



PLANNING COMMISSION

Tuesday, December 14, 2021 at 7:00 PM
Council Chambers, 265 Strand Street, St. Helens

AGENDA

7:00 P.M. CALL TO ORDER & FLAG SALUTE

TOPICS FROM THE FLOOR (Not on Public Hearing Agenda): Limited to five minutes per topic

CONSENT AGENDA

- A. Planning Commission Minutes Dated November 9, 2021

PUBLIC HEARING AGENDA (times are earliest start time)

- B. 7:00 p.m. Variance at 2705 Columbia Blvd - Hanna
- C. 7:30 p.m. Annexation at 58389 Columbia River Hwy - Eggers

DISCUSSION ITEMS

- D. "Acceptance Agenda" v. "Planning Director Decisions" on Planning Commission agendas starting 2022

ACCEPTANCE AGENDA: Planning Administrator Site Design Review

- E. Conditional Use Permit (Minor) at 174 Sunset Blvd - Snoopeeland

PLANNING DIRECTOR DECISIONS (previously e-mailed to the Commission)

- F. Partition at 35111 Six Dees Lane - McCullough
- G. Home Occupation at 555 Matzen Street - Gun Toting Granny, LLC

PLANNING DEPARTMENT ACTIVITY REPORT

- H. Planning Department Activity Report - November

FOR YOUR INFORMATION ITEMS

ADJOURNMENT

NEXT REGULAR MEETING: January 11, 2022

VIRTUAL MEETING DETAILS

Join: <https://us06web.zoom.us/j/85181689566?pwd=VDIzZ1JQR01TeU43NHNoQzBGbEJ4QT09>

Meeting ID: 851 8168 9566

Passcode: 053248

Dial by your location: +1 253 215 8782 US (Tacoma)

The St. Helens City Council Chambers are handicapped accessible. If you wish to participate or attend the meeting and need special accommodation, please contact City Hall at 503-397-6272 in advance of the meeting.

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For more information or for an application, stop by City Hall or call 503-366-8217.



PLANNING COMMISSION

Tuesday, November 09, 2021 at 7:00 PM

DRAFT MINUTES

Members Present: Chair Cary
Vice Chair Hubbard
Commissioner Webster
Commissioner Semling
Commissioner Lawrence

Members Absent: Commissioner Pugsley

Staff Present: City Planner Graichen
Associate Planner Dimsho
Community Development Admin Assistant Sullivan
Councilor Birkle

Others: None

CALL TO ORDER & FLAG SALUTE

TOPICS FROM THE FLOOR (Not on Public Hearing Agenda): Limited to five minutes per topic

There were no topics from the floor.

CONSENT AGENDA

A. Planning Commission Minutes Dated October 12, 2021

Motion: Upon Commissioner Webster's motion and Commissioner Semling's second, the Planning Commission unanimously approved the Draft Minutes dated October 12, 2021. [AYES: Vice Chair Hubbard, Commissioner Lawrence, Commissioner Webster, Commissioner Semling NAYS: None]

PUBLIC HEARING AGENDA (times are earliest start time)

B. 7:00 p.m. Annexation at 35480 E Division Road - Hughes

Associate Planner Jennifer Dimsho presented the staff report dated November 2, 2021. She shared the exact location of where the property is located. She said the applicant desired to connect to City sanitary sewer to get off the septic system that it was sharing with another property. She mentioned it was currently developed as a tri-plex and there were six travel trailer spaces with full cleanouts and sewer hook ups. She said the proposed property contains two lots. She said the access was from Division Road. She said the zoning was a County C-3 zoning. She said there was a dispute on where the property line was located, but this is not an issue for annexation consideration as the decision is made based on the legal description in the deed records.

There was a small discussion about the property line and the legal description.

She said this will be a Highway Commercial zoned property upon annexation. She said multi-dwelling units are not permitted in the Highway Commercial zoning, so it will create a non-conforming use. She also mentioned if the triplex on the property was destroyed, they would not be allowed to rebuild it.

In Favor

No one spoke in favor.

Neutral

No one spoke as neutral testimony.

In Opposition

No one spoke in opposition.

End of Oral Testimony

There were no requests to continue the hearing or leave the record open.

Close of Public Hearing & Record

The applicant waived the opportunity to submit final written argument after the close of the record.

Deliberations

The Commission agreed with staff's recommendation for approval.

Motion: Upon Commissioner Semling's motion and Vice Chair Hubbard's second, the Planning Commission unanimously recommended approval of the Annexation to City Council as recommended by staff. [Ayes: Vice Chair Hubbard, Commissioner Semling, Commissioner Webster, Commissioner Lawrence; Nays: None]

C. 7:10 p.m. Annexation at 58471 Columbia River Hwy - Patel

Associate Planner Dimsho presented the staff report dated November 2, 2021. She shared that this applicant had a recent pre-application meeting for a car wash, gas station and convenience store. In order to proceed with development, the applicant needed to annex the remaining two lots they own into the City.. This would provide more commercial development in the City. She said there was no frontage improvements along Kavanagh Avenue abutting the two properties being annexed. They are mostly surrounded by City Highway Commercial. She said the property was currently connected to McNulty water. She said it would be annexed in as Highway Commercial zoning.

In Favor

No one spoke in favor.

Neutral

No one spoke as neutral testimony.

In Opposition

No one spoke in opposition.

End of Oral Testimony

There were no requests to continue the hearing or leave the record open.

Close of Public Hearing & Record

The applicant waived the opportunity to submit final written argument after the close of the record.

Deliberations

The Commission agreed with staff's recommendation for approval.

Motion: Upon Commissioner Webster's motion and Commissioner Semling's second, the Planning Commission unanimously recommended approval of the Annexation to City Council as recommended by staff. [Ayes: Vice Chair Hubbard, Commissioner Semling, Commissioner Webster, Commissioner Lawrence; Nays: None]

D. 7:20 p.m. Annexation at 58284 Old Portland Road - Port of Columbia County

Associate Planner Dimsho presented the staff report dated November 2, 2021. She showed a small house on a property that was annexed into the City in 2013. Since this property was annexed, the subject property is now contiguous and eligible for annexation. There has been a consent to annex for this property since 2005. The consent was filed as part of the City Council's initiative in 2005 to reduce the number of annexation islands. Council was waiving the fees for annexation. There is sanitary sewer and water available along Old Portland Road. There is also access to the property along Old Portland Road through a gate on a different property, but also owned by the Port of Columbia County.

There was a small discussion on the access of the property.

She mentioned it was surrounded by City Heavy Industrial and so when it annexes in, it will be zoned Heavy Industrial. There are no transportation issues.

In Favor

No one spoke in favor.

Neutral

No one spoke as neutral testimony.

In Opposition

No one spoke in opposition.

End of Oral Testimony

There were no requests to continue the hearing or leave the record open.

Close of Public Hearing & Record

The applicant waived the opportunity to submit final written argument after the close of the record.

Deliberations

The Commission agreed with staff's recommendation for approval.

Motion: Upon Commissioner Semling's motion and Vice Chair Hubbard's second, the Planning Commission unanimously recommended approval of the Annexation to City Council as recommended by staff. [Ayes: Vice Chair Hubbard, Commissioner Semling, Commissioner Webster, Commissioner Lawrence; Nays: None]

ACCEPTANCE AGENDA: Planning Administrator Site Design Review

E. Site Design Review (Minor) at 1370 Columbia Blvd – Tanner

Motion: Upon Commissioner Webster's motion and Commissioner Semling's second, the Planning Commission unanimously approved the Acceptance Agenda. [Ayes: Vice Chair Hubbard, Commissioner Semling, Commissioner Webster, Commissioner Lawrence; Nays: None]

PLANNING DIRECTOR DECISIONS (previously e-mailed to the Commission)

F. Accessory Structure at 2724 Sykes Road - Weltsch

- G. Temporary Use Permit at 305 S Columbia River Hwy - Breslin Properties, LLC
- H. Home Occupation at 255 N 5th Street - Starkey

PLANNING DEPARTMENT ACTIVITY REPORT

- I. Planning Department Activity Report - October

FOR YOUR INFORMATION ITEMS

City Planner Jacob Graichen mentioned the first deadline for Planning Commission vacancy was November 19, 2021. They had already received two applications.

Graichen also mentioned the new four-lot-subdivision by Columbia Commons had submitted their civil drawings to extend the water and sewer lines. They also received the application for Burger King for one of those lots. There was a small discussion about where the utility lines would be placed.

Graichen also mentioned the Armstrong site had been working on a Lot Line Adjustment that they finally finished. This will separate the unmitigated pollution in the lower wetland areas from the already remedied upper portion of the property. This will help the sale of the property which will facilitate some use of the industrial property.

Graichen also discussed the groundbreaking of the 238-unit multi-family complex along Gable Road and mentioned the construction had already begun. He also discussed a 66-lot subdivision that they had received the application for north of 9th Street. He sent the "deem complete" letter out, and it is finally ready to come before the Commission after years of discussion.

There was a small discussion about this property and the different wetlands on it.

Vice Chair Hubbard asked about the Transit Center. Graichen said there were some individuals looking to re-plot the portion of the old sawmill site that the County's Transit Center did not use as a new residential development. It would require a zone change. He did say it would come before the Commission for the zone change at least.

Dimsho mentioned another 20-acre property being annexed for Residential Zoning between Pittsburg and Sykes Road. It will come before the Commission in January 2022.

Councilor Birkle asked if anyone on the Commission was interested in discussing the duties of the Planning Commission as laid out by the Municipal Code. He wanted the Commission to know that he, along with the City Council, were open for discussion on any concerns they had.

ADJOURNMENT

NEXT REGULAR MEETING: December 14, 2021

There being no further business before the Planning Commission, the meeting was adjourned 9:10 p.m.

Respectfully submitted,

*Christina Sullivan
Community Development Administrative Assistant*

**CITY OF ST. HELENS PLANNING DEPARTMENT
STAFF REPORT
Variance V.4.21
Accessory Structure AS.4.21**

DATE: December 7, 2021
TO: Planning Commission
FROM: Jennifer Dimsho, AICP, Associate Planner

APPLICANT: Jacob Hanna
OWNER: Same

ZONING: Moderate Residential (R7)
LOCATION: 2705 Columbia Blvd; 4N1W-5DC-1400
PROPOSAL: Variance to construct a 1,728 sq. ft detached accessory structure which is larger than the allowed maximum size

SITE INFORMATION / BACKGROUND

The subject property is 2.84 acres (123,710 square feet). It is accessed via Columbia Blvd through a 20' wide shared access easement that crosses multiple properties to the north of the subject property. There is an existing detached single-family dwelling (manufactured home) and detached accessory structure (garage) located on the property. These were built around 2008. Prior to that, there was an existing detached single-family dwelling located on the southeastern part of the property, which has since been removed.

The city's wetland inventory identifies a locally significant MC-21 wetland on the property. This is a Type II wetland per Chapter 17.40 SHMC and includes a 50' upland protection zone.



*Left: Existing circular gravel driveway, proposed location of structure along fence in background.
 Right: Existing shared private driveway, subject dwelling is tan next to the two tented RVs. Note that dates in photo are from 2020 (not 2019) due to improper camera setting).*

PUBLIC HEARING & NOTICE

Public hearing before the Planning Commission: December 14, 2021

Notice of this proposal was sent to surrounding property owners within 100 feet of the subject properties on November 24, 2021 via first class mail. Notice was sent to agencies by mail or e-mail on the same date.

Notice was published on December 1, 2021 in The Chronicle newspaper.

The 120-day rule (ORS 227.178) for final action for this land use decision is February 22, 2022.

AGENCY REFERRALS & COMMENTS

As of the date of this staff report, there have been no relevant agency comments.

APPLICABLE CRITERIA, ANALYSIS & FINDINGS

ACCESSORY STRUCTURE:

SHMC.17.124.070 –Approval Criteria.

Maximum size allowed: Maximum *gross floor area* (GFA) allowed for an accessory structure in a residential zone depends on property size. The maximum GFA is 1,000 sq. ft. for properties greater than 2.5 acres in size. The property is 2.84 acres and the proposed accessory structure has a GFA of approximately 1,728 square feet. This is the reason for the Variance, which is discussed further later.

Finding: If the Commission approves the Variance to allow a structure larger than the maximum size allowed, this criterion is met.

Lot coverage: In the R7 zoning district, buildings and structures shall not occupy more than 40% of the lot area. This can also be increased 5% per SHMC 17.108.050(4) for new accessory structures. For this large lot, the maximum lot area buildings and structures could occupy is almost 50,000 square feet.

Finding: The lot coverage will be well below the maximum coverage allowed.

Yard requirements: the yard (setback) requirements of the zoning district are required to be met. The minimum front and rear setbacks is 20'. The minimum side setback is 7'. These are met. The minimum interior setback (distance between structures on the same lot) is 7'.

Finding: Yard requirements are met.

Easement or right-of-way encroachment: No accessory building or structure shall encroach upon or interfere with the use of any adjoining property or public right-of-way including but not limited to streets, alleys and public or private easements.

Finding: There does not appear to be any encroachment. However, owner/applicant bears the responsibility to avoid any encroachment.

Building Code applicability: The accessory structure appears to be large enough to require a structural Building Permit.

Finding: It is the applicant/owner's responsibility to obtain a Building Permit.

Architectural requirements: The roof pitch of the accessory building is required to be the same as the principal building if the accessory building exceeds 15 feet in height. There is also a maximum building height allowed per the zoning district of 35 feet. The proposed accessory structure is 20 feet in height. The plans submitted for the building permit must show a similar roof pitch to that of the principal building. The style and exterior materials are required to be similar as the principal building.

Findings: The proposed accessory structure will have similar vertical siding, a gable roof, and share similar vinyl windows of the existing principal building and thus will share architectural features.

Hard surface requirements: All areas used for the parking or storage or maneuvering of any vehicle, boat, or trailer are required be improved with asphalt or concrete surfaces or other similar type materials approved by the city.

The site is accessed via a 20' wide shared private easement that serves about 5 separate properties (including the subject property), each developed with a detached single-family dwelling. This shared drive is as narrow as 10' and predominately gravel, though partially paved at opposing ends. Under this scenario if under current standards, the minimum access easement would need to be 24' wide and at least 20' wide paved driveway. However, this is a grandfathered situation, and not a land division, which would create new parcels entitled to be developed (and be difficult to approve).

Gravel surface allowances are as follows per SHMC 17.80.050(10)(b) for certain non-residential uses and consistent with the following:

- (i) Gravel parking areas shall not be permitted within 20 feet of any residentially zoned area;
- (ii) Gravel parking areas shall not be allowed within 25 feet of any improved public right-of-way;
- (iii) A paved driveway of at least 25 feet in length shall connect a gravel parking area with any public street providing access to the gravel area; and
- (iv) Gravel parking areas shall not be allowed within 50 feet of any significant wetland or riparian corridor.

Because this is a residential area, technically, gravel is not allowed as a drivable surface. See discussion/findings under 17.108.050(1)(a) below.

