble Silt Loam	3 - 30%	3,261
Goble Silt Loam (Warm)	3 - 30%	44,799
Hembre-Klickitat	30 - 60%	1,238
Mayger Silt Loam	3 - 30%	19,467
Murnen Silt Loam	30 - 60%	706
Rinearson Silt Loam	30 - 60%	3,930
Scaponia-Braun Silt Loam (North)	30 - 60%	26,451
Scaponia-Braun Silt Loam (South)	30 - 60%	35,924
Tolany Loam (North)	30 - 60%	2,187
Tolany Loam (South)	30 - 60%	2,008
Wauld Very Gravelly Loam	30 - 70%	2,754
Xerocrepts (Escarpmnts)	Steep	3,344
TOTAL, 49% total area of County		195,690

Source: USDA-Soil Conservation Service, Detailed Soil Survey, September 1983.

Most of the property is predominantly Anunde silt loam with slopes 3-30%. There are no hazardous soils listed related to mass movement that are included in this property soils assessment.

PART XIX. NATURAL DISASTERS AND HAZARDS

SOILS WITH HIGH WATER TABLES

SOIL	ACRES
Aloha Silt Loam	2,901
Aloha Silt Loam (Variant)	344
Cascade Silt Loam	2,493
Cornelius Silt Loam	5,595
Crims Silt Loam (Protected)	1,855
Dayton Silt Loam	279
Delena Silt Loam	1,102
Goble Silt Loam	3,261
Goble Silt Loam (Warm)	44,799
Glohm Silt Loam	9,877
Kenusky Silt Loam	2,638
Locoda Silt Loam	655
Locoda Silt Loam (Protected)	3,867
Mayger Silt Loam	19,467
McBee Silt Loam	1,057
Moag Silt Loam	434
Natal Silty Clay Loam	1,398
Natal Silty Clay Loam (Flooded)	329
Quafeno Loam	936
Quatama Silt Loam	5,184
Rafton Silt Loam	727
Rafton Silt Loam (Protected)	3,635
Rafton-Sauvie-Moag Complex	3,285
Sauvie Silt Loam	3,281
Treharne Silt Loam	2,632
Udipsamments	1,199
Wapato Silt Loam	417
Wauna Silt Loam (Protected)	4,423
Wauna-Locodo Silt Loams	1,614
Wauna-Locodo Silt Loams (Protected)	1,833
Wollent Silt Loam	686
Total, 33% total area of County	132,203 Acres

SOURCE: USDA-Soil Conservation Service, Detailed Soil Survey, September 1983

Most of the property is predominantly Anunde silt loam with slopes 3-30%. There are no hazardous soils with high water tables listed that are included in this property soils assessment.

PART XIX. NATURAL DISASTERS AND HAZARDS**FLOOD PLAIN: GOALS AND POLICIES****GOAL:**

Eliminate or reduce the economic and social costs created by flood-caused damages.

POLICIES:

1. Columbia County will participate in the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA).
2. Any new development within the flood plain shall be designed to avoid damage from flooding and to minimize the damage potential to other developments or properties.
3. Open space uses such as recreation or agriculture shall be encouraged within identified flood plain areas.
4. Subdivisions proposed to be located within an identified flood plain area shall be encouraged to use lands outside of the flood plain through use of P.U.D.s and clustering.
5. Development in areas subject to flooding shall be permitted only in accordance with the provisions of the Flood Hazard (FH) Overlay Zone. The FH Overlay Zone shall be applied to all areas subject to periodic flooding at a frequency estimated to occur once every hundred years or more, as shown on FEMA's most recent Flood Hazard Boundary Maps for Columbia County. Columbia County's Flood Hazard Overlay Zone shall be based on and consistent with the applicable portions of Section 60.3 of FEMA regulations governing the National Flood Insurance Program.
6. Retain and restore natural or other suitable vegetation adjacent to waterways.
7. Emergency repairs involving roads and bridges within flood plain areas shall be allowed providing the repairs do not extend beyond the original bank line. Such emergency repairs shall be subject to the requirements outlined in OAR 141-85-280. Upon receipt of an approved emergency permit by the Division of State Lands, the County shall notify the local Citizen Planning Advisory Committee of the action to be undertaken.

There is no floodplain within this development or zone change area, this does not apply.

PART XIX. NATURAL DISASTERS AND HAZARDS**HAZARDOUS AREAS: GOALS AND POLICIES****GOAL:**

To protect life and property from natural disasters and hazards.

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

1. Require compliance with Chapter 70 of the Uniform Building Code for all construction:
 - A. Proposed on land with slopes exceeding 20%; or,
 - B. On lands mapped, otherwise noted in this element, as having severe limitations for building; or
 - C. On any land suspected of being unable to physically support the proposed structure.
 - D. In known slide hazard areas.
2. Periodically update the natural hazards inventory base.
3. Work with the Columbia County Soil and Water Conservation District to reduce soil erosion in the County.
4. Encourage the retention of as much vegetative cover as possible in critical mass movement areas, areas with over 20% slope, and in other slide or erosion prone areas.
5. Encourage "P.D." or cluster type development for projects proposed in areas identified as having limitations due to soil characteristics or excessive slope, so as to maximize the use of the most suitable building sites.

There are no mapped hazard areas in the area of development. Any construction will comply with the uniform building code and necessary setbacks from natural hazards. Development will not be taking place in areas with excessive slopes or erosion prone areas. Erosion control prevention and current DEQ permits were in place when previous mill was closed and the same is expected with any new development proposed.

PART XX. WILLAMETTE RIVER GREENWAY**WILLAMETTE RIVER GREENWAY: GOALS AND POLICIES****GOAL:**

To develop and maintain a natural, scenic, historical and recreational greenway along both banks of the Multnomah Channel as part of the statewide Willamette River Greenway system.

POLICIES:

1. Agricultural lands within the greenway shall be protected consistent with the Statewide Planning Goals & Guidelines.
2. Identified significant fish and wildlife habitats shall be protected consistent with the Statewide Planning Goals & Guidelines.
3. Identified areas of ecological, scientific, historical, or archeological significance shall be protected, preserved, restored, and enhanced to the maximum extent practicable.
4. The natural vegetative fringe along the river shall be enhanced and protected to the maximum extent practicable.
5. Developments shall be directed away from the river to the greatest possible degree and consistent with the Statewide Planning Goals & Guidelines.
6. Any proposed development, intensification, or change in use must be consistent with the Statewide Planning Goals & Guidelines.
7. Public safety and protection of public and private property shall be provided to the maximum extent practicable and shall be considered when reviewing any proposal for development, intensification, or change in use.
8. Public access points shall be encouraged when reviewing any proposal for development, intensification, or change in use.
9. Identified scenic qualities and viewpoints shall be preserved.
10. Local, regional, and state recreational needs shall be provided for when it can be shown that adequate measures have been provided for which will protect adjacent property to the greatest extent practicable.
11. A setback will be established to assure structures are separated from the river in order to carry out the intent of the Willamette [River] Greenway Goal.
12. The County shall cooperate with the Willamette River Greenway Commission in the joint management of county owned lands within the rural portion of the greenway.
13. The County shall continue to improve its inventory of resources located within the Greenway Boundary.

This property is outside of the Willamette Greenway area and does not apply. This property will be removed from PF-80 forest zone map and added to the RIPD zone.

APPLICATION SECTION 2

Chapter 660

Division 15

STATEWIDE PLANNING GOALS AND GUIDELINES

#1 — Citizen Involvement;

The importance of providing widespread citizen involvement as much as possible is understood as a state goal. Communication, community involvement and information for the project will be available as much as possible.

#2 — Land Use Planning;

“City, county, state and federal agency and special district plans and actions related to land use shall be consistent with the comprehensive plans of cities and counties and regional plans adopted under ORS Chapter 268”. This project will be consistent with the comprehensive plan of Columbia County and any regional adopted plans. It is the intent to comply with and be aware of any social, economic, energy and environmental needs brought forward by this project. Appropriate public comment opportunities and review is expected for affected parties throughout this proposal. Sufficient time is expected for collection of factual data, defining problems and solutions, citizen involvement and resolution to any potential conflict.

#3 — Agricultural Lands;

It is understood the state goal is to preserve and maintain agricultural land. The proposed development is on a site previously paved/developed and roads will be reused. Existing agricultural(forested) lands should not be affected. There are no proposed adverse effects expected on the existing forest land (recently harvested forest land has been replanted and will remain forested), with no changes to accepted farming/forest practices due to proposed zone change.

#4 — Forest Lands;

It is understood the state goal is to preserve forest lands. The proposed development is on a site previously paved/developed and existing roads will be reused. Existing forested areas should not be affected. There are no proposed adverse effects expected on the existing forest land (recently harvested forest land has been replanted and will remain forested), with no changes to accepted farming/forest practices due to proposed zone change.

#5 — Natural Resources, Scenic and Historic Areas, and Open Spaces;

It is understood that the state goal is to protect natural resources and conserve scenic and historic areas and open spaces. The proposed zone change and development will be on a site previously developed. Every effort will be made to preserve existing forested, scenic and open space areas. Adequate distance from riparian and wildlife areas will be maintained.

#6 — Air, Water, and Land Resources Quality;

It is understood that the state goal is to maintain and improve the quality of the air, water and land resources of the state. All onsite septic, wells and stormwater will comply with state and local codes. Waste and process discharges will not exceed carrying capacities, and environmental resources will not be degraded or threatened.

#7 — Areas Subject to Natural Disasters and Hazards;

It is understood the goal of the state is to protect people and property from natural disasters. Coordination with state and local authorities on natural disaster prevention and response is expected with this development. The proposed development is not in a mapped hazard area.

#8 — Recreational Needs;

The site is mostly private forestland and is not available for public recreation. The proposed development will not diminish local access to recreational opportunities on adjacent lands.

#9 — Economy of the State;

We believe the state's goal to provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens will be promoted by the potential of 20-25 additional jobs in the local economy. The proposed development could potentially provide safe, well-paid employment opportunities in the community, contributing to a healthy and stable economy.

#10 — Housing;

The proposed development will not provide housing needs for citizens of the state.

#11 — Public Facilities and Services;

It is understood that the State's goal is to plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development. Facilities and services for the proposed development have been established in the past, due to development being on an established mill site. Utilities and services have been deemed adequate for the proposed use whether on site or public.

#12 — Transportation;

It is understood that the state's goal is to provide and encourage a safe, convenient and economic transportation system. The bulk of road use for trucking will be from a private road to state Hwy 47, with adequate input provided by county transportation staff as to acceptable county road use to the north.

#13 — Energy Conservation; and

It is understood that land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles. By reusing an idled mill site and existing roads, the goal is to limit new development, maximizing existing developed space. Options for renewable energy will be acknowledged at the time of design.

#14 — Urbanization.

It is understood that the state's goal is to provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities. The proposed development is outside of the urban growth boundaries and will not affect the urbanization goals.

Statewide Planning Goal and Guideline #15 (Does not apply, out of Willamette Greenway)

Statewide Planning Goals and Guidelines #16 Through #19 (Does not apply, out of Coastal State-Wide Planning Goals)

ORS ABANDONED OR DIMISHED MILLSITES.

197.719 Industrial use of abandoned or diminished mill sites; amendment of comprehensive plans and land use regulations; sewer facilities. (1) As used in this section, "abandoned or diminished mill site" means a mill, plant or other facility engaged in the processing or manufacturing of wood products, including sawmills and facilities for the production of plywood, veneer, hardboard, panel products, pulp and paper, that:

(a) Is located outside of urban growth boundaries;

The site is located out of the Clatskanie urban growth boundary

(b) Was closed after January 1, 1980, or has been operating at less than 25 percent of capacity since January 1, 2003; and

The site was closed in 2017 (operational 1978-2017)

(c) Contains or contained permanent buildings used in the production or manufacturing of wood products.

There are two remaining permanent buildings used in production

(2) Notwithstanding statewide land use planning goals protecting agricultural lands or forestlands or administrative rules implementing those goals, the governing body of a county may amend the county's comprehensive plan and land use regulations to allow an abandoned or diminished mill site to be zoned for industrial use.

It is assumed that all planning goals protecting forestland will be met since no forestland will be disturbed

(3) Notwithstanding a statewide land use planning goal relating to urbanization or administrative rules implementing that goal, the governing body of a county may amend the

county's comprehensive plan and land use regulations to allow an abandoned or diminished mill site to be zoned for any level of industrial use.

No goals or rules related to urbanization are expected to be violated

(4) Notwithstanding a statewide land use planning goal relating to public facilities and services or administrative rules implementing that goal, the governing body of a county or its designee may approve:

(a) The extension of sewer facilities to lands that on June 10, 2003, are zoned for industrial use and that contain an abandoned or diminished mill site. The sewer facilities may serve only industrial uses authorized for the mill site and contiguous lands zoned for industrial use.

(b) The extension of sewer facilities to an abandoned or diminished mill site that is rezoned for industrial use under this section only as necessary to serve industrial uses authorized for the mill site.

Existing sewer and stormwater facilities will serve only industrial uses authorized for the mill site

(c) The establishment of on-site sewer facilities to serve an area that on June 10, 2003, is zoned for industrial use and that contains an abandoned or diminished mill site or to serve an abandoned or diminished mill site that is rezoned for industrial use under this section. The sewer facilities may serve only industrial uses authorized for the mill site and contiguous lands zoned for industrial use.

Any establishment of on-site sewer facilities will serve only industrial use

(5)(a) A local government, as defined in ORS 174.116, may not authorize a connection to any portion of a sewer facility located between an urban growth boundary or the boundary of an unincorporated community and the boundary of the mill site or the industrial zone containing the mill site, except as provided under a statewide land use planning goal relating to public facilities and services or under ORS 197.732.

There is no public sewer available

(b) Sewer facilities approved under subsection (4) of this section shall be limited in size to meet the needs of authorized industrial uses and may not provide service to retail, commercial or residential development, except as provided under a statewide land use planning goal relating to public facilities and services or under ORS 197.732. The presence of the sewer facilities may not be used to justify an exception to statewide land use planning goals protecting agricultural lands or forestlands or relating to urbanization.

The onsite sanitary system is for authorized industrial use only (included site plan)

(6)(a) The governing body of a county or its designee shall determine the boundary of an abandoned or diminished mill site. For an abandoned or diminished mill site that is rezoned for industrial use under this section, land within the boundary of the mill site may include only those areas that were improved for the processing or manufacturing of wood products.

(b) For an abandoned or diminished mill site subject to subsection (2), (3) or (4) of this section, the governing body of a city or county or its designee may approve a permit, as defined in ORS 215.402 or 227.160, only for industrial development and accessory uses subordinate to such development on the mill site. The governing body or its designee may not approve a permit for retail, commercial or residential development on the mill site.

There will be no other commercial or residential development on the mill site

(7) For land that on June 10, 2003, is zoned under statewide land use planning goals protecting agricultural lands or forestlands and that is rezoned for industrial use under subsections (2) and (3) of this section, the governing body of the county or its designee may not later rezone the land for retail, commercial or other nonresource use, except as provided under the statewide land use planning goals or under ORS 197.732. [2003 c.252 §2; 2003 c.688 §3]

APPLICATION SECTION 3

Facilities:

Two existing buildings (storage and maintenance), the 24-acre paved log yard, the onsite sanitary/stormwater systems and four wells are a substantial existing infrastructure that can be utilized for a modern mill site. Although additional electrical utilities are necessary for the proposed development, the buildings, paved area, wells and stormwater retention ponds may be reused.

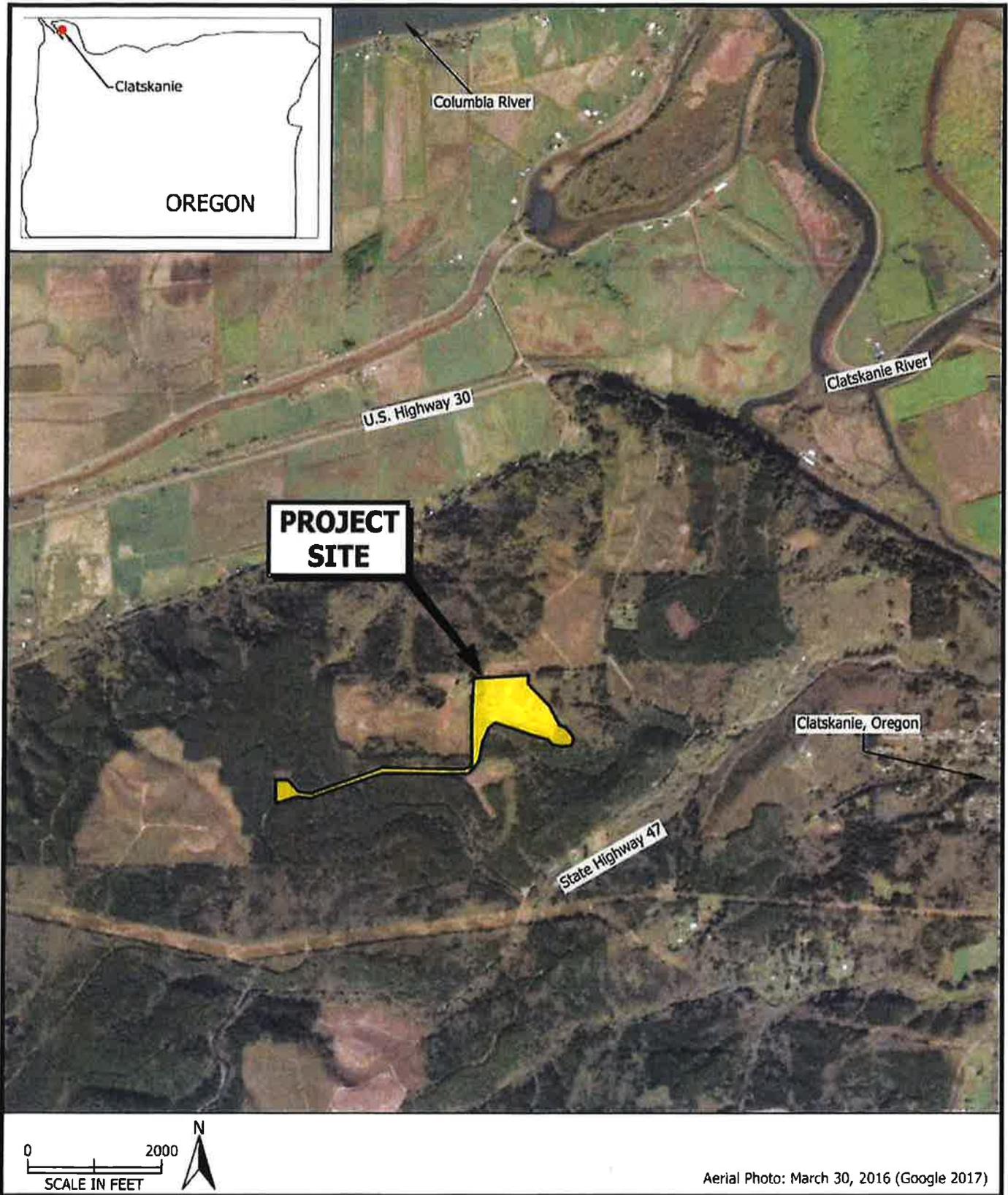
Services:

Power: Brian Fawcett with Clatskanie PUD was contacted about the power needs of the project and responded through email (included) that it would not be an undue burden on the Clatskanie PUD.

Rural Fire Protection: We talked to Steve Sharek the fire chief with Clatskanie Fire. He verified that they would provide fire service to the proposed facility. He had worked at the previous mill and understands the standards and expectations of the local fire department. His response was positive as long as their standards are met and he is looking forward to providing fire protection input during the plan review process. His email is included.

Transportation: We talked with Scott Toenjes with the Columbia County Transportation Department. Mr. Toenjes could only respond to the north access from Elliot Rd. to Palm Hill Rd. The south access will be through a private easement to State Highway 47, where most of the proposed truck traffic will occur. As a county employee he was unable to comment on this Highway access route. The applicant will need to verify approval to the state Highway Department (previous mill used this State Highway access for nearly 40 years).

The existing roads, which are not part of the rezone and will be utilized through an easement, are of adequate size and substance and can be reused/improved. There is a wide paved road approach onto Highway 47 with good sight distances. The approach is marked with a highway sign to denote that overlength loads need to use this approach to turn around (they cannot continue on the highway).



