PLANNING COMMISSION

Tuesday, July 13, 2021 at 7:00 PM

AGENDA

1. 7:00 P.M. CALL TO ORDER & FLAG SALUTE

2. CONSENT AGENDA

A. Planning Commission Minutes dated May 4, 2021

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

4. PUBLIC HEARING AGENDA (times are earliest start time)

B. 7:05 p.m. Site Design Review at 2375 Gable Road - Angelo Planning Group for St. Helens School District

C. 7:40 p.m. Conditional Use Permit at 2625 Gable Road - City of St. Helens

D. 8:00 p.m. Conditional Use Permit and Variance at 174 Sunset Blvd - Lower Columbia Engineering

5. RIVERFRONT REDEVELOPMENT UPDATE

E. Riverfront Redevelopment Update Memo

6. ACCEPTANCE AGENDA: Planning Administrator Site Design Review

1. Site Design Review at 1804 Columbia Blvd - American Mart

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

1. Temporary Use Permit at 2295 Gable Road – TNT Fireworks
2. Temporary Use Permit at 735 S Columbia River Hwy – Bethel Fellowship
3. Sign Permit at 795 S. Columbia River Hwy – Hannah Signs

8. PLANNING DEPARTMENT ACTIVITY REPORT

F. Planning Department Report - May

G. Planning Department Report - June

9. FOR YOUR INFORMATION ITEMS

10. ADJOURNMENT

NEXT REGULAR MEETING: August 10, 2021

VIRTUAL MEETING DETAILS

Due to the COVID-19 pandemic and the Governor's declared state of emergency (March 8, 2020) and subsequent Executive Order No. 20-16 (April 15, 2020), the public hearing will be held virtually via a phone-and-internet based application.

Join Zoom
Meeting: https://zoom.us/j/93039062485?pwd=U01IRkpVQ0Y5UnZJMitBcHJvYlFyQT09
Meeting ID: 930 3906 2485
Call in: 114255

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.

Be a part of the vision…Get involved with your City…Volunteer for a City of St. Helens Board or Commission!

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

PLANNING COMMISSION

Tuesday, May 11, 2021 at 7:00 PM

DRAFT MINUTES

Members Present:	Chair Cary Vice Chair Hubbard Commissioner Webster Commissioner Semling Commissioner Cavanaugh Commissioner Pugsley
Members Absent:	Commissioner Lawrence
Staff Present:	City Planner Graichen Associate Planner Dimsho Community Development Admin Assistant Sullivan Councilor Birkle
Others:	None

1. 7:00 P.M. CALL TO ORDER & FLAG SALUTE

2. CONSENT AGENDA

A. Planning Commission Minutes Dated March 9, 2021 (Minutes were not included in last month's meeting packet)

Motion: Upon Commissioner Semling's motion and Commissioner Pugsley's second, the Planning Commission unanimously approved the Draft Minutes dated March 9, 2021. [AYES: Vice Chair Hubbard, Commissioner Pugsley, Commissioner Cavanaugh, Commissioner Webster, Commissioner Semling NAYS: None]

B. Planning Commission Minutes dated April 13, 2021

Motion: Upon Commissioner Semling's motion to approve the minutes as written with a typographical error correction and Commissioner Webster's second, the Planning Commission unanimously approved the Draft Minutes dated April 13, 2021. [AYES: Vice Chair Hubbard, Commissioner Pugsley, Commissioner Cavanaugh, Commissioner Webster, Commissioner Semling NAYS: None]

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

There were no topics from the floor.

4. PUBLIC HEARING AGENDA (times are earliest start time)

C. 7:00 p.m. Annexation at 35111 Six Dees Lane - Roy & Jinkee McCullough

Associate Planner Dimsho presented the staff report dated May 4, 2021. She showed where the subject property was located. She said part of the property that was already in City limits was being developed with a single-family dwelling. She said the property being annexed is about a half an acre. She mentioned the Applicant extended the sanitary sewer line as part of the development process. She

mentioned the City Engineer asked for a water line easement. The public water line runs through a portion of the subject property and it may or may not already have a public water line easement. She said because the property is large it may be further subdivided in the future and they could get an easement at that time as well. She said the Applicant was asked by Columbia County to get a County Access Permit because the road you would access the subject property from is a County road. She said their driveway approach and their stormwater culvert did not meet the standards they had for the County Access. She said this would be corrected through the Building Permit. She said the subject property will be subject to the City's Comprehensive Plan. The current zoning is Columbia County Single Family Residential R10 and the options for City Zoning are either R7 or R10. To avoid a split zone property, the recommendation was to zone R7. She said the site already has access to the City water and sewer.