Sensitive Lands: Per the City's wetland inventory, the majority of the site is encompassed by wetland MC-21, which is a Type II wetland per Chapter 17.40 SHMC and includes a 50' upland protection zone. No environmental assessment (per Chapter 17.40 SHMC) or wetland delineation with the Oregon Division of State Lands has been conducted; the information the city has is not field verified for accuracy as it is only based on the wetland inventory conducted in the 1990s. Rules protecting certain wetlands and establishing upland protection zones took affect in December 2003. As the site was developed long before this date, some grandfathered circumstances are probable.

Legally established nonconformities (i.e., grandfathered circumstances) are addressed in SHMC 17.40.035(1)(h). This includes a range of grandfathered impacts from maintenance/mowing of ground cover vegetation to existing buildings. An important factor for consideration of this proposal is that grandfathered vegetation maintenance (like mowing) is different than a building. There are different degrees of grandfathered circumstances (e.g., the mowing may be grandfathered, but that non-conforming circumstance does not allow a new building or fill without additional sensitive lands considerations).

Staff inspected the site in late November. The gravel circular driveway is likely grandfathered (if within protection zone) and the area proposed for the accessory structure is assumed to be at least partially grandfathered regarding ground cover vegetation maintenance. The code allows the director to waive an Environmental Assessment (determination of wetland boundaries by a qualified professional) in certain circumstances. In this case, the site is very flat, and staff cannot fairly conclude where wetland boundaries are. The applicant's desire to have the building and access improvements to it, are westerly enough that the provisions of Chapter 17.40 SHMC cannot be overlooked.

See discussion/findings under 17.108.050(1)(a) below.



Westerly extent of area for proposed accessory structure looking north.

Westerly extent of proposed structure is more westerly than buildings on abutting property to the north, which also has the same wetland on it. This raises precedence concerns of impacts to the, what may be very close, wetland.

It is difficult to determine extent of grandfathered fill in this area, if any.



Westerly extent of area for proposed accessory structure looking south.

It is possible that an environmental assessment would show that this recently moved fill/debris pile was placed atop protected wetlands or protection zone.

Extent of wetland (and protection zone) is too difficult to determine without consultation with a qualified professional.

There is about 2' of fill material above the nature grade to the foreground and right.

VARIANCE:

SHMC 17.108.050 (1) – Criteria for granting a Variance

- (a) The proposed variance will not be significantly detrimental in its consequence to the overall purposes of this code, be in conflict with the applicable policies of the comprehensive plan, to any other applicable policies and standards of this code, and be significantly detrimental in its consequence to other properties in the same zoning district or vicinity;
- (b) There are special circumstances that exist which are peculiar to the lot size or shape, topography or other circumstances over which the applicant has no control, and which are not applicable to other properties in the same zoning district;
- (c) The use proposed will be the same as permitted under this code and city standards will be maintained to the greatest extent that is reasonably possible while permitting some economic use of the land;
- (d) Existing physical and natural systems, such as but not limited to traffic, drainage, dramatic landforms, or parks, will not be adversely affected any more than would occur if the development were located as specified in the code; and
- (e) The hardship is not self-imposed and the variance requested is the minimum variance which would alleviate the hardship.

The Commission needs to find all these criteria **(a)** – **(e)** are met in order to approve the variance

FINDINGS:

(a) This criterion requires a finding that the variance will not be detrimental.

- See applicant's narrative.
- Staff comments regarding the **size of the structure**. The subject property is secluded and given the unique access to the property, it is not visible from Columbia Blvd. **The**

Commission could find that due to the seclusion and placement of the structure on the large property, it will not be detrimental to surrounding properties.

- Staff comments regarding **sensitive lands**. Due to the city's records and uncertainty of wetland and upland protection zone boundaries, the Commission should:
 1. Allow the accessory structure in the location proposed only after an Environmental Assessment is conducted and any applicable Sensitive Lands Permitting is applied for and approved with all requirements thereof met; **or**
 2. Allow the accessory structure and related improvements (e.g., drive surface) in an alternate location that is undisputedly outside of any wetland or protection zone boundary (e.g., along the east property line south of the existing dwelling).
- Staff comments regarding **access and pavement requirements**. Because the property is at the terminus of a private drive with no other outlet and there are some grandfathered gravel surfaces, the Commission could require:
 1. A minimum paving requirement of the width of the shared drive 25 feet back from the property line and no gravel allowed within 50 feet of any significant wetland or riparian corridor; **or**

Note: This minimum requirement assumes the private drive should be paved as a shared facility and this property should paved 25 feet behind that to help protect the integrity of the shared drive (one basis for paved streets is to prevent damage from gravel).

 2. Require all areas necessary for vehicles within the property that will use the proposed accessory structure for parking and maneuvering to be paved.

(b) The criterion requires a finding that there are special and unique circumstances.

- See applicant's narrative.
- Staff comment regarding the **size of the structure**: There are very few other properties in the same zoning district which are of the size of this subject property. A lot at 2.84 acres in City limits with R7 zoning is rare. The Commission can find that due the subject property's size, zoning and substantial wetland area, there are unique circumstances which apply to this variance.

(c) This criterion prohibits a use variance and requires a finding that the applicable standards are maintained to the greatest extent that is reasonably possible.

- See applicant's narrative.
- Staff comment regarding the **size of the structure**: The Commission can find that use of the property is the same as permitted within the code, and given conditions as applied by

the Commission regarding paving and sensitive lands, City standards will be maintained to the greatest extent that is reasonably possible

(d) This criterion requires a finding that existing physical and natural systems will not be adversely affected as a result of the requested Variance.

- See applicant's narrative.
- Staff comment: The Commission can find that given the conditions as applied by the Commission regarding sensitive lands and paving, the existing physical and natural systems will not be adversely affected as a result of the requested Variance.

(e) This criterion requires a finding that the variance issue is not self-imposed and that the variance is the minimum necessary to alleviate the hardship.

- See applicant's narrative.
- Staff comment: The Commission must find that this issue is not self-imposed and that the variance is the minimum necessary to alleviate the hardship.

CONCLUSION & RECOMMENDATION

Based upon the facts and findings herein, staff recommends approval of this Variance and Accessory Structure Permit with the following conditions:

1. This Variance and Accessory Structure approval is valid for a limited time pursuant to SHMC 17.108.040 and SHMC 17.142.050(2).
2. Final plans submittal for Building/Development Permit issuance shall comply with (a) or (b) as follows:
 - a. Plans shall show proposed accessory building and all related improvements including but not limited to drive surfaces in an alternate location that is undisputedly outside of any wetland or protection zone boundary (e.g., along the east property line south of the existing dwelling); or
 - b. An Environmental Assessment must be conducted per Chapter 17.40 SHMC and any applicable Sensitive Lands Permitting must be applied for and approved with all requirements thereof met.
3. *[The Commission must select one paving alternative from below or propose a new alternative]*

Driveway to be paved 25 feet back from the property line and no gravel allowed within 50 feet of any significant wetland or riparian corridor.

[or]

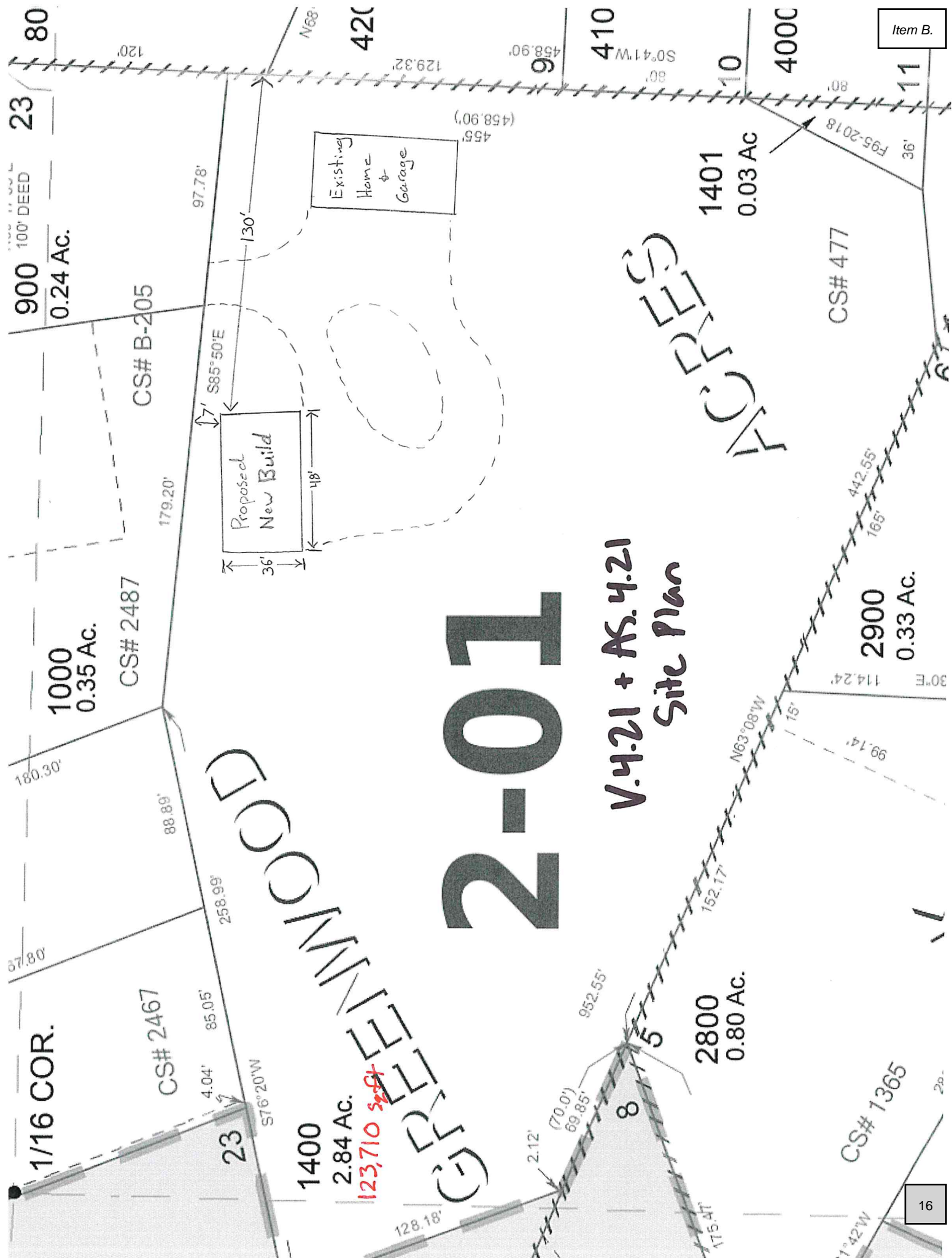
All areas necessary for vehicles within the property that will use the proposed accessory structure for parking and maneuvering must be paved.

4. It is the applicant/owner's responsibility to obtain a structural Building Permit. All requirements of the Building Official shall be met. Building Permit plans must show a similar roof pitch to the principal dwelling unit.
5. No easement, private or public, or public right-of-way shall be encroached upon. Owner/applicant has the responsibility to avoid easements and rights-of-way.
6. Owner/applicant and their successors are still responsible to comply with the City Development Code (SHMC Title 17), except for the Variance granted herein.

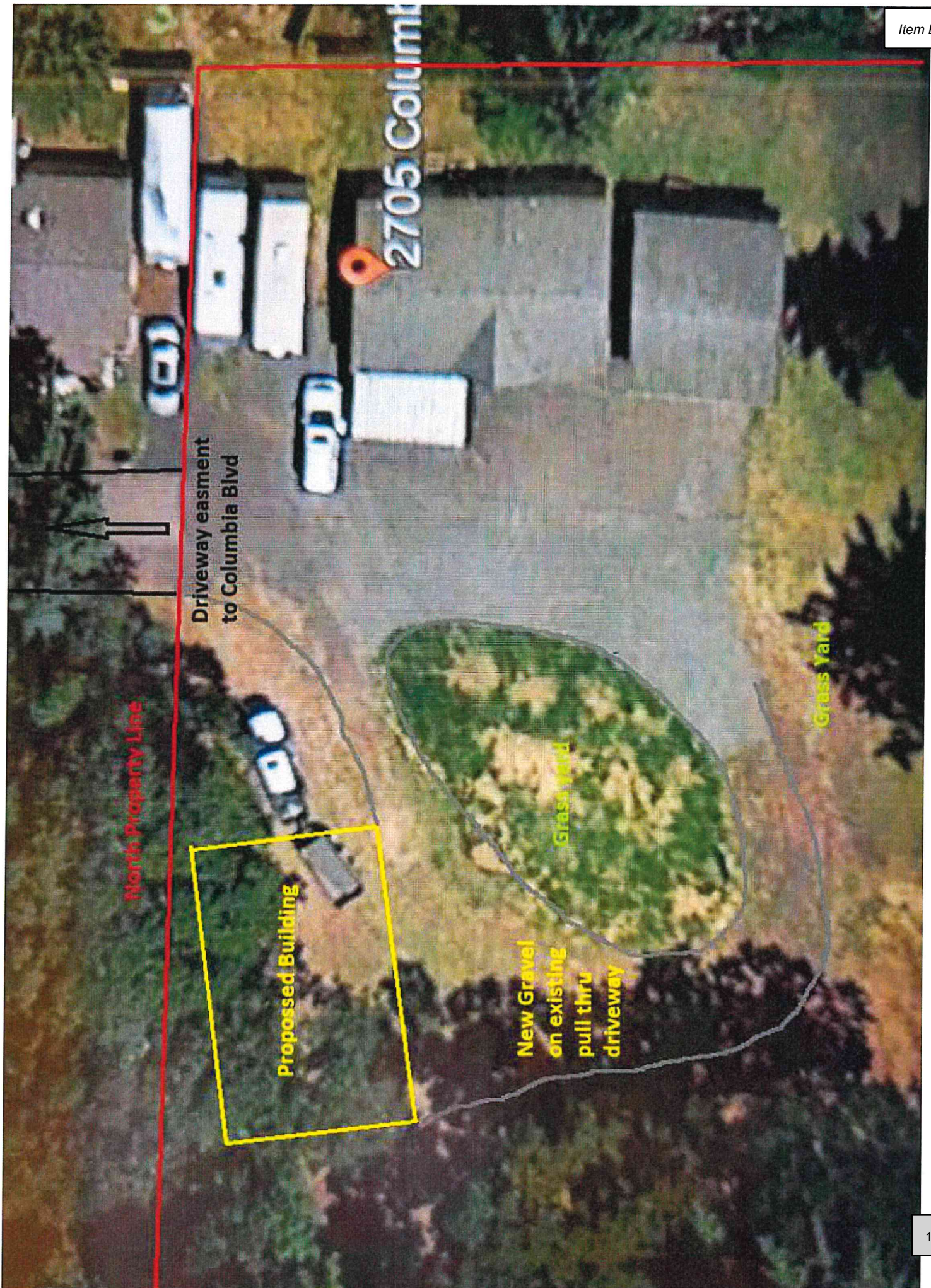
Attachments: *City Wetland Inventory Excerpt,*
Site Plan
Applicant Packet (9)



City Wetland Inventory Except



Item B.

