

CITY OF CLATSKANIE

Regular Meeting Agenda of the Clatskanie City Council
Clatskanie Council Chambers September 3rd, 2025 @ 7:00 p.m.

1. Call meeting to order
 2. Pledge of Allegiance
 3. Public Comment
 4. Consent Agenda:
Regular meeting minutes August 6th, 2025
Action:
 5. *Public Hearing: Agenda item 2025-28; First Reading of Ordinance 713- Rezone of property on Swedetown Rd (Tax Lot 77409-C0-0100) from Multi-Family Residential (MFR) to Commercial (C-1) which amends the City's Comprehensive Plan Map.*
Discussion:
 6. Agenda Item 2025-39; Presentation by Greg Hinkelman: Sewer Plant Loan Rate Increase
 7. Agenda Item 2025-30 Resolution 2025-16: Regarding State Revolving Fund Loan for New Sewer Plant
 8. Manager Items:
 9. Finance Manager Items:
 10. Public Works Items:
 11. Parks & Recreation:
 12. Sheriff and Code Compliance items:
 13. Council Items:
 14. Mayor Items:
 15. Recess regular session to go into Executive Session:
- Executive Session per ORS 192.660(2)(a); To consider the employment of a public officer, employee, staff member or individual agent
16. Adjourn Executive Session, return to regular session
 17. Adjourn

CITY OF CLATSKANIE

Regular Minutes of the Clatskanie City Council
City Council Chambers, August 6, 2025 @ 7:00 PM

Present: Mayor Robert Brajcich, Bob Emminger, Bruce Jolma, Jeff Horness, Amanda Owen, and Heidi White

Absent: Russel Finney-Leggroan

Staff Present: Greg Hinkelman, City Manager, Danielle Cook, Senior Clerk, Mitch Warren, Public Works Director, Kelsey Seibel, City Attorney (zoom)

1. Mayor Brajcich called the meeting to order at 7:00 PM and then lead the Pledge of Allegiance.

2. Public Comment:

Mayor called for public comment.

Jasmine **Lillich** at, 1160 Wood Lane invited the community to the Clatskanie Farmers Market Garlic Festival next week on August 16th, she went into detail about the event.

Donna **Garlock** at, 315 SE Bellflower St, wanted to invite everyone to the 60th anniversary of Georgia-Pacific Mill – the public is welcome to attend.

4. Consent Agenda:

Regular meeting minutes August 6th, 2025.

Action:

Mayor asked if there were any corrections or additions to the minutes. No corrections or additions were requested. **Owens** made a motion to accept the minutes as written. **Horness** seconded. There was no discussion. **Mayor** called for a vote. The motion passed unanimously, no nay votes. **Emminger**, aye; **Jolma**, aye; **Horness**, Aye; **Owen**, aye; **White**, aye.

Manager Items:

Mayor recognized **Hinkelman**. **Hinkelman** stated there will be a lot on the September agenda, items including, first reading of a zone change for a property owned by Mr. Rissel; an ordinance for a street name change – Canyon Road to Canyon Drive to formalize county records and city records. He gave an update on sewer plant project – still waiting on the 1200C permit; all legal issues on finalizing the access road through the NE side of the sewer plant through a vacant field owned by Stimson where Tapani can move forward with installing an access road. **Hinkelman** went into detail about the funding for the sewer plant with the State Revolving Fund and working out loan agreement details. **Hinkelman** stated that the possibility of a rate increase of about \$120 per month per sewer account is likely, depending on how much we need to borrow. He stated he is still continuing efforts to request funds through any

avenue. **Hinkelman** continued with an update on the Finance Manager/City Recorder recruitment. Great response with the help of the recruiting agency Prothman, 27 applicants, narrowed it down to 4 with the help of councilor Jolma and White. Interviews will either be next Thursday or Friday. He requested help from councilors to be on the panel for the interviews. Final item: There will be an executive session for September to talk about parameters and timetable for his replacement.

9. Finance Manager Items: Mayor recognized **Hinkelman** - no financial report this month, as Elisha has been helping with major things such as payroll. AP is being done by Dani, we did get our first bill from Tapani for the sewer plant, we must submit to ARPA for reimbursement – will work with Elisha on that.

10. Public Works Director Items: Mayor recognized **Mitch Warren**. **Warren** reported on several completed and upcoming projects: A blower motor went out at the WWTP right before the 4th of July, that was fixed. Projects around town include upgrade to the water line for the WWTP; replaced the roof at the WWTP; and reported on the status of the Cono Lift Station project. The Bryant Street sewer line liner across Highway 30 replacement will happen last week of August. **Warren** asked for questions. **Mayor** asked what was going on at the Evergreen parking lot. **Warren** responded that was a PUD job, something to do with power poles, and not the city. **Horness** asked when the lift station is expected to be done. **Warren** said initially it was supposed to be done in 7 weeks, unfortunately it's projected not to be done until December or January, because of part delays.

10. Park and Recreation: Cyndi **Warren** said it has been a good summer; pool will close on the Friday before school. Clatskanie Festival this weekend and fall sports are starting soon. Games will be held at the park for various sports. We do have a park host now. **Warren** asked for questions or comments, there were none.

12. Sheriff and Code Compliance Items:

Chief Deputy Murphy was present and said he had nothing off hand he needed to report on, he was filling in to Lieutenant McQuiddy.

13. Council Items:

Mayor asked for counselor items. **Mayor** asked for the status of Councilor **Finney-Leggroan** – he is doing fine. **Hinkelman** reminded the councilors that if you are doing business within City Limits you must have a city business license, even solicitors need them.

14. Mayor items:

Mayor told the councilor that it was a special day as it was Councilor **Emminger's** birthday.

14. Adjourned: 7:26 p.m.



City of Clatskanie

Council Agenda Items 2025-28

Meeting Date: September 3rd, 2025
Subject: Ordinance 713 Rezone of Property on Swedetown Road
Prepared By: Greg Hinkelman, City Manager

SUMMARY:

The owners of the property are the same folks who developed and own the Rivers Edge RV park. The subject property is adjacent to the RV park, and the owner wishes to expand the park into the property to create more RV pads. The current zoning, MFR does not allow RV parks, hence the zone the zone change to Commercial (c-1) which allows for RV parks.