Aerial Photo: March 30, 2016 (Google 2017)



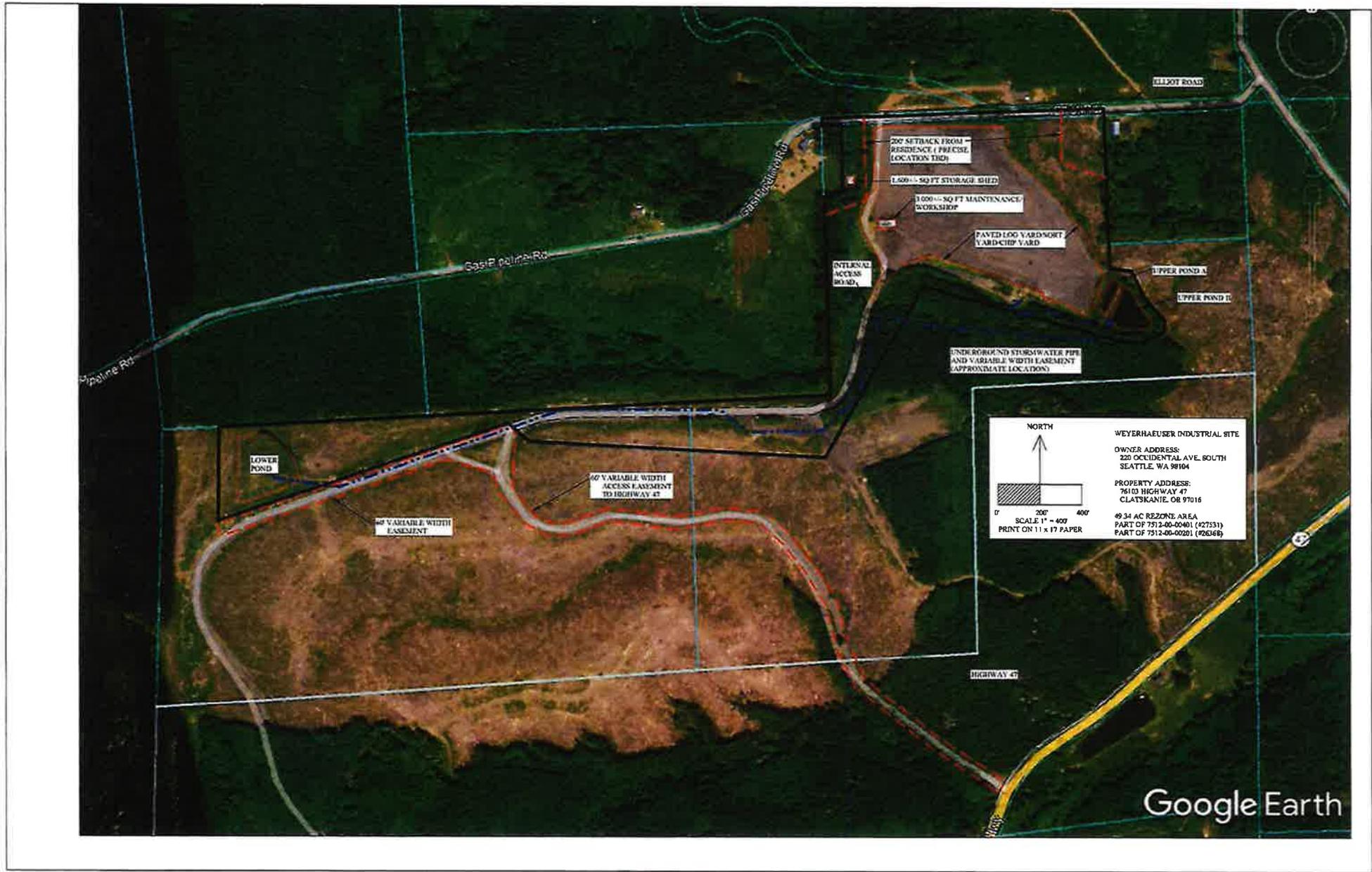
PES Environmental, Inc.
Engineering & Environmental Services

Site Location

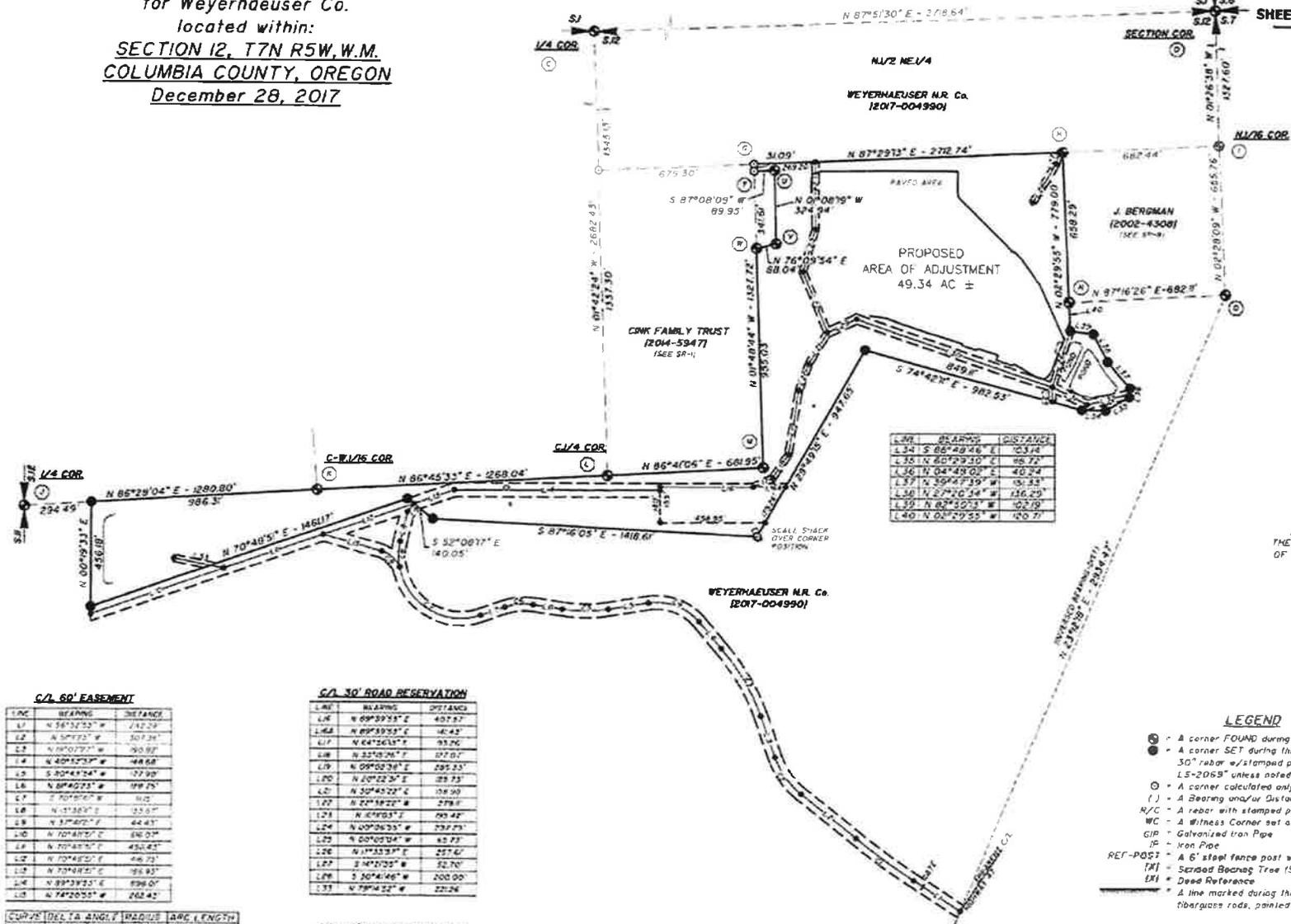
Phase I Environmental Site Assessment
Clatskanie Chip Yard
76103 Highway 47
Clatskanie, Oregon

FIGURE

1



DETAIL OF PROPOSED ADJUSTMENT AREA
for Weyerhaeuser Co.
located within:
SECTION 12, T7N R5W, W.M.
COLUMBIA COUNTY, OREGON
December 28, 2017



LINE	BEARING	DISTANCE
L.34	S 86°49'46" E	103.14
L.35	N 60°29'30" E	66.72
L.36	N 04°43'02" E	40.24
L.37	S 59°47'59" W	101.31
L.38	N 2°27'04" W	116.29
L.39	N 82°30'33" W	102.19
L.40	N 02°20'55" W	100.71

BASIS OF BEARING
THE NORTH LINE OF THE NE 1/4
OF SECTION 12 AS PREVIOUSLY
RECORDED PER SR-1
(SEE SHEET 1)

C/L 60' EASEMENT

LINE	BEARING	DISTANCE
L.1	N 56°32'32" W	712.29
L.2	N 5°27'23" W	307.36
L.3	N 78°07'27" W	90.82
L.4	N 40°52'37" W	48.68
L.5	S 20°44'24" E	177.99
L.6	N 8°40'23" W	89.75
L.7	S 70°30'07" W	51.02
L.8	N 17°33'07" E	123.07
L.9	N 57°40'07" E	64.43
L.10	N 70°48'07" E	610.07
L.11	N 70°48'07" E	451.45
L.12	N 70°48'07" E	446.73
L.13	N 70°48'07" E	36.93
L.14	N 89°32'23" E	896.07
L.15	N 74°20'55" W	262.42

C/L 30' ROAD RESERVATION

LINE	BEARING	DISTANCE
L.16	N 69°30'14" E	437.57
L.16A	N 89°39'53" E	141.42
L.17	N 64°56'15" E	93.06
L.18	N 32°40'26" E	177.07
L.19	N 09°02'34" E	235.23
L.20	N 20°22'34" E	88.73
L.21	N 50°43'22" E	118.30
L.22	N 27°58'22" W	278.8
L.23	N 47°03'12" E	100.42
L.24	N 40°36'33" W	179.73
L.25	N 20°00'04" W	65.72
L.26	N 17°33'39" E	277.42
L.27	S 14°27'03" E	71.70
L.28	S 50°44'46" W	200.00
L.29	N 79°44'22" W	221.26

C/L 40' ROAD RESERVATION

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
C1	57°41'50"	315.0	31.43
C2	32°03'26"	361.34	202.32
C3	28°50'10"	590.67	347.04
C4	58°36'48"	241.28	249.27
C5	17°36'10"	623.49	205.75
C6	2°27'26"	261.95	125.57
C7	99°06'48"	269.35	467.05
C8	21°29'47"	369.99	148.50
C9	60°49'35"	120.00	106.45

NOTE: SEE SHEET 2 OF THIS SURVEY FOR ALL CORNER DESCRIPTIONS



SCALE: 1 inch = 300 feet

- LEGEND**
- - A corner FOUND during this survey, as described
 - - A corner SET during this survey, consisting of a 5/8" x 30" rebar w/ stamped plastic cap "HAMPSTUR CORP LS-2065" unless noted otherwise
 - () - A corner calculated only - not set this survey
 - () - A Bearing and/or Distance of record (See SR's for Data)
 - N/C - A rebar with stamped plastic surveyor's cap
 - WC - A Witness Corner set on line
 - GIP - Galvanized Iron Pipe
 - IP - Iron Pipe
 - REF-POST - A 6" steel fence post w/ location tag
 - (X) - Scared Backing Tree (See Sheet 2)
 - ERT - Dead Reference
 - - - - - A line marked during this survey with 1/2" x 12" fiberglass rods, painted boxes, and flagging

REGISTERED PROFESSIONAL LAND SURVEYOR
Calvin J. Hampstur
5/18/2020
OREGON
DECEMBER 2, 1983
CALVIN J. HAMPSTUR
2059
EXPIRES: 6/30/2021

HAMPSTUR CORPORATION

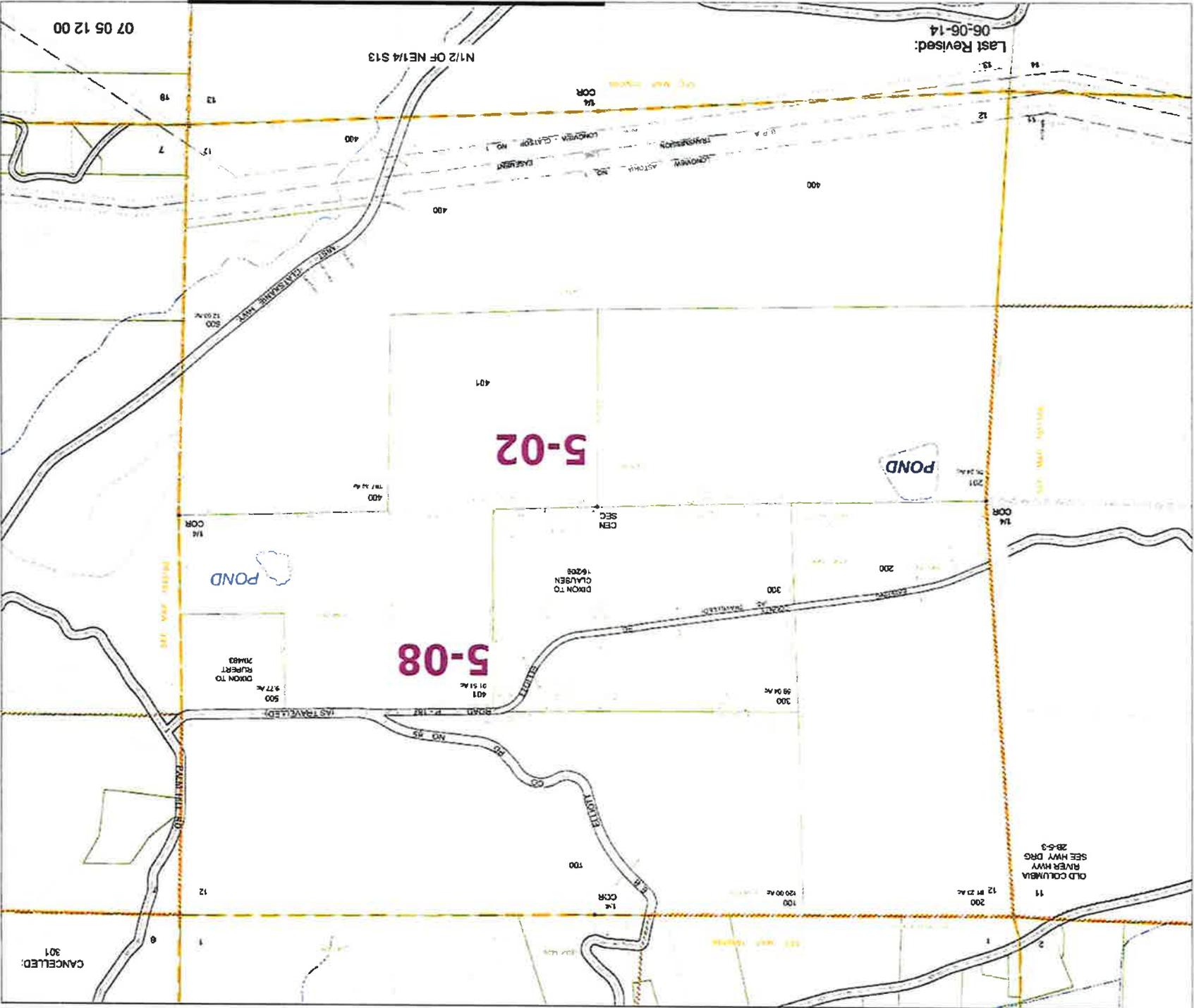
Calculated by: PRG/TLG
Checked by: CJM/PRG
Drawn by: TLG
Completion date: 12/28/2017
Field Book no.: 17-630
Drawing No.: 17-630 P3
HAMPSTUR JOB no.:
Sheet no.: 3 of 3

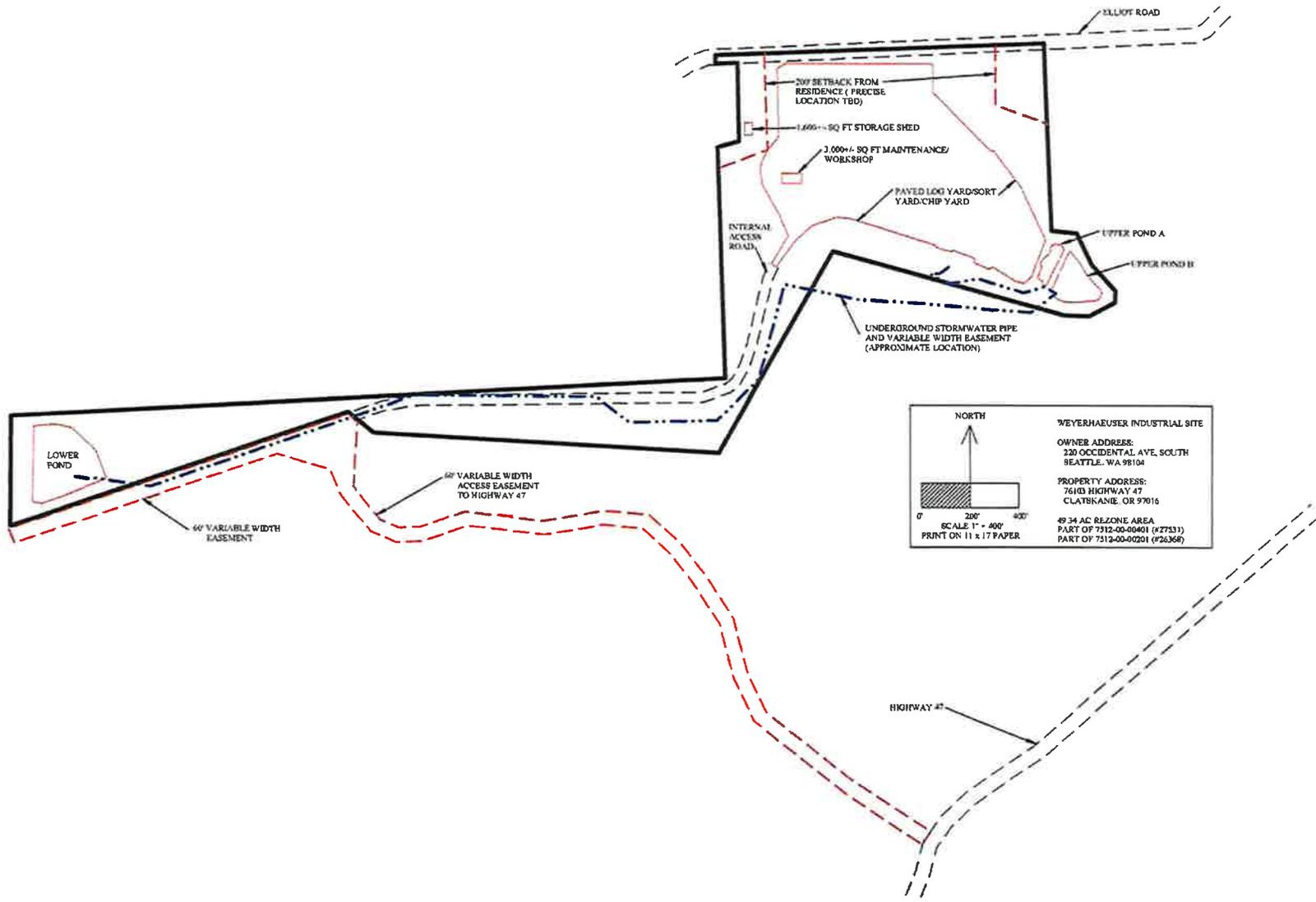
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



SECTION 12 T.7N. R.5W. W.M. COLUMBIA COUNTY

1" = 400'





NORTH

WEYERHAEUSER INDUSTRIAL SITE

OWNER ADDRESS:
220 OCCIDENTAL AVE. SOUTH
SEATTLE, WA 98104

PROPERTY ADDRESS:
7610 HIGHWAY 47
CLATSkanie, OR 97016

49.34 AC REZONE AREA
PART OF 7312-00-00401 (#27331)
PART OF 7312-00-00201 (#26368)

0' 200' 400'

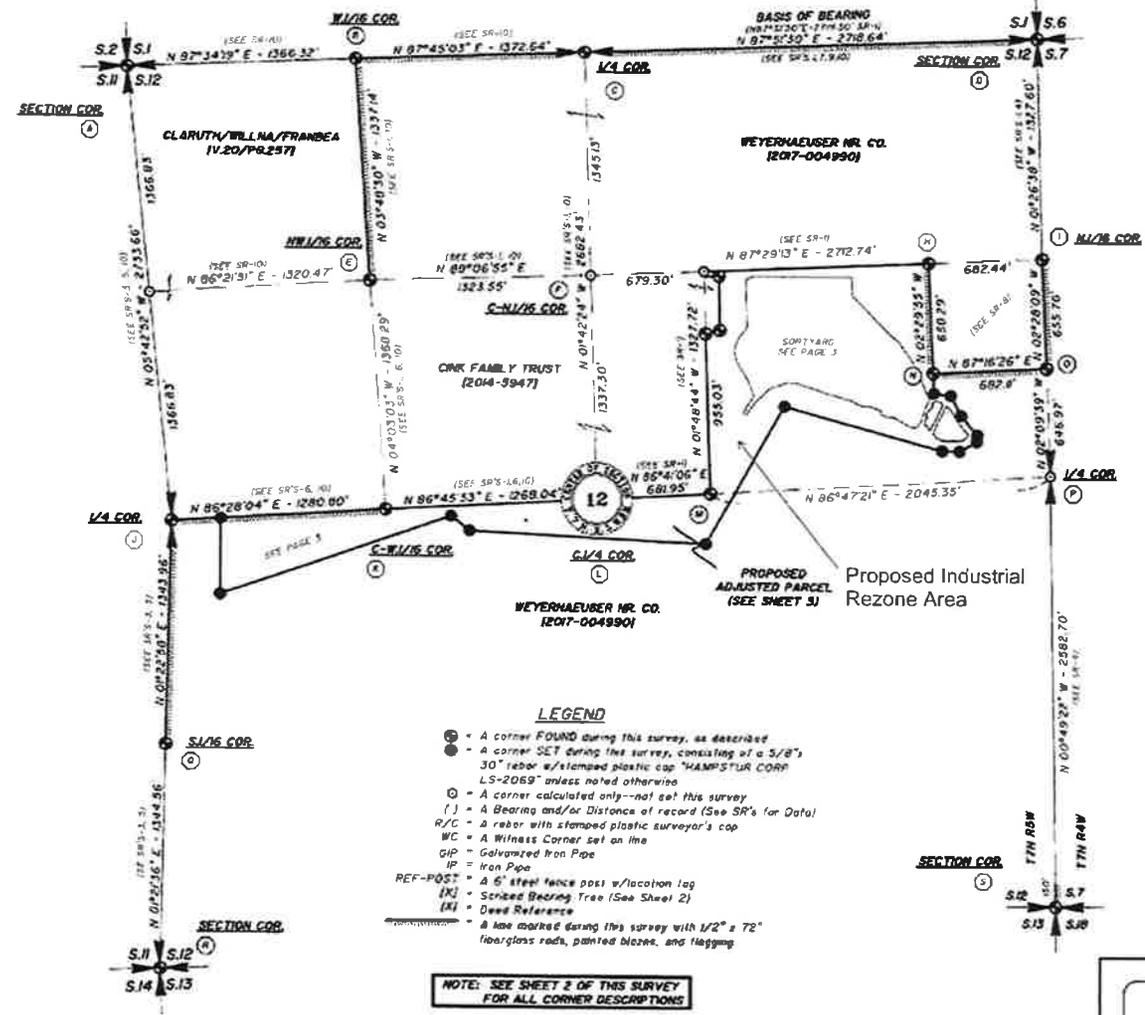
SCALE 1" = 400'

PRINT ON 11 x 17 PAPER

**A RECORD of SURVEY and
PROPOSED PROPERTY LINE ADJUSTMENT
for Weyerhaeuser Co.
being located within:
SECTION 12, T7N R5W, W.M.
as situated within
COLUMBIA COUNTY, OREGON
December 28, 2017**



BASIS OF BEARING
THE NORTH LINE OF THE NE 1/4 OF
SECTION 12 AS PREVIOUSLY RECORDED
PER SR-1



NARRATIVE

The purpose of this survey was to mark certain property lines, for logging purposes, within portions of Section 12, T7N R5W, for the Weyerhaeuser Company, along with creating a proposed parcel, which includes the Clatskanie Sorting Yard, by means of a "Property Line Adjustment" between tax lots E01 and 401. A detail of the proposed new parcel is shown on sheet 3 of this survey.

This section has had numerous surveys of record, which have established all the controlling corners needed for this survey. In 1996, George Ford performed a survey of the NW 1/4 of Section 7, T7N R4E, at which time he found a 1" iron pipe with lead cap marking the NW 1/16th between Sections 12 and 7; however, he did not accept the found pipe and set a new corner by proportion, as indicated on his survey CS-4214. The old iron pipe has been in existence since before 1961, as Clarence Wagner (county surveyor of that time), found and accepted the pipe as shown on CS-1396. Based on usage and bona-fide rights, Ford's corner was not accepted for this survey, other than using it to calculate the 1/4 corner to the South. The old iron pipe marking the NW 1/16th corner has been used on numerous surveys, including the one performed in 2014 by David Reynolds, filed as CS-5997.

This survey was conducted by means of closed traverses with a "Leica TS06" total station, obtaining a relative accuracy of over 1:10,000. The lines marked during this survey were marked with 1/2" x 5" white fiber glass rods, painted blazes and flagging, as indicated hereon. All new references were measured to the center, referenced by a 60d nail in the side and have a brass flasher #LS-2065 nailed to the scribed face and a new location tag. The newly configured parcel (shown on sheet 3 of this survey), was created for the purpose of a proposed sale.