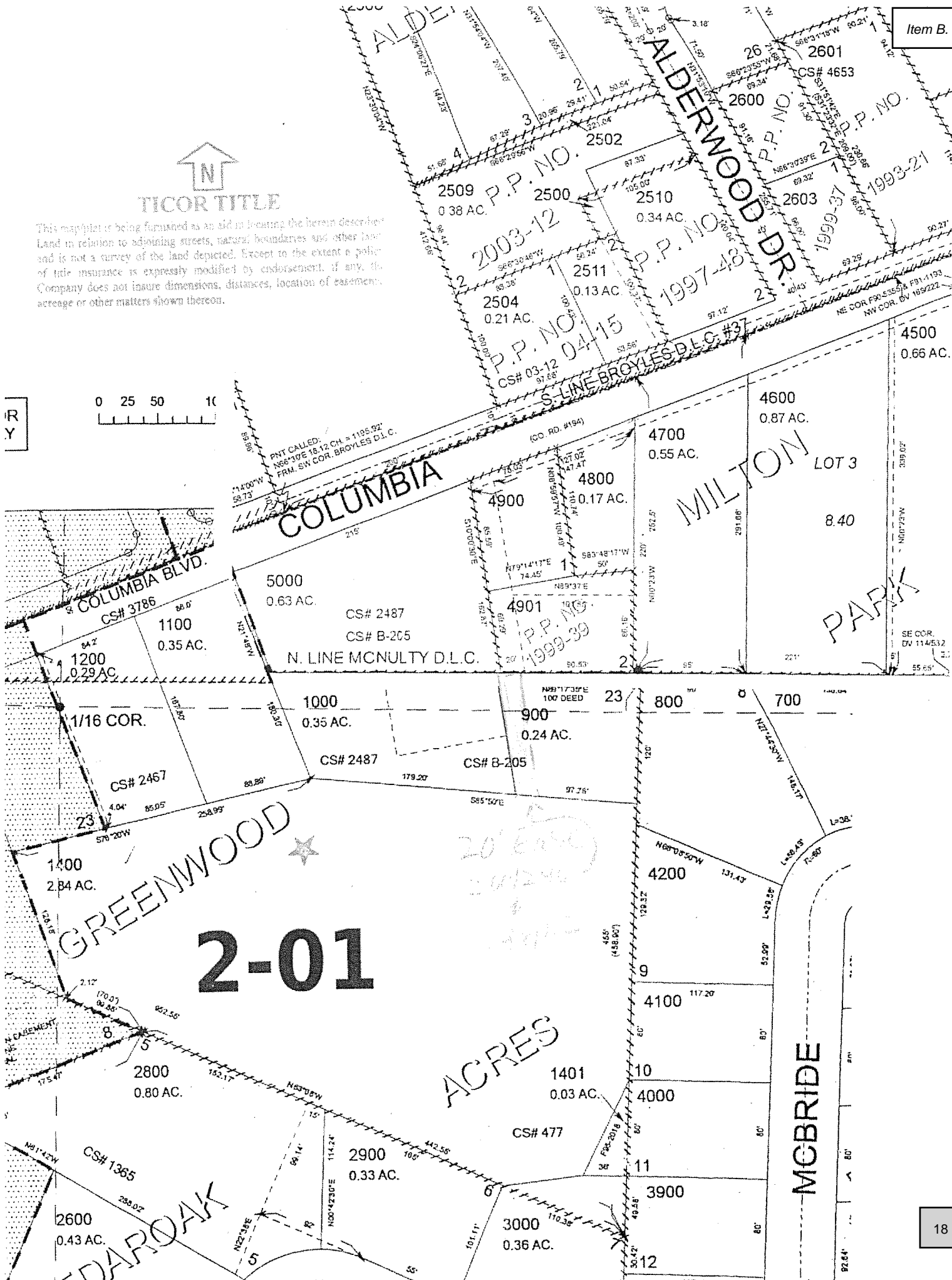


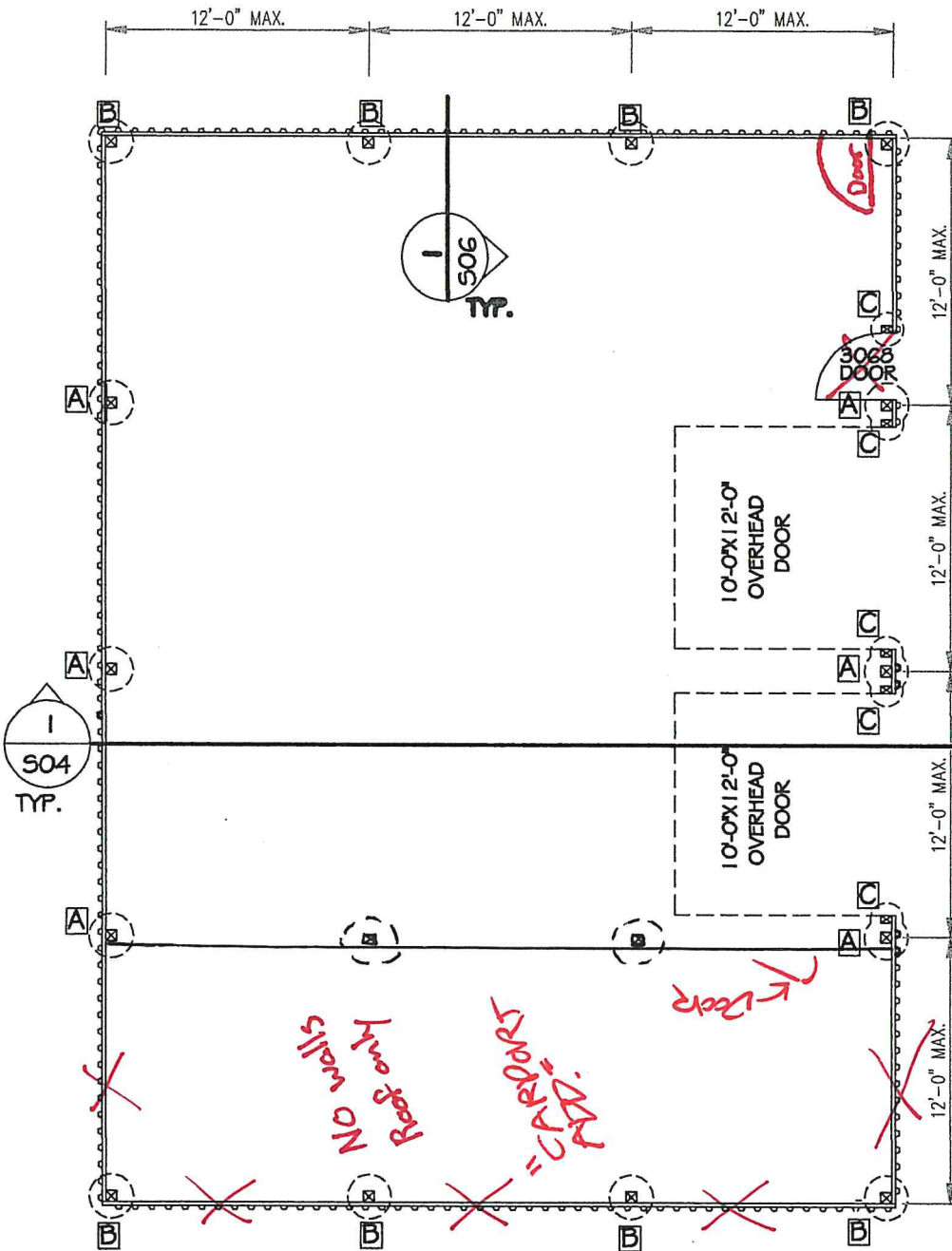
↑
TICOR TITLE

This map/plot is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

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POST	POST SIZE	HOLE DIA (IN)	HOLE DEPTH (IN)	REMARKS
A	P.T 6X6 HF#2	24	54	SEE DETAIL 2/S09
B	P.T 6X6 HF#2	24	54	SEE DETAIL 2/S09
C	P.T 4X6 HF#2	18	42	SEE DETAIL 2/S09

1 FOUNDATION/ FLOOR PLAN
S02

BUILDING CODES DIVISION

1535 EDGEWATER STREET NW
SALEM OR 97306
P.O.BOX 14470
TEL: (503) 378-4133 FAX: (503) 378-2322

READY BUILD PLAN #2014-01

PRESCRIPTIVE POST FRAME BUILDING
36'-0" X 48'-0" X 14'-0"

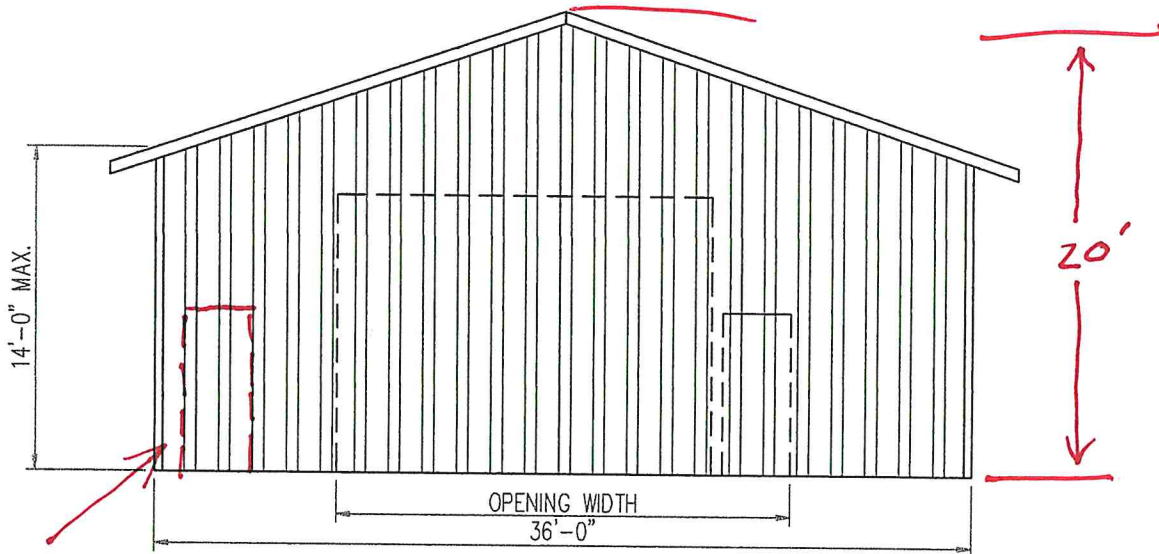
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SNOW: 30 PSF

BUILDING CODE:

OSSC:2010

Sheet:

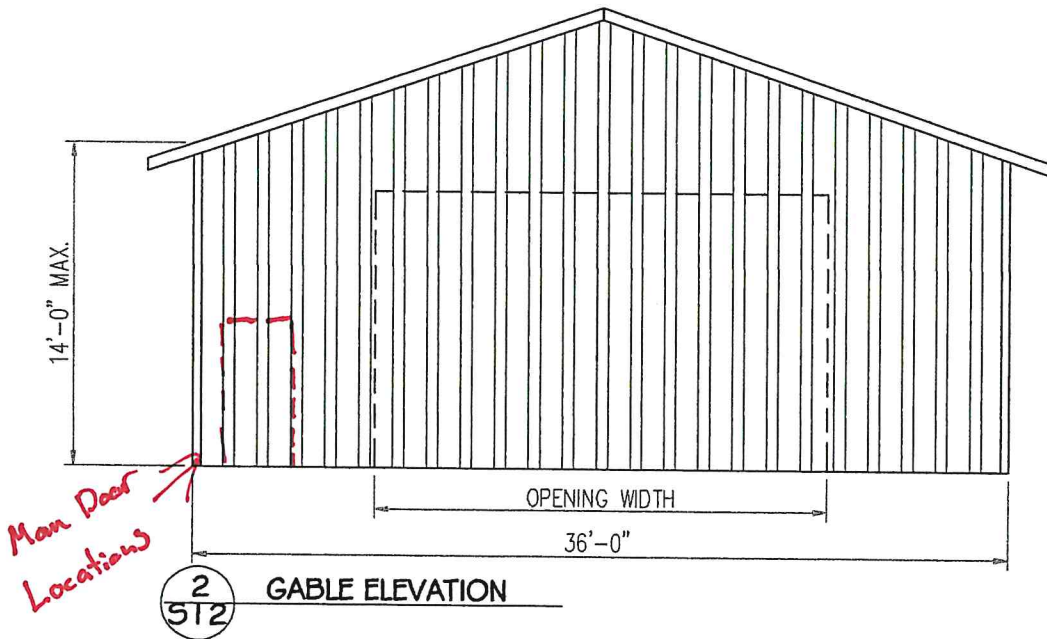
S02



1
S12 GABLE ELEVATION

PLAN NOTES:

1. MAXIMUM OPENING WIDTH IS 20'-0"
2. SEE 1/S11 FOR TRUSS BOTTOM CHORD BRACING FOR OPENING GREATER THAN 14'-0"
3. STITCH WALL PER S10 WHEN OPENING IS EQUAL OR GREATER THAN 16'-0"



BUILDING CODES DIVISION

1535 EDGEWATER STREET NW
SALEM OR 97306
P.O. BOX 14470
TEL: (503) 378-4133 FAX: (503) 378-2322

READY BUILD PLAN #2014-01
PRESCRIPTIVE POST FRAME BUILDING
36'-0" X 48'-0" X 14'-0"