The zone change proposal went before the Planning Commission at its July meeting with a recommendation to the City Council that it approve the zone change

RECOMMENDATION:

Approve Ordinance 713

**City of Clatskanie
Ordinance 713**

An Ordinance of the City of Clatskanie to Rezone Certain Property

From MFR (Multi Family) to C-1 (Commercial) and Amends the Comprehensive Plan Map

THE CITY OF CLATSKANIE:

FINDS, ADOPTS AND DETERMINES as follows:

1. Finds that the Clatskanie River RV LLC petitioned the City for a zone change from MFR (Multi-Family.) to C-1 (Commercial.) for tax account 7409-C0-01000, located adjacent to 1309 Swedetown Road ("subject property").
2. Exhibit "A" describes the portion of the tax lot to be zoned C-1.
3. Adopts the findings of the Planning Staff report file 2025-07
4. Adopts the recommendation of the Planning Commission dated July 30th, 2025.
5. Determines this zone change would be consistent and compatible with the current and projected land use for the subject property.

THE CITY OF CLATSKANIE ORDAINS AS FOLLOWS:

1. The subject property, located at tax account 7409-C0-01000 is rezoned from MFR (Multi-Family) to C-1 (Commercial)
2. The Comprehensive Plan designation for the subject property is changed from Multi-Family (MFR) to Commercial. (C-1).
3. Passed by the Council of the City of Clatskanie this 1st day of October 2025.

Attest: _____
Bob Brajcich, Mayor

Kierza Hammill, City Recorder

1st Reading: September 3, 2025

2nd Reading: October 1, 2025

<u>ROLL CALL ADOPTION</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Mayor: Robert Brajcich	[]	[]	[]	[]
Councilor Amanda Owen	[]	[]	[]	[]
Bob Emminger	[]	[]	[]	[]
Jeff Horness	[]	[]	[]	[]
Bruce Jolma	[]	[]	[]	[]
Russell Finney-Leggroan	[]	[]	[]	[]
Heidi White	[]	[]	[]	[]

Exhibit A

Red line shows approximate property lines





STAFF REPORT

To: City of Clatskanie Planning Commission
From: Keegan Gulick, Contract City Planner
Date: July 22, 2025
Subject: Zone Change from Multi-Family Residential (MFR) to Commercial (C-1).
(File: 2025-07)

Background

REQUEST: The applicant is requesting to rezone the property at SW Swedetown Road from MFR to C-1

APPLICATION TYPE: Zone Change

APPLICANT: Clatskanie River RV LLC
PO Box 1659
Hillsboro, OR 97123

OWNER: Same as above

ADDRESS: SW Swedetown Road
Clatskanie, OR 97016

TAX LOT: 7409-C0-01000

CURRENT ZONING: Multi-Family Residential (MFR)

PROPOSED ZONING: Commercial (C-1)

PUBLIC HEARING: July 30, 2025

EXHIBITS:

- Exhibit A - Application Narrative
- Exhibit B – Zoning Map
- Exhibit C – Public Hearing Notice

FIGURES:

- Figure 1 – Location Map
- Figure 2 – Zoning Map
- Figure 3 – Floodplain Map

Summary

The applicant is requesting a zone change from the Multi-Family Residential (MFR) to Commercial (C-1) zone. The property is currently vacant and contains a few trees and vegetation. The applicant is proposing the zone change from MFR to C-1 to allow the property to be developed with a Recreational Vehicle (RV) Park. The applicant has indicated the proposed future use of the property is to expand the existing RV Park located to the west of the subject site, but no development application has been submitted at this time. Future development at the site will require land use review.

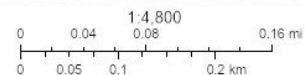
The subject property is located at SW Swedetown Road (Tax lot: 7409-C0-01000) and does not have an official address. Along the south of the property is the Clatskanie River which also follows the boundaries of Clatskanie City limits. As a result, a large portion of the property is in the Special Flood Hazard Area (SFHA). The land to the south of the river is in Columbia County's jurisdiction and outside of the City's UGB. Land use to the south of the property across the river consists of detached residential on large properties. To the east of the subject property are several detached single-family homes located in the MFR zoning district. The existing RV Park is located to the west and is zoned C-1. To the north is the Columbia River Highway and SW Swedetown Road right-of-way. Further to the north are detached single-family dwellings in the MF 2.5 zone. The subject property currently derives access from SW Swedetown Road and no changes to the driveway are proposed with this application for a zone change.

Location Map



7/22/2025, 4:45:34 PM

-  Taxlots
 Local Roads
  City Limits
  Green: Band_2
 Sections
 Collector & Arterial Roads
 Oregon State Aerial - 2022
 Blue: Band_3
 Township & Range
 State Highways
 Red: Band_1



Oregon Statewide Imagery Program (OSIP) - Oregon Imagery Framework Implementation Team, National Geographic, Esri, Garmin, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp.

Columbia County, OR

National Geographic, Esri, Garmin, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp. | Oregon GEO, NAIP | Oregon Statewide Imagery Program (OSIP) - Oregon Imagery Framework Implementation Team | Oregon Statewide Imagery Program

Figure 1. A map showing the subject property in blue and surrounding area. Source: Columbia County Web Map.