Commissioner Pugsley asked if it was improved to a private road. Dimsho said it was currently gravel. She said as part of his building permit he will have to pave part of the road from the main access and pave area for parking.

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

There were no deliberations.

Motion: Upon Commissioner Pugsley's motion and Commissioner Webster's second, the Planning Commission unanimously approved the Annexation based on Staff recommendations. [Ayes: Vice Chair Hubbard, Commissioner Semling, Commissioner Webster, Commissioner Pugsley, Commissioner Cavanaugh; Nays: None]

D. 7:15 p.m. Annexation at 505 N Vernonia Road - Steven & Stefanie Weber

Dimsho presented the staff report dated May 4, 2021. She showed the Commission where the property was located. She mentioned the subject property abuts the Emerald Meadows subdivision. She said it is already developed with a single-family dwelling and is about .35 acres. She said the Applicant would like to annex so they can connect to City sewer. It is currently served on City water. Dimsho said the zoning is currently R10 through the County. The Staff recommended R7 for this annexation as there is no R10 in the area.

Chair Cary asked if any of the frontage improvements would be required upon annexation. Dimsho said no. Chair Cary asked why the Vernonia Road sidewalk improvement did not extend all the way through Vernonia to Pittsburg. Dimsho was not sure why it did not extend but thought it might be due to cost.

City Planner Graichen said the sidewalk fixes were done where most of the complaints were made on the road.

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

There were no deliberations.

Motion: Upon Commissioner Webster's motion and Commissioner Semling's second, the Planning Commission unanimously approved the Annexation based on Staff recommendations. [Ayes: Vice Chair Hubbard, Commissioner Semling, Commissioner Webster, Commissioner Pugsley, Commissioner Cavanaugh; Nays: None]

5. DISCUSS PLANNING COMMISSION'S ANNUAL REPORT TO CITY COUNCIL

E. Annual Report to City Council - Draft

City Planner Graichen discussed how the meetings increased from an average of ten to thirteen last year. He said the Acceptance Agenda and Planning Director Decisions are less but does not mean the Planning Department or Commission are not busy. He said typically the Staff presents this to the City Council but asked if any of the Commissioners would like to present this year. There were no volunteers. He also asked the Commission if there was anything the City Council could do to help the Commission. He mentioned that last year the Commission requested to meet in person with the Council to talk about a variety of issues. He said the Council agreed that it was a good idea. Then we could continue that effort since the two groups did not meet due to COVID-19.

Commissioner Pugsley said she prefers in person, but if it were going to delay the meeting, she would prefer to do it over zoom.

6. ACCEPTANCE AGENDA: Planning Administrator Site Design Review

1. Site Design Review (Major) at Sand Island – Lower Columbia Engineering
2. Scenic Resource Review (Amended) at 164 S 1st Street – Pegram
3. Site Design Review at Running Dogs Lane – Jaron Clayton

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

1. Lot Line Adjustment at 1645 Railroad Avenue – Don Wallace
2. Sign permit (x3) at 205 Brayden Street – Jorri Hunker (Grocery Outlet)

3. Temporary Use Permit at Vacant lot S of 234 N Columbia River Hwy
4. Temporary Sign Permit at 2100 Block of Columbia Blvd – Hometown Heroes

8. PLANNING DEPARTMENT ACTIVITY REPORT

F. April Planning Department Report

9. FOR YOUR INFORMATION ITEMS

Dimsho mentioned that there will be a Riverwalk survey announced for some feedback from the Community on what they think about the design.

Graichen mentioned that the City Council will begin meeting in a hybrid setting and asked the Commission if they would like to follow that same example. The Commission said this is what they wanted to do.

Graichen mentioned that the decision for the Schlumpberger Partition had been appealed to the City Council.