SURVEY REFERENCES (SR)

- 1) 2014 SURVEY BY D. REYNOLDS, LS-2157, CS-5997
- 2) 1996 SURVEY BY G. FORD, LS-2210, CS-4214
- 3) 1996 SURVEY BY P. DEWEY, LS-847, CS-3547
- 4) 1962 SURVEY BY S. CLIFFORD, LS-2172, CS-3550
- 5) 1962 SURVEY BY J. BRADY, LS-1860, CS-3333
- 6) 1981 SURVEY BY P. DEWEY, LS-847, CSL-1456
- 7) 1979 SURVEY BY P. DEWEY, LS-847, CSL-1318
- 8) 1977 SURVEY BY R. BASS, LS-558, CS-2970
- 9) 1968 SURVEY BY R. SWANEY, LS-624, CS-2457
- 10) 1961 SURVEY BY C. WAGNER, CS-1396

LEGEND

- A corner FOUND during this survey, as described
- A corner SET during this survey, consisting of a 5/8" 30" rebar w/stamped plastic cap "HAMPSTUR CORP LS-2065" unless noted otherwise
- A corner calculated only - not set this survey
- () A Bearing and/or Distance of record (See SR's for Detail)
- () A rebar with stamped plastic surveyor's cap
- WC A Witness Corner set on line
- CIP Galvanized Iron Pipe
- IP Iron Pipe
- REF-POST A 6" steel fence post w/location tag
- (X) Scribed Bearing Tree (See Sheet 2)
- (X) Deed Reference
- A line marked during this survey with 1/2" x 72" fiberglass rods, painted blazes, and flagging

**NOTE: SEE SHEET 2 OF THIS SURVEY
FOR ALL CORNER DESCRIPTIONS**



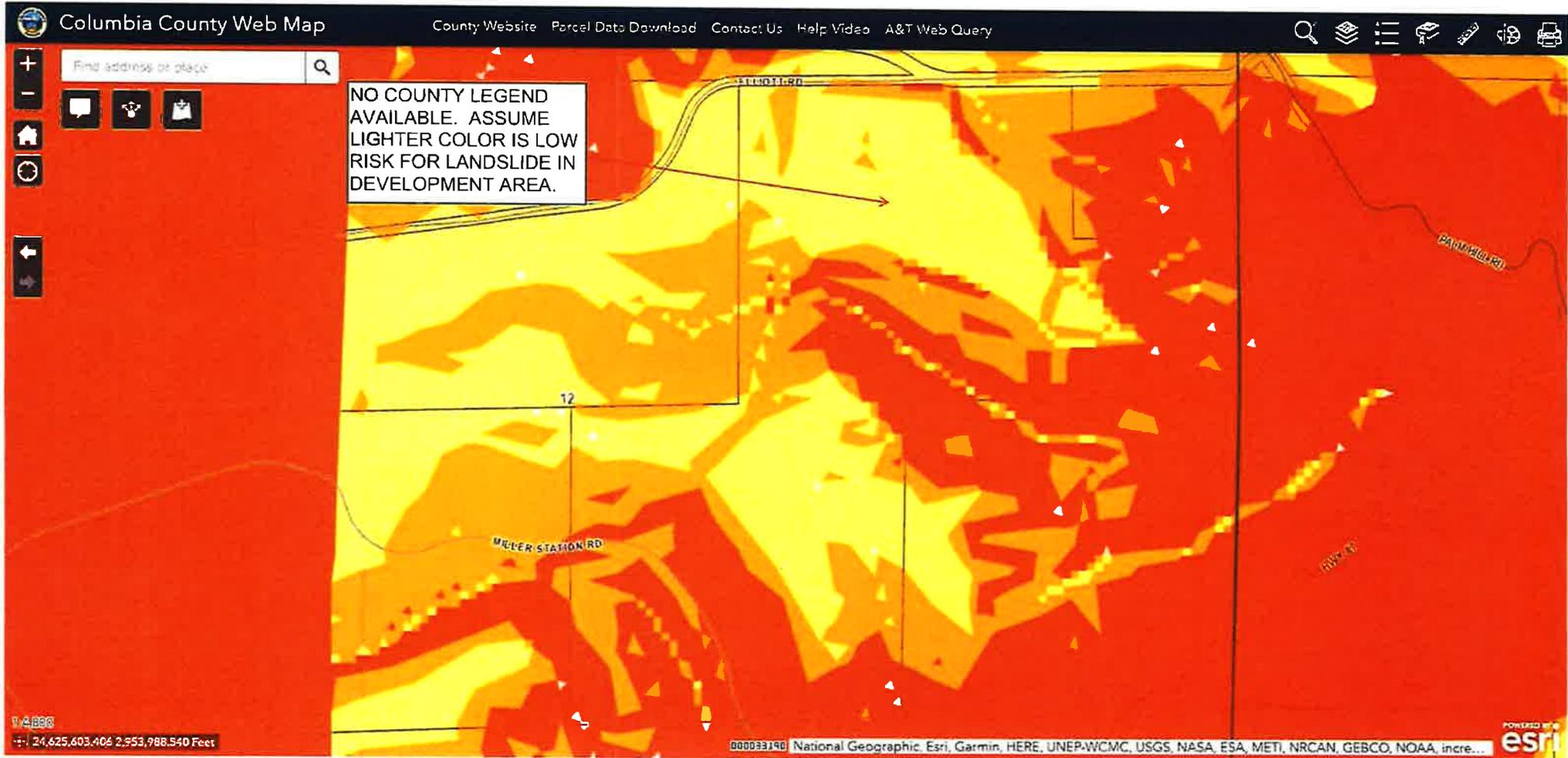
SCALE: 1 inch = 500 feet

Form 18, 8/2016 - 1/22pp
© 2016 Columbia County Surveyor's Office

REGISTERED PROFESSIONAL LAND SURVEYOR
Calvin J. Hampton
OREGON
DECEMBER 2, 1993
CALVIN J. HAMPTON
2069
EXPIRES: 6/30/2021

HAMPSTUR CORPORATION

Calculated by: PRG/TLG
Checked by: CJM/PRG
Drawn by: TLG
Completion date: 12/28/2017
Field Book no.: 17-630
Drawing No.: 17-630 DWG
HAMPSTUR JOB no.: 17-630
Sheet no.: 1 of 3



Write a description for your map.



Re: [EXTERNAL] Approximate placement of transformers



Brian Fawcett <BFawcett@clatskaniepud.com>

  Reply  Reply All  Forward 

Thu 12/30/2021 1:45 PM

Hi [REDACTED]

It would NOT be an undue burden on the PUD.

Hope that helps!

Thanks,
Brian

Sent from my iPhone

On Dec 30, 2021, at 1:42 PM, [REDACTED] wrote:

Hi [REDACTED]

Happy New Year, I hope you're available...

The planning department is asking if the 5000 amp service would put an undue burden on the PUD. If you can answer this for me it would be a great help.

Thanks in advance.

Thanks,
[REDACTED]

NOTICE: This communication (including any attachments) may contain privileged or confidential information intended for a specific individual and purpose, and is protected by law. If you are not the

EXHIBIT 3
APPLICANT SUPPLEMENTAL
EVIDENCE AND ARGUMENT



March 1, 2022

Garrett H. Stephenson
Admitted in Oregon
T: 503-796-2893
C: 503-320-3715
gstephenson@schwabe.com

VIA E-MAIL

Robert Wheeldon
Columbia County Planning Commission
230 Strand St.
Columbia County Courthouse Annex
St. Helens, OR 97051

RE: Weyerhaeuser Timber Holdings, Inc. ("Weyerhaeuser")
Zone Amendment Application PA 22-01 and ZC 22-01

Dear Mr. Wheeldon:

As you know, this office represents Weyerhaeuser in connection with the proposed chip mill (the "Mill") zone amendment application PA 22-01 and ZC 22-01. This letter responds to your email to Samantha Turner with Weyerhaeuser and Weyerhaeuser's consultant and applicant Jeremy Keepers dated February 16, 2022. You asked Weyerhaeuser to address specific concerns raised by two neighbors of the Weyerhaeuser property that is the subject of the zone amendment application, including: (1) access; (2) prior use; (3) use of the Mill's buildings; and (4) assessor records.

1. Access concerns are not relevant to the zone amendment application.

The applicant understands the neighbors' concerns about road access. The Mill property has two available means of access: a private drive connecting the property to Highway 47 and a public road, Palm Hill Road. The Mill historically took primary access from Highway 47 via the private access drive and used Palm Hill Road only as a secondary or emergency access. Use of the existing primary access drive from Highway 47 is anticipated to continue under any future industrial use. Access sufficiency is not relevant to the approval criteria under ORS 197.719. However, the sufficiency of existing access options to the Mill property will be evaluated in a future land use application for a specific development.

2. The Mill primarily processed and manufactured wood chips, which are a "wood product" under ORS 197.719(1).

Under ORS 197.719(1), "abandoned or diminished mill site" means a mill, plant or other facility engaged in the processing or manufacturing of wood products, including sawmills and facilities for the production of plywood, veneer, hardboard, panel products, pulp and paper...."

Robert Wheeldon
March 1, 2022
Page 2

The neighbors contend that the Mill was not previously a chip mill or other type of wood products facility, but rather a log-sorting yard, and that any wood chipping was only ancillary chipping of woody debris. In fact, since approximately 1978 until 2017 the Mill was always engaged in the processing and manufacturing of wood products and, during almost all of the Mill's operations, wood chipping as part of pulp manufacturing was its primary function.

In the mid-1970's, the Mill received full-length logs from timber operations, bucked them to length, sorted them for grade, and shipped them out to other mills for further processing. See attached Declaration of Jeff Marthaller, ¶ 5. "Bucking" is the process of cutting a felled and delimbed tree into logs, and thus constitutes processing wood products (turning raw timber into mill-ready logs). This wood processing generated non-merchantable pulp wood that the Mill originally shipped offsite for processing into chips and other raw materials. *Id.* Soon thereafter, the operator identified the need for an onsite chip mill, which it built at the Mill in approximately 1978. *Id.*, ¶ 6.

Over time, processing of full-length logs at the Mill diminished and only bucked-to-length "chip logs" were sent to the Mill. *Id.* By the early 1980's, the incoming logs were primarily chip log loads and cleanup log loads¹ for manufacturing and processing into wood products, including chip wood, bark hog fuel, sawdust, and landscaping bark. *Id.* The chip logs were sorted and processed onsite at the Mill. *Id.*, ¶ 7. Generally, this involved sorting logs with merchantable portions from the cleanup loads, cutting their merchantable ends from the pulp wood, and shipping them out to sawmills. *Id.* Then, as the primary function of the Mill, chip logs and the remaining pulp wood were processed and manufactured into wood products at the Mill.

The bark and chip wood products processed and manufactured at the Mill were usually sold to affiliates of the Mill operators for hog fuel and landscaping bark products. *Id.* ¶ 12. Sawdust and clean chips were sold for pulp used in paper production. *Id.* Depending on market conditions, the products processed and manufactured at the Mill were sold to other buyers on the open market, including products marketed and sold as landscaping bark. *Id.*

Thus, although there were several facets of operations at the Mill, its primary function for almost all of its operational history was to process raw wood byproducts from timber operations and manufacture them into various forms of wood chips used primarily for pulp and paper production. *Id.*, ¶ 13. Full-length logs were processed into bucked, mill-ready logs and then those logs were processed into wood chips, bark products, and pulp for paper production.

In response to the neighbors' contention, you asked Weyerhaeuser to provide additional evidence or argument to support a finding that wood chipping can be defined as the manufacture of a "wood product," or to provide evidence of some other wood product processing that took place within the permanent buildings at the Mill. The relevant statutes do not answer this question and Oregon courts have not addressed it, but at least one Washington court has. In *Kish*

¹ As explained in the Marthaller affidavit, cleanup loads delivered both merchantable and non-merchantable wood from the forest to the Plant for processing into wood chip products. Marthaller Affidavit, ¶ 7.

Robert Wheeldon
March 1, 2022
Page 3

Equip. v. Xusa Forest Prods., 44 Wash App 785, 793, 723 P2d 498, 503 (1986), the court had to decide whether wood chips are lumber (i.e., a wood product) or timber (i.e., “not a finished product manufactured in a mill”). The court reasoned that the wood chips were “manufactured at the mill” as the finished product of that mill, and thus wood chips constitute a wood product and not raw material. *Id.* at 792–93.

The *Kish Equip.* court found support for this interpretation in a West Virginia case that stated “bucking” is a “process” of cutting timber into smaller log sections, and “after bucking, the logs are loaded onto trucks and transported to a saw mill. After their arrival, bark is removed from the logs and they are either cut into lumber or used to manufacture wood chips.” *Id.* at 793. Thus, at least in Washington and West Virginia, bucking is wood processing that creates a product that can be further processed, or “manufactured,” into wood chips, a wood product.

The *Kish Equip.* analysis makes sense and should inform the Commission’s decision regarding the requested rezone. The Mill received raw forest products and “processed” the logs by either bucking them into mill-ready logs, or, primarily, by subjecting them to a series of additional processes that manufactured them into wood chips, bark products, and pulp for paper production that were sold to other entities as the finished product of the Mill. Accordingly, “wood chipping” performed at the Mill can and should be defined as the manufacture of a “wood product,” and the Mill meets the ORS 197.719(1) requirement of being “a mill, plant or other facility engaged in the processing or manufacturing of wood products.”

3. The Mill contained permanent buildings used in the production and manufacturing of wood products.

Under ORS 197.719(1)(c), to be eligible for the zoning amendment requested, an abandoned or diminished mill site must also be one that “[c]ontains or contained permanent buildings used in the production or manufacturing of wood products.” The neighbors contend that the removed and existing buildings at the Mill were not used in the production or manufacturing of wood products. You asked us to respond by providing additional evidence and argument to support a finding that the three elements of this requirement are met: (1) Contained permanent buildings; (2) used in the production or manufacturing of; (3) wood products.

The reasoning immediately above addresses the third element and demonstrates that the wood chips produced and manufactured at the Mill were “wood products” for the purposes of ORS 197.719(1)(c).

Regarding the first and second elements, all the buildings at the Mill were permanent buildings used in the production and manufacturing of the Mill’s wood products. As explained in the Marthaller affidavit, the buildings at the Mill included a forty (40) foot drum debarker that stripped bark from logs. Marthaller Affidavit, ¶ 9. This building can be seen in Exhibits 1 and 6. Once the bark was removed from logs in the debarker building, the bark was conveyed to the center of the Mill and processed for sale as paper mill hog fuel and landscaping bark. *Id.* Clean logs were moved into a chipper building at the Mill where they were processed into chips. *Id.* The chipper building is in the center of the photograph in Exhibit 1. The chips were fed into the

Robert Wheeldon
March 1, 2022
Page 4

Mill's screen plant building—pictured in the bottom, center of Exhibit 1—where they were screened and conveyed to two chip bins. *Id.* The chip bins are pictured in Exhibit 2. Resulting sawdust was blown to a bin at the center of the Mill and processed for sale as paper mill pulp raw stock. *Id.*; *see also* Exhibit 1.

The Mill had other buildings, including an operator control room building and an electrical control center building. Marthaller Affidavit, ¶ 10. There was a maintenance building that is still standing, with an attached office building that has been demolished. The maintenance building is pictured in Exhibit 3. The Mill also had two storage buildings, one of which is still standing and is pictured in Exhibit 4. There was a well pump house pictured in Exhibit 5.

The maintenance building was used in the production and manufacturing of wood products at the Mill for millwright work, including rebuilding and maintenance of its chipping and debarking equipment and the mill rolling stock that fed the chip production plant. Marthaller Affidavit, ¶ 11. The larger of the two storage buildings held the Mill's fire trailer and water truck. *Id.* The water truck was required equipment under the Mill's air quality permits, and the Mill needed the fire trailer to fight fires if they broke out during the processing and manufacture of wood products. *Id.* The other storage building generally held smaller vehicles used in the processing and manufacturing operations. *Id.*

All of these buildings existed only to enable and / or support the wood products processing and manufacturing that occurred at the Mill. There is nothing temporary about them, as they are or were attached to the land and were integral to the Mill's operations. Thus, the Mill meets the requirements of ORS 197.719(1)(c).

4. Assessor Records

As requested, we also attach assessor records related to the Mill. The records show that the property has been in industrial use, was specifically assessed as an industrial site in 2016 and 2017, and has had substantial buildings, structures, and mechanical equipment on the property since prior to 1980. However, regardless of the assessor records, the Commission can and should give authoritative weight to photographic evidence in the record and the Marthaller Affidavit describing the actual use of the buildings, what types of activities occurred in them, and how they fit into the overall operations of the Mill. The affidavit and the photographs submitted amply demonstrate that these were permanent structures used exclusively to support the Mill's operations processing and manufacturing wood products.

Best regards,



Garrett H. Stephenson

GST:jmhi
Enclosures

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IN A MATTER BEFORE THE COLUMBIA COUNTY PLANNING COMMISSION

Re:
COLUMBIA COUNTY ZONE
AMENDMENT APPLICATION PA 22-01
AND ZC 22-01

AFFIDAVIT OF JEFF MARTHALLER

STATE OF OREGON)
) ss.
County of Cowlitz)

I, Jeff Marthaller, being first duly sworn, upon oath depose and say:

1. I am over the age of 18 years and competent to testify to the matters set forth herein. I make this affidavit based on my own personal knowledge.

2. I work for the Weyerhaeuser Corporation as the Residuals Manager for the Pacific Northwest Region.

3. From approximately 2005 to 2019, I worked for the several companies that sequentially operated the chip mill at issue in the zone amendment application PA 22-01 and ZC 22-01 (the "Plant"), which was ultimately acquired by Weyerhaeuser. During some of that time, I served as the Plant's Regional Manager of Fiber Sourcing and Procurement. This experience gave me firsthand knowledge of the Plant's history and operations.

4. Originally, Longview Fibre ("Longview") processed and manufactured wood products at the Plant. At first, Longview processed and manufactured mill-ready logs at the Plant. Later, the Plant primarily produced chips for pulping and bark dust, which remained the primary products processed and manufactured at the Plant until it was decommissioned in or

Robert Wheeldon
March 1, 2022
Page 5

cc: Robin McIntyre *(via email) (w/enclosures)*
Sarah Hanson *(via email) (w/enclosures)*
Jeremy Keepers *(via email) (w/enclosures)*
Samantha Turner *(via email) (w/enclosures)*

1 around the summer of 2017.

2 5. Longview started bringing full-length logs to the Plant in the mid 1970's.
3 Longview processed the logs by bucking them to length and sorting them for grade. Then,
4 Longview shipped the logs out to mills. This wood processing generated a lot of bucked off log
5 ends and non-merchantable fall down logs—also known as pulp—that was not suitable for
6 sending to sawmills. Instead, Longview had to ship the pulp offsite for processing into chips
7 and other raw materials.

8 6. Longview identified a need for a chip mill soon after the full-length log
9 processing started. So, in the late 1970's, Longview built a chip mill to process the wood pulp
10 trimmed from the full length logs. Over time, onsite processing of full-length logs diminished
11 and only bucked-to-length chip logs were sent to the Plant. Chip logs were hauled in from
12 Longview's fee-owned lands and other sources. By the early 1990's, the incoming logs were
13 primarily chip log loads and cleanup log loads for manufacturing and processing into wood
14 products including chips for pulping, bark hog fuel, sawdust, and landscaping bark.

15 7. Cleanup loads were a minor part of operations at the Plant. Cleanup loads are
16 where there is not enough of one wood species remaining where trees and logs are gathered and
17 sorted in or near the forest during a logging operation to make a full same-species load, so all
18 mixed species are loaded up on one truck. The cleanup loads contained both merchantable and
19 fall down (non-merchantable) chip logs.

20 8. The chip logs were sorted and processed onsite at the Plant. Generally, this
21 involved sorting logs with merchantable portions from the cleanup loads, cutting their
22 merchantable ends from the pulp wood, and shipping them out to sawmills. Then, as the
23 primary function of the Plant, chip logs and the remaining pulp wood were processed and
24 manufactured into wood products at the Plant.

25 9. The Plant buildings included a forty (40) foot drum debarker that stripped bark
26 from logs. The bark was conveyed to the center of the Plant and processed for sale as paper

1 mill hog fuel and landscaping bark. Clean logs were moved into a chipper building at the Plant
2 where they were processed into chips. The chips were fed into the Plant's screen plant where
3 they were screened and conveyed to two chip bins. Resulting sawdust was blown to a bin at the
4 center of the Plant and processed for sale as paper mill pulp raw stock. There was also an
5 extensive system of ponds, pumps, and piping that collected and filtered all runoff from the
6 Plant.

7 10. The Plant had other buildings, including an operator control room building and
8 an electrical control center building. There was a maintenance building that is still standing,
9 with an attached office building that has been demolished. The Plant also had two storage
10 buildings, one of which is still standing.

11 11. The maintenance building was used in the production and manufacturing of
12 wood products at the Plant for millwright work, including fabrication, rebuilding and
13 maintenance of its chipping and debarking equipment and the mill rolling stock that fed the chip
14 production plant. The larger of the two storage buildings held the Plant's fire trailer and water
15 truck. The water truck was required equipment under the Plant's air quality permits, and the
16 Plant needed the fire trailer to fight fires if they broke out during the processing and
17 manufacture of wood products. The other storage building generally held smaller vehicles used
18 in the processing and manufacturing operations.

19 12. The bark wood products processed and manufactured at the Plant were
20 predominantly sold to affiliates of the Plant operators for hog fuel or landscaping bark products.
21 Sawdust and clean chips were sold for pulp production. Wood products manufactured at the
22 Plant were sometimes traded with Georgia Pacific to minimize transportation of common raw
23 materials between the operating entities and Georgia Pacific. When favorable market
24 conditions existed, wood products from the Plant were sold to other buyers on the open market.

25 13. Although there were several facets of operations at the Plant, its primary function
26 for almost all of its useful life was to process raw wood byproducts from timber operations and

1 manufacture them into various forms of wood chips used primarily for pulp and paper
2 production.