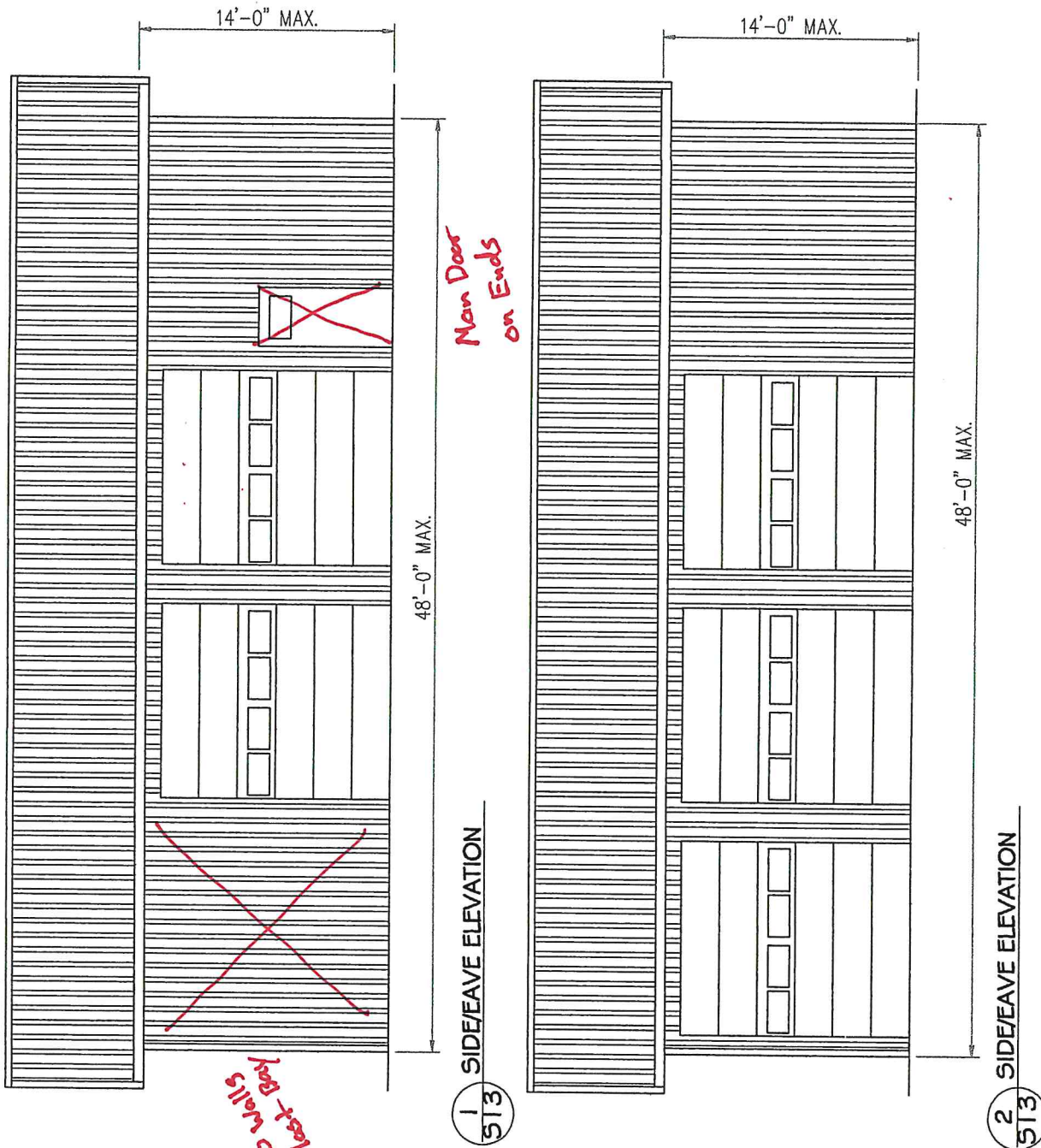
WIND: 95 MPH EXPOSURE "B"
SNOW: 30 PSF

BUILDING CODE:

Sheet:

OSSC: 2010

S12



PLAN NOTES:

1. MINIMUM 12'-0" SOLID WALL
2. (3) 10'-0" WIDE OVERHEAD DOORS OR (2) 10'-0" WIDE OVERHEAD DOORS AND 1 MAN DOOR CAN BE PLACED IN THE EAVE WALL
3. STITCH WALL PER S10 WHEN THE SOLID WALL IS 12'-0"

BUILDING CODES DIVISION

1535 EDGEWATER STREET NW
SALEM OR 97306
P.O. BOX 14470
TEL: (503) 378-4133 FAX: (503) 378-2322

READY BUILD PLAN #2014-01
PRESCRIPTIVE POST FRAME BUILDING
36'-0" X 48'-0" X 14'-0"

WIND: 95 MPH EXPOSURE "B"
SNOW: 30 PSF

BUILDING CODE:

Sheet:

OSBC: 2010

S13

Planning commission,

I am writing you as a property owner seeking a building size variance for a detached shop to be situated at my address; 2705 Columbia Blvd, St. Helens. My tax lot 1400 is nearly 3 acres in size and currently my home and detached garage are the only structures.

City code has a max size requirement of 1000 square foot for detached out buildings. I am submitting plans to build a 48' wide x 36' deep shop, which would be a 1728 square foot building. The size for my proposed shop is based on the amount of covered storage I am looking for. I hope to use plans from Dahlgren's Building Center for the structure.

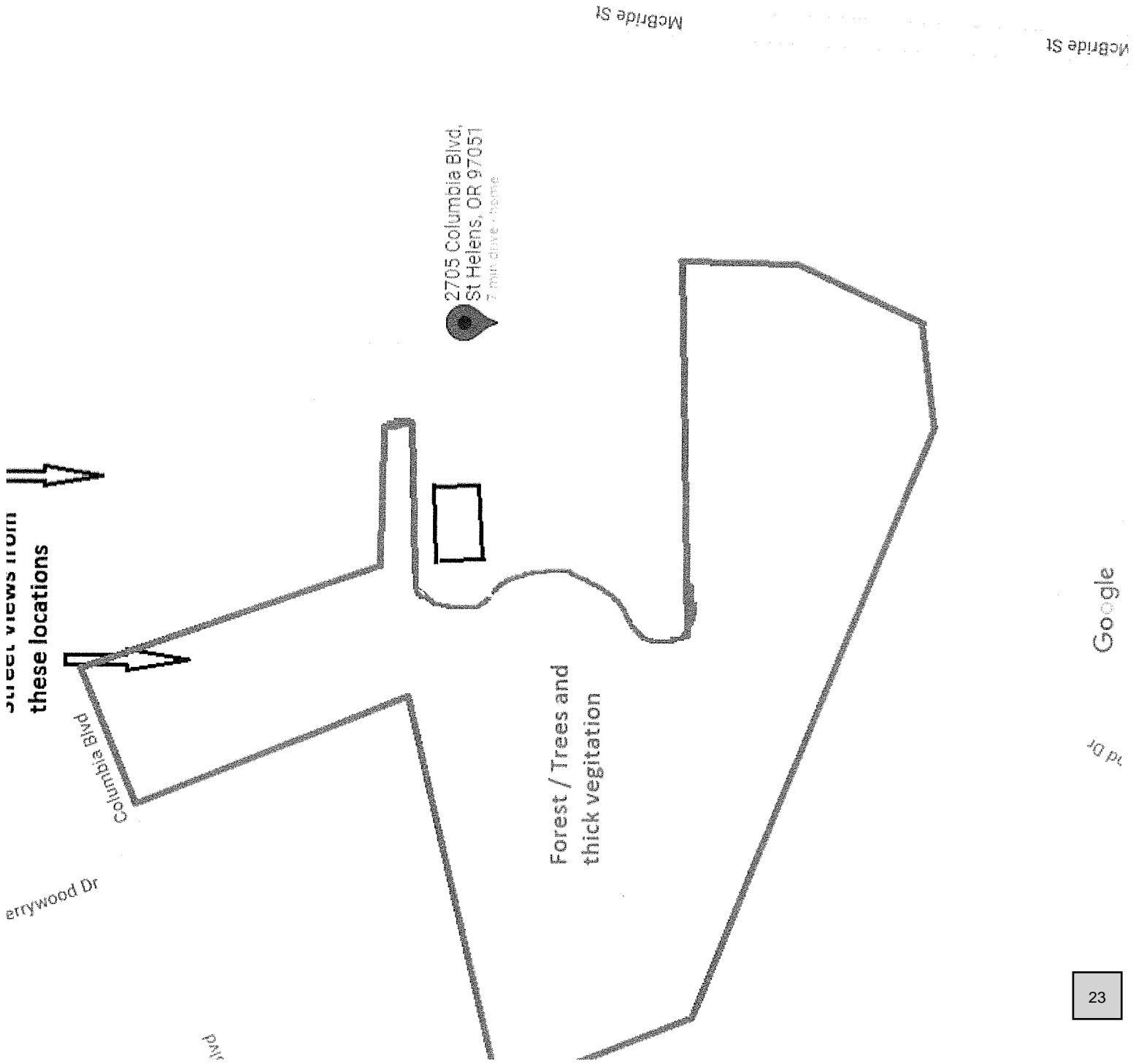
My tax lot 1400 parcel is tucked back behind multiple tax lots that front on Columbia Blvd, making my parcel difficult to see from the road. I believe the unique size and location of my property sets it apart from the other surrounding tax lots, making it easier to fit a larger building onto my lot without looking oversize. I have reached out and spoken with both of my neighbors that own the property adjacent to the location I have selected. They have no objections and think that a building will look better than the current tarps and covers I use for storage. This building will not block any views or have any negative visible impact on the neighborhood.

I have chosen the location for the building based on the configuration of my current driveway which will allow access for moving large trailers in and out of the building. Our circular driveway makes it functional while not disrupting my current yard and play space for my kids. The proposed building is for storage of 2 large camping trailers, a boat, and my truck, along with various other outdoor items that currently sit out under covers or tarps. My building plans show a very similar roof pitch and overhangs that will match my already existing manufactured home. I also hope to match our home colors with those I choose for the shop, once the structure is completed. If I can provide any further information that will assist you in allowing this variance, please let me know.

Best Regards,

Jake Hanna

503 616 1470





Google



**CITY OF ST. HELENS PLANNING DEPARTMENT
STAFF REPORT
Annexation A.7.21**

DATE: December 1, 2021
TO: Planning Commission
FROM: Jennifer Dimsho, AICP, Associate Planner
APPLICANT: Michelle Eggers
OWNERS: Bart & Janet Grabhorn
ZONING: Columbia County's Commercial-General (C-3)
LOCATION: 58389 Columbia River Highway
 4N1W-8DB-500
PROPOSAL: The property owner filed consent to annex because they would like to use the City's development rules and eventually connect to City utilities.

SITE INFORMATION / BACKGROUND

This lot requested to be annexed is 0.26 acres in size (11,475 square feet). It is an underdeveloped corner lot that abuts Columbia River Highway to the east and 1st Street to the north. There is a small (under 200 square foot) structure, a freestanding message board sign, and a cyclone fence surrounding the property. The property is relatively flat but elevated compared to US 30 and 1st Street. There are no trees on the lot, and it is mostly covered with gravel. There is an existing curb with a curb cut and paved access to the property but there are no sidewalks or gutters along 1st Street. There is an existing curb tight sidewalk along US 30. Both City water and sanitary sewer are available in the 1st Street right-of-way when the applicant is ready to develop the site.



*Left: 1st Street frontage with existing curb/curb cut. Small structure can be seen on right.
 Right: US 30 frontage looking north. Freestanding message board sign can be seen just to the left inside the cyclone fence*

PUBLIC HEARING & NOTICE

Public hearing before the Planning Commission for *recommendation to the City Council*: December 14, 2021. Public hearing before the City Council: January 19, 2022.

Notice of this proposal was sent to the Oregon Department of Land Conservation and Development on November 9, 2021 through their PAPA Online Submittal website.

Notice of this proposal was sent to surrounding property owners within 300 feet of the subject property on November 23, 2021 via first class mail. Notice was sent to agencies by mail or e-mail on the same date.

Notice was published on December 1, 2021 in The Chronicle newspaper.

AGENCY REFERRALS & COMMENTS

As of the date of this staff report, the following agency comments have been received:

Columbia County Land Development Services: Supports this annexation as presented since this property is within the City's Urban Growth Boundary.

Columbia County Public Works Department: No comments or concerns.

APPLICABLE CRITERIA, ANALYSIS & FINDINGS

SHMC 17.08.040 (1) – Quasi-judicial amendment and standards criteria

- (a) A recommendation or a decision to approve, approve with conditions, or to deny an application for a quasi-judicial amendment shall be based on all of the following standards:
 - (i) The applicable comprehensive plan policies and map designation; and that the change will not adversely affect the health, safety, and welfare of the community; and
 - (ii) The applicable Oregon Statewide Planning Goals adopted under ORS Chapter 197, until acknowledgment of the comprehensive plan and ordinances; and
 - (iii) The standards applicable of any provision of this code or other applicable implementing ordinance.
- (b) Consideration may also be given to:
 - (i) Any applicable evidence of change in the neighborhood or community or a mistake or inconsistency in the comprehensive plan or zoning map as it relates to the property which is the subject of the development application.

Discussion: (a)(i) The Comprehensive Plan designation for the subject property is Unincorporated Highway Commercial. Applicable designation and zoning district for annexation are discussed later.

There is no known conflict with the general Comprehensive Plan policies identified in Chapter 19.08 SHMC. Note that SHMC 19.08.030 discusses public services and facilities and includes utility provisions (e.g., water and sewer) as well as services such as police and library. In sum, all services are intertwined; the consent to annexation allows connection to City sewer to support

existing and future development on the subject property, and, once annexed, all other City services/facilities. By this process, the proposal complies with this aspect of the Comprehensive Plan. There is no known conflict with the specific Comprehensive Plan policies identified in Chapter 19.12 SHMC.

There is no known conflict with the addendums to the Comprehensive Plan which includes Economic Opportunities Analysis (Ord. No. 3101), Waterfront Prioritization Plan (Ord. No. 3148), the Transportation Systems Plan (Ord. No. 3150), the Corridor Master Plan (Ord. No. 3181), the Parks & Trails Master Plan (Ord. No. 3191), the Riverfront Connector Plan (Ord. No. 3241), and the Housing Needs Analysis (Ord. No. 3244).

Finally, there is no evidence that this proposal will be contrary to the health, safety, and welfare of the community.

(a)(ii) The City's Comprehensive Plan has been adopted by the State, thus, the applicable Oregon Statewide Planning Goals adopted under ORS Chapter 197 do not need to be analyzed per this section.

(a)(iii) In addition, Section 3 of the City's Charter states that "annexation, delayed or otherwise, to the City of St. Helens, may only be approved by a prior majority vote among the electorate." However, during the 2016 Legislative Assembly, Senate Bill 1578 was passed. It states that a City shall annex the territory without submitting the proposal to the electors if certain criteria are met:

1. Property is within the UGB
2. Property will be subject to the City's Comprehensive Plan
3. Property is contiguous to the City limits or is separated by only a public right of way or body of water
4. Property conforms to all other City requirements

This property is separated by only a public right-of-way to City limits. As this proposal meets these criteria, this property will **not** be subject to a majority vote among the electorate.

Other provisions applicable to this proposal are discussed elsewhere herein.

(b) There is no evidence of a change in neighborhood, or mistake or inconstancy in the Comprehensive Plan or Zoning Map.

Finding: The quasi-judicial amendment and standards criteria are met.

SHMC 17.08.060 – Transportation planning rule compliance

- (1) Review of Applications for Effect on Transportation Facilities. A proposed comprehensive plan amendment, zone change or land use regulation change, whether initiated by the city or by a private interest, shall be reviewed to determine whether it significantly affects a transportation facility, in accordance with OAR 660-012-0060 (the Transportation Planning Rule ("TPR")).