10. ADJOURNMENT

NEXT REGULAR MEETING: June 8, 2021

There being no further business before the Planning Commission, the meeting was adjourned 7:59p.m.
Respectfully submitted,

Christina Sullivan
Community Development Administrative Assistant

CITY OF ST. HELENS PLANNING DEPARTMENT
STAFF REPORT
Site Development Review SDR.9.21
Sign Permit S.9.21

DATE: June 30, 2021
TO: Planning Commission
FROM: Jacob A. Graichen, AICP, City Planner

APPLICANT: Angelo Planning Group for St. Helens School District
OWNER: COL CO AD SCHOOL DIST 502-ST HELENS

ZONING: Public Lands, PL
LOCATION: St. Helens High School at 2375 Gable Road
PROPOSAL: Addition and renovation of the existing high school. Includes modification to some parking areas and expansion and addition of outdoor sports facilities in existing open space/athletic fields

SITE INFORMATION / BACKGROUND

The site was annexed to St. Helens around 1971. The high school was already present at that time; the applicant notes some buildings on the site dating to the 1950s. In 1980 the city approved an expansion of the high school which required a Conditional Use Permit due to the R10 residential zoning of the property at the time. **The 1980 approved expansion increased student capacity from 600 to 1200**. Permits since the 1980 expansion are smaller in scale and includes:

- 1995 Site Development Review for concession/restroom facility associated with the athletic field.
- 2000 Site Development Review (SDR.15.00) for ??? (file misplaced)
- 2007 sign permit (S.36.07) to replace freestanding sign along Gable Road
- 2008 minor Site Development Review (SDRm.2.08) for a weight training building
- 2010 minor Site Development Review (SDRm.6.10) for a portable classroom

The current proposal is the most significant since the 1980 effort.

Site Development Review applications are normally administrative decisions. Pursuant to SHMC 17.24.090(2), the Planning Director may refer any application for review to the Planning Commission. Staff chose to refer this to the Commission given (1) the scale of this public project, (2) the significance of the high school to the community, (3) to provide a better platform for public testimony, and (4) the less defined standards of the Public Lands zoning district.

PUBLIC HEARING & NOTICE

Public hearing before the Planning Commission: July 13, 2021

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

Notice was published on June 30, 2021 in The Chronicle newspaper.

APPLICATION COMPLETENESS

This application was originally received on May 14, 2021. Staff identified missing information or other aspects that rendered the application incomplete and notified the applicant of the issue pursuant to SHMC 17.24.050 on June 10, 2021. The applicant provided what was necessary and the application was deemed complete on June 14, 2021.

The 120-day rule (ORS 227.178) for final action for this land use decision is October 11, 2021.

AGENCY REFERRALS & COMMENTS

As of the date of this staff report, no agency referrals/comments have been received that are pertinent to the analysis of this proposal.

APPLICABLE CRITERIA, ANALYSIS & FINDINGS

Zoning Compliance: This starts on page 6 of the applicant's narrative.

The site is zoned Public Lands, PL. Public school is a permitted use. The Commission needs to consider the standards of this zoning district as they involve more discretion than usual:

> (a) The standards for the PL zone shall be determined by proximity to residential zones and the anticipated off-site impacts.
> (b) The maximum building height shall be determined on a case-by-case basis (see SHMC 17.68.040).

The north and south side of the subject property are bounded by developed public streets. The east side abuts Highway Commercial, HC zoned and developed property and proposed changes are insignificant on this side. The west "side" (irregular in geometry) abuts Apartment Residential, AR zoned land. Of this land, most along the northwest corner of the site is developed with residential uses, except property at 2625 Gable Road, a church. The residential zoned land along the southwest side is underdeveloped.

To address (a), the applicant proposes a 10' wide yard (setback) (that coincides with the rear yard requirement of the AR zone) where there are buildings on campus. Along the athletic fields, at least 10-foot separation is also proposed with some trees. However, some pole mounted lighting is also proposed in this area. The applicant notes no or minimal glare to neighboring properties for new lights. On the photometric plan, sheet E1.02 there is no photometric data for athletic field lighting. However, the photometric information for the athletic fields are included on a separate document (from Munsco Lighting) showing that glare will be minimal.

Final photometric plans will be required as part of building permits to account for any changes from these preliminary plans.

The Commission needs to determine that the methods proposed by the applicant are sufficient. Public testimony may be a consideration in this regard.

