

**CONDITIONAL USE PERMIT APPLICATION**

**PROPOSED USE:** Trail staging area and picnic shelter

**APPLICANT** Riley Baker, Columbia County Park Dept. & Brett Kahr, Lower Columbia Engineering

Riley Baker: 230 Strand St., St. Helens, OR 97051 Riley.Baker@columbiacountyor.gov (971) 328-2537

Brett Kahr: 58640 McNulty Way, St. Helens, OR 97051 brett@lowercolumbiaengr.com (503) 366-0399

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

**PROPERTY OWNER:** \_\_\_\_\_ same as above, OR:  Applicant and Applicant's Agent

Name: Holce Logging Co. Inc.

Mailing Address: PO Box 127, Vernonia, OR 97064

<u>Vernonia</u>	<u>OR</u>	<u>97064</u>
City	State	Zip Code

Phone No.: Office 503.429.6783 Home (cell) 503.781.3801

**PROPERTY ADDRESS** (if assigned): N/A

_____	_____	_____
City	State	Zip Code

**TAX MAP NO.:** 4403-00-00100 Acres: 106.5 Zoning: PF-80

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

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

**PRESENT USES:** (farm pasture, forest, residential, etc.)

<u>Use:</u>	<u>Approx. Acres</u>
<u>Trail staging area</u>	<u>0.4</u>
<u>Recreational Trail</u>	<u>1.8</u>
<u>Forestry</u>	<u>104.4</u>
<b>Total acres (must agree with above):</b>	<u>106.5</u>

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

**METHOD OF SEWAGE DISPOSAL:** \_\_\_\_\_ Community Sewer. Name \_\_\_\_\_  
Vault toilet. No sewer or septic needed. \_\_\_\_\_ Not applicable.  
\_\_\_\_\_ Septic System.  
If Septic, does the subject property already have a system? \_\_\_ Yes \_\_\_ No  
If no, is the property approved for a Septic System? \_\_\_ Yes \_\_\_ No

**ELECTRICITY SUPPLIER:** N/A \_\_\_\_\_

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

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

**ACCESS CONSULTATION:** The applicant has consulted with the local Rural Fire Protection District regarding emergency apparatus access.

Fire Official's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

Date: 9/18/2024 Signature:   
Randall E. Holce, Pres.

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Planning Department Use Only

Date Rec'd. \_\_\_\_\_ Hearing Date: \_\_\_\_\_  
Or: Administrative \_\_\_\_\_  
Receipt No. \_\_\_\_\_  
Zoning: \_\_\_\_\_ Staff Member: \_\_\_\_\_

Previous Land Use Actions: \_\_\_\_\_

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### CONDITIONAL USE PERMIT FACT SHEET

Please attach extra pages if necessary.

1. New Uses: What new uses will occur on the property if this Conditional Use Permit is approved? Describe your project.

Trail staging area improvements - addition of 16' x 16' picnic shelter, approximately 10,000 SF paved area lot with 18 standard parking spaces and one ADA space, a 9' x 16' vault toilet, bicycle parking, bicycle repair station, trailhead and historical information signage, two vegetated stormwater swales, and landscaping area along the perimeter including native trees and shrubs.

2. Suitability: Why is the property suitable for this use (considering lot size, shape and location, access and roads, natural features and topography, existing improvements, etc.)?

The trail staging area occupies a relatively small site within a public easement at the periphery of privately-owned forest land. Adjacent to the Crown-Zellerbach Trail, the site is relatively level, outside the floodplain, and not within any riparian buffer areas.

3. Compatibility: How will the use be compatible with surrounding uses?

Located at the perimeter of forest land and adjacent to the City of Vernonia's Urban Growth Boundary, proposed improvements will not impede or increase the cost of forestry activities in surrounding areas. The parking lot will be screened by vegetation from nearby residential uses. As a day use area, the use will not contribute any nuisances such as nighttime glare or noise from generators.

4. **Impact:** What impact will the proposed use have on existing public facilities, or on your neighbors' use of their land? Why?

No connections to existing public facilities are proposed. Stormwater will be managed on-site by vegetated swales (see Exhibit A - Stormwater Report). The site will be accessible from the existing E. Knott St. right-of-way.

As the site has already been in use as a trail staging area, there is no change of use proposed that would significantly alter the character of the area or impact neighbor's uses of their land. A Traffic Impact Study conducted by Lancaster Mobley found that peak hour and daily trips generated by the use would not rise to the level that would require a full Traffic Impact Analysis (see Exhibit F - Traffic Impact Statement). Note that trip estimates in the TIS are for total usage, not net new trips.

5. **Hazards:** Does the proposed use create any hazardous conditions such as fire hazards, traffic hazards, slope stability hazards or use any poisonous materials? Please describe them.

No hazardous conditions will be created by the proposed use. In conformance with fire siting standards a 30-foot fuel-free fire break will be maintained around both structures. The Vernonia Rural Fire Protection District found that access and water for the proposed use adequate (see Exhibit D - Fire District Letter). A geotechnical analysis performed by Rapid Soil Solutions found no hazards related to slope stability (see Exhibit B - Geotechnical Report). A Traffic Impact Study (TIS) was conducted by Traffic Impact Study (TIS) was conducted by Lancaster Mobley (see Exhibit F - Traffic Impact Study). The TIS included a sight-distance of E. Knott St. and OR-47 (located approximately 3,250 feet west of the site) as requested by the City of Vernonia.

The TIS did not identify any traffic hazards related to the proposal, and did not recommend any safety mitigation measures.  
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**Submission: All of the following must be completed and submitted for a complete application:**

1. The attached CONDITIONAL USE PERMIT APPLICATION.
2. Answers to the above questions.
3. An accurate site plan of your property including property lines and dimensions, all existing and proposed structures, septic tank and drainfield and well locations, prominent natural features (slopes, cliffs & streams, etc.), roads, easements, and forested areas.
4. Proof of legal usable access to your property (unless you can show an unobstructed frontage on a public or county road or on a state highway).
5. A vicinity map.
6. The application fee.
7. Please also address the criteria (on a separate sheet of paper) of Section 1503, Conditional Uses, from the Columbia County Zoning Ordinance. (See below.)

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**Section 1503, Conditional Uses:**

- .5 Granting a Permit: The Commission may grant a Conditional Use Permit after conducting a public hearing, provided the applicant provides evidence substantiating that all the requirements of this ordinance relative to the proposed use are satisfied and demonstrates the proposed use also satisfies the following criteria:
  - A. The use is listed as a Conditional Use in the zone which is currently applied to the site;
  - B. The use meets the specific criteria established in the underlying zone;
  - C. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, existence of improvements, and natural features;
  - D. The site and proposed development is timely, considering the adequacy of transportation systems, public facilities, and services existing or planned for the area affected by the use;
  - E. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or precludes the use of surrounding properties for the primary uses listed in the underlying district;
  - F. The proposal satisfies the goals and policies of the Comprehensive Plan which apply to the proposed use;
  - G. The proposal will not create any hazardous conditions.