Zoning Map

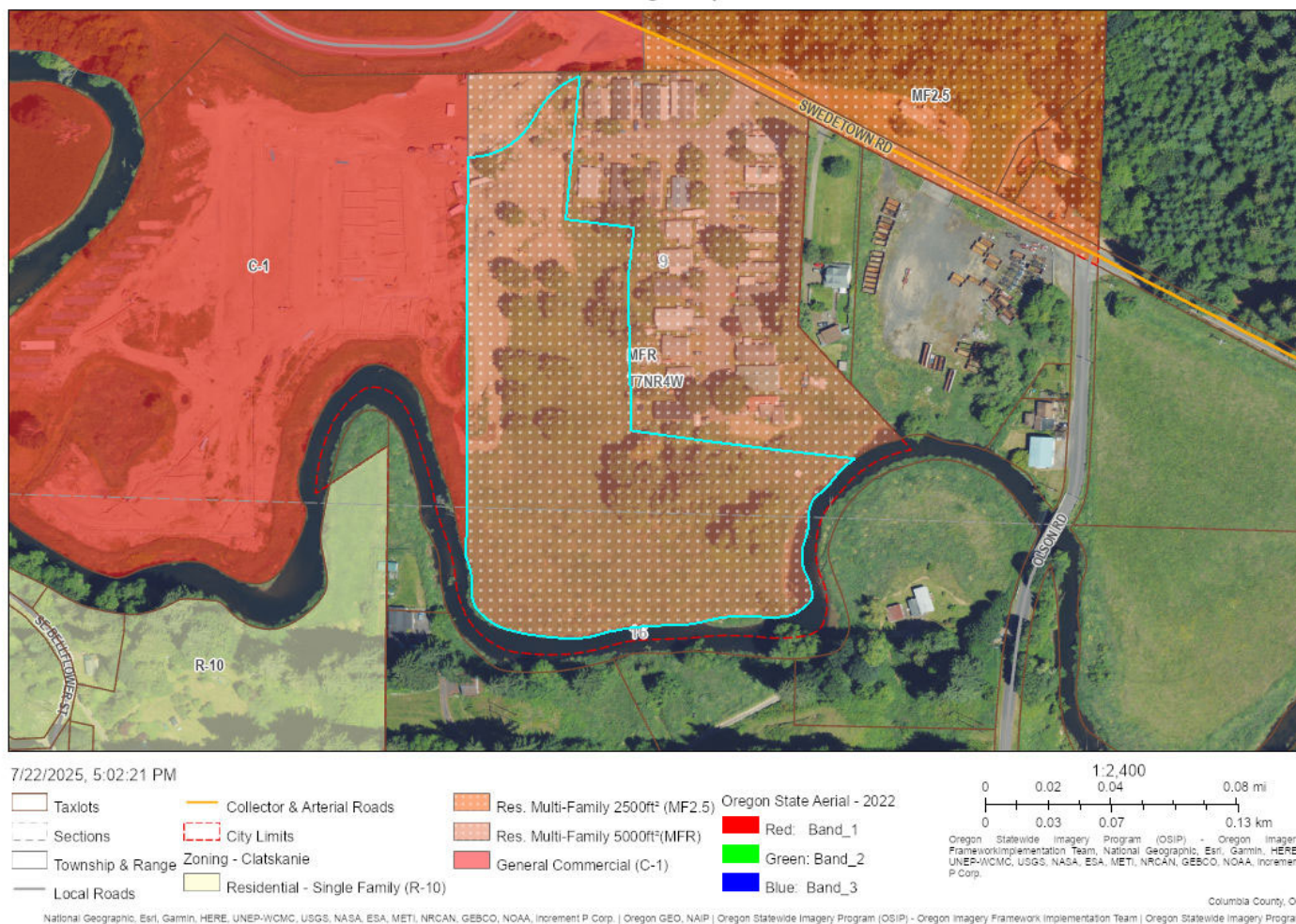


Figure 2. A map showing the subject property's zoning and the surrounding properties. Source: Columbia County Web Map.

Clatskanie Review Criteria, Procedures, and Findings

The following sections of the staff report address the application's consistency with the relevant criteria from Title 9 of the City of Clatskanie City Code.

Chapter 3 Administration and Enforcement, Section 9-3-12: Quasi-Judicial Amendments to the Comprehensive Plan and Zoning Map:

Quasi-judicial amendments to the comprehensive plan or zoning map (generally small in size, single ownership or single interest in changing the zoning map) may be initiated by the city council, the planning commission, or by application of an owner of property or the owner's

authorized agent within the area for which the amendment is proposed. The applicant shall demonstrate that the comprehensive plan map or zoning map change request meets the following criteria:

A. The proposal conforms with the applicable provisions of the city's comprehensive plan;

FINDING: The Comprehensive Plan is a long-term planning document for the City that provides policy direction and a framework for decisions related to land use. The current land use of the property is vacant. However, the applicant has indicated that the proposed use would be to expand the existing RV Park, which is a permitted use in the C-1 zone and meets the intent of the Commercial designation. The RV Park will provide services and amenities for tourism and temporary stays in RVs. This can lead to more visitors in Clatskanie and boost economic activity. The designation of the subject property under the current Comprehensive Plan corresponds with the current zoning designation of MFR (Multi-Family Residential). Goal 9 of the Comprehensive Plan addresses economic development and the amount of developable commercial land within city limits. The goal of this section states, "Develop an industrial and commercial environment that will encourage a stable and diversified economy provide new and continuous employment opportunity and increase the city's tax base."

Regarding the need for future commercial development, the Comprehensive Plan says the following,

Opportunities for Future Commercial Growth:

Most of the 19 vacant, buildable acres of commercial land are located east of the CBD, along Highway 30. Although a significant amount of this land lies within the flood plain, the flat terrain would result in a low level of water being spread over a large area.

To provide sufficient opportunities for the future growth of commercial uses land outside the city limits, near the intersection of Highway 30 and Swedetown Road, has been included with the Urban Growth Boundary.

The proposed zone change is for land located just south of the intersection of Highway 30 and Swedetown Road which the Comprehensive Plan has identified as suitable for future commercial development. The subject property is contiguous to existing commercial land which is clustered along Highway 30. Most of the land around Highway 30 is zoned commercial. The C-1 zone allows a wide range of commercial uses from retail and restaurants to hotels and automotive shops. Some of these uses may not be compatible with the existing residential to the east of the property. However, Section 9-10-6 of the Zoning Code requires non-residential uses abutting a residential zone to maintain a minimum buffer of twenty feet (20') and a six

foot (6') high fence or sight obscuring hedge along the common property line. This will help mitigate the impacts of commercial uses on the adjacent residential properties. The proposal to rezone the parcel to commercial is consistent with the Comprehensive Plan.