"Significant" means the proposal would:

- (a) Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);

- (b) Change standards implementing a functional classification system; or
- (c) As measured at the end of the planning period identified in the adopted transportation system plan:
 - (i) Allow land uses or levels of development that would result in types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;
 - (ii) Reduce the performance of an existing or planned transportation facility below the minimum acceptable performance standard identified in the TSP; or
 - (iii) Worsen the performance of an existing or planned transportation facility that is otherwise projected to perform below the minimum acceptable performance standard identified in the TSP or comprehensive plan.
- (2) Amendments That Affect Transportation Facilities. Comprehensive plan amendments, zone changes or land use regulations that significantly affect a transportation facility shall ensure that allowed land uses are consistent with the function, capacity, and level of service of the facility identified in the TSP. This shall be accomplished by one or a combination of the following:
 - (a) Adopting measures that demonstrate allowed land uses are consistent with the planned function, capacity, and performance standards of the transportation facility.
 - (b) Amending the TSP or comprehensive plan to provide transportation facilities, improvements or services adequate to support the proposed land uses consistent with the requirements of OAR 660-012-0060.
 - (c) Altering land use designations, densities, or design requirements to reduce demand for vehicle travel and meet travel needs through other modes of transportation.
 - (d) Amending the TSP to modify the planned function, capacity or performance standards of the transportation facility.
- (3) Traffic Impact Analysis. A traffic impact analysis shall be submitted with a plan amendment or zone change application, as applicable, pursuant to Chapter 17.156 SHMC.

Discussion: This section reflects State law regarding the Transportation Planning Rule (TPR): Transportation Planning Rule (TPR), OAR 660, Division 12. The TPR requires that where an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation would significantly affect an existing or planned transportation facility, the local government shall put in place measures to assure that allowed land uses are consistent with the identified function, capacity, and performance standards of the facility. **Current zoning of the property is Columbia County's Commercial-General (C-3) and the City's only zoning option given annexation is Highway Commercial.**

Generally, when comparing potential land use impact on transportation facilities, the *reasonable worst case scenario* for the existing and proposed designation/zone are considered. The potential land uses are very similar for both the City and County. The City's zoning is comparable to the County with regards to the possible intensity of uses allowed and potential vehicular trips generated. Thus, this proposal will not affect an existing or planned transportation facility.

Finding: No transportation facility will be significantly affected by this proposal. No traffic impact analysis is warranted.

SHMC 17.28.030 (1) – Annexation criteria

- (a) Adequate public facilities are available to the area and have sufficient capacity to provide service for the proposed annexation area; and
- (b) Comply with comprehensive plan amendment standards and zoning ordinance amendment standards and not be in conflict with applicable comprehensive plan policies and implementing ordinances; and
- (c) Complies with state laws; and

- (d) Abutting roads must meet city standards or property owner will be required to sign and record an irrevocable consent to local improvement district; and
- (e) Property exceeding 10 acres in gross size must show a need on the part of the city for such land if it is designated residential (e.g., less than five years' supply of like designated lands in current city limits).

Discussion: (a) Water – The site is not currently connected to City water, although it is available in the 1st Street right-of-way abutting the property when the applicant desires to connect with development. Regarding capacity, the City's current water capacity is 6 million gallons/day and the peak flow, usually in the summer, is 3 to 4 million gallons/day. Additionally, the City has the capacity of approximately 10 million gallons to meet future demands. Any additional uses that occur on the subject property can be accommodated by the City's municipal water system as infrastructure has substantial capacity available.

Sewer – Sewer is also available within the 1st Street right-of-way when the applicant desires to connect with development. With regards to capacity, the City's wastewater treatment plant currently has a daily limit (physically and as permitted by DEQ) to handle over 50,000 pounds of Biochemical Oxygen Demand (BOD) and a monthly average limit of 26,862 pounds. This is the "loading" or potency of the wastewater received by the plant. The average daily BOD is well below this at only 1,500 pounds. Thus, any potential uses that occur on the subject property can be accommodated by the City's sanitary sewer system as infrastructure is in place and there is substantial capacity available.

Transportation - As described above, this proposal poses no significant impact on a transportation facility.

Finding: Adequate public facilities are available to the area and have sufficient capacity to provide service for the proposed annexation area.

(b) There has not been an established land use on the subject property in some years. Any use would likely require land use permitting and be required to comply with our standards.

Finding: There is no known conflict with the Comprehensive Plan and implementing ordinances.

(c) With regards to Oregon Revised Statutes (ORS), city annexations of territory must be undertaken consistent with ORS 222.111 to 222.183.

Pursuant to ORS 222.111(1), a City may only annex territory that is not within another City, and the territory must either be contiguous to the annexing City or be separated from the City only by a body of water or public right-of-way. The subject property is not within another City's jurisdiction and City of St. Helens corporate limits lies on the north and east sides of the subject property.

Although undertaking an annexation is authorized by state law, the manner in which a city proceeds with annexation is also dictated in the city charter. ORS 222.111(1) references a city's

charter as well as other ORS. St. Helens' Charter requirements pertaining to annexations are noted above.

Per ORS 222.111(2) an annexation may be initiated by the owner of real property or the city council. This annexation request was initiated by the property owner. Further, ORS 222.125 requires that that all property owners of the subject property to be annexed and at least half of the electors residing on the property consent in writing to the annexation. These documents were submitted with the annexation application.

ORS 197.175(1) suggests that all annexations are subject to the statewide planning goals. The statewide planning goals that could technically apply or relate to this proposal are Goals 1, 2, 11 and 12.

- ***Statewide Planning Goal 1: Citizen Involvement.***

Goal 1 requires the development of a citizen involvement program that is widespread, allows two-way communication, provides for citizen involvement through all planning phases, and is understandable, responsive, and funded.

Generally, Goal 1 is satisfied when a local government follows the public involvement procedures set out in the statutes and in its acknowledged comprehensive plan and land use regulations.

The City's Development Code is consistent with State law with regards to notification requirements. Pursuant to SHMC 17.20.080 at least one public hearing before the Planning Commission and City Council is required. Legal notice in a newspaper of general circulation is also required. The City has met these requirements and notified DLCD of the proposal.

- ***Statewide Planning Goal 2: Land Use Planning.***

This goal requires that a land use planning process and policy framework be established as a basis for all decisions and actions relating to the use of land. All local governments and state agencies involved in the land use action must coordinate with each other. City, county, state and federal agency and special districts plans and actions related to land use must be consistent with the comprehensive plans of cities and counties and regional plans adopted under Oregon Revised Statutes (ORS) Chapter 268.

Generally, Goal 2 requires that actions related to land use be consistent with acknowledged Comprehensive Plans and coordination with affected governments and agencies and be based on an adequate factual base. The City has an adopted Comprehensive Plan, compliance of this proposal which is addressed herein. Moreover, explanation and proof of coordination with affected agencies and factual base are described herein, as well, including inventory, needs, etc.

- ***Statewide Planning Goal 11: Public Facilities and Services.***

Goal 11 requires cities and counties 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. The goal requires that urban and rural development be "guided and supported by types and levels of urban and rural public facilities and services

appropriate for, but limited to, the needs and requirements of the urban, urbanizable and rural areas to be served."

City water sewer capacities are adequate to serve the subject property. This is explained above. The existing development is adequately served.

- ***Statewide Planning Goal 12: Transportation.***

Goal 12 requires cities, counties, metropolitan planning organizations, and ODOT to provide and encourage a "safe, convenient and economic transportation system." This is accomplished through development of Transportation System Plans based on inventories of local, regional and state transportation needs. Goal 12 is implemented through OAR 660, Division 12, also known as the Transportation Planning Rule ("TPR"). The TPR contains numerous requirements governing transportation planning and project development.

Traffic impacts and the City's provisions that address the TPR are explained above. This proposal will not significantly affect an existing or planned transportation facility.

(d) The subject property abuts Highway 30 in the front. Highway 30 is a major arterial with curb-tight sidewalks abutting the subject property, which does not meet our typical cross section standard. The existing right-of-way for major arterials is 101', which is also not met. The subject property also abuts 1st Street which has a 50' wide right-of-way. This meets the minimum standard for local streets. 1st Street only has an existing curb without sidewalks or gutters. **However, this property not the subject of a current development land use review, which provides the legal nexus and proportionality to require such improvements or right-of-way dedications.** As such, no improvements are warranted with this proposal.

(e) The subject property is not greater than 10 acres in gross size. A needs analysis is not necessary.

Finding: The annexation approval criteria are met for this proposal.

SHMC 17.28.030 (2) – Annexation criteria

The plan designation and the zoning designation placed on the property shall be the city's zoning district which most closely implements the city's comprehensive plan map designation.

Discussion: The Comprehensive Plan designation is currently Unincorporated Highway Commercial (UHC). The City's only zoning option given annexation is Highway Commercial (HC). The Comprehensive Plan designation would thus be Highway Commercial (Incorporated) (HC).

Finding: Upon annexation, the subject property's Comprehensive Plan designation shall be Highway Commercial (Incorporated) and zoned Highway Commercial (HC).

SHMC 17.112.020 – Established & Developed Area Classification criteria

- (1) Established Area.
 - (a) An "established area" is an area where the land is not classified as buildable land under OAR 660-08-0005;
 - (b) An established area may include some small tracts of vacant land (tracts less than an acre in size) provided the tracts are surrounded by land which is not classified as buildable land; and
 - (c) An area shown on a zone map or overlay map as an established area.
- (2) Developing Area. A "developing area" is an area which is included in the city's buildable land inventory under the provisions of OAR except as provided by subsection (1)(b) of this section.

Discussion: OAR 660-008-0005 classifies *buildable land* as:

Residentially designated land within the urban growth boundary, including both vacant and developed land likely to be redeveloped, that is suitable, available and necessary for residential uses. Publicly owned land is generally not considered available for residential uses. Land is generally considered "suitable and available" unless it:

- (a) Is severely constrained by natural hazards as determined under Statewide Planning Goal 7;
- (b) Is subject to natural resource protection measures determined under Statewide Planning Goals 5, 6, 15, 16, 17 or 18;
- (c) Has slopes of 25 percent or greater;
- (d) Is within the 100-year flood plain; or
- (e) Cannot be provided with public facilities.

OAR 660-008-0005 generally defines "Buildable Land" as vacant residential property not constrained by natural hazards or resources, and typically not publicly owned.

Finding: The subject property is not zoned residential. This provision does not apply.

CONCLUSION & RECOMMENDATION

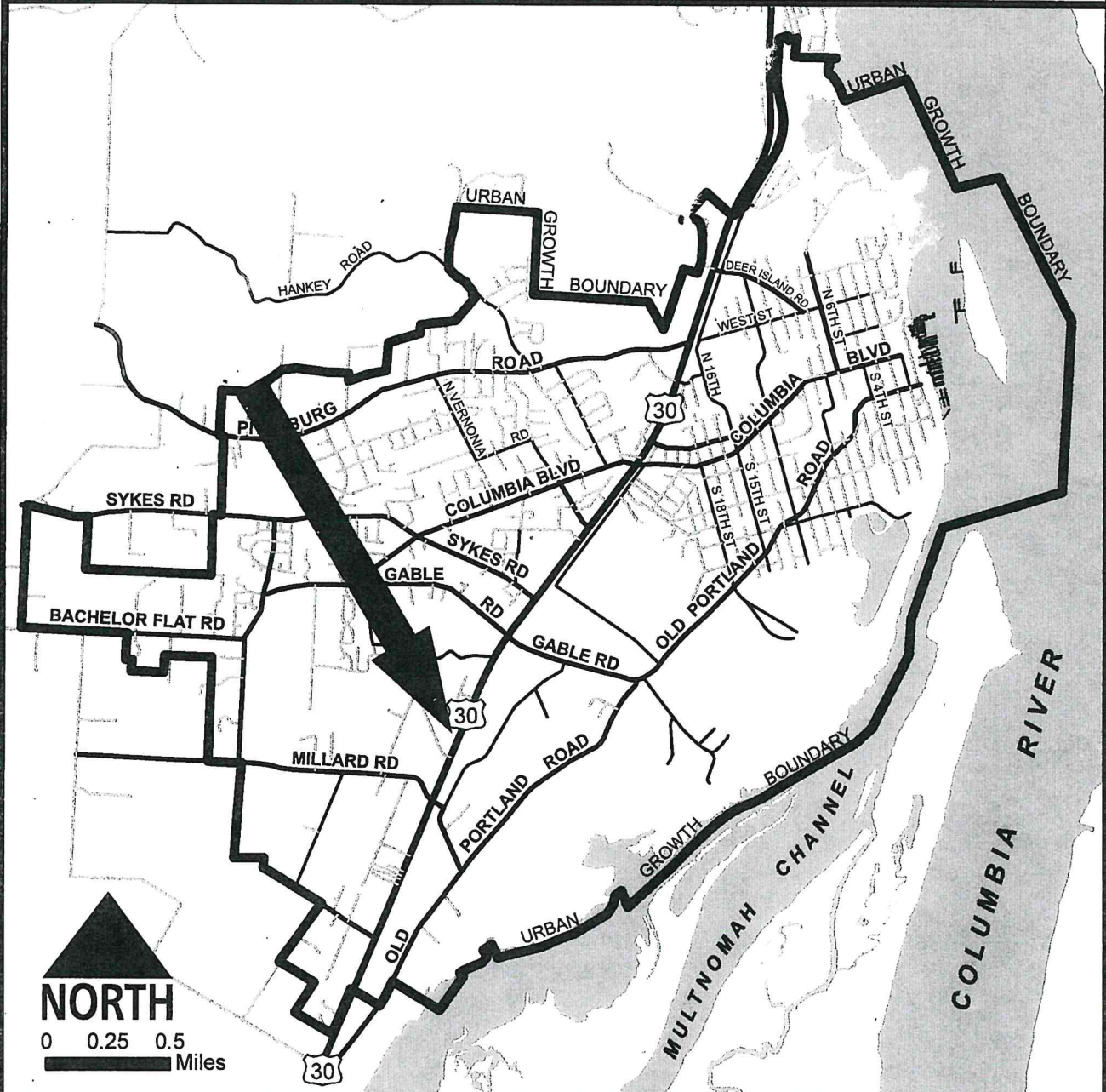
Based upon the facts and findings herein, staff recommends approval of this annexation and that upon annexation, the subject property have a Comprehensive Plan designation of Highway Commercial (Incorporated) HC and be zoned Highway Commercial (HC).