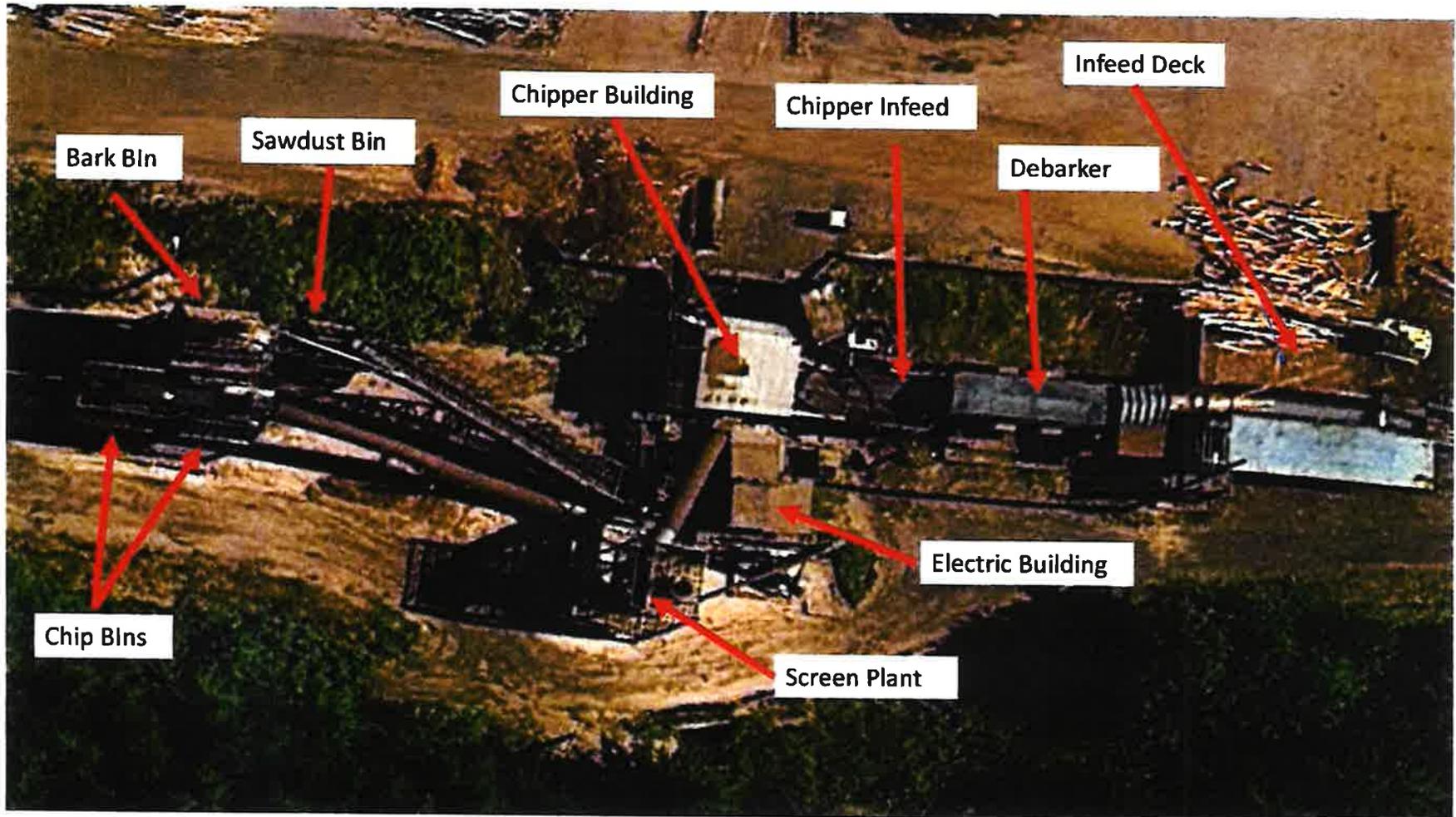
3 **I hereby declare that the above statement is true to the best of my knowledge and**
4 **belief.**

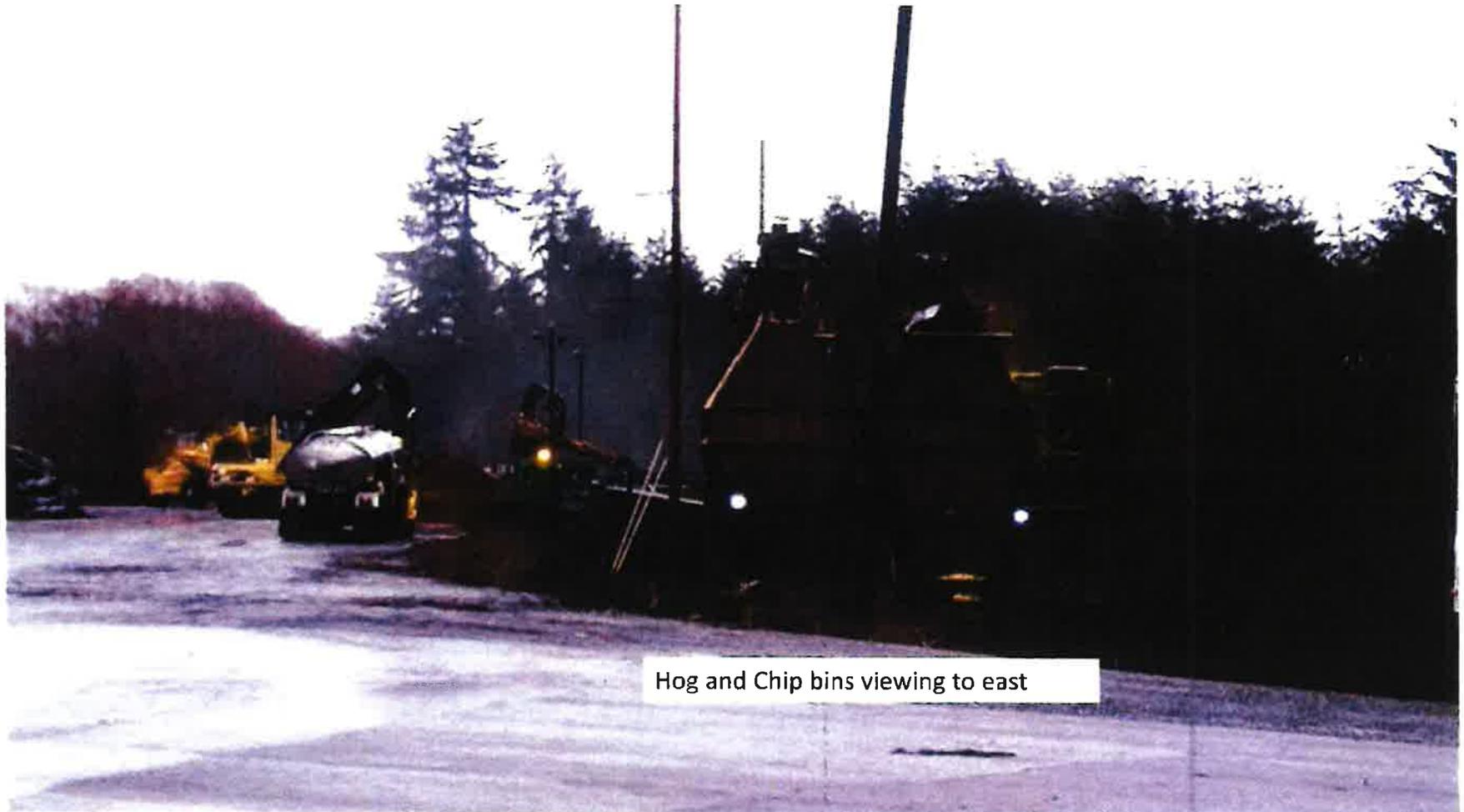
5
6 Dated this 28th day of February, 2021.



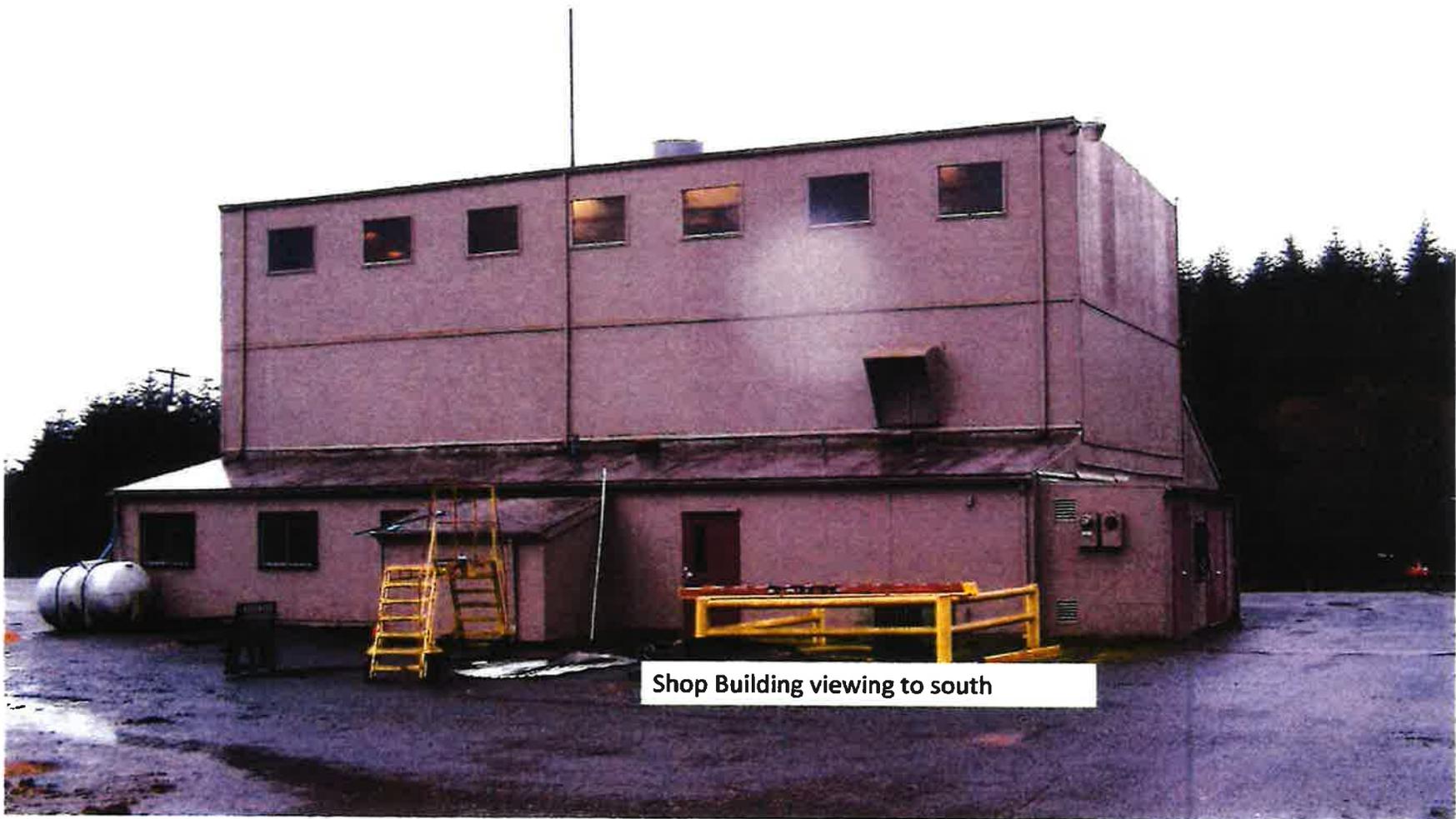
JEFF MARTHALLER

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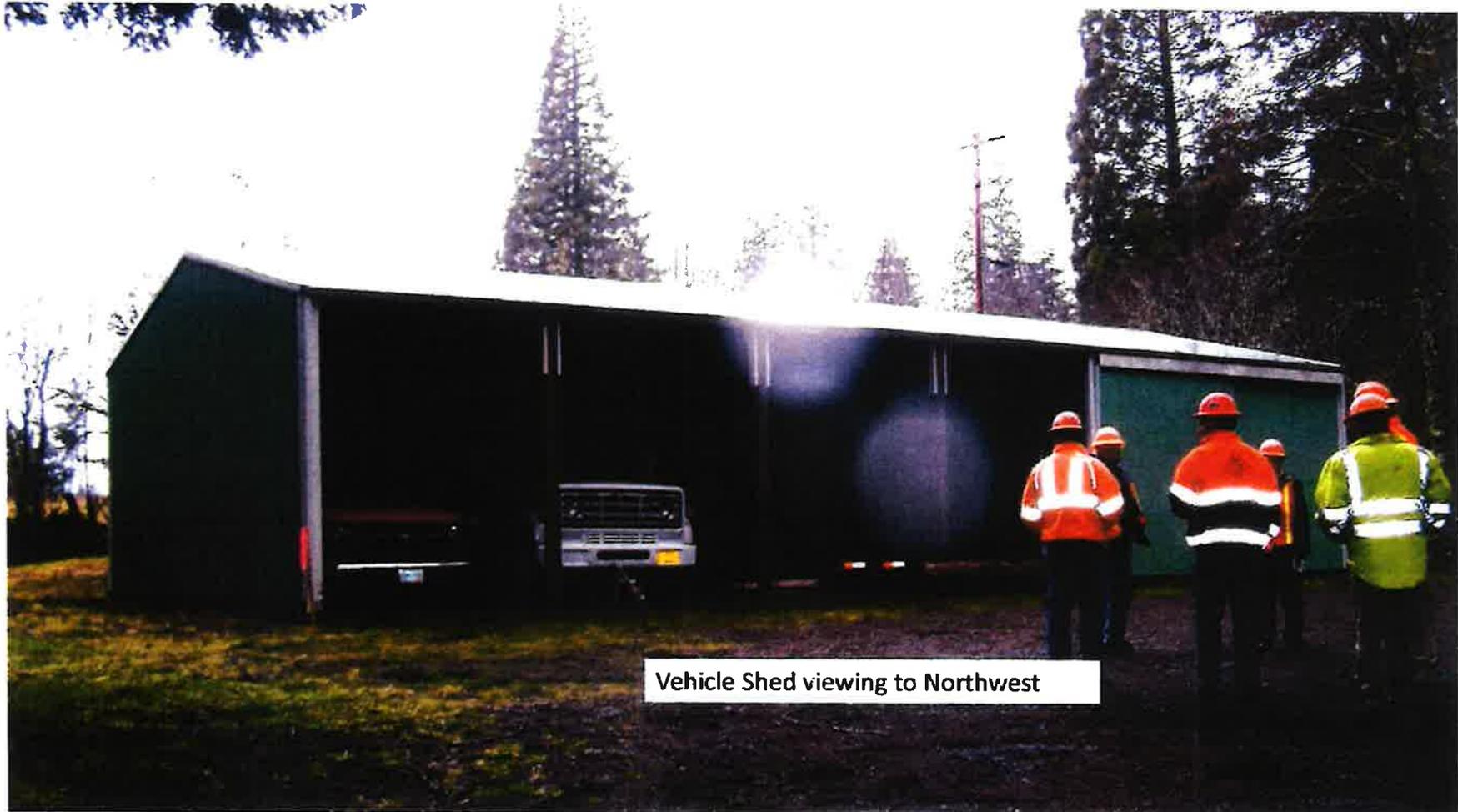




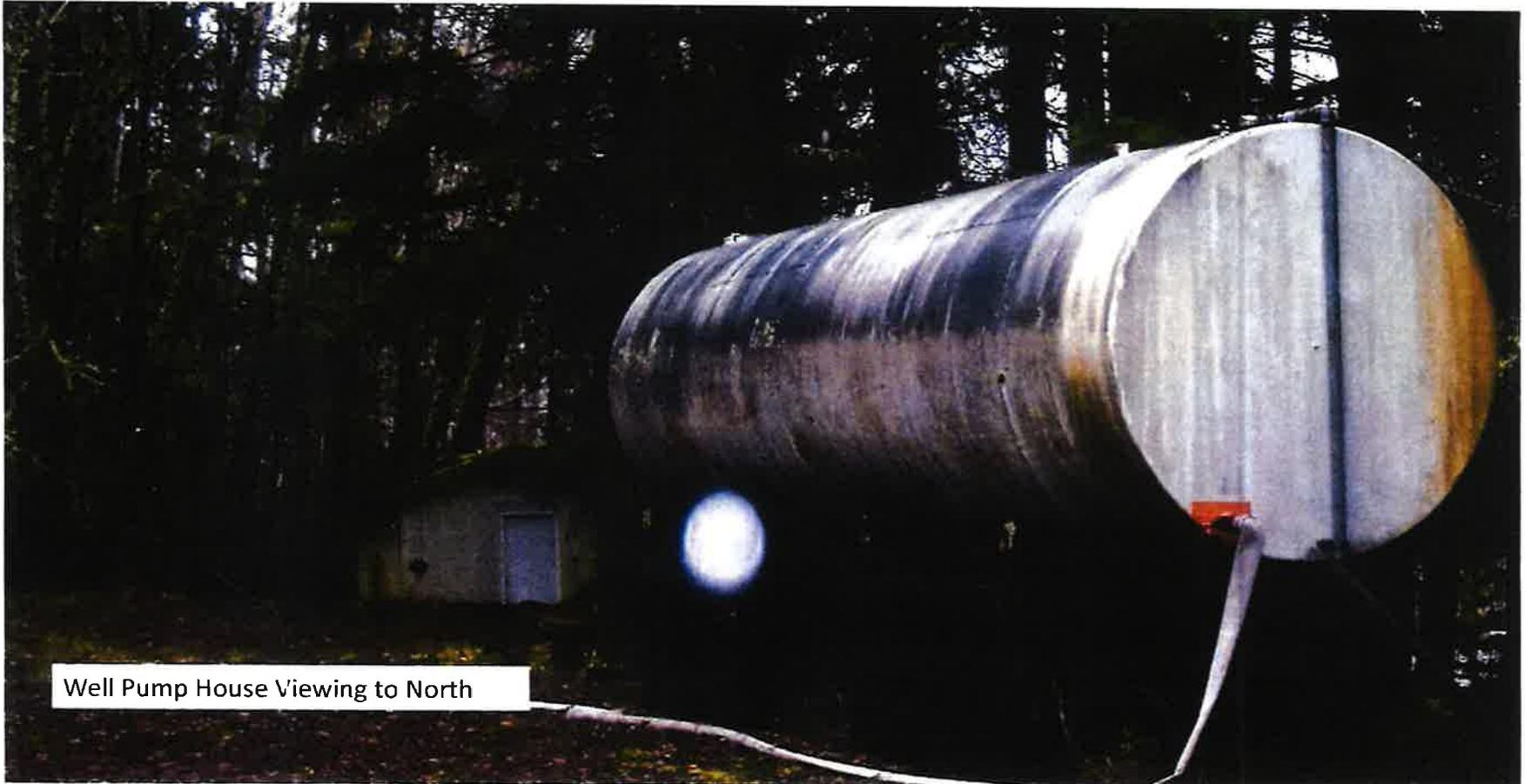
Hog and Chip bins viewing to east



Shop Building viewing to south



Vehicle Shed viewing to Northwest



Well Pump House Viewing to North



PLANNING/BUILDING PERMIT APPLICATION

COLUMBIA COUNTY PLANNING/BUILDING DEPARTMENT, COURTHOUSE, ST. HELENS, OREGON 97051-397-1501
THIS APPLICATION AND PERMIT VOID WITHOUT ATTACHED APPROVED PLOT PLAN

LOCATION OF STRUCTURE TO BE FILLED IN HERE ELLIOT ROAD				LOT SIZE (THIS SITE) 283 Acres				JOB ADDRESS ELLIOT ROAD LONGVIEW FIBRE CO. O WNSR
LEGAL DESC.	TAX ACCT. CODE	T. _____ N. _____ E. _____ W.	SUBDIVISION	BLOCK	LOT	TRACT	SEE ATTACHED SHEET <input type="checkbox"/>	
7512-000-00400	5-05	7 5	12					
OWNER LONGVIEW FIBRE CO.		MAIL ADDRESS 784 BRIDGE STREET, VERNONIA, ORE. 97064			ZIP 429-2605		PHONE 429-2605	
CONTRACTOR MOBILE HOMES SERVICES		MAIL ADDRESS 4185 S E FIBERT MILWAUKEE, ORE. 97202			PHONE 774-7709		LIC. NO. 16171	
SUBCONTRACTOR (SPECIFY SPECIALTY)		MAIL ADDRESS			PHONE		LIC. NO.	
SUBCONTRACTOR		MAIL ADDRESS			PHONE		LIC. NO.	
PLUMBING CONTRACTOR		MAIL ADDRESS			PHONE		LIC. NO.	
LENDER		MAIL ADDRESS						
PERMITTED USE SINGLE WIDE MOBILE HOME/TEMP. OFFICE							NO OF BDRMS. NONE	
CLASS OF WORK <input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> REPAIR <input type="checkbox"/> MOVE <input type="checkbox"/> REMOVE <input type="checkbox"/> DEMOLISH <input type="checkbox"/> CHANGE OF USE								
Type of Const.	Size of Bldg.	Size of XXXX	Total Sq. Ft.	720	Fire Zone	Occupancy Group	Valuation of Work \$	

SPECIAL CONDITIONS AND REMARKS: SEPTIC PERMIT #05-658
 ROAD ACCESS PERMIT #817

Zoning District	Planning Approval Date <u>Chris Mc 8/5/77</u>	D.E.Q. Approval Date <u>8/8/77</u> <i>PK Renter</i>	Building Approval Date <u>8/8/77</u> <i>Officer</i>
-----------------	--	--	--

NOTICE

Separate Permit is Required for Electrical

This permit becomes null and void if work or construction authorized is not commenced within 60 days, or if construction or work is suspended or abandoned for a period of 120 days at any time after work is commenced.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

By signing this I agree to expressly and unequivocally call for and consent to any and all inspections deemed necessary by the building officials and D.E.Q.

Signature of Contractor or Authorized Agent _____ (Date)

Signature of Owner (if Owner Builder) _____ (Date) 8/9/77

County Census Div. _____

PERMIT FEES

No.	Type of Fixture or Item	Fee
1	Land Use	\$ 2.50
	Land Use Sign	
	Plan Checking	
	Construction	
	One Bath Single Family Dwelling	
	Additional Bath(s)	
	Additional Fixture(s)	
1	Mobile Home Space	25.00
	Miscellaneous	
	Surcharge	
TOTAL FEE		\$ 27.50

RECEIPT NO. 9577

PERMIT NO. 6890

PLANNING/BUILDING PERMIT APPLICATION

COLUMBIA COUNTY PLANNING/BUILDING DEPARTMENT, COURTHOUSE, ST. HELENS, OREGON 97051-397-1501

THIS APPLICATION AND PERMIT VOID WITHOUT ATTACHED APPROVED PLOT PLAN

LOCATION OF STRUCTURE TO BE FILLED IN HERE CLATSKANIE - HWY #30						LOT SIZE (THIS SITE)		JOB ADDRESS LONGVIEW FIBRE CLATSKANIE - HWY #30	O WNS	
LEGAL DESC.	TAX ACCT. NO. 7512-000-400	T <u>7</u> N <u>5</u> W SECTION <u>12</u>	SUBDIVISION	BLOCK	LOT	TRACT	SEE ATTACHED SHEET <input type="checkbox"/>			
OWNER LONGVIEW FIBRE CO.			MAIL ADDRESS P. O. BOX 667 LONGVIEW, WASH. 98632		ZIP 98632	PHONE 1-206-425-1550				
CONTRACTOR MECHANICAL AUTOMATION ERECTORS			MAIL ADDRESS 480-A SHELLEY ST. SPRINGFIELD, ORE. 97477		PHONE 726-5271	LIC. NO.				
SUBCONTRACTOR (SPECIFY SPECIALTY)			MAIL ADDRESS		PHONE	LIC. NO.				
SUBCONTRACTOR			MAIL ADDRESS		PHONE	LIC. NO.				
PLUMBING CONTRACTOR			MAIL ADDRESS		PHONE	LIC. NO.				
LENDER			MAIL ADDRESS							
PERMITTED USE INDUSTRIAL / Residential ^{Endn.} Buildings F/machinery										NO OF BDRMS.
CLASS OF WORK <input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> REPAIR <input type="checkbox"/> MOVE <input type="checkbox"/> REMOVE <input type="checkbox"/> DEMOLISH <input type="checkbox"/> CHANGE OF USE										

SPECIAL CONDITIONS AND REMARKS:
750' from existing building

Zoning District UNZONNED	Planning Approval Date <u>12/11/78</u> <i>Larry Conrad</i> <i>City of</i>	D.E.Q. Approval Date <u>N.A.</u>	Building Approval Date <u>12/18/78</u> <i>Orville</i>
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NOTICE

This permit becomes null and void if work or construction authorized is not commenced within 120 days, or if construction or work is suspended or abandoned for a period of 120 days at any time after work is commenced.