Note that in the 1980 decision a buffer and screening finding noted that *"There will be fencing around the entire playing field area with a buffer zone in the northwestern area to provide extra buffering between playing fields and the residential area. All fencing will have 1'setback from the property boundary."* There is currently fencing along the playing fields on the west side of the site. Today there is a buffer in the northwestern area given the distance actual ball fields are from this area. The current proposal will result in specific sporting type improvements in this area.

Does the Commission think any new buffering is needed with this change since the non-sport programmed part of the field area of the last 40 years will be developed specifically as playing fields?

In regards to (b) the applicant notes that building height of any renovated building will not exceed 33 feet. Highest existing building on campus is 61 feet. 33 feet is below the maximum 35' building height of the AR zone. Note that building maximum building height in the Highway Commercial, HZ zone is 40 feet.

This property consists of multiple properties that need to be combined for development purposes because of overlapping improvements. This can be sone with a covenant to bind property recorded on the deed records of the County Clerk.

* * *

Addition Yard Setback Reqs & Exceptions: This starts on page 10 of the applicant's narrative.

The closest distance any building is from a property line is 11 feet along a side property line. Distances from streets are much greater. No conflict with Chapter 17.64 SHMC.

* * *

Landscaping/buffering/screening: This starts on page 13 of the applicant's narrative.

Street trees are required for projects of this magnitude. The segment of Gable Road between US30 and Columbia Boulevard was recently improved with sidewalk, curb/gutter, landscape strip and street trees. Along the high school property, a sidewalk has been in place for years but not a formal landscape strip defined by sidewalk on one side and curb (new with said project) on the other. Except for the westernmost portion of the subject property, street trees are behind the sidewalk and mature. These "old" street trees are proposed to be protected. Some additional trees are proposed behind the sidewalk to fill in some gaps.

The applicant is requesting an exception to keep the street trees behind the sidewalk, which is logical and acceptable under the circumstances. Reconstruction of the Gable Road street frontage is not warranted.

The applicant does not address street trees along Firlok Park Boulevard. There are groupings of trees along Firlok Park Boulevard, but large gaps too. Since the city is not requiring improvements Firlok Park Boulevard and site improvements are not proposed in the area adjacent to this street, additional street trees along Firlok Park Boulevard are not warranted.

This chapter requires buffering. Schools are not identified as a buffer requirement trigger per Figure 13 of this chapter, but large parking areas are. This is not an issue on the east side that abuts Highway Commercial property (and is not subject to much change). However, the west side the property abuts Apartment Residential, AR zoned property developed with detached single-family dwellings, generally. AR zoned properties are not subject to buffering protection in this case (R10, R7 and R5 are). However, a 10 swath of landscaping proposed would meet the intent of the buffer anyways if these properties were zoned R10, R7 or R5.

Note that on page 20, the applicant asks for an "in lieu" plan for buffering requirement. This is not necessary as the buffer requirement is not triggered.

Fencing. Applicant proposes some new fencing. No proposed fence is close to Gable Road or Firlok Park Boulevard or over 6' in height. So, no setback, height or vision clearance issues as they pertain to fencing. Trash enclosure wall is proposed at 7 feet.

Fence (or wall) greater than 6' is acceptable if the approval authority, as a condition of approval, allows such height to mitigate against potential adverse effects. High School age teens can be physical (able to clear 6' walls) and enjoy mischief and hiding places (like trash enclosures). 7' will help mitigate the temptations of teenager tendance towards mischief.

This chapter requires screening. This applies in this case as follows:

Because the parking lot will be greater than three spaces, it is required to be screened. For screening in this case, the city usually requires landscaping along the perimeter that includes a balance of low lying and vertical shrubbery and trees.

Though there are some nice mature trees, none of the parking areas meet this "screening" requirement now. However, except for the parking areas on the east side, which are not proposed to be substantially modified, parking areas are proposed to have landscaping along the perimeter that includes a balance of low lying and vertical shrubbery and trees.

Service facilities and equipment (e.g., HVAC and other mechanical unit) visible from a public street, customer or residential parking area, any public facility or residential area are required to be screened whether they are ground, wall or roof mounted. In addition, rooftop facilities and equipment are required to be screened from street and adjacent properties.

Applicant notes new rooftop equipment that, where visible, will be screened by metal louver screening. Plans do not show this equipment in detail, however. Screening required in all cases.