*This annexation will **not** be subject to voter approval subsequent to this land use process.*

Attachments: General Map
Taxlot Map
Aerial Map

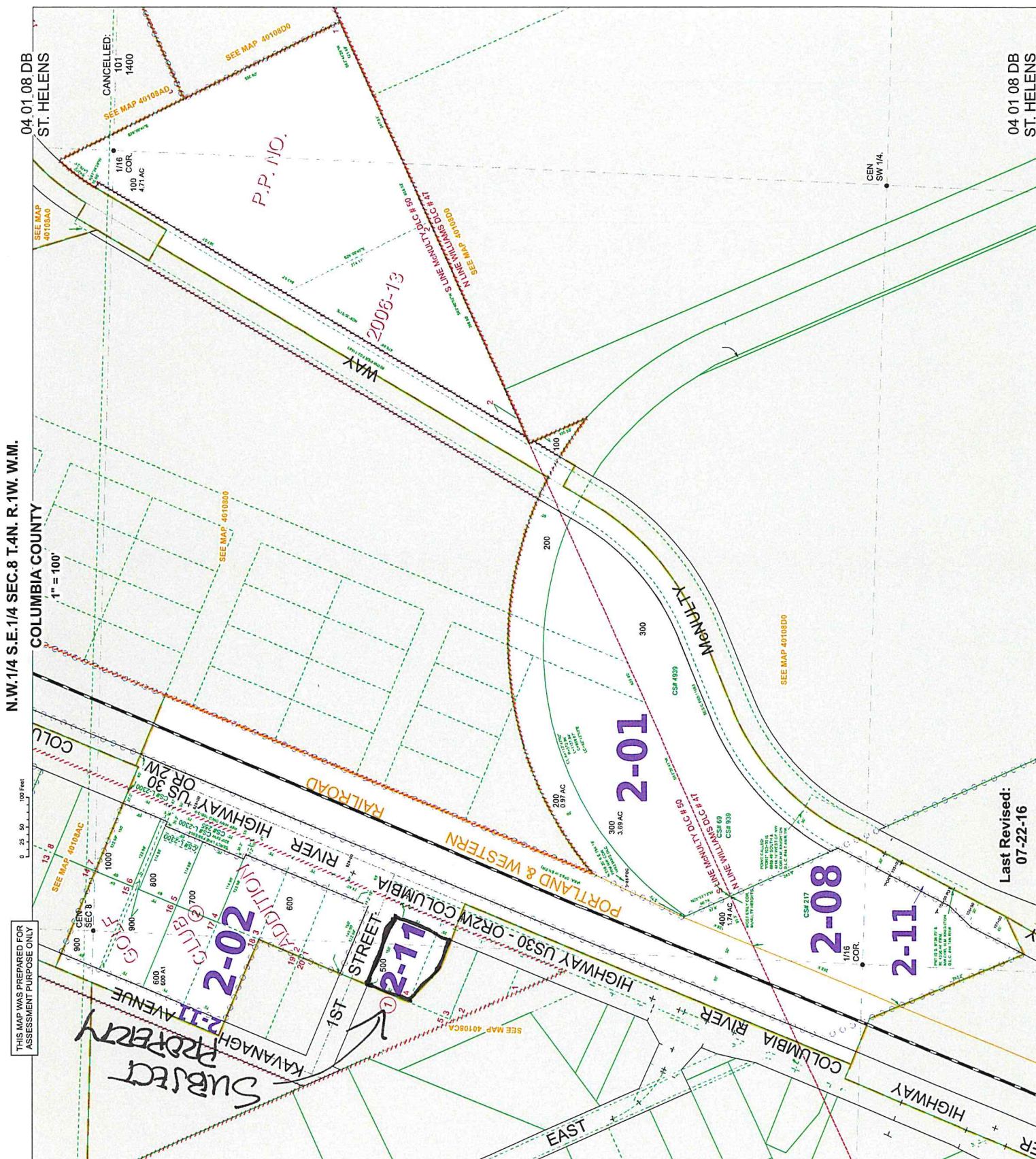
SUBJECT PROPERTY

~ Approximate Location ~

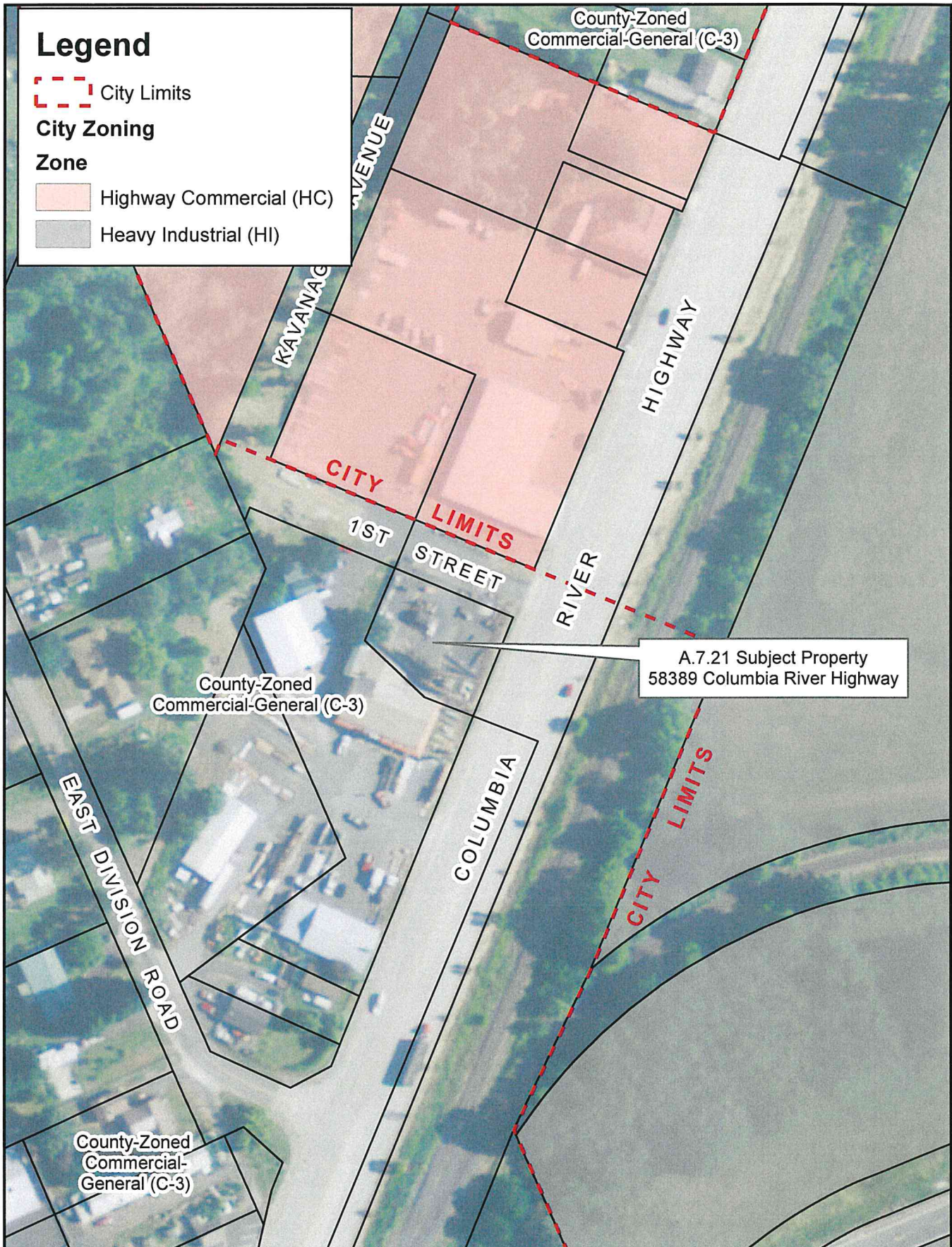


City of St. Helens Urban Growth Boundary Area Vicinity

jag/Dec. 2013



A.7.21 Annexation Aerial Map



CITY OF ST. HELENS PLANNING DEPARTMENT ACTIVITY REPORT



To: City Council
From: Jacob A. Graichen, AICP, City Planner
cc: Planning Commission

Date: 11.22.2019

This report does not indicate all *current planning* activities over the past report period. These are tasks, processing and administration of the Development Code which are a weekly if not daily responsibility. The Planning Commission agenda, available on the City's website, is a good indicator of *current planning* activities. The number of building permits issued is another good indicator as many require Development Code review prior to Building Official review.

PLANNING ADMINISTRATION—MISC.

Responded to a county referral at 2125 Gable Road. **See attached.**

I was hoping to start working on the Development Code amendments related to residential beyond duplexes as was completed this year. The Thanksgiving holiday season is a traditional time to start such an effort. Unfortunately, not this year. Fingers crossed the Christmas season will allow a jump start in that effort.

DEVELOPMENT CODE ENFORCEMENT

In the June, July and October department reports, I mentioned an unlawful structure case on the 400 Block of Greycliffs Drive. The person responsible has now been before the judge with a court mandate timeline of compliance by Dec. 2nd.

In the July, August and September department reports, I mention 264 N. Columbia River Highway. Due to no proactive efforts towards compliance from the tenant or owner, I asked code enforcement to get involved. The activity lacks both a business license and land use permitting, amongst other issues.

As a tool for certain enforcement actions, I am looking at using a provision that allows discontinuance of water service. Attempting to consult with legal counsel.

PLANNING COMMISSION (& acting HISTORIC LANDMARKS COMMISSION)

November 9, 2021 meeting (outcome): The Commission held public hearing for three annexations and recommended approval of all to the Council.

December 14, 2021 meeting (upcoming): Two public hearings are scheduled. One is for an annexation of property on the corner of US30 and First Street (by Les Schwab Tires). The other is for a Variance to allow a residential accessory structure larger than the normal maximum size at 2705 Columbia Boulevard.

If we are lucky, the Commission will discuss the outcome of the Planning Commission Interview Committee's candidate interviews for the vacancy we have. The deadline for potential applicants was November 19, 2021 and we received a few. We'll see if we can manage

interviews in a short timeframe with the holiday season; otherwise, this may need to be on a 2022 agenda for the Commission.

GEOGRAPHIC INFORMATION SYSTEMS (GIS)

Quarterly data updates this month.

Our City Engineer was spearheading the 2021 Aerial Imaging and GIS Update Request for Proposal (RFP) (Dec. 2nd deadline) and abruptly retired this month. I assumed some involvement, but the vacancy of that position will increase my level of involvement. Glad this is starting though; we've been talking about it for YEARS. There have been several inquiries about the RFP so many proposals are anticipated.

ST. HELENS INDUSTRIAL BUSINESS PARK PROPERTY

The Council authorized infrastructure, etc. planning for "phase 1" of the parcellation plan for this property at their November 17, 2021 regular session.

ASSOCIATE PLANNER—*In addition to routine tasks, the Associate Planner has been working on:*
See attached.

October 20, 2021

REFERRAL AND ACKNOWLEDGMENT

To: City of St. Helens

NOTICE IS HEREBY GIVEN that Nicolas Vipond, representing Waste Connections, Inc. has submitted an application for a Design Review to install a 312 square foot prefabricated office trailer with stairs as accessory to the existing use. The subject property is located at 2125 Gable Rd. The subject property is zoned Light Industrial (M-2). The site contains 1.15 acres and is identified as Tax Map No. 4109-BB-01900. DR 21-05

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

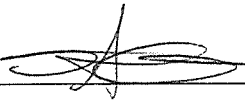
PLEASE RETURN BY: November 1, 2021

Planner: Ginger Davidson

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: PROPOSAL IS OK. AGREE THAT SMALL OFFICE IS AN ACCESSORY USE TO THE EXISTING
PRINCIPAL USE OF THE SUBJECT PROPERTY. SEE ATTACHED FOR ADDITIONAL INFO.

Signed:  Printed Name: JACOB GRAFCHEN
Title: CITY PLANNER Date: OCT. 27, 2021



CITY OF ST. HELENS PLANNING DEPARTMENT

MEMORANDUM

TO: Ginger Davidson, Planner, Columbia County
FROM: Jacob A. Graichen, AICP, City Planner
RE: Columbia County file DR 21-05
DATE: October 27, 2021

Zoning/Comprehensive Plan Designation:

The subject property has a city Comprehensive Plan designation of Unincorporated Light Industrial. If annexed, the property would be zoned Light Industrial (LI).

Equipment/vehicle repair and storage is a permitted use in the city's LI zoning district.

The present use noted by the applicant on the county's General Land Use Permit application notes "commercial – vehicle repair facility." The property is also used for storage too (e.g., waste containers and portable privies). An observed use technicality.

City Utilities:

City public water main is within abutting rights-of-way and available if needed.

City public sanitary sewer is not immediately available but if needed, a gravity sanitary sewer line could be extended southwesterly (500+ feet) to serve the site.

Connection to a city utility will require a consent to annex into the city of St. Helens.

**COLUMBIA COUNTY
LAND DEVELOPMENT SERVICES**

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

192-21-000225-PLNG

General Application

No. DR 21-05 File

GENERAL LAND USE PERMIT APPLICATION

TYPE OF PERMIT:

____ Zone Change
____ Temporary Permit
____ X Site Design Review
____ Resource Management Plan

Other: _____

APPLICANT: Name: Nicholas Vipond

Mailing address: 1500 SW 1st Avenue, Suite 240, Portland, OR 97201

Phone No.: Office 503-932-3002x123 Home _____

Email: nicholasv@livermoreAE.com

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

PROPERTY OWNER: _____ same as above, OR: Michellec@wasteconnections

Name: Waste Connection, INC. attn. Yuta Naganuma

Mailing Address: 501 SE Columbia Blvd. Vancouver WA 98661

Email: yuta.naganuma@wasteconnections.com 360-216-9263

PROPERTY ADDRESS (if assigned): 2125 Gable Road, St. Helens, OR 97051

TAX ACCOUNT NO.: 4109-BB-01900 Acres: 1.15 Zoning: M-2 (light industrial)

____ Acres: _____ Zoning: _____

____ Acres: _____ Zoning: _____

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

Use:

Approx. Acres

Commercial - Vehicle Repair Facility

Total acres (must agree with above): _____

General Application

File
No. _____

PROPOSED USES:

No Change to existing use. Proposed installation of 312sf prefabricated office trailer, ramp, and stair
as accessory to existing use.

WATER SUPPLY:

Unknown. No change to
existing plumbing or sanitary.