This permit is granted on the express condition that the said construction shall, in all respects, conform to the Ordinances of this jurisdiction, including the Zoning Ordinance, regulating the construction and use of buildings, and may be revoked at any time upon violation of any provisions of said ordinances.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

By signing this I agree to expressly and unequivocally call for and consent to any and all inspections deemed necessary by the building officials and D.E.Q.

Henry C. Sandefur 12-20-78
 Signature of Contractor or Authorized Agent (Date)

PERMIT FEES		
No.	Type of Fixture or Item	Fee
/	Land Use	\$ 250
	Land Use Sign	
/	Plan Checking	284 55
/	Construction	569 10
	Water and Septic	
	Plumbing Fixtures	
	Mechanical	
	Mobile Home Space	
	Miscellaneous	
/	Surcharge	22 76
TOTAL FEE		\$ 878.91

RECEIPT NO. 5338

PERMIT NO. 7735

Signature of Owner (if Owner Builder) (Date)

AS

LONGVIEW FIBRE COMPANY
 LONGVIEW, WASHINGTON

REMITTANCE ADVICE-PLEASE DETACH SL.

VENDOR NO.	INVOICE REGISTER NO.	VENDOR INV NUMBER	DATE	CHECK NO.
17568	E-06839		5 24 77 CLERK OF COLUMBIA COUNTY	7-4112
For Building Permit - Shop for new sorting yard at Palm Hill near Clatskanie, Oregon.				

PLOT PLAN

Columbia County Planning/Building Department
OLD COURTHOUSE
ST. HELENS, OREGON 97051
397-1501

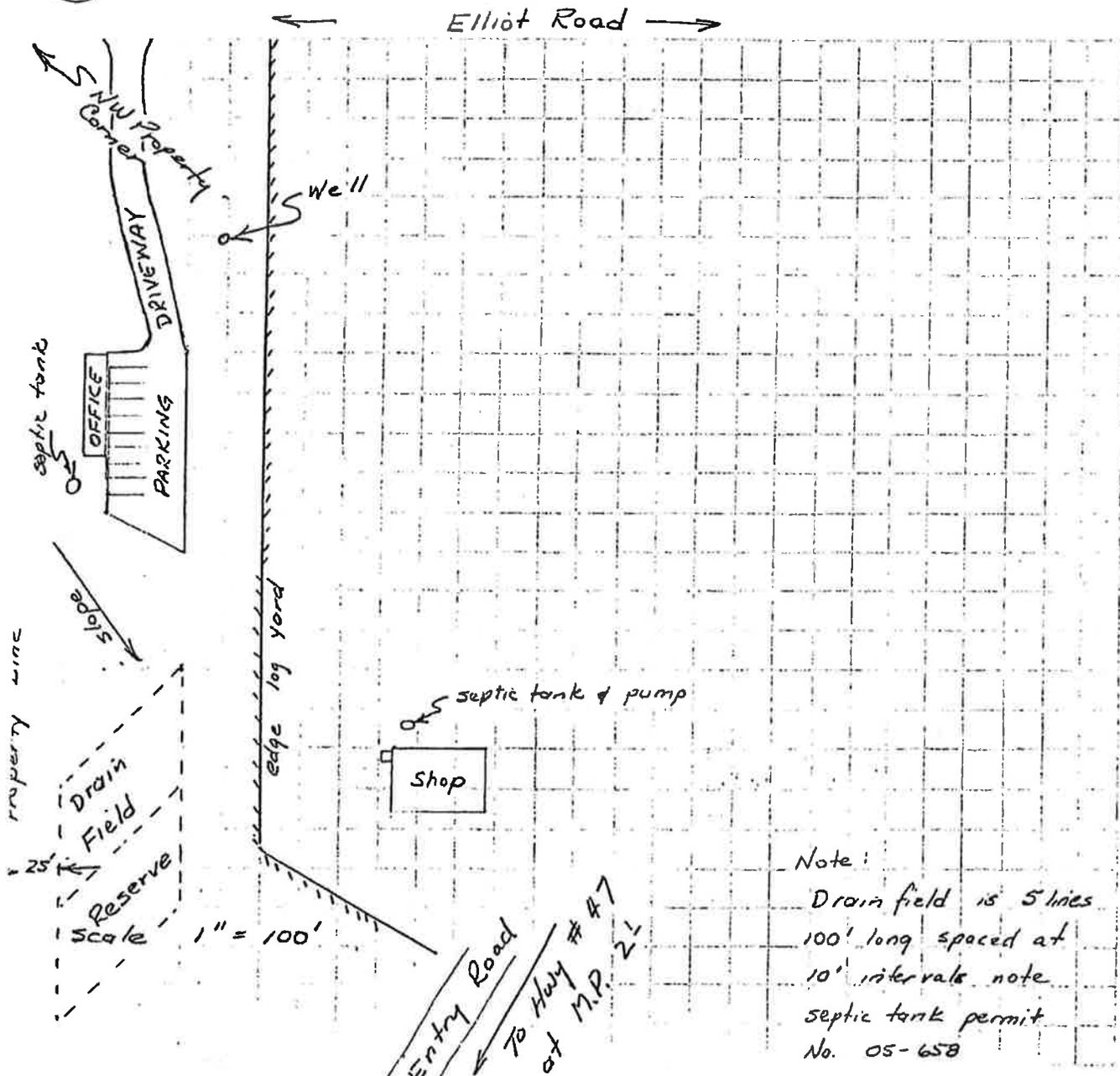
Tax Acct. No. 5-08 7-5-12 400 Site or Lot Area _____

LOT PLAN MUST INCLUDE:

- | | |
|---|---|
| <ul style="list-style-type: none"> Property dimensions. All roads (existing & proposed) and their relationship to the driveway servicing this site. Driveways (existing & proposed). Location of all structures on property (existing & proposed). Location of water source. | <ul style="list-style-type: none"> 6. Direction of slope. 7. Location of trees. 8. Proposed location of septic tank and drainfield and repair area. 9. Dimension and spacing of lines. 10. Distance from system to property lines. |
|---|---|



INDICATE NORTH IN CIRCLE



OWNER
JOB ADDRESS

SANITATION USE ONLY

Septic tank _____ gal. Trenches: No. _____ Length _____ in.

Width _____ ft. Max. depth _____ Earth cover _____ in.

Td. req. _____ sq. ft.

I/We certify that the proposed construction will conform to the dimensions and uses shown above and that no changes will be made without first obtaining approval.

Applicant Signature A. K. Hopkins Date 5/18/77 Permit No. 6759

BUILDING PERMIT APPLICATION

COLUMBIA COUNTY LAND DEVELOPMENT SERVICES, COURTHOUSE, ST. HELENS, OREGON 97051 — 397-1501

ADDRESS OF STRUCTURE Clatskanie Log Sorting Yard - Clatskanie (exit 38)		LOT SIZE (THIS SITE)	
TAX ACCT. NO. 7512-000-00400	T <u>7</u> N R <u>5</u> W SECTION <u>12</u>	SUBDIVISION	1-206-425-1550
OWNER Longview Fibre		MAIL ADDRESS End of Fibre Way, P.O. Box 639, Longview, Wa 98632	ZIP PHONE 98632
CONTRACTOR Matrix Industries, P.O. Box 6323, Beaverton, OR 97007		MAIL ADDRESS	PHONE LIC. NO. 642-4441
SUBCONTRACTOR (SPECIFY SPECIALTY)		MAIL ADDRESS	PHONE LIC. NO.
PLUMBING CONTRACTOR		MAIL ADDRESS	PHONE LIC. NO.
PERMITTED USE footings & excavation			NO. OF BDRMS.

TYPE OF CONST.	SIZE OF BLDG.	1st 2nd BASEMENT GARAGE	TOTAL SQ. FT.	OCCUPANCY GROUP	VALUATION OF WORK	REQUIRED SETBACKS: FRONT _____ SIDE _____ SIDE _____ REAR _____
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OWNER
Longview Fibre
JOB ADDRESS
Clatskanie Log Sorting - Clatskanie

SPECIAL CONDITIONS AND REMARKS:

ZONING DISTRICT PF-76	PLANNING APPROVAL DATE See original	SUB-SURFACE SEWAGE APPROVAL DATE N/A	BUILDING APPROVAL Mark Krong DATE 5/31/91
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NOTICE *applic dated 5/17/91*

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED.

This permit is granted on the express condition that the said construction will, in all respects, conform to the Ordinances of this jurisdiction, including the Zoning Ordinance, regulating the construction and use of buildings, and may be revoked at any time upon violation of any provision of said Ordinances.

It is further certified that the contractor is registered with the Builder's Board and is in full force and effect as required by ORS 701.055, that if exempt the basis for exemption is noted hereon, and that only subcontractors and employees who are in compliance with ORS 701.055 will be used on this project.

The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this work will be complied with whether specified herein or not. By signing this I agree to expressly and unequivocally call for and consent to any and all inspections deemed necessary by the building officials and the SubSurface Sewage Sanitarians.

James Cravin

Signature of Contractor or Authorized Agent (Date)

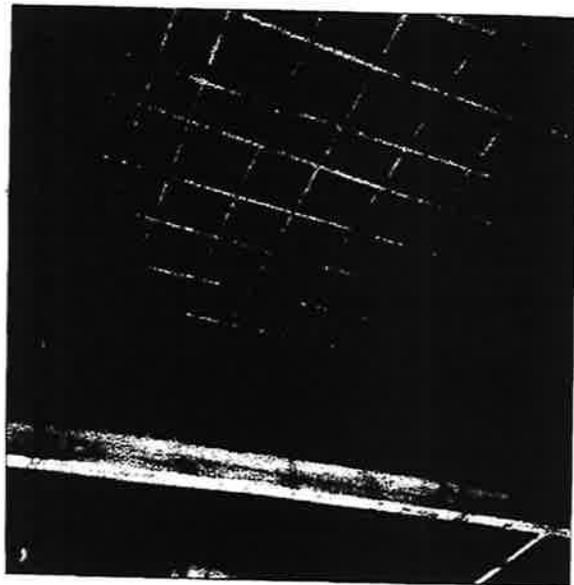
Signature of Owner (Date)

PERMIT FEES		
County Admin. Fee	\$ 5	00
PLAN CHECKING		
CONSTRUCTION	@ 5¢/sq. ft.	256 00
PLUMBING FIXTURES		
MECHANICAL		
WATER & SEPTIC HOOK-UPS		
MOBILE HOME		
MISCELLANEOUS		
WOODSTOVE		
SURCHARGE		12 80
TOTAL FEE		\$ 273.80

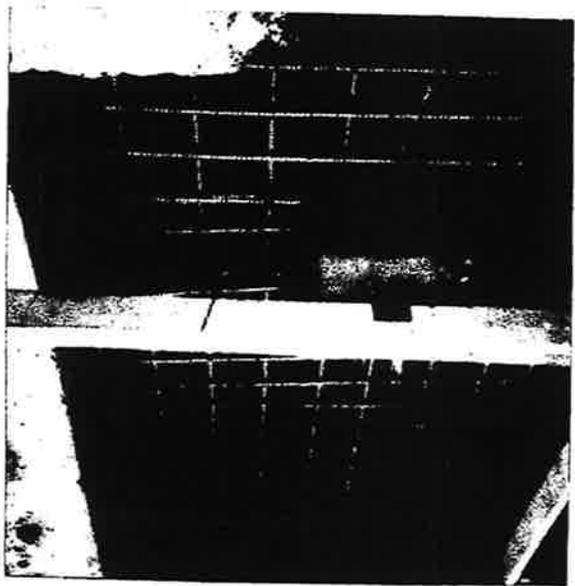
RECEIPT NO. 4397

PERMIT NO. 3386

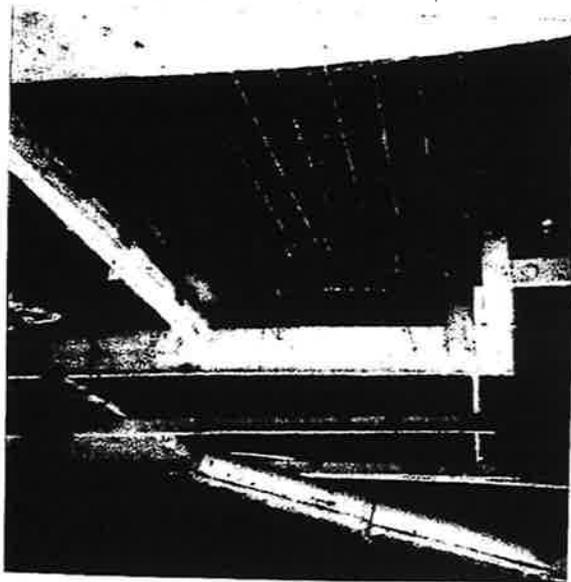
West Footing next to Bank
Horizontal Fibre
Closeup



West Footing
Fibre
Closeup



West Next to Bank
Horizontal Fibre
Closeup



BUILDING PERMIT APPLICATION

COLUMBIA COUNTY LAND DEVELOPMENT SERVICES, COURTHOUSE, ST. HELENS, OREGON 97051 — 397-1501

ADDRESS OF STRUCTURE Clatskanie Log Sorting Yard - Clatskanie (exit 38)		LOT SIZE (THIS SITE)		JOB ADDRESS Clatskanie Log Sorting - Clatskanie	OWNER Longview Fibre	
TAX ACCT. NO. 7512-000-00400	T <u>7</u> N R <u>5</u> W SECTION <u>12</u>	SUBDIVISION	BLOCK LOT TRACT			
1-206-425-1550						
OWNER Longview Fibre	MAIL ADDRESS End of Fibre Way, P.O. Box 639, Longview, Wa		ZIP 98632	PHONE		
CONTRACTOR Matrix Industries,	MAIL ADDRESS P.O. Box 6323, Beaverton, OR		PHONE 97007	LIC. NO. #65372		
SUBCONTRACTOR (SPECIFY SPECIALTY)	MAIL ADDRESS		PHONE 642-4441	LIC. NO.		
PLUMBING CONTRACTOR	MAIL ADDRESS		PHONE	LIC. NO.		
PERMITTED USE (2) Chip Bins (17'wx20'lx45'h)				NO. OF BDRMS.		
TYPE OF CONST. 2N	SIZE OF BLDG. 2nd 17'x20'x45'	1st Chip BINS BASEMENT GARAGE	TOTAL SQ. FT. 680	OCCUPANCY GROUP B-4	VALUATION OF WORK 130,000.00	REQUIRED SETBACKS: FRONT 50' SIDE 50' SIDE 50' REAR 50'

SPECIAL CONDITIONS AND REMARKS:

ZONING DISTRICT PF-76	PLANNING APPROVAL DATE 5/17/91 B. Christian	SUB-SURFACE SEWAGE APPROVAL DATE N/A	BUILDING APPROVAL DATE 7-9-91 M.K.
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NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED.

This permit is granted on the express condition that the said construction will, in all respects, conform to the Ordinances of this jurisdiction, including the Zoning Ordinance, regulating the construction and use of buildings, and may be revoked at any time upon violation of any provision of said Ordinances.

It is further certified that the contractor is registered with the Builder's Board and is in full force and effect as required by ORS 701.055, that if exempt the basis for exemption is noted hereon, and that only subcontractors and employees who are in compliance with ORS 701.055 will be used on this project.

The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this work will be complied with whether specified herein or not. By signing this I agree to expressly and unequivocally call for and consent to any and all inspections deemed necessary by the building officials and the SubSurface Sewage Sanitarians.

Signed Application 5/15/91
 Signature of Contractor or Authorized Agent (Date)

Signature of Owner (Date)

PERMIT FEES		
County Admin. Fee	\$ 5	00
PLAN CHECKING 530.20pd		
CONSTRUCTION 252.00	252	00
PLUMBING FIXTURES		
MECHANICAL		
WATER & SEPTIC HOOK-UPS		
MOBILE HOME		
MISCELLANEOUS		
WOODSTOVE		
SURCHARGE	17	60
TOTAL FEE		\$ 269.60
RECEIPT NO. 797942		

PERMIT NO. 3415

Whitacre Engineers, Inc.

Consulting Engineering & Land Planning



February 16, 1977

2124 SOUTH "K" STREET, TACOMA, WASHINGTON 98405 • (206) 272-5144

Oregon State Health Division
 P. O. Box 231
 Portland, Ore. 97207

Subject: Well site approval for Longview Fibre,
 Clatskanie, Ore.

Gentlemen:

Enclosed herewith are three copies of a drawing for well site approval for the subject installation. This installation is to be a log sorting yard and, according to preliminary figures, there will be twelve full-time employees and approximately 90 trucks visiting the site each day.

We have discussed the site with a well driller (Mr. Dale McGhee, Kelso, Wash.) and it is his feeling that the well will be up to 200' deep and that the water will be obtained from fractured basalt rock. It is also his opinion that we will probably have a water high in iron which will necessitate some treatment.

The well will be 6" or 8" in diameter and will be cased with standard weight casing down to the fractured basalt and then there will be a liner below that point in the basalt rock with approximately .188" thick wall which will be slotted to retain small sized particles that might flow with the water into the well.

As soon as we have drilled the well, performed the test pumping, and had a water analysis performed, we will submit, on behalf of Longview Fibre, final plans for construction of the well house, distribution system, and hydropneumatic system.

If you require additional information at this time please do not hesitate to contact us.

Very truly yours,

WHITACRE ENGINEERS, Inc.

Charles R. Lyon
 Vice President - Sanitary Engineering

CRL/jn
 cc: Longview Fibre
 Columbia Co. Planning
 File #3381

05-658

PROPERTY DATA		VALUE SUMMARY		
Inst No: <u>06-00079</u>	Code	Size	Value	
Type: <u>BSD</u> Date: <u>12-31-05</u>	<u>5.08</u>	<u>19.35</u>		
Sales Price: \$ <u>- 0</u>	<u>9</u>	<u>31.11</u>		
PTA Sale:	TOTAL	<u>50.46</u>		

L F Paper & Packaging

Zoning: <u>PF-76</u>	Remarks:
NH: <u>39</u> VZ:	Estimate total of 29.35 acres in primary processing facilities. 19.35 acres here, 6.00 acres on code split account and 4.00 acres on TL 100. Industrial use limited by zoning. 6.00 acres on code split Code Split: <u>TO 5.02/9</u> from TL 400/2/c # chg 2-24-06
Curbs: Sidewalks:	
Street Type:	
Water:	
Sewer: Septic:	
Code Split: <u>TO 5.02/9</u>	PTA Accts:
PTA Size: <u>OVER 180 AC</u>	

Rural Fire Size	Assmt. Type Land Class	Basic Unit Value	Adjustment Factors				REAL MARKET VALUE	Specially Assessed Value	
			Loc # Zoning	NO R/R				Unit Value	TOTAL VALUE
19.35	IS	\$7500/AC	-40	-10			72600		
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TOTAL ← SIZE	SEE REVERSE SIDE FOR CODE BREAKS						RMV TOTAL		SAV TOTAL

Log Yard/Chipping Facility

Land Size Estimates
FOR 7-1-92

73.04 Ch. G.L.O.

IP. CS. 1425

100

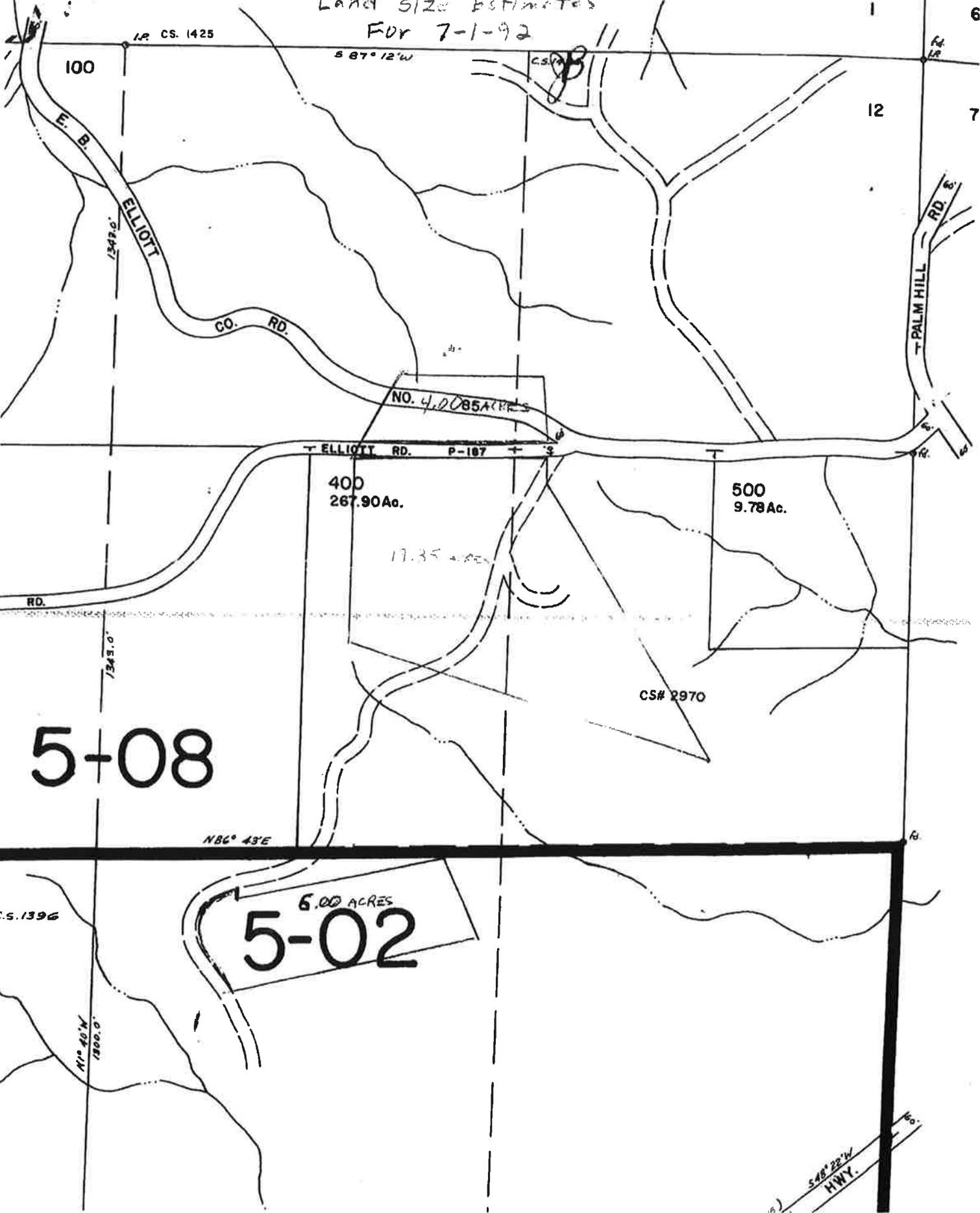
S 87° 12' W

1

6

12

7



NO. 4,208.5 ACRES

400
267.90 Ac.