Therefore, this standard is met.

B. The proposal complies with all applicable statutory and ordinance requirements and regulations;

FINDING: As described below, the application is consistent with all applicable requirements of the Clatskanie Zoning Code. The City has notified DLCD of the zone change and followed the noticing requirements of Section 9-3-7 (Public Hearings). A public hearing notice was sent, and PAPA notice was submitted to DLCD on June 24th, 2025 (DLCD file #: 003-25).

The application is also consistent with the following Statewide Planning Goals:

- Goal 1: Citizen Involvement. This goal calls for "the opportunity for citizens to be involved in all phases of the planning process." The City has followed the proper notification procedures for this application including mail and newspaper notices. A public hearing notice was sent, and PAPA notice was submitted to DLCD on June 24th, 2025 (DLCD file #: 003-25) An additional hearing following the Planning Commission's recommendation will be required for the City Council decision, which will offer another opportunity for citizen involvement.
- Goal 2: Land Use Planning. This goal requires local governments in Oregon to have and follow a comprehensive land use plan and implementing regulations (Ex. Zoning Code). As demonstrated above, this application for a zone change is consistent with the goals and policies in City's Comprehensive Plan. The requested zone change is being processed consistent with procedures and regulations in the City's Code. . New development on the property will also be subject to the City Code.
- Goal 9: Economic Development. This goal requires cities and counties to have enough land available to realize economic growth and development opportunities. By rezoning this property the City is providing more opportunities for commercial development and economic growth.

C. There is a public need for the proposal and that this need will be served by changing the zoning of the property(ies) in question as compared with other available property;

FINDING: Regarding the public need for the proposal, the applicant has indicated that the RV Park is intended to serve people vacationing and short-term residents such as workers temporarily in the area. Expanding the RV Park would also allow for additional tourism

opportunities which promote economic activity in the city. This site is ideal for the zone change since it is adjacent to the existing RV Park and there are few viable alternative sites for an RV Park.

The applicant has demonstrated in their narrative that there is a public need for the proposal. Expanding the RV Park provides additional opportunities for tourism and short-term housing for workers and people traveling to the area. The Zone Change would not approve the construction of the RV Park. Future development of the property will be required to comply with the Clatskanie City Code. Additionally, the Comprehensive Plan has identified the area as suitable for future commercial development. Creating more commercial land in the City will provide more options for new businesses and commercial development.

Therefore, this standard is met.

D. The public interest is best carried out by approving the proposal at this time;

FINDING: The applicant proposes to expand the existing RV Park to the rezoned parcel contingent on the approval of the zone change. Rezoning to a commercial zone which allows RV Parks provides more opportunities for tourism and options for short-term stays for individuals working or traveling in the area. Additional commercial land will also provide the opportunity for more businesses to be established in the City. The City Code requires nonresidential uses to be buffered when abutting residential uses to mitigate impacts. While the property is in the floodplain, the applicant will be required to meet local, state, and federal floodplain development standards to mitigate any future risk or impact to the floodplain. The applicant has also indicated in their narrative that expanding the RV Park will help increase tourism spending in the city as well as provide short-term housing for workers in the area on a temporary basis. Staff find this application aligns with the public's interest. Therefore, this standard is met.

E. Proposal [sic] which significantly affects a transportation facility shall assure that allowed land uses are consistent with the function, capacity, and level of service of the facility identified in the transportation system plan. This shall be accomplished by one of the following: revising the proposal to be consistent with the planned function of the transportation facility or amending the transportation system plan to ensure that existing, improved or new transportation facilities are adequate to support the proposed land uses consistent with the requirement of the transportation planning rule. A plan or land regulation amendment significantly affects a transportation facility if it:

- 1. Changes the functional classification of an existing or planned transportation facility;*

2. *Changes standards implementing a functional classification system;*
3. *Allows types or levels of land use that would result in levels of travel or access that are inconsistent with the functional classification of a transportation facility;*
or
4. *Would reduce the level of service of the facility below the minimum acceptable level identified in the transportation system plan.*

FINDING: The proposed zone change does not significantly affect a transportation facility because no changes to the existing transportation system are required to serve the proposed land use. The site will derive access from an existing driveway that connects to SW Swedetown Road, which is a collector street. Levels of service would not be reduced by this request. Therefore, this standard does not apply.

Quasi-judicial amendments to the comprehensive plan map or zoning map shall be considered at a public hearing before the planning commission. Notice and appeal procedures set forth in this chapter shall apply. Quasi-judicial amendments shall be approved by the city council by ordinance following a public hearing. (Ord. 652, 6-4-2008)

FINDING: This proposal is going to be heard before the Planning Commission for a recommendation to the City Council. Therefore, this standard is met.

Chapter 6 Commercial Zones, Section 9-6B-1: Permitted Uses:

In a C-1 zone, the following uses and their accessory uses are permitted:

D. RV Park: Recreation vehicle park. (Ord. 580, 10-2-1996; amd. Ord. 643, 3-1-2006)

FINDING: The intended use for the property is an RV Park which is permitted in the C-1 Zone. This type of use is not permitted in the MFR zone. However, no development is included in this request for a zone change. At such future time when an application for development of the subject property is submitted to the City, it will be reviewed for consistency with applicable City Code standards, including the list of uses allowed in the C-1 zone. Therefore, this standard is met.

Chapter 10 Regulations and Standards, Section 9-10-1: Table of Standards

<i>Zone</i>	<i>Minimum Lot Area</i>	<i>Minimum Lot Dimension</i>	<i>Maximum Lot Coverage</i>	<i>Required Yard</i>			<i>Maximum Height</i>
<i>C-1</i>	<i>None</i>	<i>None</i>	<i>None</i>	<i>Front 20ft</i>	<i>Side 5ft</i>	<i>Rear None</i>	<i>45ft</i>

FINDING: No development is included in this zone change proposal. However, future development on the property will be required to meet the development standards in the table above.