____ Private well.
Yes ____ No

Is the well installed? ____

____ Community system.

Name _____

METHOD OF SEWAGE DISPOSAL:

____ Community Sewer. Name _____
☒ 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

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

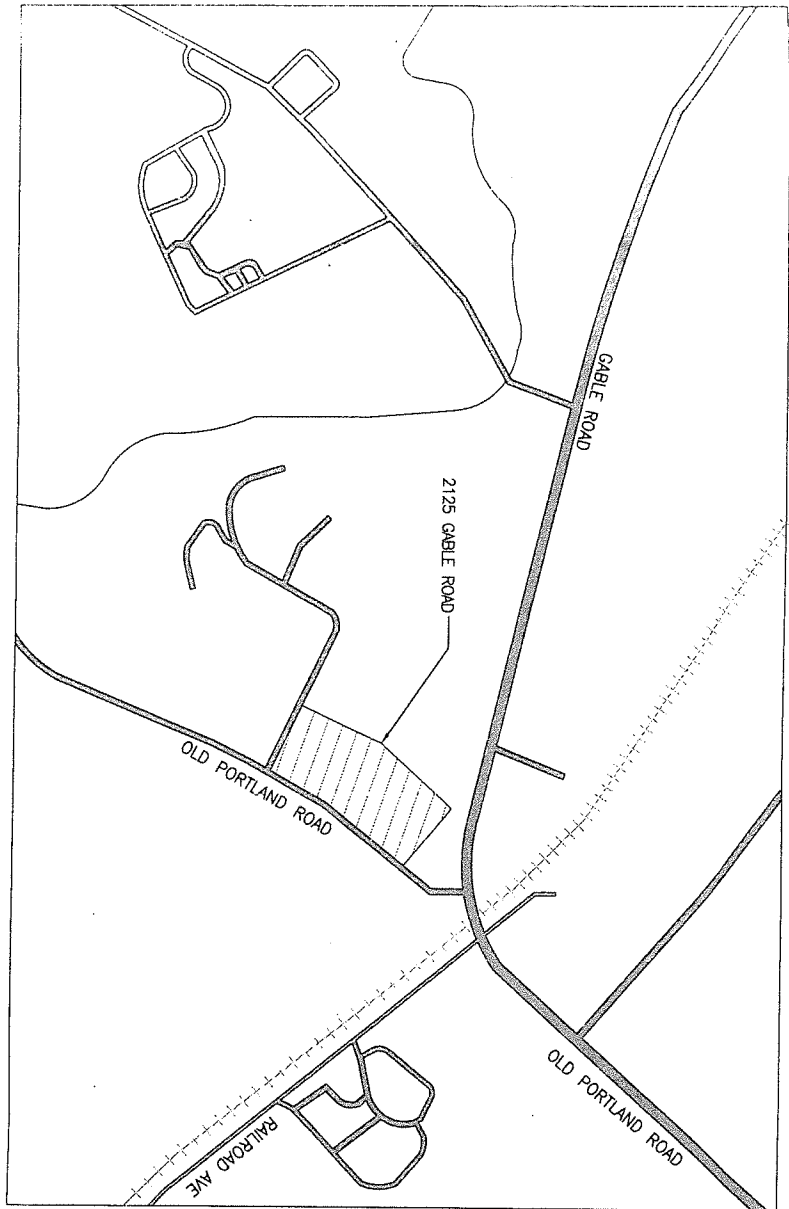
<u>Tax Account No.</u>	<u>Acres</u>	<u>Co-owners (if any)</u>
4109-BB-01800	1.14	
4109-BB-02000	0.56	

CERTIFICATION:

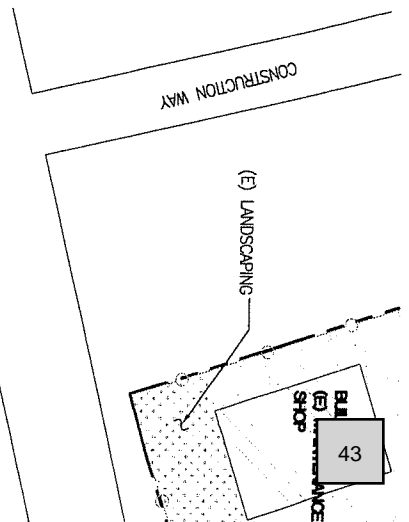
I hereby certify that all of the above statements, and all other documents submitted, are accurate and true to the best of my knowledge and belief.

Date: 05/17/2021 Signature: Nicholas Vipond

NOTE: Please attach an accurate and detailed plot plan, including property lines, existing and proposed structures, location of septic tank and drain field, farm - forest areas, large natural features



1 VICINITY MAP
 NORTH
 1" = 40'-0"
 T101 NOT TO SCALE



2 SITE PLAN
 TRUE PLAN
 NORTH
 1" = 40'-0"
 T101

GENERAL NOTES

- THE CONTRACTOR SHALL HAVE A FULL SET OF THE PROJECT SITE AT ALL TIMES
- ALL WORK SHALL COMPLY WITH THE LOCAL JUR
- THE CONTRACTOR SHALL VERIFY ALL EXISTING C WORK PRIOR TO THE START OF CONSTRUCTION

GENERAL

ACCOUNT NUMBER
MAP TAXLOT NUMBER
ZONING
SITE AREA
EXISTING BUILDING 1 FOOT PRINT
EXISTING BUILDING 2 FOOT PRINT
PREFABRICATED OFFICE TRAILER FOOT PRINT

GENERAL

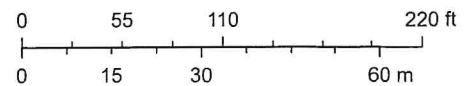
DR 21-05, Aerial Map

Item H.



5/20/2021, 10:42:17 AM

1:1,200



- Override 1
- Taxlots
- Sections
- Township & Range
- City Limits
- Railroads
- Minor Roads
- Arterial Roads
- Oregon State Aerial - 2018
- Red: Band_1
- Green: Band_2
- Blue: Band_3

Oregon Statewide Imagery Program (OSIP) - Oregon Imagery Framework Implementation Team, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c)

REFERRED SUBMITTALS TO BE SUBMITTED TO THE AUTHORITY HAVING JURISDICTION AT A
MMP AND STAIR (OTHERS)

THE CONTRACTOR SHALL PROVIDE COMPLETE DESIGN DRAWINGS AND STAMPED BY A LICENSED ENGINEER. DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW. THE ARCHITECT SHALL BE RESPONSIBLE FOR SUBMITTING DRAWINGS AND TO THE AUTHORITY HAVING JURISDICTION AND FOR ANY REQUIRED PLAN CHECK OR PERMIT FEES.

EMAIL:

yuta.naganuma@wateconnections.com

**LIVERMORE ARCHITECTURE &
ENGINEERING, INC.**

CONTACT: GARY LIVERMORE, P.E., ARCHITECT
1500 SW FIRST AVE, SUITE 240
PORTLAND, OR 97239
(503) 892-3502

PHONE:

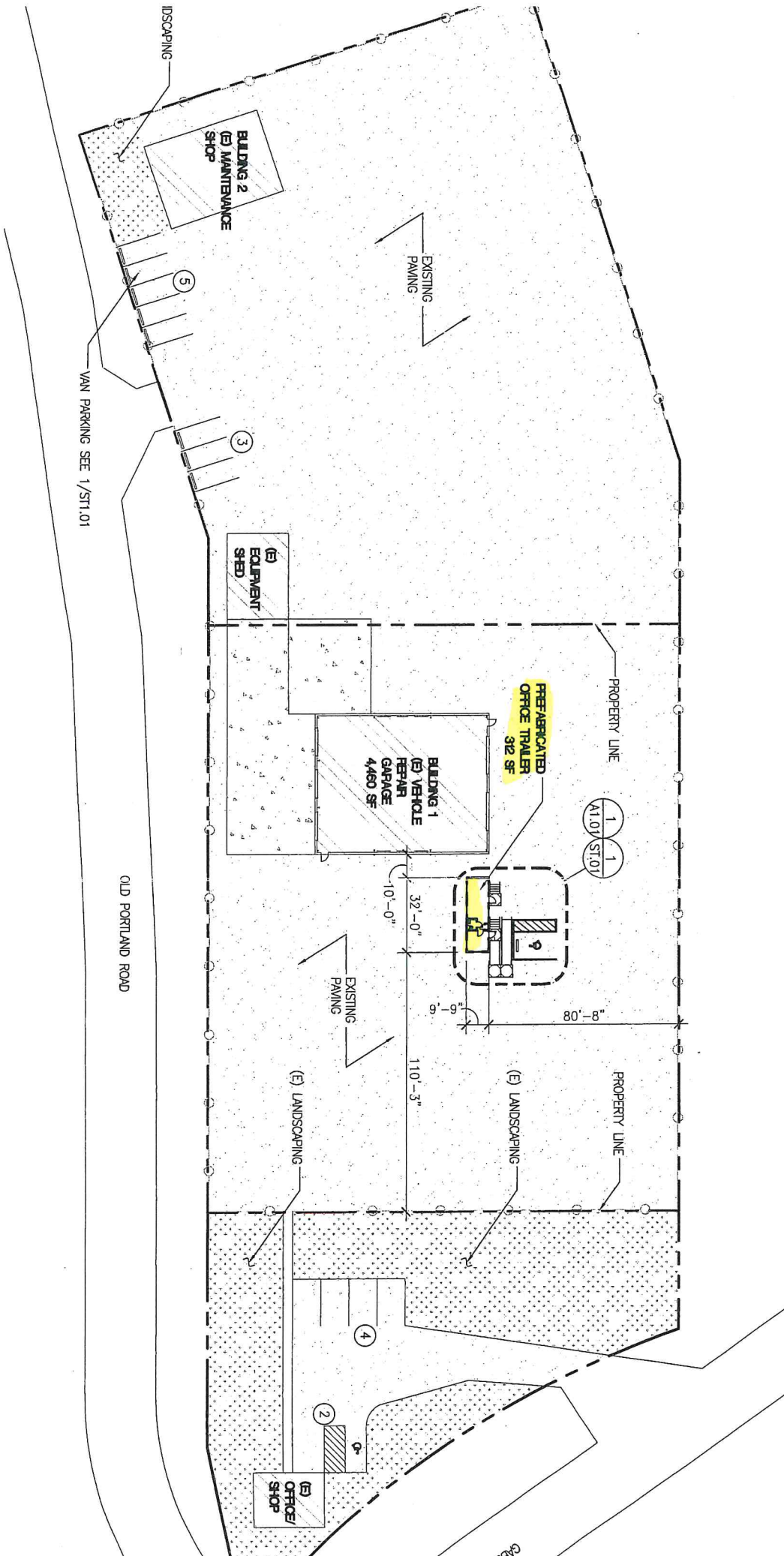
EMAIL: gary@livermorede.com

EMAIL:

(503) 892-3002
garyl@livermorede.com

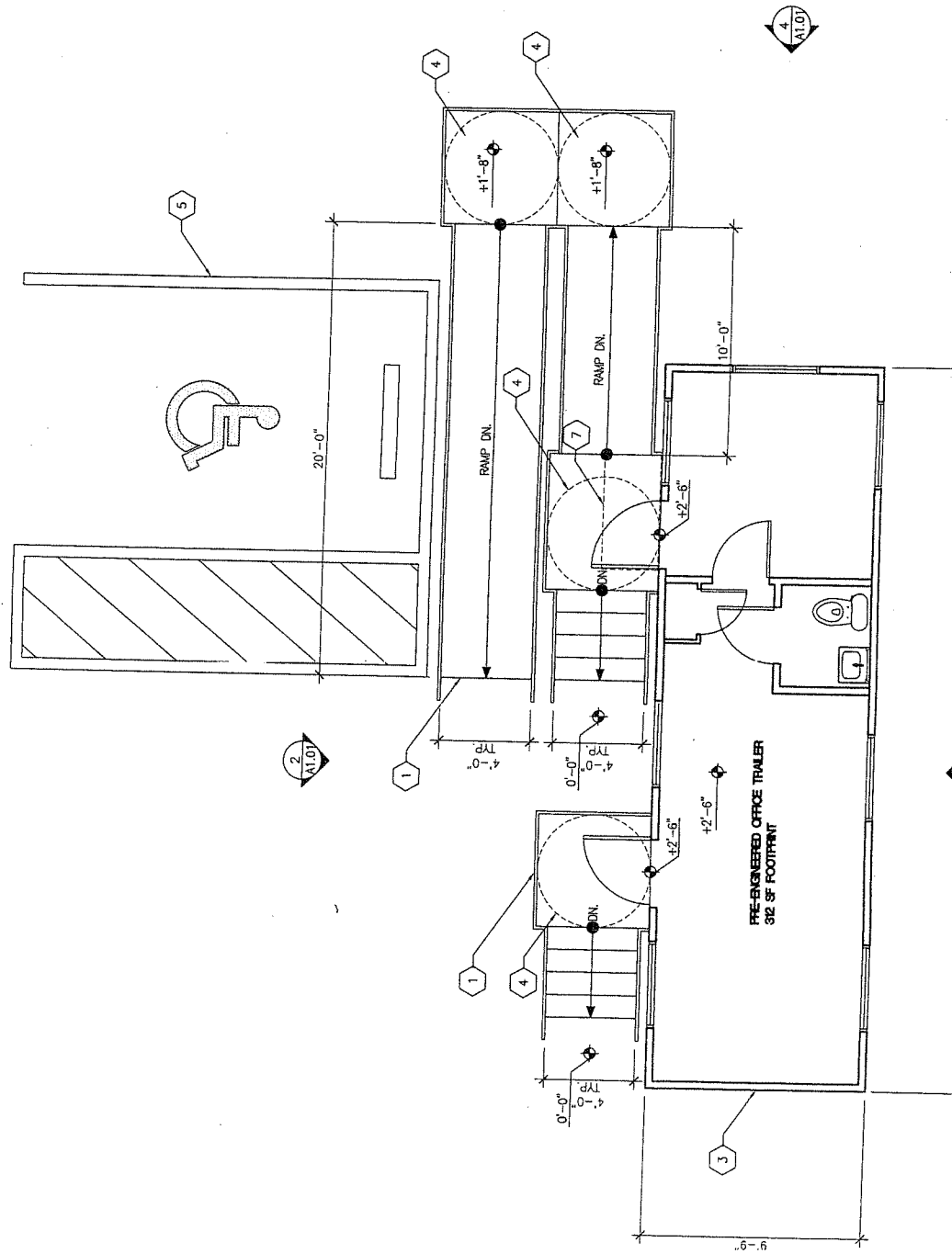
gary@livermorede.com

gary@livermorede.com



- 2 5'-0" MINIMUM STAIR AND RAMP
- 3 9'-9" WIDE X --SEE DRAWING
- 4 5'-0" MINIMUM
- 5 VAN ACCESSIBLE
- 6 FOUNDATION SKI
- 7 4'-0" X 5'-0"