In addition, the modular building currently on site (approved by SDRm.6.10 in 2010) included a similar screening requirement. At that time, the school district installed vinyl slatting, but that was removed after several years. Applicant notes adding this back. In addition, proposed landscaping will help too.

Above (left and right): Photos of the modular installed around 2010 and included in this proposed in a new location. As shown in the photos, modular units have mounted HVAC equipment which is not screened and positioned such that screening can be difficult.

Refuse container or collection area are required to be screened (e.g., trash enclosure). A new trash and generator enclosure is shown on the plans. It is screened by a proposed 7' tall CMU wall with sight obscuring doors.

Interior parking lot landscaping. When off-street parking lots have more than 20 spaces, landscape islands are required with trees. Rows of parking spaces are not to exceed 7 spaces, generally. The "islands" are required to be no less than 48 square feet in area and no dimension less than six feet. They are required to have a combination of groundcover and shrubs in addition to a tree, such that at least 50% of the island will be covered with living plants. They are also required to be protected from vehicular damage by some form of wheel guard or curb that is permanently fixed to the ground.

The parking lot areas of the high school currently do not meet this requirement. Parking areas subject to substantial change are proposed to meet this requirement, which is logical under the circumstances. The proposed new "tree islands" appear to meet the size and plating requirements.

* * *

Visual Clearance: This starts on page 24 of the applicant's narrative.

Chapter 17.76 SHMC requires proper sight distances at intersections to reduce traffic hazard potential.

This applies to accesses proposed to be modified by this proposal, all of which are from Gable Road. Plans demonstrate compliance at these driveway locations.

* * *

Off-Street Parking/Loading: This starts on page 27 of the applicant's narrative.

Off street parking is existing and proposed to be modified in places.

Dimension and type. All proposes spaces are standard size and meet the normal dimensional requirements (i.e., 9 x 18 feet).

Location. Parking spaces are required to be within 200 feet from the building/use proposed to be served. This is the case.

Accessible (disabled person) spaces. Required to comply with State and Federal Standards. Upon project completion, the applicant anticipates 541 off-street parking spaces.

Per the 2019 Oregon Specialty Code, this requires at least 11 accessible spaces, 2 of which are required to be wheelchair use only. Preliminary plans show about 15 such spaces with wheelchair aisles wide enough for wheelchair use only.

Also, accessible parking spaces are required to be located on the shortest route to an accessible pedestrian entrance. Though this is a building code issue, it is relevant to site design. It appears the applicant has taken this into consideration.

Bicycle parking. The normal bicycle parking requirement is 2 per classroom. The applicant notes 55 classrooms, which would normally require 110 bicycle spaces. The school district does not want to install this quantity. There is currently a typical small bike rack near the front of the school (Gable Road side). Bike parking does not appear to have been required previously.

Per the applicant, the minim off-street parking requirement for the high school (if built today) would be 337 spaces. The minimum for the proposed renovation is 434. This is a difference of 97 off-street parking spaces or an increase of about 29 percent. Parking for proposals with existing development is based on the increase. Applying this to bicycle parking, 29% of 110 is 31.9 or 32 bicycle spaces. The applicant proposes 17 bicycle parking and 20 skateboard/scooter spaces—a total of 37, which is acceptable.

Bicycle spaces are required to be within 50' of primary entrances, under cover when possible, and not located in parking aisles, landscape areas, or pedestrian ways. A freestanding metal

canopy is proposed to cover the bike/skateboard/scooter spaces and the location is otherwise appropriate. However, there is no plan for the metal canopy.

Why does sheet A1.01 show bike parking along the east side, which is not otherwise mentioned? Plans also are inconsistent as to bike parking.

Number of off-street parking spaces required. The calculation for high schools includes several factors. The applicant breaks this down showing that the minimum off-street parking for the proposal is 434 and 541 are proposed.

Aisle width. Aisle widths appear adequate.

Markings. All interior drives and access aisles are required to be marked and signed to indicate direction flow. This is generally depicted on the preliminary plans. However, some locations are missing such (e.g., the one-way only exit driveway onto Gable Road).

Surface area. All areas used for parking, storage or maneuvering of vehicles (including things towed by vehicles) shall be paved. No exception to this is proposed.