Chapter 9 Special or Overlay Zones, Article B: FH Flood Hazard Zone

Section 9-9B-2: Jurisdiction; Development Permit:

This article shall apply to all areas of special flood hazard within the jurisdiction of the city. A development permit shall be obtained before construction or development begins within any area of special flood hazard established in this article.

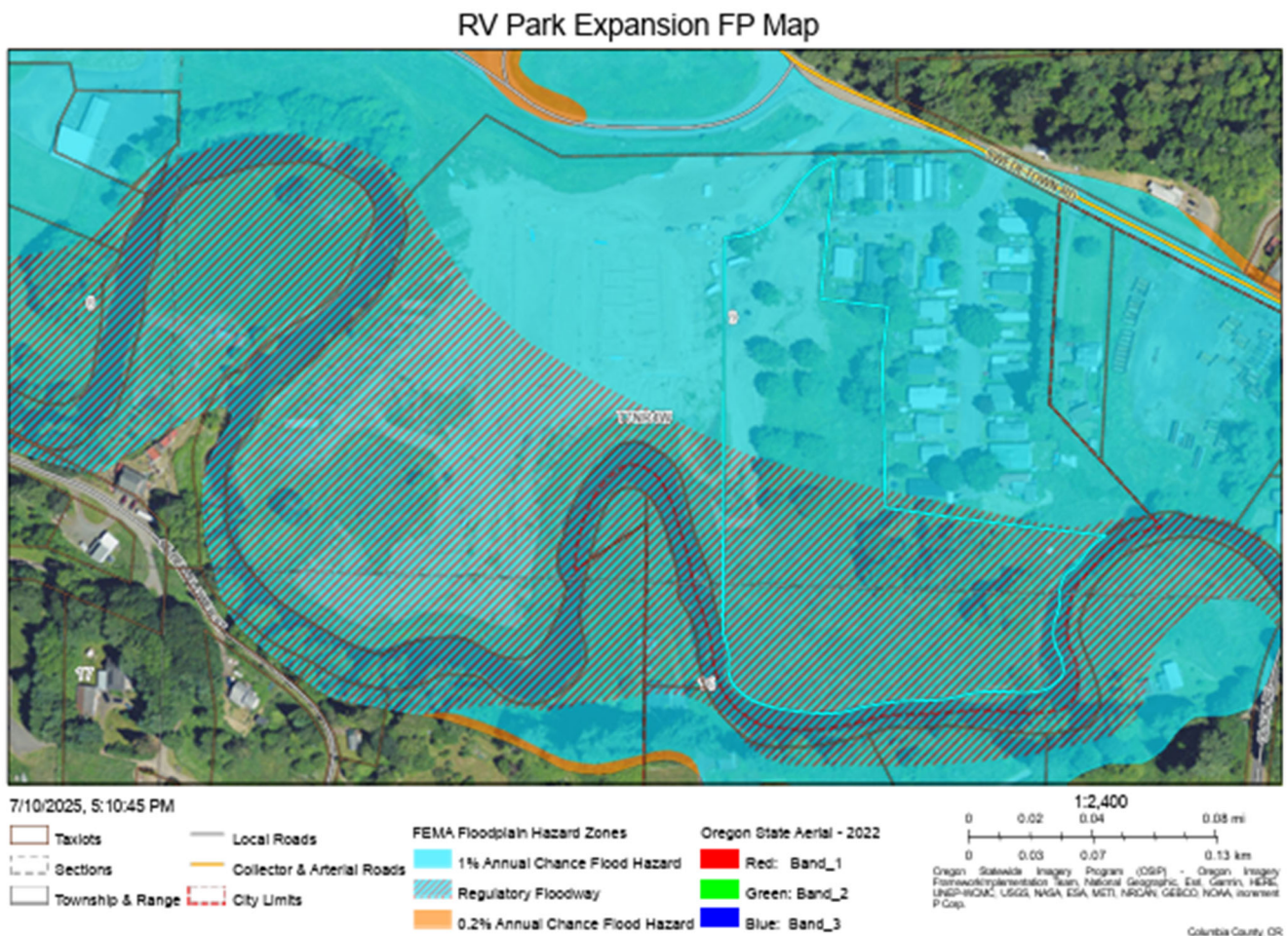


Figure 3. A floodplain map showing FEMA flood hazard zones. The subject property is highlighted in blue.

Source: Columbia County Web Map

9-9B-3: DUTIES AND RESPONSIBILITIES OF COMMISSION:

- A. *Grant Or Deny Permit: The planning commission shall grant or deny development permit applications in accordance with the provisions of this article.*
- B. *Duties: The duties of the planning commission shall include the review of all development permits to determine the following:*
 - 1. *The permit requirements of this article have been met.*
 - 2. *All necessary permits have been obtained from those federal, state or local governmental agencies from which prior approval is required.*
 - 3. *The encroachment provisions of this article have been met, if the proposed development is located in the floodway. (Ord. 664, 11-3-2010)*

FINDING: The subject parcel is located in a flood hazard area and the southern portion of the property is located in a regulatory floodway. A development permit will be required and reviewed by the Planning Commission prior to any construction activities are approved on the parcel. A condition of approval has been added to reflect this requirement.

FEMA Pre-Implementation Compliance Measures (PICM)

FINDING: The City of Clatskanie has opted for the “Permit-by-Permit” approach for complying with FEMA Pre-Implementation Compliance Measure (PICM) requirements. Whenever a development project is proposed in the Special Flood Hazard Area (SFHA) under the Permit-by-Permit approach of PICM, the property owner must obtain a floodplain development permit from the jurisdiction. Unless a jurisdiction’s floodplain management ordinance lists a project action type as exempt from the requirement to complete a mitigation assessment. A zone change by itself is not subject to the mitigation assessment requirement at this time, but any future application for development will be subject to the current City of Clatskanie, state, and federal requirements for floodplain development, which as of the date of this report includes a mitigation assessment.