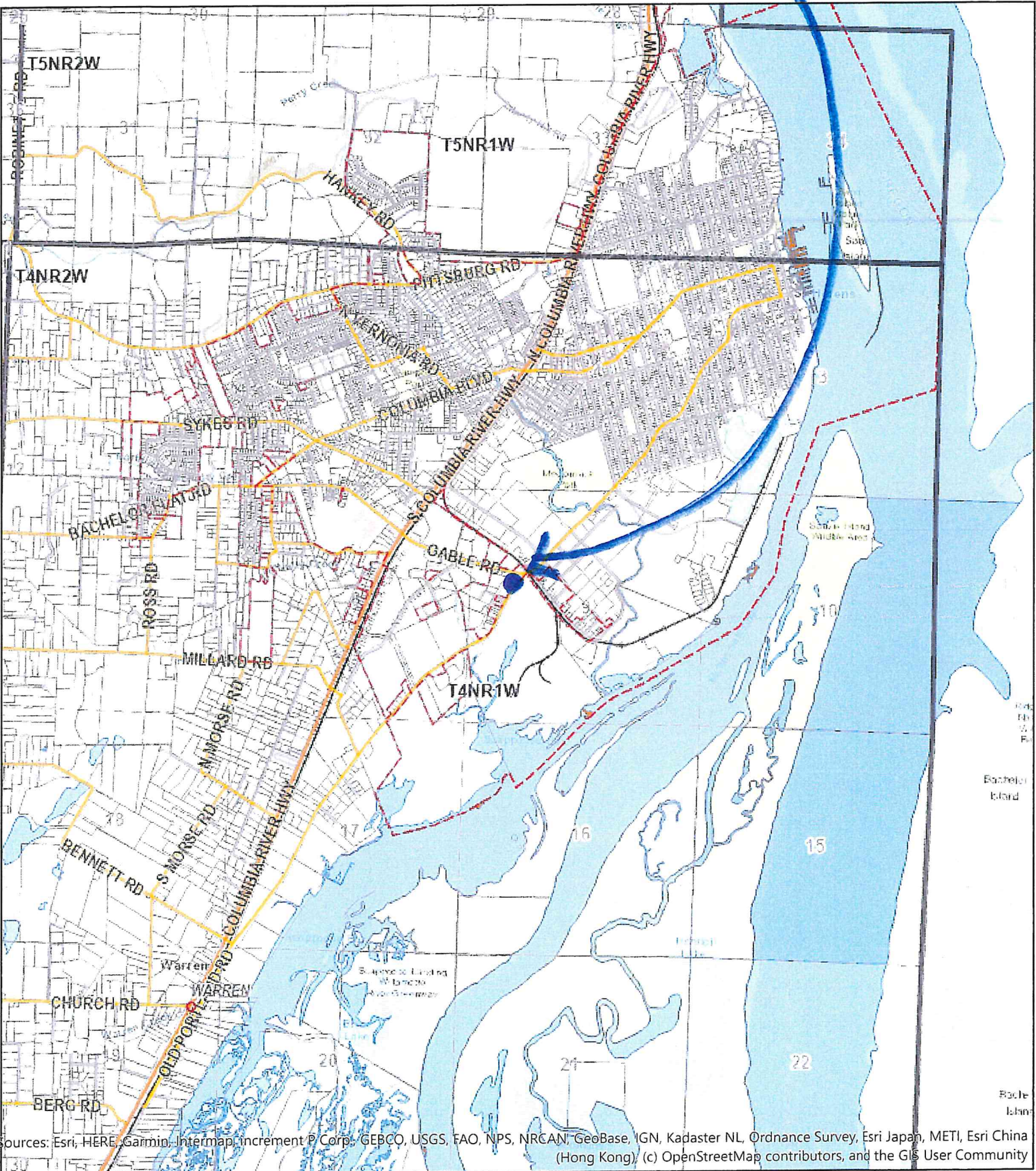
Item H.





DR 21-05, Vicinity Map

Item H.



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

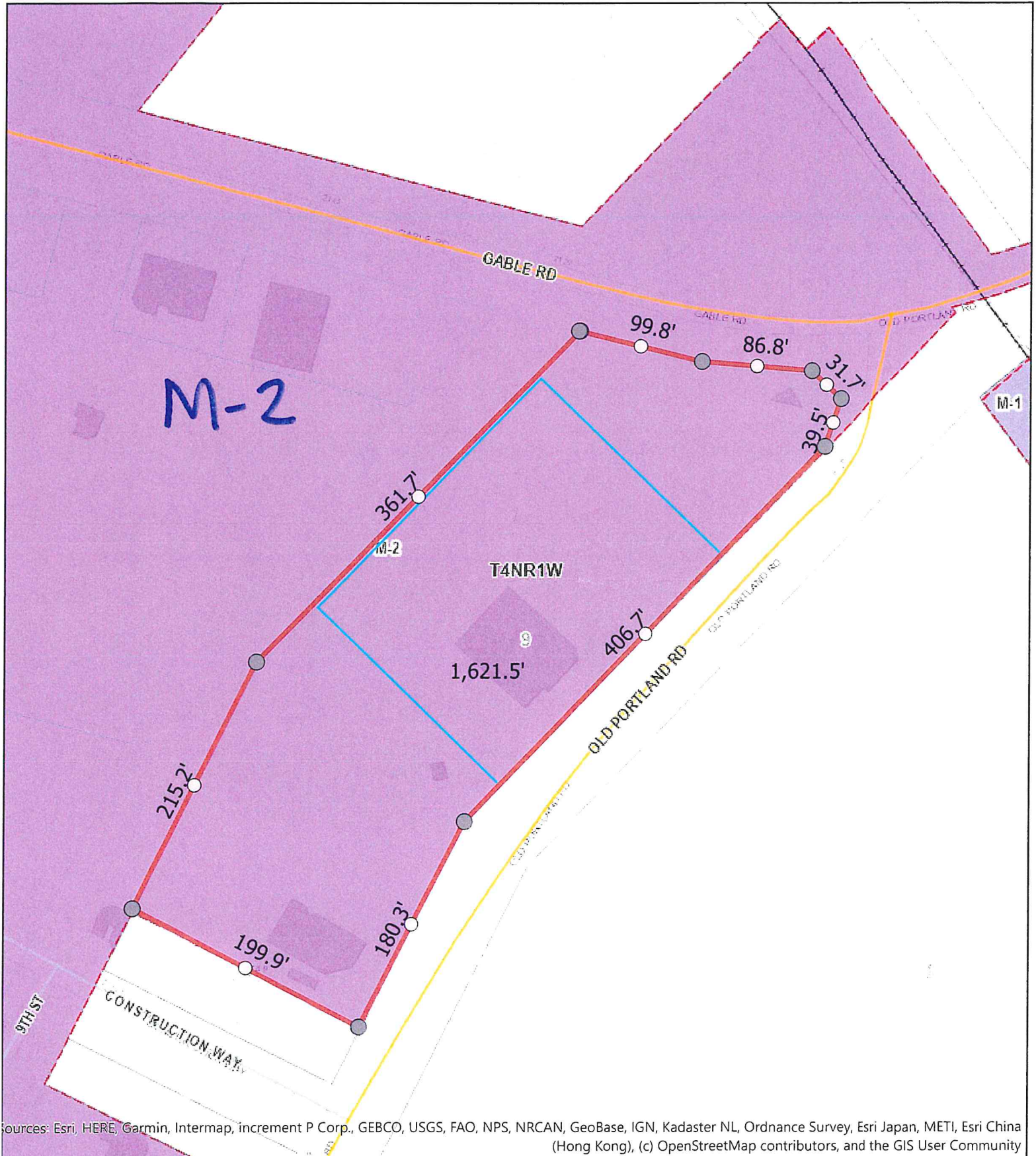
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DR 21-05, Zoning Map

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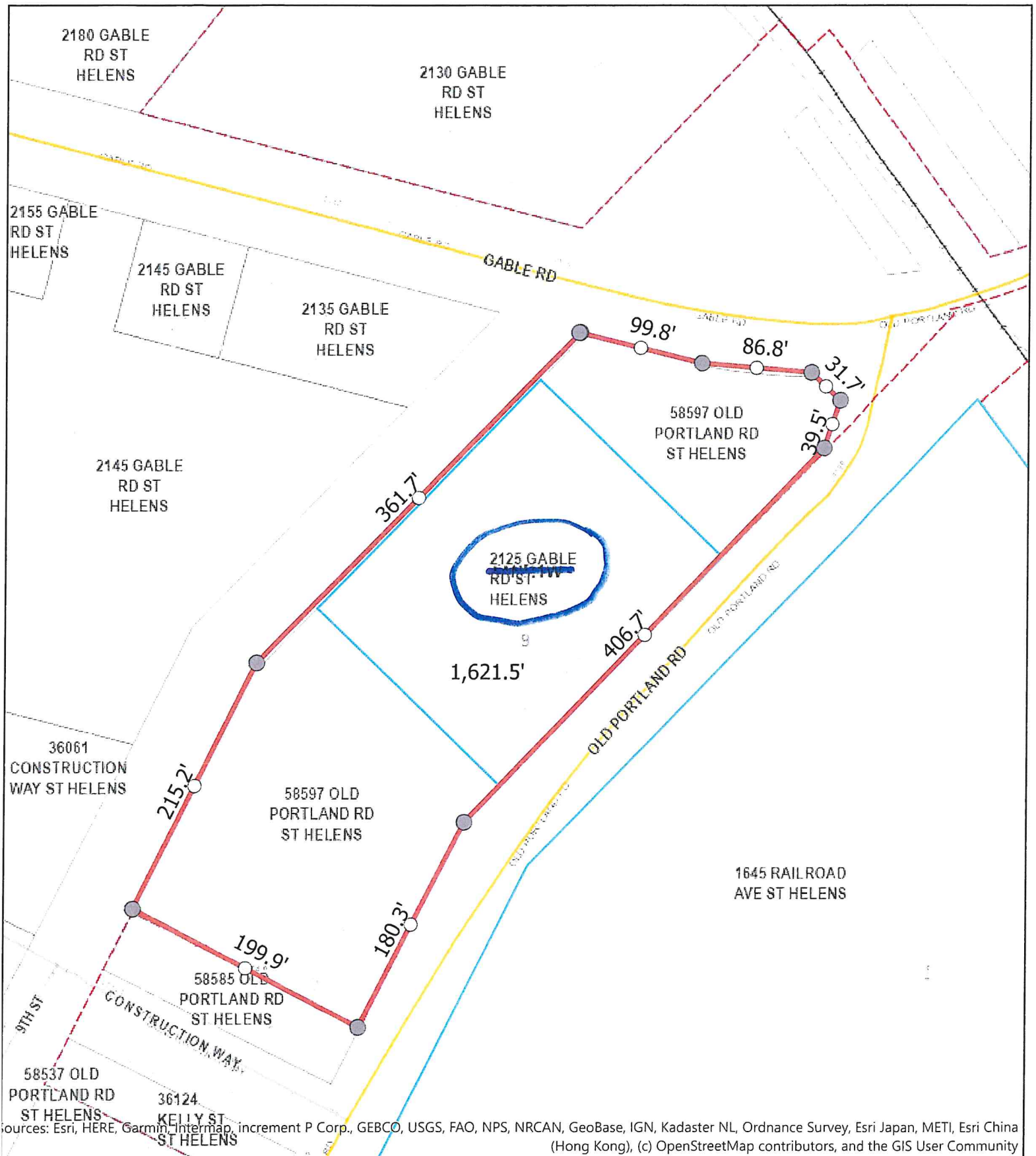
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DR 21-05, Address Map

Item H.



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5/20/2021 10:47 AM

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From: [Jennifer Dimsho](#)
To: [Jacob Graichen](#)
Subject: November Planning Department Report
Date: Monday, November 22, 2021 10:54:18 AM

Here are my additions to the November Planning Department Report.

GRANTS

1. **OPRD - Local Government Grant – Campbell Park Improvements** - 6-month grant extension granted for the COVID-19 related delay of court surfacing materials. New deadline is April 2022. Concrete pad poured. Waiting on dry weather for PW to finish grading of stormwater area (plants ordered and pick up, soil delivered). Fencing is up. Basketball hoops installed. Surfacing materials arrived and is waiting at warehouse for installation.
2. **CDBG- Columbia Pacific Food Bank Project** – JH Kelly continuing \$1.6 million construction bid. Tracking all requests for information and submittals to ensure questions are answered. Received approval from state for ~16 Change Orders. Will need to submit a final budget amendment and timeline extension. Delay is mostly due to # of Change Orders and COVID-19 relayed lead times for construction materials. Deadline is Dec 31, 2021, but may be granted a 6-month time extension by the state.
3. **Safe Routes to School - Columbia Blvd. Sidewalk Project** – Construction timeline provided by David Evans, who is working through design/engineering process. Worked through change to schedule to allow an additional year for bidding the project to allow the County to replace a culvert which collapsed in 2020 during a heavy rainstorm. New schedule has bidding of the project in January 2022, with construction occurring Summer 2022.
4. **Business Oregon – Infrastructure Finance Authority** – Application for a low-interest loan to fund the streets, utilities, and Riverwalk on the Riverfront property. Contracting is underway.
5. **Oregon Watershed Enhancement Board (OWEB)** – Awarded grant (approximately \$12k) to the Scappoose Bay Watershed Council in a partnership with the City for natural enhancements of the 5th Street trail and Nob Hill Nature Park. Continued tracking all in-kind contributions from the City on this effort. Assisting with property line dispute with an abutting property owner. Meeting on site in December.
6. **Certified Local Government – Historic Preservation Grant Program** – Letters went out to eligible property owners on 5/24 announcing that there is \$12k available with a 1 to 1 match requirement and a grant deadline of 7/26. Only 1 incomplete application received, so Plan B work plan is for the City's Court/Utility Billing exterior roof and cornice work. Worked with SHPO on work plan and began working through scope with contractors to begin soliciting direct bids. Site visit from 2 contractors so far. Notice to proceed from SHPO received on 11/1. Bids are forthcoming.
7. **Technical Assistance Grant with the Oregon State Marine Board** - To assist with design and permitting of an in-water facility at Grey Cliffs Park. Preliminary conversations for the project include an accessible non-motorized floating boat launch dock with a separate area designated for fishing. Coordinated survey work to be conducted by OSMB the week of 8/23. A more detailed contract will be drafted for review and approval by Council for

the assistance.

8. **US Economic Development Administration (EDA) funding** – Working with Rachael Barry and Ayreann (COLPAC) on 10/26 to discuss potential federal funding sources for transportation and utility infrastructure to and within the SHIBP.

PROJECTS & MISC

9. **Riverwalk Design/Engineering (OPRD Grants x2)** – Held our 4th TAC meeting on 11/10 focusing on 30% design for the entire Riverwalk. Added an archeological survey to the scope based on tribal feedback. Preparing materials and planning for Open House on 12/15 at the Recreation Center focused on 30% design feedback.
10. **Riverfront Streets/Utilities Design/Engineering** – Held two meetings related to “Work Order 1” amendment which added Cowlitz Street extension and Strand near the courthouse. Working on developing a phased approach for construction based on 30% and 60% cost estimates. 100% design work still anticipated to be complete 1/3/22.
11. **St. Helens Industrial Business Park (SHIBP) Public Infrastructure Design (Phase I)** – Scope of work and fee is being refined with Mackenzie before going to Council for approval on 11/17.
12. **Millard Road City-Owned Property Request for Proposals** - RFP closed on 6/11. At the 6/16 Council meeting, Council requested an interview/presentation from Atkins & Dame, Inc. Staff has continued work with Atkins & Dame designer to refine the design and reduce the number of code exceptions/variances proposed in the design. Council directed staff to work through terms with Atkins & Dame.
13. **Waterfront Video Project** – Attended regular meetings with production team. Helped coordinate interviews and filming sessions with the production team. Continued review of preliminary/draft videos of interviews and overall video edits.
14. **Special Session for Council on Transportation Plans and Urban Renewal** – Assisting John with a 1/05 Council Special Session meeting. Began organizing an agenda, presentation, and presenters for this meeting.

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