500
9.78 Ac.

17.35 ACRES

CS# 2970

5-08

N 64° 43' E

5.00 ACRES

5-02

C.S. 1396

N 40° 40' W
1800.0'

548' 22" W
HWY.

Section 500 PRIMARY FOREST - 76

PF-76

501 Purpose: The purpose of this zone is to retain forest land for forest use and to encourage the management of forest land for the growing, harvesting, and processing of forest crops consistent with the Oregon Forest Practices Act, and to provide for other forest uses including watershed protection, soil protection, maintenance of clean air and water, wildlife and fisheries habitat, outdoor recreation activities, open space and scenic preservation, and agricultural activities free from the encroachment of conflicting non-forest uses and influences.

502 Permitted Uses:

- .1 Commercial forest management consistent with the intent and purposes of the Oregon Forest Practices Act.
- .2 Fish and wildlife management.
- .3 Structures and facilities necessary for and accessory to commercial forest management and fish and wildlife management. The uses served by such structures and facilities may include, but are not limited to: administration, equipment storage and maintenance, communications, fire protection, fish rearing, and residences for property owners, employers or full-time employees directly accessory to and required for commercial forest management or fish and wildlife management. A management plan approved by the Planning Director is required before a building permit is issued to assure that structures and facilities are consistent with the requirement of this ordinance. The management plan shall contain the information required by Section 402.3 of this ordinance, and it shall be reviewed under the procedures set forth in Section 1601 of this ordinance.
- .4 One single-family residential structure on an existing lot of record in accordance with the provisions of Sections 9 through 11, Chapter 884, Oregon Laws 1981 as amended by Sections 14 and 15, Chapter 826, Oregon Laws 1983.
- .5 Primary wood-processing facilities. Such facilities include, but are not limited to: pole and piling preparation, small portable saw mills, log sorting yards, wood chipping operations, fence post manufacturing, and fire wood production.
- .6 Facilities and test sites for experimental and research activities associated with the propagation, management, or harvesting of forest tree species.
- .7 Forest tree nurseries and accessory facilities.
- .8 Rock quarries, including the crushing, screening, and stockpiling of materials, when the rock is used for a commercial

forest operation or when an operating permit and reclamation are not required by state law (ORS 517.790). Commercial forest operations include construction, reconstruction, or maintenance of forest access roads, or supporting forest management activities such as riprapping, bridge wing wall diversions, culvert bedding, and other similar activities located on forest lands and conducted for the purpose of forest management.

- .9 Helipad and balloon bedding areas necessary to commercial forest management.
 - .10 Farm use as defined by ORS 215.203(2).
 - .11 Rehabilitation, replacement, repair, and minor improvement of existing park structures and facilities.
- 503 **Conditional Uses:** In the PF Zone the following conditional uses and their accessory uses are permitted subject to the provisions of Sections 504 and 505. A conditional use shall be reviewed according to the procedures provided in Section 1503.

- .1 Wood processing facilities other than primary processing.
- .2 Operations conducted for the exploration, mining, and processing of geothermal, aggregate, and other mineral or subsurface resources not permitted outright.
- .3 Parks, campgrounds, hunting and fishing reserves, and other recreational uses that require roads or structures.
- .4 Small scale solid waste disposal sites or transfer stations not to exceed twenty (20) acres.
- .5 Water impoundments of not greater than 1000 acre feet.
- .6 Utility facilities, including utility corridors for electrical transmission lines of up to 115 KV's, and small electrical generation facilities.
- .7 Radio or television stations, transmitters or towers, except those installations used for the purpose of commercial forest management which are allowed outright.
- .8 Airplane landings strips and accessory facilities in conjunction with forest use.
- .9 A nonresource-related single-family residential structure.
- .10 Storage of construction equipment and materials, including a structure to be used for this purpose.
- .11 Home occupation.

LOG SORTING AND CHIPPING FACILITY

Langnew Fibre

7-5-12

400

05

Account Number										Code
303	702	77		92	93	050				
Property Sub-Class	Stat Class	Year Built	% Good	Land	Imp.	Appr	Year Appraised		Area	

VALUATION SUMMARY OF REAL PROPERTY

Assessment Year	PROPERTY CLASS	Total Acres	Appraised Values		
			Land	Improvements	Total
		50.46	104,560	1,083,800	1,188,200
✓ 99	XXXXXX Homestead XXXXXX XXXXXX 50/N	50.46	132,600	1,144,500	1,277,100
99	0508 7512-000-00400		183,000	1,144,500	1,327,500
	5 00 303	50.46	142,580	1,144,500	1,287,080
			138%		DEF=6,
25753	XXXXXX XXXXXX XXXXXX	50.46	183,000	1,244,700	1,427,700
✓ 1950	XXXXXX #11		142,580	1,244,700	1,387,280
	XXXXXX			10,400	
00	0508 7512-000-00400		194,000	1,244,700	1,438,700
	5 00 303	50.46	164,660	1,244,700	1,409,360
			106%		DEF=6,
61	XXXXXX XXXXXX XXXXXX	50.46	194,000	738,500	932,500
✓ 1950	XXXXXX #11		164,660	738,500	903,160
	XXXXXX			30,200	
01	0508 7512-000-00400		194,000	738,500	932,500
	5 00 303	50.46	164,410	738,500	902,910
			100%	100%	DEF=6,
02	XXXXXX XXXXXX XXXXXX	50.46	194,000	964,400	1,158,400
✓ 1950	XXXXXX #11		164,410	964,400	1,128,810
	XXXXXX			34,100	
02	0508 7512-000-00400		232,800	964,400	1,197,200
	5 00 303	50.46	193,230	964,400	1,157,630
			120%	100%	DEF=6,
	XXXXXX XXXXXX XXXXXX				

Account Number										Code	
3	0	3	7	0	2	7	7	9	2	9	3
Property Sub-Class	Stat Class	Year Built	% Good	Land	Imp.	Appr.	Area				

PT

VALUATION SUMMARY OF REAL PROPERTY

Assessment Year	PROPERTY CLASS	Total Acres	1935	72,600	1,562,400	1,635,000
			MC	Land	Improvements	Total
05-08	303 5 00	19.35		72,600	1,624,900	1,697,500
95-08	303 5 00	31.11		18,600		18,600
94	7512-000-00400			00%	04%	DEF=6,
<i>V20015</i>	<i>5.08</i>	<i>19.35</i>		<i>72,600</i>	<i>1,247,900</i>	<i>1,320,500</i>
	<i>NC</i>					
05-08	303 5 00	19.35		76,200	1,247,900	1,324,100
95-08	303 5 00	31.11		4,170		4,170
95	7512-000-00400			05%		DEF=6,
<i>21270</i>		<i>19.35</i>		<i>76,200</i>	<i>1,453,300</i>	<i>1,529,500</i>
<i>V95</i>						
<i>21176</i>		<i>19.35</i>		<i>76,200</i>	<i>1,162,600</i>	<i>1,238,800</i>
<i>23703</i>		<i>19.35</i>		<i>80,370</i>	<i>933,600</i>	<i>1,013,970</i>
<i>V96</i>						
05-08	303 5 00	50.46		112,400	933,600	1,046,000
96	7512-000-00400			89,020	933,600	1,022,620
				11%		DEF=6,
<i>97</i>		<i>50.46</i>		<i>104,400</i>	<i>1,110,400</i>	<i>1,214,800</i>
<i>V97</i>					<i>12,900</i>	
0508	7512-000-00400			132,600	1,110,400	1,243,000
5 00 303		50.46		104,400	1,110,400	1,214,800
				118%		DEF=6,
<i>V98</i>	<i>50.46</i>	<i>50.46</i>		<i>132,600</i>	<i>1,083,800</i>	<i>1,216,400</i>
<i>21143</i>				<i>104,400</i>	<i>1,083,800</i>	<i>1,188,200</i>
98	0508 7512-000-00400			132,600	1,083,800	1,216,400
5 00 303		50.46		104,560	1,083,800	1,188,360
						DEF=6,

MAP NO. 7-5-12

PHOTO NO. _____

CODE NO. 5-08

ACCT. NO. 400

TAX LOT NO. _____

NAME OF PLANT	
LOCATION OF PLANT <u>LONGVIEW FIBRE - LOG SORTING YARD</u>	
STREET _____	
CITY _____	
PERSONAL PROPERTY ACC'T. NO. _____	

SEC. OR LOT	TWP. OR BLOCK	RANGE

REAL PROPERTY IMPROVEMENTS FOR '78 FROM BLUE FORM			1,181,210
REAL PROPERTY IMPROVEMENTS FOR '79 FROM BLUE FORM			1,238,640
1980	BUILDINGS M & E	1,534,890 41,310	1,576,200
1981	Bldgs M + E	1,573,860 43,100	1,616,960
1983	BLDGS M & E	1,534,480 53,450	1,587,930
1984	BLDGs & STRUCTURES M & E	1,441,340 51,790	1,493,130
1985	Bldgs & Structures M & E	1,340,450 47,600	1,388,050
1986	BLDGs + STRUCTURES M & E	1,273,430 44,270	1,317,700
1987			1,238,900
1988			1,164,370
1989			1,149,960

APPR. _____ DATE _____ EFFECTIVE JAN. 1, 19____

COLUMBIA County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2016

February 23, 2022 12:14:14 pm

Account # 435642
 Map # 7N5W12-00-00401A2
 Code - Tax #

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name LONGVIEW FIBRE AND PACKAGING INC

Deed Reference # See Record

Agent

Sales Date/Price See Record

In Care Of WADE J K

Appraiser NANCY SULLIVAN

Mailing Address PO BOX 3000
 LONGVIEW, WA 98632

Prop Class 008 MA SA NH Unit
 RMV Class 008 05 00 000 53216-2

Situs Address(s)		Situs City		Value Summary			RMV Exception	CPR %
Code Area	RMV	MAV	AV					
0508 Land	0	0	0			Land	0	
Impr.	449,030	1,245,560	449,030			Impr.	0	
Code Area Total	449,030	1,245,560	449,030				0	
Grand Total	449,030	1,245,560	449,030				0	

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			Trended RMV		
						TD%	LS	Size	Land Class	LUC	
Grand Total								0.00			0

Code Area	Yr	Stat	Improvement Breakdown		TD%	Total	Ex%	MS Acct #	Trended RMV
Area	ID#	Built	Class	Description		Sq. Ft.			
0508	1		803	Mach. & Equip. State	100	0			449,030
Grand Total							0		449,030

COLUMBIA County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2017

February 23, 2022 12:14:21 pm

Account # 435842
 Map # 7N5W12-00-00401A2
 Code - Tax #

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record
 Mailing Name LONGVIEW FIBRE AND PACKAGING INC
 Agent
 In Care Of WADE J K
 Mailing Address PO BOX 3000
 LONGVIEW, WA 98632

Deed Reference # See Record
 Sales Date/Price See Record
 Appraiser DAVID LEADER

Prop Class 008 MA SA NH Unit
 RMV Class 008 05 00 000 53216-2

Situs Address(s)		Situs City		Value Summary		RMV Exception	CPR %
Code Area	RMV	MAV	AV				
0508 Land	0	0	0				
Impr.	410,250	1,245,560	410,250	Land	0		
Code Area Total	410,250	1,245,560	410,250	Impr.	0		
					0		
Grand Total	410,250	1,245,560	410,250		0		

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			Trended RMV	
						TD%	LS	Size	Land Class	LUC
Grand Total						0.00				
										0

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Trended RMV
					TD%	Total Sq. Ft.	Ex% MS Acct #	
0508	1		803	Mach. & Equip. State	100	0		
Grand Total							0	410,250

Comments: 2017 VTS > DL

COLUMBIA County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2017

February 23, 2022 12:14:42 pm

Account # 435391
 Map # 7N5W12-00-00401A1
 Code - Tax #

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name LONGVIEW FIBRE PAPER AND PACKAGING INC

Deed Reference # See Record

Agent

Sales Date/Price See Record

In Care Of WADE J K

Appraiser DAVID LEADER

Mailing Address PO BOX 3000
 LONGVIEW, WA 98832

Prop Class 303 MA SA NH Unit
 RMV Class 303 05 00 000 53216-2

Situs Address(s)		Situs City					
Code Area		RMV	MAV	Value Summary AV		RMV Exception	CPR %
0508	Land	0	0	0			
	Impr.	500,050	716,620	500,050		Land Impr.	0
Code Area Total		500,050	716,620	500,050			0
Grand Total		500,050	716,620	500,050			0

Code Area	ID#	RFPD Ex	Plan Zone	Value Source	Land Breakdown			Trended RMV
					TD% LS	Size	Land Class LUC	
Grand Total					0.00			0

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Trended RMV
					TD%	Total Sq. Ft.	Ex% MS Acct #	
0508	3	0	603	Industrial - State Appraised	100	0		500,050
Grand Total						0		500,050

Comments: 2017 VTS > DL

COLUMBIA County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2016

February 23, 2022 12:16:35 pm

Account # 435391
 Map # 7N5W12-00-00401A1
 Code - Tax #

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name LONGVIEW FIBRE PAPER AND PACKAGING INC

Deed Reference # See Record
 Sales Date/Price See Record
 Appraiser NANCY SULLIVAN

Agent
 In Care Of WADE J K
 Mailing Address PO BOX 3000
 LONGVIEW, WA 98632

Prop Class 303 MA SA NH Unit
 RMV Class 303 05 00 000 53216-2

Situs Address(s)		Situs City			
Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
0508 Land	0	0	0	Land	0
Impr.	529,920	716,620	529,920	Impr.	0
Code Area Total	529,920	716,620	529,920		0
Grand Total	529,920	716,620	529,920		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			Trended RMV	
						TD%	LS	Size	Land Class	LUC
Grand Total						0.00				
										0

Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV
0508	3	0	603	Industrial - State Appraised	100	0		529,920
Grand Total							0	529,920

COLUMBIA County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2017

February 23, 2022 12:36:20 pm

Account # 29828
 Map # 7N5W12-00-00401
 Code - Tax # 0502-29828

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record
 Mailing Name LONGVIEW TIMBERLANDS LLC
 Agent
 In Care Of WEYERHAEUSER COMPANY
 Mailing Address 220 OCCIDENTAL AVE S
 SEATTLE, WA 98104

Deed Reference # 2007-8112
 Sales Date/Price 05-31-2007 / \$600,000.00
 Appraiser NANCY SULLIVAN

Prop Class 303 MA SA NH Unit
 RMV Class 300 05 00 000 49772-2

Situs Address(s)		Situs City
ID# 78103	HIGHWAY 47	CLATSKANIE

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
0502 Land	753,400	43,860	62,541	Land	0
Impr.	0	0	0	Impr.	0
Code Area Total	753,400	43,860	62,541		0
Grand Total	753,400	43,860	62,541		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown				Trended RMV		
						TD%	LS	Size	Land Class		LUC	
0502	2		<input type="checkbox"/>	CO:PF-80	Designated Forest Land	100	A	34.60	FB	006*	642,060	
0502	1		<input checked="" type="checkbox"/>	CO:PF-80	Industrial Site	100	A	6.00		009	111,340	
Grand Total										40.60		753,400

Code Area	Yr	Stat	Improvement Breakdown		Total	Trended		
Area	ID#	Built	Class	Description	TD%	Sq. Ft.	MS Acct #	RMV
Grand Total						0		0

Exemptions / Special Assessments / Potential Liability

- NOTATIONS:**
- FIRE PATROL ADDED 2006
 - FOREST POT'L ADD'L TAX LIABILITY ADDED 2007

Code Area 0502

FIRE PATROL:

- FIRE PATROL

Amount 43.20 Acres 34 Year 2017

Comments:

2016 new industrial land schedules. NS
 2016- size change due to re-mapping +.60 acres. ML

COLUMBIA County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2016

February 23, 2022 12:35:57 pm

Account # 29828
 Map # 7N5W12-00-00401
 Code - Tax # 0502-29828

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record
 Mailing Name LONGVIEW TIMBERLANDS LLC

Deed Reference # 2007-8112
 Sales Date/Price 05-31-2007 / \$600,000.00
 Appraiser NANCY SULLIVAN

Agent
 In Care Of WEYERHAEUSER COMPANY
 Mailing Address 220 OCCIDENTAL AVE S
 SEATTLE, WA 98104

Prop Class 303 MA SA NH Unit
 RMV Class 300 05 00 000 49772-2

Situs Address(s)	Situs City
ID# 76103 HIGHWAY 47	CLATSKANIE

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
0502 Land	753,400	42,590	60,727	Land	0
Impr.	0	0	0	Impr.	0
Code Area Total	753,400	42,590	60,727		0
Grand Total	753,400	42,590	60,727		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0502	2		<input type="checkbox"/>	CO:PF-80	Designated Forest Land	100	A	34.60	FB	006*	642,060
0502	1		<input checked="" type="checkbox"/>	CO:PF-80	Industrial Site	100	A	6.00		009	111,340
Grand Total								40.80			753,400

Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV
Improvement Breakdown								
Grand Total								0

Exemptions / Special Assessments / Potential Liability

NOTATIONS:

- FIRE PATROL ADDED 2006
- FOREST POT'L ADD'L TAX LIABILITY ADDED 2007

Code Area 0502

FIRE PATROL:

- FIRE PATROL

Amount	42.99	Acres	34	Year	2016
--------	-------	-------	----	------	------

Appr Maint: 2016 - SIZE CHANGE
 Comments: 2016 new Industrial land schedules. NS
 2016- size change due to re-mapping +.60 acres. ML

COLUMBIA County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2017

February 23, 2022 12:35:36 pm

Account # 27531
 Map # 7N5W12-00-00401
 Code - Tax # 0508-27531
 Legal Descr See Record
 Mailing Name LONGVIEW TIMBERLANDS LLC
 Agent
 In Care Of WEYERHAEUSER COMPANY
 Mailing Address 220 OCCIDENTAL AVE S
 SEATTLE, WA 98104

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL
 Deed Reference # 2007-8112
 Sales Date/Price 05-31-2007 / \$600,000.00
 Appraiser NANCY SULLIVAN

Prop Class 303 MA SA NH Unit
 RMV Class 303 05 00 000 49772-2

Situs Address(s)	Situs City
ID# 76103 HIGHWAY 47	CLATSKANIE

Code Area		RMV	MAV	Value Summary		RMV Exception	CPR %
				AV			
0500	Land	944,720	207,010	224,050		Land	0
	Impr.	0	0	0		Impr.	0
Code Area Total		944,720	207,010	224,050			0
Grand Total		944,720	207,010	224,050			0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown				Trended RMV	
						TD%	LS	Size	Land Class		
0508	2		<input type="checkbox"/>	CO:PF-80	Designated Forest Land	100	A	31.56	FB	006*	585,650
0508	1		<input checked="" type="checkbox"/>	CO:PF-80	Industrial Site	100	A	19.35		009	359,070
Grand Total								50.91			944,720

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Trended RMV
					TD%	Total Sq. Ft.	Ex% MS Acct #	
Grand Total								0

Exemptions / Special Assessments / Potential Liability

NOTATIONS:

- FIRE PATROL ADDED 2006
- FOREST POT'L ADD'L TAX LIABILITY ADDED 2007

Code Area 0508

FIRE PATROL:

- FIRE PATROL SURCHARGE
- FIRE PATROL

Amount	47.50	Year	2017
Amount	39.53 Acres	Year	2017

Appr Maint: 2022 - SIZE CHANGE
 Comments: 2016 - new industrial land schedules. NS
 2014 FP surcharge for improvements on A1 Industrial account. NS

COLUMBIA County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2016

February 23, 2022 12:35:28 pm

Account # 27531
 Map # 7N5W12-00-00401
 Code - Tax # 0508-27531

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name LONGVIEW TIMBERLANDS LLC

Deed Reference # 2007-8112

Agent

Sales Date/Price 05-31-2007 / \$800,000.00

In Care Of WEYERHAEUSER COMPANY

Appraiser NANCY SULLIVAN

Mailing Address 220 OCCIDENTAL AVE S
 SEATTLE, WA 98104

Prop Class 303 MA SA NH Unit
 RMV Class 303 05 00 000 49772-2

Situs Address(s)		Situs City
ID# 76103	HIGHWAY 47	CLATSKANIE

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
0508 Land	944,720	200,990	217,534		
Impr.	0	0	0	Land Impr.	0
Code Area Total	944,720	200,990	217,534		0
Grand Total	944,720	200,990	217,534		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0508	2		<input type="checkbox"/>	CO:PF-80	Designated Forest Land	100	A	31.56	FB	006*	585,650
0508	1		<input checked="" type="checkbox"/>	CO:PF-80	Industrial Site	100	A	19.35		009	359,070
Grand Total								50.91			944,720

Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV
Grand Total								0

Exemptions / Special Assessments / Potential Liability

NOTATIONS:

- FIRE PATROL ADDED 2006
- FOREST POT'L ADD'L TAX LIABILITY ADDED 2007

Code Area 0508

FIRE PATROL:

- FIRE PATROL SURCHARGE
- FIRE PATROL

Amount	47.50	Year	2016
Amount	39.33 Acres	31.11	Year 2016

Appr Maint: 2016 - SIZE CHANGE, 2022 - SIZE CHANGE
 Comments: 2016 - new industrial land schedules. NS
 2014 FP surcharge for improvements on A1 Industrial account. NS

PROPERTY CLASS 3-0-1
 PHOTO NO. 7-5-12

BOOK _____ PAGE 400
 LAND APPRAISAL ACCT. No. 80-5
 CODE No. 80-5

RECORD OF APPRAISAL		ORS 308.234
SUB TOTAL "A"	\$	
INCREMENTS TO LAND "B"	\$	95280
GROSS LAND VALUE "A" + "B"	\$	98180
SITE ADJUSTMENTS _____ %		1.80 107,860
TOTAL APPRAISED VALUE	\$	101,750
CK APPR. BY <u>HW</u>	DATE	4-19-79 L-F

VOID

MARKET DATA
 PURCHASE PRICE \$
 DATE
 DEED _____ TYPE
 CONTRACT
 TRADE
 RENT
 LISTING

REMARKS:
 Log SORTING YARD
 1.00 BLDG SITE
 18.35 Log YARD
 PTA 267.90
 BAL 5-1285

Prior VAL 41.00
 net 3500/acre
 on land

ZONING
 RESIDENTIAL
 MULTI-FAMILY
 COMMERCIAL
 NEIGHBORHOOD COM'L
 LT. INDUSTRIAL
 HVY. INDUSTRIAL
 AGRICULTURAL
 AREA IMPROVEMENTS
 SIDEWALKS
 CURBS
 STREET
 WATER
 SEWERS
 ELECTRICITY
 SITE ADJUSTMENTS %
 ROAD TYPE D G P
 MI. TO ALL WTHR. RD.
 MI. TO MKT. CENTER
 TOPOGRAPHY
 VIEW