Under current rules, the mitigation assessment needs to describe existing site conditions before development occurs, as well as any impacts to floodplain functions due to actions occurring within any part of the SFHA in the BiOp’s action area communities. Furthermore, the assessment must demonstrate that there will be no net loss to floodplain functions in the SFHA.

In addition to the floodplain development permit described in 9-9B-2 above, the applicant will need to conduct a mitigation assessment for the proposed development activity in the floodplain to determine that there will be no net loss in floodplain function. Guidance from FEMA can be utilized for preparing and reviewing the mitigation assessment.

Staff Recommendation

Based on the above findings of fact and application exhibits, the application meets all the required criteria of the Clatskanie Zoning Code and staff recommend that the Planning Commission recommend approval of the Zone Change Application (File #: 2025-07) to the City Council with the following conditions:

1. Future land uses and development must comply with the permitted or conditional uses in the C-1 Zone (9-6B-1).
2. A Development Review Advisory Committee meeting will be held prior to development activities pursuant to Section 9-3-2.
3. A floodplain development permit will be required before any construction activity or development as defined by FEMA (i.e., any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment and materials) is allowed to occur pursuant to Section 9-9B-2 of the Zoning Code.

Planning Commission Options

- 1) Close the public hearing and recommend that the City Council APPROVE the application, per the above report provided which includes the findings of fact.
- 2) CONTINUE the public hearing to a specific date and time.
- 3) Close the public hearing, but KEEP THE RECORD OPEN for the receipt of additional written testimony until a specific date and time.
- 4) Close the public hearing and DENY the application, providing findings of fact for the denial in the motion to deny.

Rivers Edge Zone Change

For this application, the code requires that the applicant address the following items:

1. The proposal conforms with the applicable provisions of the city's comprehensive plan;

[Goal 9: Economic Development](#)

[POLICY 3: The City will encourage industries and businesses that will help diversify Clatskanie's economic base to locate in the area; particularly those industries able to meet the City's standards for the protection of air, land and water resources.](#)

[POLICY 4: The City will protect existing and planned industrial and commercial areas from encroachment by incompatible land uses.](#)

This zone change from multi-family residential (MFR) to commercial (C-1) would allow the existing Rivers Edge Recreational Vehicle (RV) Resort and Camping park to expand to the east. Expanding the RV park will meet the City of Clatskanie's comprehensive plan goal 9, policies 3 and 4. This is because the expansion increases the number of customers the RV park can serve. In turn, this increases the clientele who visit the downtown commercial district which supports the City's economic base.

[Opportunities for Future Commercial Growth](#)

[Most of the 19 vacant, buildable acres of commercial land are located east of the CBD, along Highway 30. Although a significant amount of this land lies within the flood plain, the flat terrain would result in a low level of water being spread over a large area.](#)

[To provide sufficient opportunities for the future growth of commercial uses land outside the City limits, near the intersection of Highway 30 and Swedetown Road, has been included within the Urban Growth Boundary.](#)

The location of the property subject to the zone change is within the eastern portion of the City identified as "opportunities for future commercial growth." An expanded the RV park made possible by this zone change supports the city's economic development goals and corresponds with the city's designated area for growth and commercial development.

2. The proposal complies with all applicable statutory and ordinance requirements and regulations;

[9-3-12: QUASI-JUDICIAL AMENDMENTS TO THE COMPREHENSIVE PLAN OR ZONING MAP:](#)

[Quasi-judicial amendments to the comprehensive plan or zoning map \(generally small in size, single ownership or single interest in changing the zoning map\) may be initiated by the](#)

city council, the planning commission, or by application of an owner of property or the owner's authorized agent within the area for which the amendment is proposed. The applicant shall demonstrate that the comprehensive plan map or zoning map change request meets the following criteria:

- A. The proposal conforms with the applicable provisions of the city's comprehensive plan;
- B. The proposal complies with all applicable statutory and ordinance requirements and regulations;
- C. There is a public need for the proposal and that this need will be served by changing the zoning of the property(ies) in question as compared with other available property;
- D. The public interest is best carried out by approving the proposal at this time;
- E. Proposal which significantly affects a transportation facility shall assure that allowed land uses are consistent with the function, capacity, and level of service of the facility identified in the transportation system plan.

C-1 GENERAL COMMERCIAL USE ZONE

9-6B-1: PERMITTED USES:

In a C-1 zone, the following uses and their accessory uses are permitted:

[...]

D. RV Park: Recreation vehicle park.

This zone change proposal must comply with the standards outlined in Section 9-3-12 (Quasi-Judicial Amendments to the Comprehensive Plan or Zoning Map) of the City Code of Clatskanie as well as Section 9-6B-1 (Permitted Uses in General Commercial Use Zone). As described in the narrative above, the zone change conforms with the applicable provisions of the City's comprehensive plan. Explained further in this narrative, the applicable ordinance requirements are met, therefore, this standard is met.

An expansion of the existing recreation vehicle (RV) park is a permitted use in the requested zone (C-1). Therefore, this standard is met.

3. There is a public need for the proposal and that this need will be served by changing the zoning of the property(ies) in question as compared with other available property;

Changing the zoning of Lot 1000 on Tax Map 70409C0 supports the public need by providing recreation, housing, and economic development opportunities because it will allow for the expansion of the existing Rivers Edge RV Resort and Camping park. The RV

park serves both vacationing families and short-term residents working in the surrounding area. Increasing the number of RV spots available supports the public need via tourism and by housing short term residents. Rezoning the subject site is a better alternative than the use of other properties because there are few other suitable vacant properties that allow for RV parks—especially properties adjacent to an existing RV park. The only other identified vacant parcels zoned C-1 and adjacent to an existing RV park are Tax Lots 100 and 101. However, these are not suitable due to the land being used as a park under a living trust. The City of Clatskanie has a need for new businesses and expansions in the hospitality industry that this zone change will help fulfill.