Wheel stops. Wheel stops are required along the boundaries of a parking lot, adjacent to interior landscape area, and along pedestrian ways. Applicant doesn't address this properly. Wheel stops will be required per Chapter 17.80 SHMC. For example, where the front of the stall has landscaping within three feet that could be damaged by vehicular overhang or abut a walkway less than 7 feet wide (3 feet overhand + 4 foot minimum walkway width per Chapter 17.84 SHMC). Based on the preliminary plans submitted this will apply to several parking spaces.

Drainage. Drainage plans will be required to prevent ponding, prevent water flow across pedestrian ways and to address pollutants from vehicles (e.g., oil/water separation). Proposed drainage plans are included with the applicant's preliminary utility plans.

Lighting. Required to be directed to avoid glare from surrounding residences and roads/streets. Applicant has taken this into consideration.

Loading/unloading driveways. Uses such as a school or other meeting place designed to accommodate > 25 people at one time are required to have a driveway designed for continuous forward flow of passenger vehicles for the purpose of loading and unloading passengers. This applies in this case.

There are both such areas for busses and parents. However, the non-bus drop off area is within the parking area for staff only (parking area "C" - see page 4 of applicants narrative).

What is the school districts method of preventing confusion of this?

Off-street loading spaces. New or altered buildings or structures which receive and distribute material or merchandise by truck are required to maintain off-street loading and maneuvering area if they are at least 10,000 square feet in size. This applies to commercial or industrial uses

(not institutional uses necessarily). The applicant notes an area near the proposed trash/recycling enclosure area, behind (opposite side of Gable Road) the school.

* * *

Access/egress/circulation: This starts on page 40 of the applicant's narrative.

Public street access. All vehicular access and egress per Chapter 17.84 SHMC is required to directly connect to a public or private street approved by the City for public use. Distance of vehicle access from a building is normally 50 feet for residential, commercial and industrial developments. Code is silent for civic uses.

The site substantially abuts the following streets:

Street/Road Name	Public or Private	Street Class (TSP)	Jurisdiction	Improved?
Gable Road	Public	Collector	County	Yes, fully
Firlok Park Blvd	Public	Collector	County	Partial; no sidewalks or other frontage improvements

The site utilizes these streets for access. Vehicle access within the site is within 50 feet in many places. Where there is >50 feet, vehicle proximity still appears reasonable for the use proposed.

Vehicular access spacing, amount, etc. The number and location of accesses along Gable Road is not changing. Some are proposed to be modified. The improvements proposed are focused in areas accessed by Gable Road. All Gable Road accesses meet the minimum 100' separation and the number over a course of approximately 1,180 liner feet of Gable Road frontage, there are four access points. 1 access point per 295 liner feet is reasonable. No clear reason to remove, consolidate or move an access point.

The number and location of accesses along Firlok Park Boulevard is not changing. None are proposed to be modified and site improvements are not proposed in proximity to this street.

Pedestrian access (interior walkways). Walkways shall extend from the ground floor entrances or from the ground floor landing of stairs, ramps, or elevators of all commercial, institutional (civic), and industrial uses, to the streets which provide the required access and egress. Walkways shall provide convenient connections between buildings in multibuilding commercial, institutional, and industrial complexes. Walkways also shall provide access to existing and planned transit stops adjacent to the development site. Unless impractical, walkways should be constructed between a new development and neighboring developments.

There is a series of proposed walkways that provides multiple connections within the site.

One question for the Commission is if there are enough paths from the Gable Road sidewalk connected directly to the high school campus. There are such around the driveway approaches

on the eastern half (based on the Gable Road frontage) but none on the west side. Should there be such a walkway by the westernmost driveway approach along Gable Road?

And/or, should there be such a walkway off another adjoining street such as Alexandrea Lane? This location coincides with the City of St. Helens' recreation center proposed at 2625 Gable Road (CUP.1.21), which may act as an extension of some school related activities.

What about a path from the southwest side off Firlok Park Boulevard?

In parking lots one acre or larger, pedestrian walkways shall connect from buildings to sidewalks in the adjacent rights-of-way, and shall be provided at least every 150 feet between rows of parking.

