



City of Clatskanie

UGB AMENDMENT APPLICATION

APPLICATION INFORMATION:

Applicant: _____

Address: _____

Phone: _____ Mobile _____

Owner (if different from above): _____

Address: _____

Phone: _____ Mobile _____

Engineer/Surveyor: _____

Address: _____

Phone: _____ Mobile _____

GENERAL INFORMATION:

Project Name: _____ Project Location: _____

Project Description: _____

Map/Tax Lot No.: _____ Zone: _____ Site Size: _____ SQ FT. Acre

Comp Plan Designation: _____ Topography: _____

Current Use: _____

To your knowledge, do any of the following natural hazards exist on the property?

- Floodplain Areas of erosion Steep slopes Fish or wildlife habitat Soil limitations for building

Surrounding Uses:

North: _____ South: _____

East: _____ West: _____

SPECIFIC PROJECT CRITERIA AND REQUIREMENTS ARE ATTACHED

Checklist: Title Report Owner Signature/Letter of Consent Site Plan Map & Legal Description Dedications Easement Fee

The above statements and information herein contained are in all respects true, complete and correct to the best of my knowledge and belief. Tentative plans must substantially conform to all standards, regulations, and procedures officially adopted by the City of Clatskanie. All owners must either sign the application giving applicant authorization, or submit letters of consent. Incomplete or missing information may delay the process.

Applicants Signature

Date

Owner Signature

Date

FOR OFFICE USE ONLY:

Receipt No.: _____ Fee: _____ Hearing Date: _____ Staff Member: _____

URBAN GROWTH BOUNDARY AMENDMENT CRITERIA

- Contact the City of Clatskanie and the Columbia County Land Development Services for specific information regarding how to address the criteria that apply to your application.

- **Clatskanie Urban Area Management Agreement: Amendment of the Urban Growth Boundary is a map amendment to both City and County Comprehensive Plan maps. Change of the boundary shall be based upon consideration of the following factors:**
 - a. Demonstrated need to accommodate long-range urban population growth requirements consistent with LCDC goals.
 - b. Need for housing, employment opportunities and livability.
 - c. Orderly and economic provision for public facilities and services.
 - d. Maximum efficiency of land uses within and on the border of the existing urban area.
 - e. Environmental, energy, economic and social consequences;
 - f. Retention of agricultural land as defined, with Class I being the highest priority for retention and Class VI the lowest priority; and
 - g. Compatibility of the proposed urban uses with other adjacent uses.

- **Clatskanie Comprehensive Plan Amendment Criteria.** The applicant must demonstrate compliance with the following criteria:
 - a. The proposed change is consistent with and promotes the goals and policies of the Clatskanie Comprehensive Plan and the City Code.
 - b. Public facilities and services are or can be reasonably made to support the uses allowed by the proposed change.
 - c. Compliance with the State Transportation Rule for proposals that significantly affect transportation facilities.

- **Statewide LCDC Goals:** Goal 1, Citizen Involvement; Goal 2, Land Use Planning; Goal 3, Agricultural Lands; Goal 4, Forest Lands; Goal 5, Open Spaces, Scenic and Historic Areas, Natural Resources; Goal 6, Air, Water and Land Resources Quality; Goal 7, Areas Subject to Natural Disasters and Hazards; Goal 8, Recreation Needs; Goal 9, Economic Development; Goal 10, Housing; Goal 11, Public Facilities and Services; Goal 12, Transportation; Goal 13, Energy Conservation; Goal 14, Urbanization;

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- **ORS Standards.** ORS 197.298 establishes priorities for land to be included within an urban growth boundary. ORS 197.298 (1)(a) states: “In addition to any requirements established by rule addressing urbanization, land may not be included with an urban growth boundary except under the following priorities:
(a) First priority is land that is designated urban reserve land under ORS 195.145, rule or metropolitan service district action plan.”

- **Goal 14 Factors; Land Need.** Establishment and change of urban growth boundaries shall be based on the following:
 1. Demonstrated need to accommodate long range urban population, consistent with a 20-year population forecast coordinated with affected local governments; and

 2. Demonstrated need for housing, employment opportunities, livability or uses such as public facilities, streets and roads, schools, parks or open spaces, or any combination of the need categories in this subsection (2). In determining need, local government may specify characteristics, such as parcel size, topography or proximity, necessary for land to be suitable for an identified need. Prior to expanding an urban growth boundary, local government shall demonstrate that needs cannot reasonably be accommodated on land already inside the urban growth boundary.
 - a. **Boundary Location.** The location of the urban growth boundary and changes to the boundary shall be determined by evaluating alternative boundary locations consistent with ORS 197.298.

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URBAN GROWTH BOUNDARY AMENDMENT CHECKLIST

The following information shall be submitted with each application.

Diagrams/maps/plans must be drawn to scale. Incomplete application will not be processed. Incomplete or missing information may delay the review process.

- Current Fee paid to City Hall
- City of Clatskanie UGB Amendment Application
- Title Report
- Map and Legal Description: Provide a map and legal description, which correspond to one another. The map and description must be capable of closure and be certified by an engineer or surveyor. If not certified the map and description must be approved by the Department of Revenue as per ORS 308.225
- Any other information as required may include but not limited to the following:
 - General Land Use Plan: Indicate types and intensities of existing and proposed development, transportation corridors (including pedestrian and vehicular corridors), watercourses, significant natural features, open space, significant stands of mature trees, wildlife travel corridors, agricultural land classification, and adjoining development. Describe how the proposal will address housing supply, employment opportunities, and livability.
 - ESEE Analysis: Describe what environmental, energy; economic and social consequences will occur if the request is approved. Provide a comprehensive narrative of potential positive and negative physical, aesthetic, and related social effects of the proposed development. Address both the potential affects on the community as a whole and on the smaller sub community or neighborhood of which it will becomes a part. Describe what proposed actions will be taken to mitigate such effects.
 - Public Facilities Plan. Describe what public facilities and services exist in the area and how such services will be impacted. Explain how public facilities and services can be extended to the site. Outline the method and source of financing to provide additional public facilities.

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