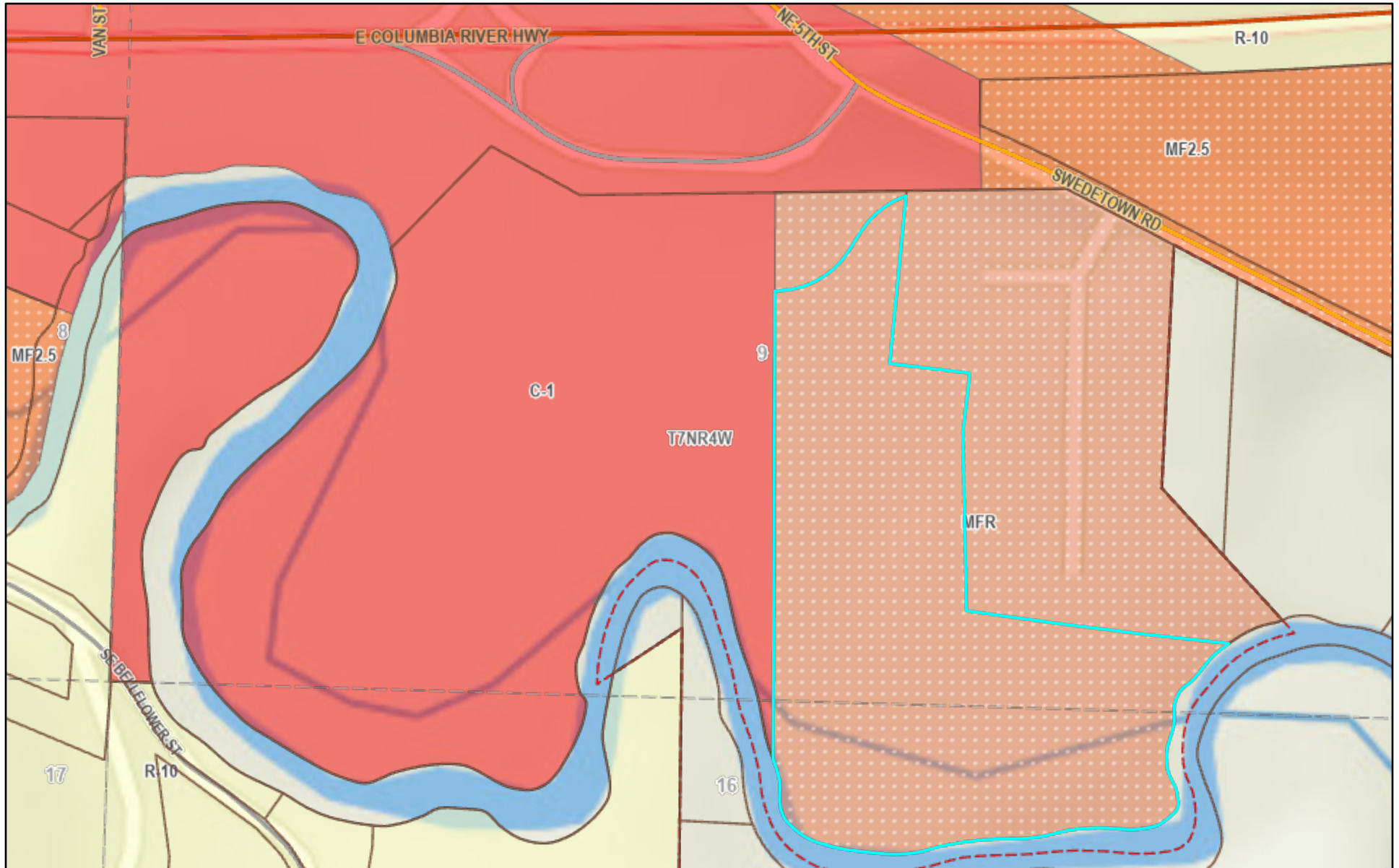
4. The public interest is best carried out by approving the proposal at this time;

The public interest is best carried out by approving the zone change application at this time because expanding the existing Rivers Edge RV Resort and Camping park will increase the total number of RV spots available for both vacationing families and short-term residents to use. Using the national average spent in tourism dollars per stay (\$700) with the City of Clatskanie's average number of families vacationing per month (60 families), an estimate of the total spent in the local economy can be calculated—\$42,000/month. This supports the public interest by creating an economically stimulating, year-round tourist destination. Additionally, the RV park expansion will provide short term housing for contractors who also support the local infrastructure, lumber, and papermill industries. An RV park that accommodates full hook ups for RV's encourages a safe, clean connection to City services (e.g. sewer, water, and power). This would minimize the need to park RVs in backyards or fields without adequate service.

5. Proposal which significantly affects a transportation facility shall assure that allowed land uses are consistent with the function, capacity, and level of service of the facility identified in the transportation system plan.

This zone change would not significantly affect a transportation facility because the addition will be small compared to the existing park.

Zone Change Clatskanie River RV LLC

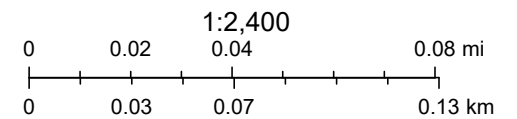


5/13/2025, 3:21:51 PM

- Taxlots
- Sections
- Township & Range
- Local Roads
- Collector & Arterial Roads
- State Highways

- City Limits
- Zoning - Clatskanie
- Residential - Single Family (R-10)

- Res. Multi-Family 2500ft² (MF2.5)
- Res. Multi-Family 5000ft²(MFR)
- General Commercial (C-1)



National Geographic, Esri, Garmin, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp.



NOTICE OF PUBLIC HEARING

Before the Clatskanie Planning Commission

Date of Notice: July 10, 2025

File No.: 2025-07

TYPE: **Zone Change**

NAME OF APPLICANT: Clatskanie River RV LLC

LOCATION OF PROPERTIES: 7409-C0-01000

LOCATION OF HEARING: Clatskanie City Council Chambers
75 S Nehalem St.

HEARING TIME & DATE: July 30, 2025
7:00 p.m.