	DIMENSIONS OR ACRES	LAND CLASS	BASIC UNIT VALUE	ADJUSTMENT FACTORS		ADJUSTED UNIT VALUE	TOTAL VALUE
				SIZE	ADJ.		
	1.00	M-1	10,000	1.0			10,000
	18.35	M-1	10,000		50%	5000	91,750
						1980 TREND	101,750
						1981 TREND	107,860
							119,760
	1.00	I/S	10,000		1.18		1180
	14.64	I/S	10,000	.50	1.18	5900	8630
	15.64						9818
						83 TREND	95,280

STANDARD DEPTH FEET
 STANDARD DEPTH
 EFFECTIVE DEPTH

← TOTAL ACRES
 SUB TOTAL "A"
 (TRANSFER TO VALUE SUMMARY) →

PC

NEW ENV '94

Log Sorting and Chipping Facility

LONGVIEW FIBRE

BOOK 15 PAGE 400

95

Account Number										Code
										CODE
303	702	77		92						93050
Property Sub-Class	Stat Class	Year Built	% Good	Land	Imp.	Year Appraised	Appr.			Area

VALUATION SUMMARY OF REAL PROPERTY

Assessment Year	PROPERTY CLASS	Total Acres	OVER Appraised Values		
			Land	Improvements	Total
88 1372	X-X-X-X-X X-X-X-X-X X-X-X-X-X X-X-X-X-X	19.35	75,670	1,164,370	1,240,040
	X-X-X-X-X	31.11	⑥ 5,380		5,380
	05-08 311 5	19.35	75,670	1,164,370	1,240,040
	95-08 361 5	31.11	6,470		6,470
89	7512-000-00400		0	0	DEF=6,
89 2644	X-X-X-X-X X-X-X-X-X X-X-X-X-X	19.35	75,670	1,149,960	1,225,630
	X-X-X-X-X	31.11	⑥ 6,470		6,470
	05-08 301 5	19.35	78,700	1,149,960	1,228,660
	95-08 631 5	31.11	8,240		8,240
90	7512-000-00400		0.4%	0.4%	DEF=6,
13809 190	X-X-X-X-X X-X-X-X-X X-X-X-X-X X-X-X-X-X	19.35	78,700	2,296,690	2,375,390
	X-X-X-X-X	31.11	⑥ 8,240		8,240
14914	X-X-X-X-X X-X-X-X-X X-X-X-X-X	19.35	78,700	2,213,750	2,292,450
91	X-X-X-X-X	31.11	⑥ NC		
	05-08 631 5 00	19.35	78,700	2,213,750	2,292,450
	95-08 631 5	31.11	11,080		11,080
91	7512-000-00400				DEF=6,
5731 1921 5732	X-X-X-X-X X-X-X-X-X X-X-X-X-X	19.35	72,600	2,213,750	2,286,350
	X-X-X-X-X	31.11	⑥ TV		TV
	05-08 303 5 39	19.35	72,600	2,213,750	2,286,350
	95-08 641 5 39	31.11	12,790		12,790
92R	7512-000-00400				DEF=6,
1678 92 1679	X-X-X-X-X X-X-X-X-X X-X-X-X-X	19.35	72,600	1,645,780	1,718,380
	X-X-X-X-X	NC			
	05-08 303 5 00	19.35	72,600	1,645,780	1,718,380
	95-08 303 5 00	31.11	14,560		14,560
93	7512-000-00400				DEF=6,
183 8395	X-X-X-X-X X-X-X-X-X X-X-X-X-X	19.35	72,600	1,562,400	1,635,000
	X-X-X-X-X	NC			

150-310-009-1 (6-82) Ore. Dept. of Rev.

NEW ENV '94

ACCT NO. 7.5.12.400

MAP NO. _____

CODE NO. 5.08

COUNTY Columbia

TAX LOT NO. _____

NAME OF PLANT		LOCATION OF PLANT		PERSONAL PROPERTY ACCT. NO.	ITEM	TRUE C.
Longview Fibre Log Sorting and chipping Facility		Clatskanie area		479		
1990	B&S M&E	\$1,077,530 1,219,060				\$2.29
1991	B&S M&E	1,007,020 1,206,730				2.21
1992	B&S M&E	914,750 1,279,630	Econ. Obs. <548,600>			1.64
1993	B&S M&E	972,500 589,900				1.56
1994	B&S M&E	995,500 564,400	ECON OBS <312,000>			1.24
1995	B&S M&E	918,400 534,900	*Econ Obs <290,700> *Revised by DOR on 9/26/95			1.16 1.42
1996	B&S M&E	846,400 487,300	Econ Obs <400,100>			92
1997	B&S M&E	880,200 507,800	Econ Obs <277,600>			1.11
1998	B&S M&E	862,400 492,300	ECON OBSOL <270,900>			1.08
APPR.	DATE		EFFECTIVE JAN. 1, 19			

ACCT NO. 13520

MAP NO. 3518-00

CODE NO. 0508

COUNTY Columbia

TAX LOT NO. 22

NAME OF PLANT Log sorting & Chipping Facility
Longview Fibre

LOCATION OF PLANT

STREET _____

CITY Clatskanie Area

PERSONAL PROPERTY ACCT. NO. 479

ITEM				TRUE CASH VA
1999	B&S M&E	818,740 462,950	Econ. Obs <127,170>	1,144,50
2000	B&S M&E	811,560 483,120		1,244,68
2001	B&S M&E	807,900 423,000	Econ Obs <492,400>	738,50
2002	B&S M&E	810,460 395,000	Econ Obs <241,090>	964,37
2003	B&E M&E	824,990 369,300	Econ Obs <270,490>	923,80
2004	B&S M&E	799,860 345,370	Economic Depreciation <267,915> AP 7/7/03 MA 5-18-04	
2005	B&S M&E	702,520 292,000	Economic Depreciation <201,900>	
2006	B&S M&E	702,520 292,000	Economic Depreciation <256,500>	
2007	B&S M&E	702,520 292,000	Economic Depreciation <259,860>	
2008	B&S M&E	765,070 367,300	Func Obs. <248,930> AP 6/6/08	1,303,44
2009	B&S M&E	384,100 671,500	Func. Obs. <32,450> econ. obs. <263,900> AP 8/5/09	1,055,60
2010	B&S M&E	316,630 553,000	FO 2/27/08 E.O. 25	289,88
APPR.	DATE		EFFECTIVE JAN. 1, 19	

Property Class 3-6-1

LAND APPRAISAL

BOOK PAGE
Acct. No. 1-3-2-420

APPR. By JB Date 2-85

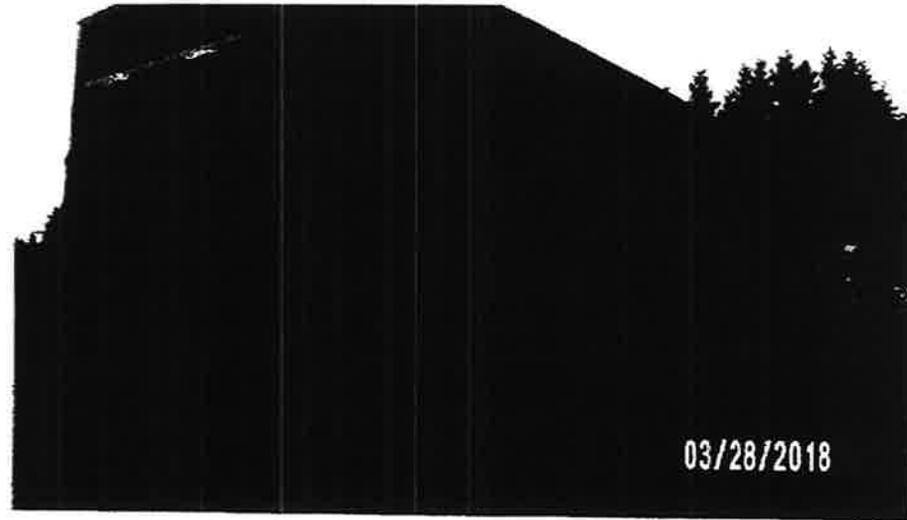
Code No. 5-08/5-05

PROPERTY DATA		MKT. VALUE SUMMARY		
Purchase Price: \$		Code	Size	Value
Date:		5-08	19.35	75670
Inst. No.:		5-05	31.11	5510
Type:		TOTAL		
Zoning:		Remarks:	<p style="text-align: center;">D LF</p> <p>Log yard expanded by 4.00 ac ± on north side of Elliott Rd on TL 100 28.35 acres total. See reverse for value analysis</p>	
Sidewalks:				
Curbs:				
Street Type:				
Water:				
Sewer:	Septic:			
Code Split:				
PTA:	OVER 160 AC			

Code:	Land Class	Basic Unit Value	Adjustment Factors					Adjusted Unit Value	TOTAL VALUE
			OSD						
1.00	IS	12500	5000					17500	
18.35	IS	3170						58170	
← TOTAL SIZE THIS CODE		SEE REVERSE SIDE FOR CODE BREAKS					TOTAL VALUE THIS CODE →		



103_1334



103_1332





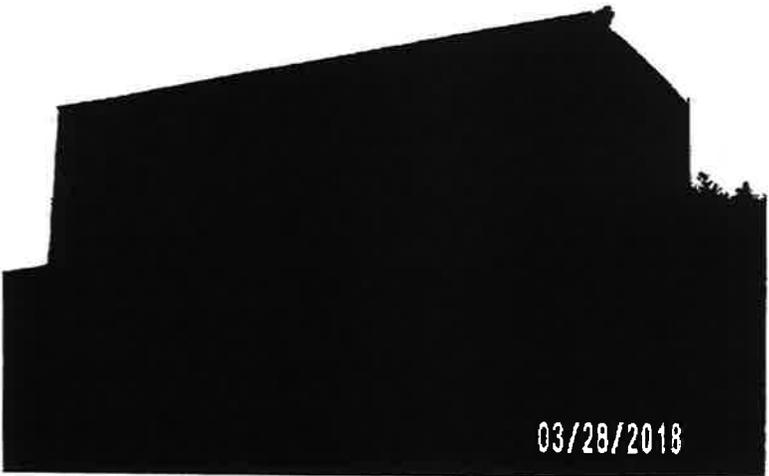
03/28/2018

103_1322

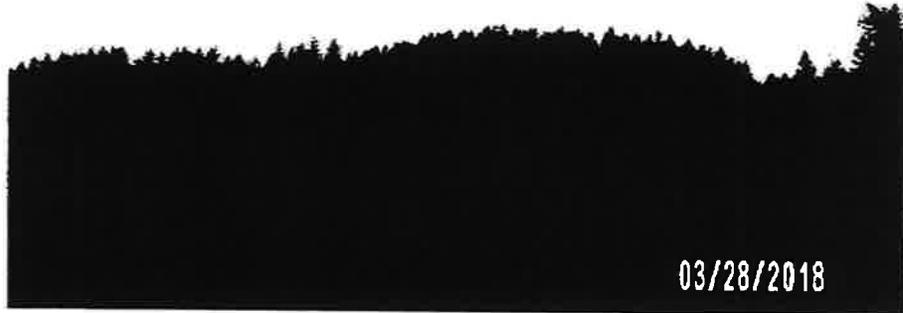


03/28/2018

103_1320



03/28/2018



03/28/2018



103_1339



103_1336



EXHIBIT 4
AGENCY COMMENTS

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

February 8, 2022

REFERRAL AND ACKNOWLEDGMENT

Responding agency: ASSESSOR

Date: February 8, 2022
File # PA 22-01 and ZC 22-01
Owner/Applicant: Weyerhaeuser Timber Holdings, Inc. / Jeremy Keepers
Map/Taxlot: Portions of 7512-00-00201 and 7512-00-00401
Size: 49.34 acres
Site Address: 76106 Highway 47, Clatskanie, OR 97016
Plan/Zone: Forest / Primary Forest (PF-80)

NOTICE IS HEREBY GIVEN that on **Monday, March 7, 2022, at 6:30 p.m.** a public hearing will be held before the Columbia County Planning Commission (Commission). You received this notice because you own property located near the property that is the subject of this notice.

**THE HEARING WILL BE CONDUCTED REMOTELY VIA ONLINE WEBINAR ONLY.
 YOU MAY ACCESS AND PARTICIPATE IN THE HEARING USING THE FOLLOWING LINKS:**

By computer, tablet or smartphone: <https://global.gotomeeting.com/join/815189485>

By phone: United States (Toll Free): 1 877 309 2073
 United States: +1 (646) 749-3129

Access Code: **815-189-485**

[New to GoToMeeting? Get the app now and be ready when the meeting starts:
<https://global.gotomeeting.com/install/197099373>]

THIS APPLICATION IS FOR () Administrative Review; (X) Planning Commission, Hearing Date: **March 7, 2022**

PLEASE RETURN BY: February 18, 2022

Planner: **Robert Wheeldon**

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:  _____ Printed Name: David Leader
Title: Chief Appraiser _____ Date: 2-9-2022

Robert Wheeldon

From: Scott Toenjes **PUBLIC WORKS**
Sent: Wednesday, February 9, 2022 1:23 PM
To: ePermits - Planning
Subject: Highway 47, Weyerhaeuser Timber Holdings Inc./Jeremy Keepers, ZC 22-01 & PA 22-01
Attachments: 0589_001.pdf; 0588_001.pdf

Here are the Public Works Departments comments for this PA and ZC Application:

1. Applicant must use Highway 47 as main access for heavy truck and equipment traffic. Palm Hill Road and Elliott Road are not suitable for heavy truck traffic due to the steep grades and hairpin turns on Palm Hill Road.
2. If the applicant would like to use Elliott Road as a secondary or emergency access for passenger vehicles only, they will need to obtain an access permit from the Public Works department.

Thank you.

Scott Toenjes | Engineering Technician | Columbia County Public Works
1054 Oregon Street, St Helens, OR 97051
503-366-3963 | F 503-397-7215 | scott.toenjes@columbiacountyor.gov

Service ~ Engagement ~ Connection ~ Innovation

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

February 8, 2022

REFERRAL AND ACKNOWLEDGMENT

Responding agency: Columbia County Public Works

Date: February 8, 2022
File # PA 22-01 and ZC 22-01
Owner/Applicant: Weyerhaeuser Timber Holdings, Inc. / Jeremy Keepers
Map/Taxlot: Portions of 7512-00-00201 and 7512-00-00401
Size: 49.34 acres
Site Address: 76106 Highway 47, Clatskanie, OR 97016
Plan/Zone: Forest / Primary Forest (PF-80)

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By phone: United States (Toll Free): [1 877 309 2073](tel:18773092073)
 United States: [+1 \(646\) 749-3129](tel:+16467493129)

Access Code: **815-189-485**

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<https://global.gotomeeting.com/install/197099373>]

THIS APPLICATION IS FOR () Administrative Review; (X) Planning Commission, Hearing Date: **March 7, 2022**

PLEASE RETURN BY: February 18, 2022

Planner: Robert Wheeldon

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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: Applicant must use Highway 47 as main access for heavy truck and equipment traffic. Palm Hill Road and Elliott Road are not suitable for heavy truck traffic due to steep grades and many hairpin turns.

Signed: Scott Toenjes Printed Name: Scott Toenjes

Title: Engineering Technician I Date: 2/9/2022

If the applicant wants to use Elliott Road as a secondary or emergency access for Passenger vehicles only, they will need to obtain an access permit from the Public Works Department.

Planning Division

COURTHOUSE

ST. HELENS, OREGON 97051

Phone: (503) 397-1501 Fax: (503) 366-3902

February 8, 2022

REFERRAL AND ACKNOWLEDGMENT



Responding agency: *Sanitation*

Date: February 8, 2022
File #: PA 22-01 and ZC 22-01
Owner/Applicant: Weyerhaeuser Timber Holdings, Inc. / Jeremy Keepers
Map/Taxlot: Portions of 7512-00-00201 and 7512-00-00401
Size: 49.34 acres
Site Address: 76106 Highway 47, Clatskanie, OR 97016
Plan/Zone: Forest / Primary Forest (PF-80)

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THIS APPLICATION IS FOR () Administrative Review; (X) Planning Commission, Hearing Date: March 7, 2022

PLEASE RETURN BY: February 18, 2022

Planner: Robert Wheeldon

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- Please see attached letter or notes below for our comments.
- 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 ^{BOOK} _____ ^{PAGE} _____.

5. _____ Please contact our office so we may discuss this.

6. _____ We recommend denial of the application, for the reasons below:

COMMENTS: Authorization Notice with a site visit required to
place the existing septic system into service.

Signed: EJ Conwell
REMS

Printed Name: Erin O'Connell

Title: _____ Date: 2/14/22

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

February 8, 2022

REFERRAL AND ACKNOWLEDGMENT

Responding agency: **DOF**

Date: February 8, 2022
File # PA 22-01 and ZC 22-01
Owner/Applicant: Weyerhaeuser Timber Holdings, Inc. / Jeremy Keepers
Map/Taxlot: Portions of 7512-00-00201 and 7512-00-00401
Size: 49.34 acres
Site Address: 76106 Highway 47, Clatskanie, OR 97016
Plan/Zone: Forest / Primary Forest (PF-80)

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Access Code: **815-189-485**

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THIS APPLICATION IS FOR Administrative Review; Planning Commission, Hearing Date: **March 7, 2022**

PLEASE RETURN BY: February 18, 2022

Planner: **Robert Wheeldon**

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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: Malcolm E. Hiatt Printed Name: Malcolm E. Hiatt
Title: Protection Unit Forester Date: 2-8-22

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

February 8, 2022

REFERRAL AND ACKNOWLEDGMENT

Responding agency: **SWCD**

Date: February 8, 2022
File # PA 22-01 and ZC 22-01
Owner/Applicant: Weyerhaeuser Timber Holdings, Inc. / Jeremy Keepers
Map/Taxlot: Portions of 7512-00-00201 and 7512-00-00401
Size: 49.34 acres
Site Address: 76106 Highway 47, Clatskanie, OR 97016
Plan/Zone: Forest / Primary Forest (PF-80)

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Access Code: **815-189-485**

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THIS APPLICATION IS FOR () Administrative Review; (X) Planning Commission, Hearing Date: **March 7, 2022**

PLEASE RETURN BY: February 18, 2022

Planner: **Robert Wheeldon**

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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: Follow all BMPs regarding erosion control and water quality protection during construction and operation.

Signed: Crys Bush Printed Name: Crystalyn Bush
Title: Resource Conservationist Date: 2/9/22

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

February 8, 2022

REFERRAL AND ACKNOWLEDGMENT

Responding agency: WATERMASTER

Date: February 8, 2022
File # PA 22-01 and ZC 22-01
Owner/Applicant: Weyerhaeuser Timber Holdings, Inc. / Jeremy Keepers
Map/Taxlot: Portions of 7512-00-00201 and 7512-00-00401
Size: 49.34 acres
Site Address: 76106 Highway 47, Clatskanie, OR 97016
Plan/Zone: Forest / Primary Forest (PF-80)

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By phone: United States (Toll Free): [1 877 309 2073](tel:18773092073)
 United States: [+1 \(646\) 749-3129](tel:+16467493129)

Access Code: **815-189-485**

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THIS APPLICATION IS FOR () Administrative Review; (X) Planning Commission, Hearing Date: **March 7, 2022**

PLEASE RETURN BY: February 18, 2022

Planner: **Robert Wheeldon**

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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 _____

S:\PLANNING DIVISION\^PLANNING (KAY'S)\FORMS\REFERRAL AND ACKNOWLEDGMENT\REFERRAL AND

ACKNOWLEDGMENT - PC.DOCX

- 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:

Exempt Uses of Ground Water include:

- 1. Stock watering.
- 2. Non-commercial irrigation of not more than one-half acre in area.
- 3. Single or group domestic purposes for no more than 15,000 gallons per day.
- 4. Single industrial or commercial purposes: not exceeding 5,000 gallons per day.
- 5. Down-hole heat exchange uses.

COMMENTS: _____

The above exempt uses do **NOT** allow for commercial irrigation.

Signed: _____

John Constans

Printed Name: _____

John Constans

Title: _____

Watermaster, District 18

Date: _____

02/08/21

EXHIBIT 5
PUBLIC COMMENTS

Kay Clay

From: Robert Wheeldon
Sent: Friday, March 4, 2022 1:22 PM
To: Kay Clay
Cc: Hayden Richardson
Subject: FW: Re-zoning of the sort yard

Kay:

Please include the following testimony in the PA 22-01 and ZC 22-01 file, and provide a copy to the Commissioners prior to the hearing.

Thank you,

Robert Wheeldon, Planning Manager
Land Development Services
Columbia County Oregon
503-397-7217
robert.wheeldon@columbiacountyor.gov

Please note:

Land Development Services has moved to a temporary location at 445 Port Avenue, St. Helens.

We're available to assist you in person, by phone 503-397-1501 and email:
building@columbiacountyor.gov or planning@columbiacountyor.gov.

From: Skyler & Kyleigh Engen <snkengen@gmail.com>
Sent: Friday, March 4, 2022 12:54 PM
To: Robert Wheeldon <Robert.Wheeldon@columbiacountyor.gov>
Subject: Re-zoning of the sort yard

Mr. Wheeldon,

I am writing in this email my, and my family's testimony, we would like presented at the hearing this coming Monday over the proposed rezoning of the old sort yard.

While it is clear that there is an obvious push to look at the benefits of this proposed rezone as an asset to the county by creating jobs, I am hopeful the board and commission will acknowledge the current atmosphere in Columbia County regarding land zoned primary forest. This county has been moving to maintain land zoned as such, and keeping our forests intact. I personally feel letting this proposed rezone come to fruition, is a step in the opposite direction in the way our current community has been recently voting.

My family recently purchased the home we are currently living in adjacent to the old Jepson Sorting Yard. We were looking for a bigger property, close to town, with seclusion and quiet. We found it here. Shortly after, we are now finding out there is a proposed zone change, and the possibility of a sawmill being built right next to us.

My concerns are as follows:

My children must walk Elliot road to get on and off the school bus. This requires them walking past the mill site. While I understand the road department has found Elliot Road not suitable for truck traffic, workers will surely be accessing the site from Elliot Road. That is how access was when it was still a sorting yard. I am concerned that a large increase in vehicle traffic will create an unsafe condition for my children accessing the only spot the school bus will pick them up.

I am very concerned about noise. I am a shift worker, and oftentimes work a night shift requiring me to sleep during the day. This was another reason my family chose to buy a property around no one, surrounded by primary forest at the end of a road. I am also concerned it will inhibit my ability to find a renter in the second home on our property when we are done remodeling it. The appeal of a house by a sawmill, is certainly not the same as a house on a large piece of land in the middle of the woods. I fear this may financially impact me.

There is a 200 foot setback from my residence, but there is a storage building inside that boundary. I am concerned after this possible mill is built, there will be a large amount of activity and noise, very close to my home.