This is intended for large parking areas. The high school's parking areas exceed one acre. The applicant acknowledges a lack of walkways from the sidewalk to the school buildings for the parking area "D" (the westernmost parking area along Gable Road). Starting at the most northerly point of the property (also the most westerly point adjacent to Gable Road), there is a distance of over 640 feet to the first walkway directly off the Gable Road sidewalk. This exceeds the 150' distance considerably. Applicant notes that this is intentional to channel pedestrians to walkways that lead to the main entrance.

Again, should there be another path off a Gable Road into the subject property closer to the west side. Or a western path from another adjoining street such as Alexandrea Lane?

Wherever required walkways cross vehicle access driveways or parking lots, such crossings shall be designed and located for pedestrian safety. Required walkways shall be physically separated from motor vehicle traffic and parking by either a minimum six-inch vertical separation (curbed) or a minimum three-foot horizontal separation, except that pedestrian crossings of traffic aisles are permitted for distances no greater than 36 feet if appropriate landscaping, pavement markings, or contrasting pavement materials are used. Walkways shall be a minimum of four feet in width, exclusive of vehicle overhangs and obstructions such as mailboxes, benches, bicycle racks, and sign posts, and shall be in compliance with ADA standards.

All pedestrian crossings across vehicle drive aisles are less than 36 feet. Note the pedestrian island within the westernmost Gable Road driveway to maintain this. All walkways appear to be 4 feet wide or more.

Required walkways shall be paved with hard-surfaced materials such as concrete, asphalt, stone, brick, etc. Walkways shall be required to be lighted and/or signed as needed for safety purposes. Soft-surfaced public use pathways may be provided only if such pathways are provided in addition to required pathways.

Walkways appear paved. Walkways are illuminated, though, path in the athletic fields is assumed to be illuminated only when field lighting is on.

Access requirements based on type and intensity of use. All accesses have a net width of less than 50 feet. The number of access points is acceptable.

Variances. The applicant talks about access variances but did not apply for any.

* * *

Signs: This starts on page 51 of the applicant's narrative.

There are several existing signs. One new "St. Helens High School" wall sign is proposed. This section addresses this proposed sign.

Applicable Sign District per SHMC 17.88.050: For Public Lands, PL zoning, the sign district that applies to the sign is the closest other zone to the sign.

The proposed wall sign is closest to Highway Commercial, HC zoning, thus the Commercial/Industrial, sign district applies. This differs from the applicant's assumptions.

Applicable Sign District Standards: Wall sign cannot exceed 8% of the façade it is proposed to be on, with a maximum individual sign face of 120 square feet (or 199 for facades that exceed 5,000 square feet). If the total sign area measured within one rectangular area is considered (2 x 36 feet) the total area is around 72 square feet. Per the applicant, the façade is just under 17,000 square feet. Proposed sign is within size limitation.

Sign Type Specific Standards: Wall sign cannot be more than 12" from the wall its attached to. It cannot project above a roof line, or the top of a parapet wall, whichever is higher. No external braces, guy wires or similar external (visible) mounting systems shall be used. Proposed sign(s) appear to comply with these provisions. No marquee or mansard roof is involved, which would include other standards.

Illumination Standards: Proposed signage includes illumination via building-mounted wall wash fixtures. The illumination standards of 17.88.125 apply.

Other: A new athletic scoreboard is proposed, adding to an existing one. The building mounted scoreboard will be internally illuminated, which complies with the residential sign district; the athletic fields are adjacent to residential zoned lands, so this differs from the proposed wall sign. In addition, the scoreboard is assumed to be exempt from sign permitting based on 17.88.040(15):

> Signs located within a sports stadium or athletic field or other outdoor assembly area which are intended for viewing by persons within the facility. The signs shall be placed so as to be oriented towards the interior of the field and the viewing stands.

Details are few in the application packet. If this is not the case, sing permitting could be required.

* * *

Solid Waste/Recyclables: This starts on page 61 of the applicant's narrative.

Chapter 17.92 SHMC includes provisions for functional and adequate space for on-site storage and efficient collection of mixed solid waste and recyclables subject to pick up and removal by haulers.

As the high school has been in place for decades and the student capacity is not increasing, the school district has had much experience to be knowledgeable about their waste management needs. Thus, the applicant is using the "waste assessment" method per this chapter to demonstrate compliance. This is logical in this case. Further, the waste enclosure area proposed is substantial and appears compliant.

* * *

Site Development Review: This starts on page 65 of the applicant's narrative.