NOTICE: Owners of property within two hundred fifty (250) feet of subject property and other interested parties are hereby notified that a public hearing will be held to review the request for a Zone Change of the property located at Tax lot 7409-C0-01000 from its current zone of MFR to C-1. The applicant is requesting the rezone for future development. See reserve side for map

APPROVAL AUTHORITY: Variances are subject to Section 9-14-1 of the Clatskanie Development Code, which grants the Planning Commission the authority to evaluate and consider approval of the request.

COMMENTS: Interested parties are invited to attend and offer either oral or written testimony. Failure to raise an issue either written or oral may affect your ability to appeal. All written comments should be submitted to the city by the close of business on Monday , July 28, 2025

PUBLIC INFORMATION: Application materials and the staff report will be available for inspection at City Hall at least (7) days prior to the hearing. For questions regarding this application, please contact Greg Hinkelman, City Manager at 503-728-2622.



City of Clatskanie
Council Agenda Items 2025-29

Meeting Date: September 3rd, 2025
Subject: Presentation on Sewer Plant Project history, status and impact
Prepared By: Greg Hinkelman, City Manager

SUMMARY:

I will be presenting the council with a PowerPoint to give a background and current status of the Sewer Plant Project plus the impending impact on Sewer Rates with our impending loan from the State Revolving Fund



City of Clatskanie

Council Agenda Items 2025-30

Meeting Date: September 3rd, 2025
Subject: Resolution 2025-16; Resolution authorizing the City to Participate in the State Revolving Fund to finance the Sewer Plant Project.
Prepared By: Greg Hinkelman, City Manager

SUMMARY:

This resolution is a formal adoption of the City to Participate in receiving a loan from the State Revolving Fund in the amount of \$20,173,000. The resolution spells out the interest rate (2.06%) and the need for the City to raise additional revenue to pay for the debt service on the project.

As it stands now, we are looking at phasing in an increase in either the base rate or establishing a separate fund to pay the debt. As of now, we have approximately 24 months to raise the amount which will equate to \$120 per month per hook-up for 30 years.

RECOMMENDATION

Pass Resolution 2025-16

City of Clatskanie

Resolution 2025 -16

**A RESOLUTION OF THE CITY OF CLATSKANIE, OREGON TO AUTHORIZE A CLEAN
WATER STATE REVOLVING FUND (CWSRF) LOAN FROM THE OREGON
DEPARTMENT OF ENVIRONMENTAL QUALITY TO FINANCE A PORTION OF THE
COSTS OF THE WASTEWATER TREATMENT PLANT CONSTRUCTION PROJECT
(#22651)**

WHEREAS, the City of Clatskanie's ("City") City Manager applied to the Oregon Department of Environmental Quality ("DEQ") for a Clean Water State Revolving Fund ("CWSRF") loan to provide funds for the construction of the Wastewater Treatment Plant Construction project (the "Project"); and

WHEREAS, the City requests a loan (the "Loan" or "Loan Agreement") in the principal amount not to exceed \$20,173,000 to finance a portion of the construction costs of the Project; and

WHEREAS, DEQ is prepared to offer the Loan with an interest rate of 2.06% per year during the disbursing period of the Loan, and then 2.06% plus an annual fee of 0.5% for the repayment period of 30 years;

WHEREAS, the City recognizes it needs to increase revenue in amounts sufficient to cover the costs of repaying the Loan ("Debt Service"), the ongoing operations and maintenance of the Project, and any other costs as may be reasonably needed related to sewer and wastewater management in the City; and

WHEREAS, the City intends to dedicate revenue from the sewer user charges or other reasonably appropriate revenue sources to cover the Debt Service and to establish any loan reserve requirement for the Loan Agreement; and

WHEREAS, to proceed with the Loan, City Council must authorize the execution and delivery of the Loan Agreement, along with all other documents and instruments necessary to obtain the Loan, and further authorize any additional actions required to complete the transaction.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Clatskanie as follows:

Section 1. The City of Clatskanie is hereby authorized to undertake the Loan. The City Manager is hereby authorized, empowered, and directed, for and on behalf of the City, to negotiate the final terms and conditions of the Loan Agreement, to execute and deliver the terms and conditions of the Loan Agreement and all certificates, instruments, agreements, and documents necessary or appropriate in connection therewith, to pay all fees and expenses incurred in connection with the Loan, and to do any and all other acts and things as are necessary or appropriate in order to obtain the Loan.

Section 2. The City intends to raise revenue in the form of sewer user rate increases or other reasonable appropriate revenue generation methods, in scale and magnitude to generate sufficient income to cover Debt Service and other costs noted above, prior to the Loan entering repayment. The City will determine the appropriate scale, magnitude, and implementation. The City anticipates the Loan will enter repayment one (1) year after Project's Initiation of Operations.

Section 3. Within one (1) year of the date of this Resolution, the City will provide DEQ a written revenue increase plan with any relevant fee or other revenue source increase schedules. If, at the end of that year, a revenue increase plan is not complete, the City will provide DEQ a written explanation as to the status and expected completion date.

Section 4. The City's officers and employees, acting pursuant to the instruction of the City Manager,, are hereby directed to do any and all things necessary or appropriate for the City to obtain the Loan and to otherwise effectuate the purposes of this Resolution. Any and all such actions previously taken by such officers or managers are hereby ratified and confirmed.

Section 5. This Resolution shall be effective upon adoption.

ADOPTED by the Council of the City of Clatskanie on this 3rd day of September, 2025.

<u>ROLL CALL ADOPTION</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Mayor: Robert Brajcich	[]	[]	[]	[]
Councilor: Amanda Owen	[]	[]	[]	[]
Jeff Horness	[]	[]	[]	[]
Bruce Jolma	[]	[]	[]	[]
Russel Finney-Leggroan	[]	[]	[]	[]
Bob Emminger	[]	[]	[]	[]
Heidi White	[]	[]	[]	[]

Robert Brajcich, Mayor

Attest;

Greg Hinkelman, City Manager