Finally, I fear the justification used to rezone this property will be found acceptable, when it clearly is not. The chipper that was once at the log sorting yard, was not a chipmill. Therefore this is not an abandoned mill site. While this slight twist of words may make the landowner feel they should be able to rezone, I, and I hope the board and commission will agree, strongly disagree.

When I read "Industrial Uses-306 CUP

.20 Abandoned or diminished mill sites, means a mill, plant, or other facility engaged in the processing of manufacturing of wood products, including sawmills, and facilities for the production of plywood, veneer, hardboard, panel products, pulp and paper."

Nowhere does it say a log sorting yard that happened to have a chipper. It was not a chipmill. It was a log yard. There was no manufacturing of wood products on this site.

In 306CUP

".20

A.

3. Contains or contained permanent buildings used in the production or manufacturing of wood products."

Again, no wood products were manufactured. Raw materials, being logs, were cut and sorted. The only permanent structure is a maintenance shop, there are no buildings used for manufacturing wood products. There is also the fact that the chipper was hooked up to "temporary power" when it was on the site. The fact that temporary power was used, makes it clear this is a PF-80 piece of land, and it always has been. The blacktop made the log sorting easier, the maintenance shop was there to service the heavy equipment for moving and loading raw material.

I appreciate your time and consideration of this delicate situation, and I hope that perhaps I have helped bring to light the obvious issues. I am hopeful the correct decision in the matter will be made.

Sincerely,
Skyler Engen and Family

RECEIVED**MAR 02 2022**

Land Development Services

I am Judy Bergman, a property owner next to the proposed zone change . I have lived here for 40+ years.

The property was zoned PF 80 and used as a log sorting yard and then closed. I am not certain or clear on whether this was the accurate zoning for this activity. However, the applicant has misrepresented this as an abandoned mill. Having talked to former workers and the former manager, it was primarily for sorting and some chipping was done with waste, stumps, etc after sorting. The chips were shipped. T. Davidson (a former manager) stated that no lumber was produced or stored there.

My question has been- what would be the future use of the site to qualify as light industrial ? I have contacted the many individuals in the application but have not been able to get any information. Responses include , "I can not share that with you." B. Fawcett of Clatskanie PUD was asked what about the change from 100 to 5,000 amps. I asked what kind of industry would need that upgrade. It seems it would be a significant .

I am not sure how to react to such a zone change for the county or the state. I trust in the county and their competence to responsibly deal with this. I also know that Weyerhaeuser is a powerful business so it might be pointless to try to question their goals. I hope questions can be answered.

Other concerns:

Outdated septic and water systems. How will this affect my well and water source?

Noise levels

Affect on wildlife (other than general information about Columbia County).

Problems of runoff pollution in the past in nearby creeks .

Use of single lane gravel road to enter the site VS using the entrance off of Hwy 47.

Thank you.

**A RECORD of SURVEY and
PROPOSED PROPERTY LINE ADJUSTMENT
for Weyerhaeuser Co.
being located within:
SECTION 12, T7N R5W, W.M.
as situated within
COLUMBIA COUNTY, OREGON
December 28, 2017**



BASIS OF BEARING
THE NORTH LINE OF THE NE 1/4 OF
SECTION 12 AS PREVIOUSLY RECORDED
PER SR-4

NARRATIVE

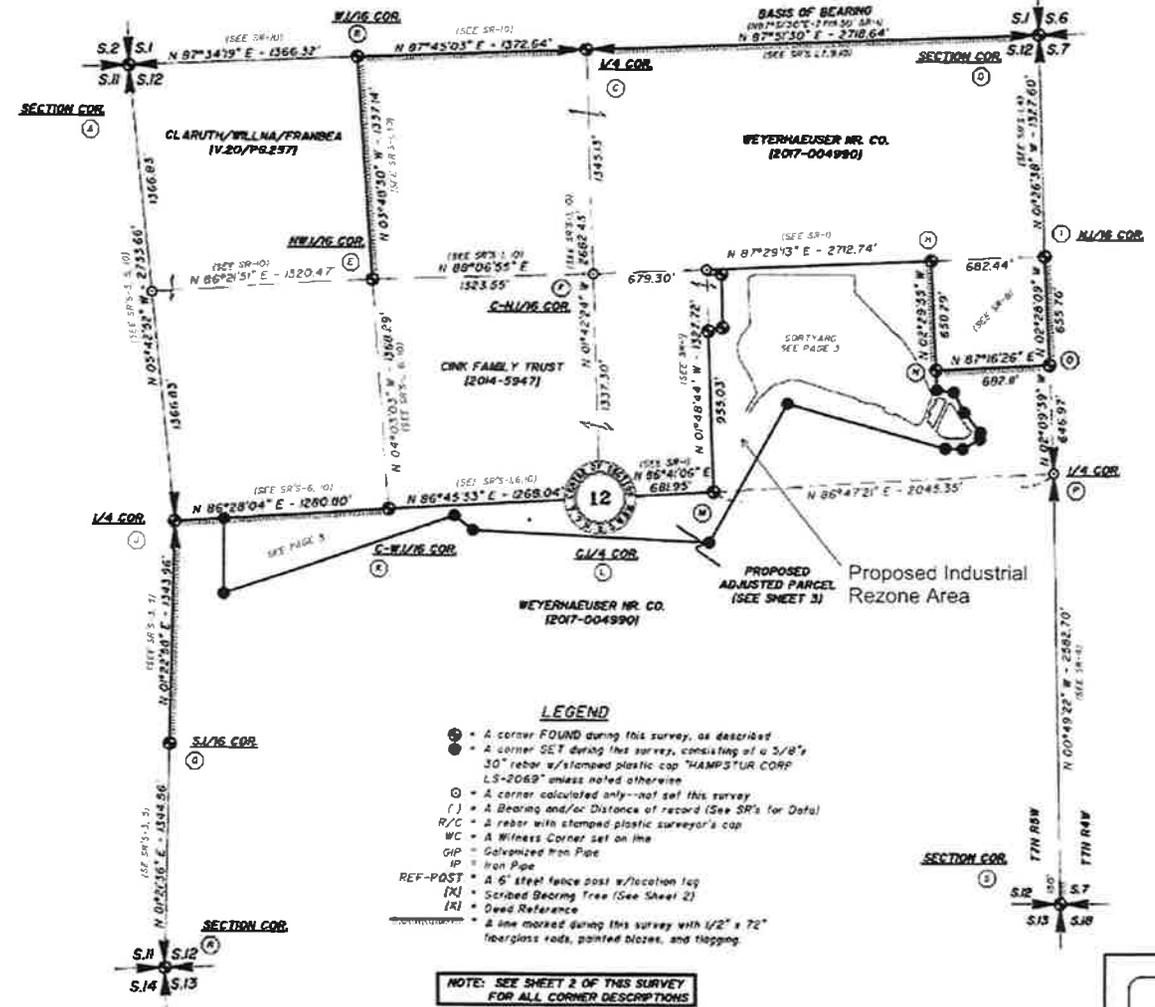
The purpose of this survey was to mark certain property lines, for logging purposes, within portions of Section 12, T7N R5W, for the Weyerhaeuser Company, along with creating a proposed parcel, which includes the Clatskanie Sorting Yard, by means of a "Property Line Adjustment" between tax lots 201 and 401. A detail of the proposed new parcel is shown on sheet 3 of this survey.

This section has had numerous surveys of record, which have established all the controlling corners needed for this survey. In 1996, George Ford performed a survey of the NW 1/4 of Section 7, T7N R4E, at which time he found a 1" iron pipe with lead cap marking the N 1/2 between Sections 12 and 7; however, he did not accept the found pipe and set a new corner by proportion, as indicated on his survey CS-4214. The old iron pipe has been in evidence since before 1961, as Clarence Wagner (county surveyor at that time), found and accepted the pipe as shown on CS-1396. Based on usage and non-tide rights, Ford's corner was not accepted for this survey, other than using it to calculate the 1/4 corner to the South. The old iron pipe marking the N 1/2 corner has been used on numerous surveys, including the one performed in 2014 by David Reynolds, filed as CS-5997.

This survey was conducted by means of closed traverses with a Leica TS06" total station, obtaining a relative accuracy of over 1:10,000. The lines marked during this survey were marked with 1/2" x 3/8" white fiber glass rods, pointed plates and flagging, as indicated hereon. All new references were measured to the center, referenced by a 60d nail in the side and have a brass flasher #LS-2069 nailed to the scribed face and a new location tag. The newly configured parcel (shown on sheet 3 of this survey), was created for the purpose of a proposed sale.

SURVEY REFERENCES (SR)

- 1) 2014 SURVEY BY D. REYNOLDS, LS-2187, CS-5997
- 2) 1996 SURVEY BY G. FORD, LS-2210, CS-4214
- 3) 1986 SURVEY BY P. DEWEY, LS-847, CS-3547
- 4) 1982 SURVEY BY S. CLIFFORD, LS-2172, CS-3550
- 5) 1982 SURVEY BY J. BRADY, LS-1860, CS-3333
- 6) 1981 SURVEY BY P. DEWEY, LS-847, CS-4455
- 7) 1979 SURVEY BY P. DEWEY, LS-847, CS-1388
- 8) 1977 SURVEY BY R. BASS, LS-558, CS-2970
- 9) 1968 SURVEY BY R. SWANEY, LS-624, CS-2457
- 10) 1961 SURVEY BY C. WAGNER, CS-1396



LEGEND

- ⊙ A corner FOUND during this survey, as described
- ⊙ A corner SET during this survey, consisting of a 3/8" x 30" rebar w/stamped plastic cap "HAMPSTUR CORP LS-2069" unless noted otherwise
- ⊙ A corner calculated only - not set this survey
- () A Bearing and/or Distance of record (See SR's for Data)
- R/C A rebar with stamped plastic surveyor's cap
- WC A Witness Corner set on the line
- GIP Galvanized Iron Pipe
- IP Iron Pipe
- REF-POST A 6" steel fence post w/location tag
- [K] Scribed Bearing Tree (See Sheet 2)
- [R] Dows Reference
- ⋯ A line marked during this survey with 1/2" x 7/2" fiberglass rods, pointed plates, and flagging.

NOTE: SEE SHEET 2 OF THIS SURVEY FOR ALL CORNER DESCRIPTIONS



SCALE: 1 inch = 500 feet

REGISTERED PROFESSIONAL LAND SURVEYOR
Calvin J. Hampton
3/10/2020
OREGON
DECEMBER 2, 1983
CALVIN J. HAMPTON
2059
EXPIRES: 6/30/2021

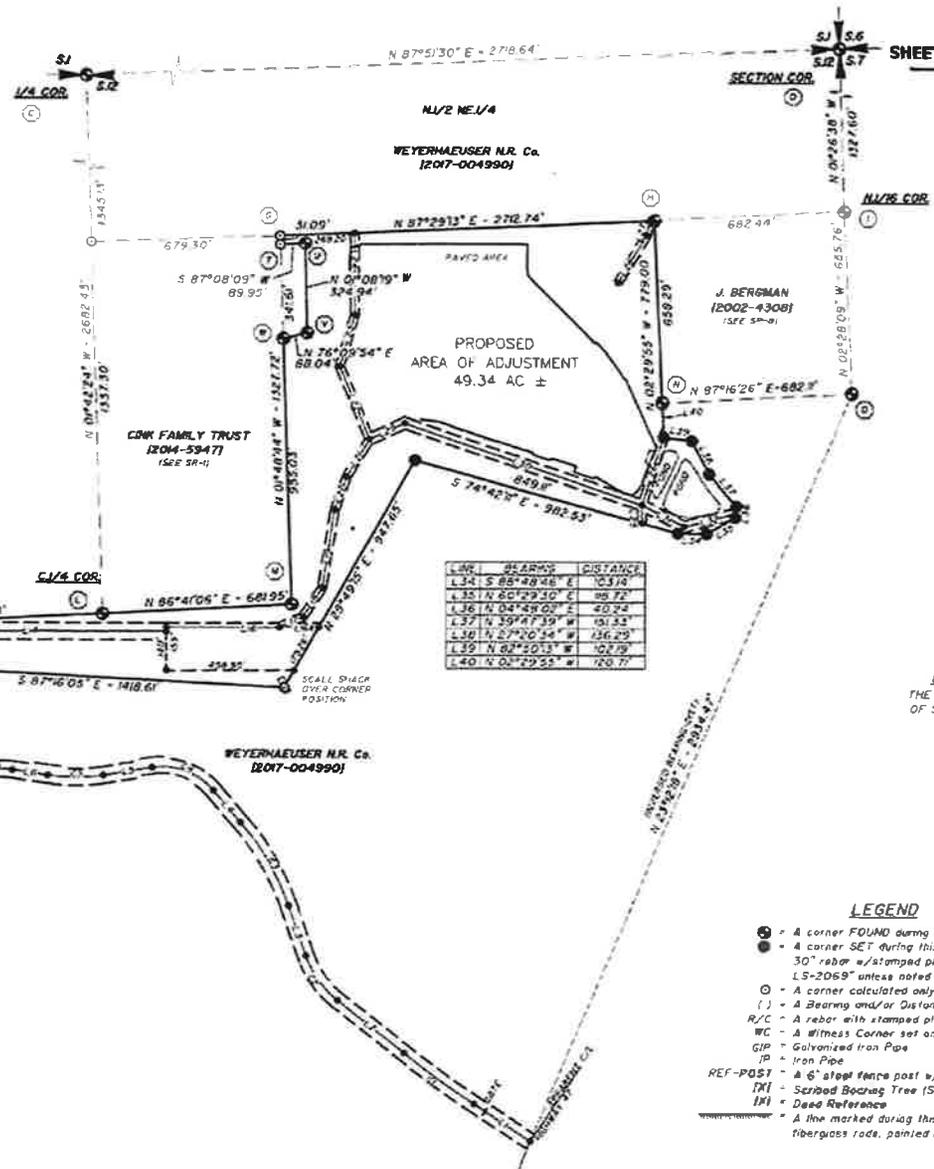
HAMPSTUR CORPORATION

Calculated by: PRG/TLG
Checked by: C.H./PRG
Drawn by: TLG
Completion date: 12/28/2017
Field Book no.: 17-630
Drawing No.: 17-630.0WG
HAMPSTUR JOB no.: 17-630
Sheet no.: 1 of 3

P.O. Box 366
Kato, Washington 98626
Phone: (360) 423-8166

Feb 18, 2020 - 1:20p
C:\Cartoon Projects\660 2025\17-630\17-630.wg

DETAIL OF PROPOSED ADJUSTMENT AREA
 for Weyerhaeuser Co.
 located within:
SECTION 12, T7N R5W, W.M.
COLUMBIA COUNTY, OREGON
 December 28, 2017



LINE	BEARING	DISTANCE
L34	S 88°48'48" E	103.10
L35	N 60°29'30" E	88.72
L36	N 04°48'00" E	40.74
L37	N 39°17'39" W	101.23
L38	N 27°10'54" W	156.29
L39	N 07°20'13" W	102.00
L40	N 02°29'55" W	120.77

BASIS OF BEARING
 THE NORTH LINE OF THE NE 1/4
 OF SECTION 12 AS PREVIOUSLY
 RECORDED PER SR-1
 (SEE SHEET 1)

C/L 60' EASEMENT

LINE	BEARING	DISTANCE
L1	N 28°12'32" W	132.29
L2	N 51°12'31" W	107.34
L3	N 07°17'11" W	90.85
L4	N 40°13'37" W	44.68
L5	S 02°41'24" W	77.90
L6	N 06°40'21" W	188.75
L7	S 70°38'11" W	50.5
L8	N 11°08'17" E	73.8
L9	N 31°40'19" E	44.43
L10	N 70°48'25" E	68.07
L11	N 70°48'51" E	451.43
L12	N 70°48'51" E	46.73
L13	N 70°48'51" E	88.45
L14	N 81°53'31" E	89.07
L15	N 74°20'55" W	162.42

C/L 30' ROAD RESERVATION

LINE	BEARING	DISTANCE
L16	N 69°39'33" E	407.97
L17	N 69°39'33" E	16.45
L18	N 64°56'31" E	93.76
L19	N 33°02'26" E	172.67
L20	N 09°03'38" E	295.33
L21	N 04°42'52" E	325.23
L22	N 30°45'22" E	139.99
L23	N 22°18'22" W	278.1
L24	N 41°05' E	169.42
L25	N 00°26'33" W	237.73
L26	N 00°03'28" W	62.73
L27	N 17°33'31" E	257.6
L28	S 14°01'05" E	52.70
L29	S 30°41'46" W	200.00
L30	N 79°14'52" W	221.26

CURVES

CURVE	DELTA ANGLE	ARC LENGTH	CHORD LENGTH
C1	57°41'30"	312.50	314.43
C2	127°02'38"	281.30	202.32
C3	20°30'00"	300.61	347.04
C4	58°16'48"	241.28	243.27
C5	17°36'13"	453.49	300.75
C6	27°37'56"	261.95	126.57
C7	69°06'48"	269.99	167.05
C8	22°19'42"	369.99	181.50
C9	20°49'32"	120.00	106.45

C/L 40' ROAD RESERVATION

LINE	BEARING	DISTANCE
L31	N 63°33'78" E	140.14
L32	S 79°53'38" E	140.20

NOTE: SEE SHEET 2 OF THIS SURVEY FOR ALL CORNER DESCRIPTIONS



SCALE: 1 inch = 300 feet

- LEGEND**
- = A corner FOUND during this survey, as described
 - = A corner SET during this survey, consisting of a 5/8" x 30" rebar w/ stamped plastic cap "HAMPSTUR CORP LS-2069" unless noted otherwise
 - = A corner calculated only - not set this survey
 - () = A Bearing and/or Distance of record (See SR's for Data)
 - R/C = A rebar with stamped plastic surveyor's cap
 - WC = A Witness Corner set on line
 - GIP = Galvanized Iron Pipe
 - IP = Iron Pipe
 - REF-POST = A 6' steel fence post w/ location tag
 - TKI = Scribbled Boreas Tree (See Sheet 2)
 - TR = Dead Reference
 - = A line marked during this survey with 1/2" x 72" fiberglass rods, painted blaze, and flagging

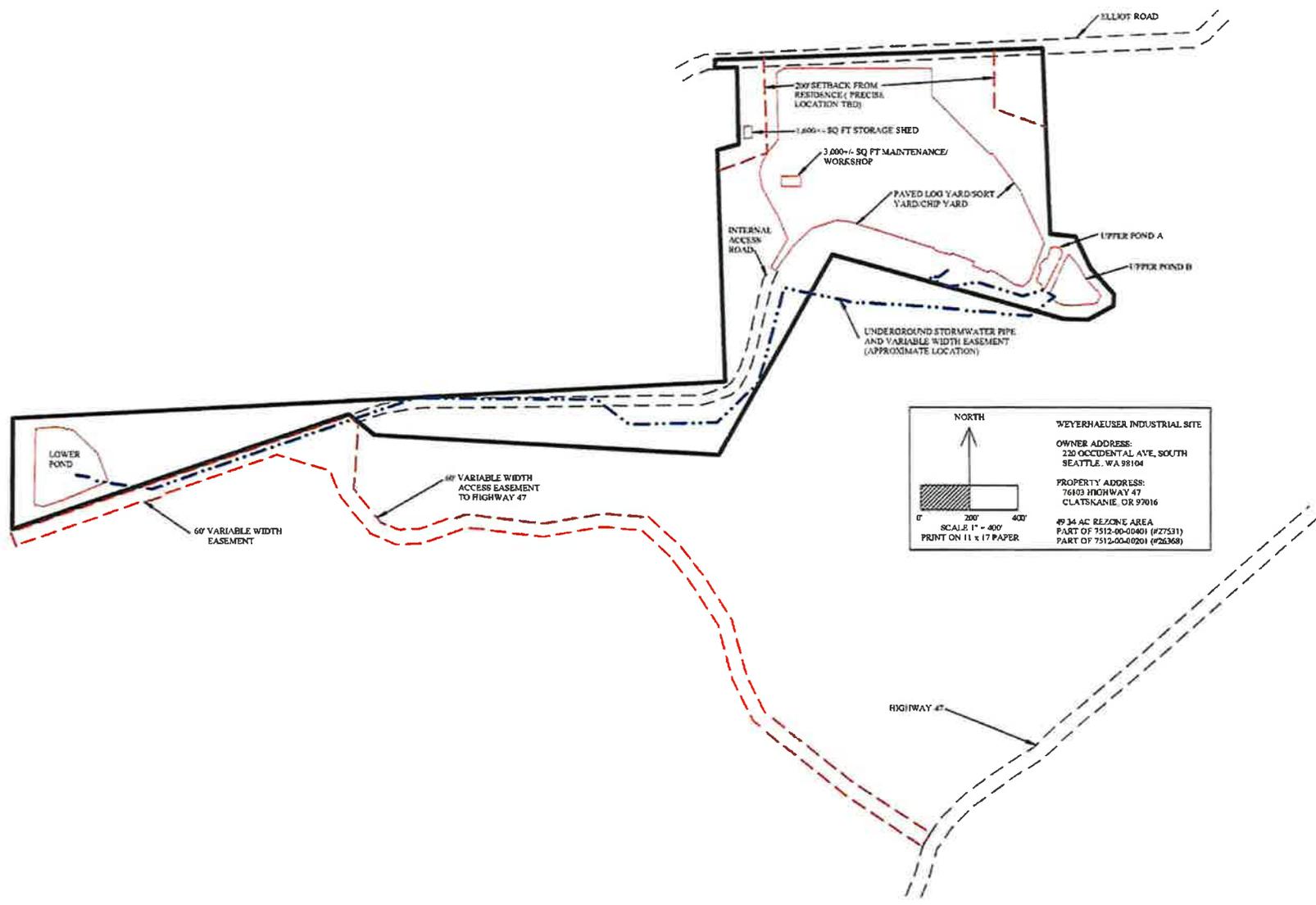
REGISTERED PROFESSIONAL LAND SURVEYOR

 OREGON
 DECEMBER 2, 1983
 CALVIN J. HAMPTON
 2069
 EXPIRES: 6/30/2021

HAMPSTUR CORPORATION

Calculated by: PRG/TLG
 Checked by: CJM/PRG
 Drawn by: TLG
 Completion date: 12/28/2017
 Field Book no.: FF-630
 Drawing No.: 117-630-P3
 HAMPSTUR JOB no.:
 Sheet no.: 3 of 3

P.O. Box 368
 Kelso, Washington 98626
 Phone: (360) 423-8166



Weyerhaeuser Industrial Site

OWNER ADDRESS:
220 OCCIDENTAL AVE, SOUTH
SEATTLE, WA 98104

PROPERTY ADDRESS:
76193 HIGHWAY 47
CLATSKANIE, OR 97016

49.34 AC REZONE AREA
PART OF 7512-00-00401 (#27531)
PART OF 7512-00-00201 (#26368)

North Arrow: A vertical arrow pointing upwards.

Scale: 0, 200, 400 feet. SCALE 1" = 400'. PRINT ON 11 x 17 PAPER.