Note that this chapter discusses preservation and replacement of tree 6" diameter at breast height. This is in addition to the emphasis of trees greater than 12" diameter at breast height per Chapter 17.132 SHMC.

* * *

Tree Removal/Preservation: This starts on page 78 of the applicant's narrative.

Chapter 17.132 SHMC addresses the preservation of trees with a diameter at breast height (DBH) >12 inches. Protection is preferred over removal per this Chapter and Site Development Review Chapter 17.96 SHMC.

The applicant provided a tree inventory showing 110 total existing trees. Of those, 35 are proposed to be removed. Of the 35 proposed to be removed, 28 are greater than 6" DBH (ref Site Development Review chapter). In regard to this Chapter, more than 50% of trees greater than 12" DBH are proposed to be preserved, which keeps the replacement ratio for these larger trees at 1:1.

Thus, at least 28 replacement trees are required. Applicant proposes approximately 99 new trees.

A protection program by a qualified professional defining the standards and methods that will be used to protect the existing trees to be preserved is required. This shall be on or with the Building Permit plan set to ensure contractors and others follow the tree protection plan during site development.

* * *

Street/Right-of-Way Standards: Streets and utility discussion starts on page 83 of the applicant's narrative.

The site substantially abuts the following streets:

Street/Road Name	Street Class (TSP)	Required Min. ROW Width	Current Min. ROW Width	Improved?
Gable Road	Collector	60 feet	≥60 feet	Yes, fully
Firlok Park Blvd	Collector	60 feet	50 feet	Partial; no sidewalks or other frontage improvements

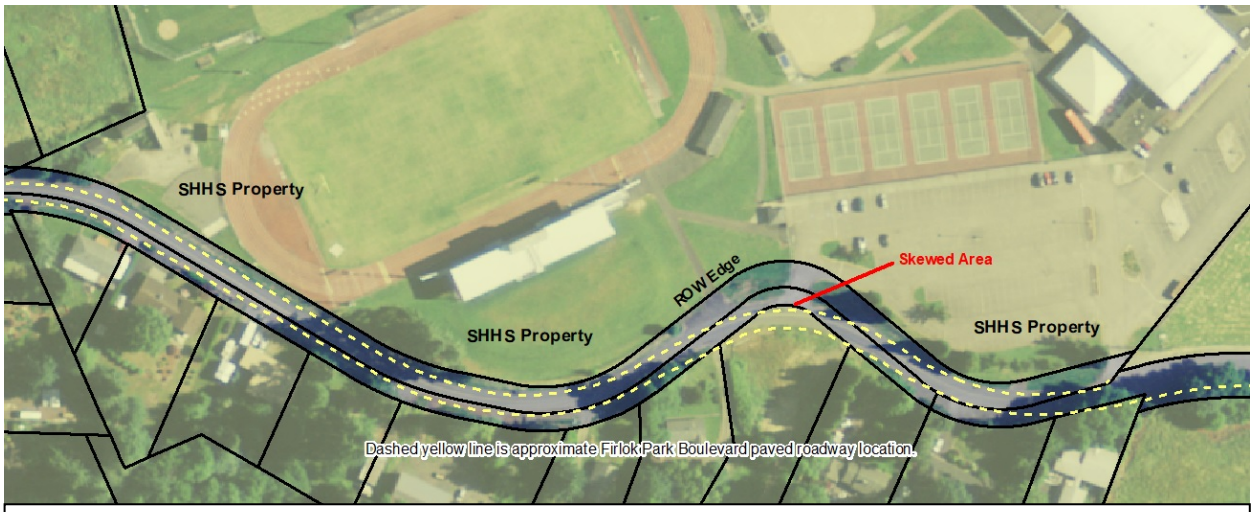
The improvements to the site are concentrated along Gable Road and the northern section of the athletic fields on the west side of the site. Gable Road is fully built. It is proposed to be modified, which will require public improvement plans subject to review by city engineering.

Even though the area adjacent to Firlok Park Boulevard is not proposed to be redeveloped, the scale of the project is such that consideration of advancing public interest is germaine for this review process.

Firlok Park Boulevard is less than the minimum right-of-way (ROW) width. Normally, the requirement for right-of-way dedication would be half of the required width (i.e., 30 from ROW centerline). However, a portion the improved street in relation to the right-of-way appears particularly skewed.

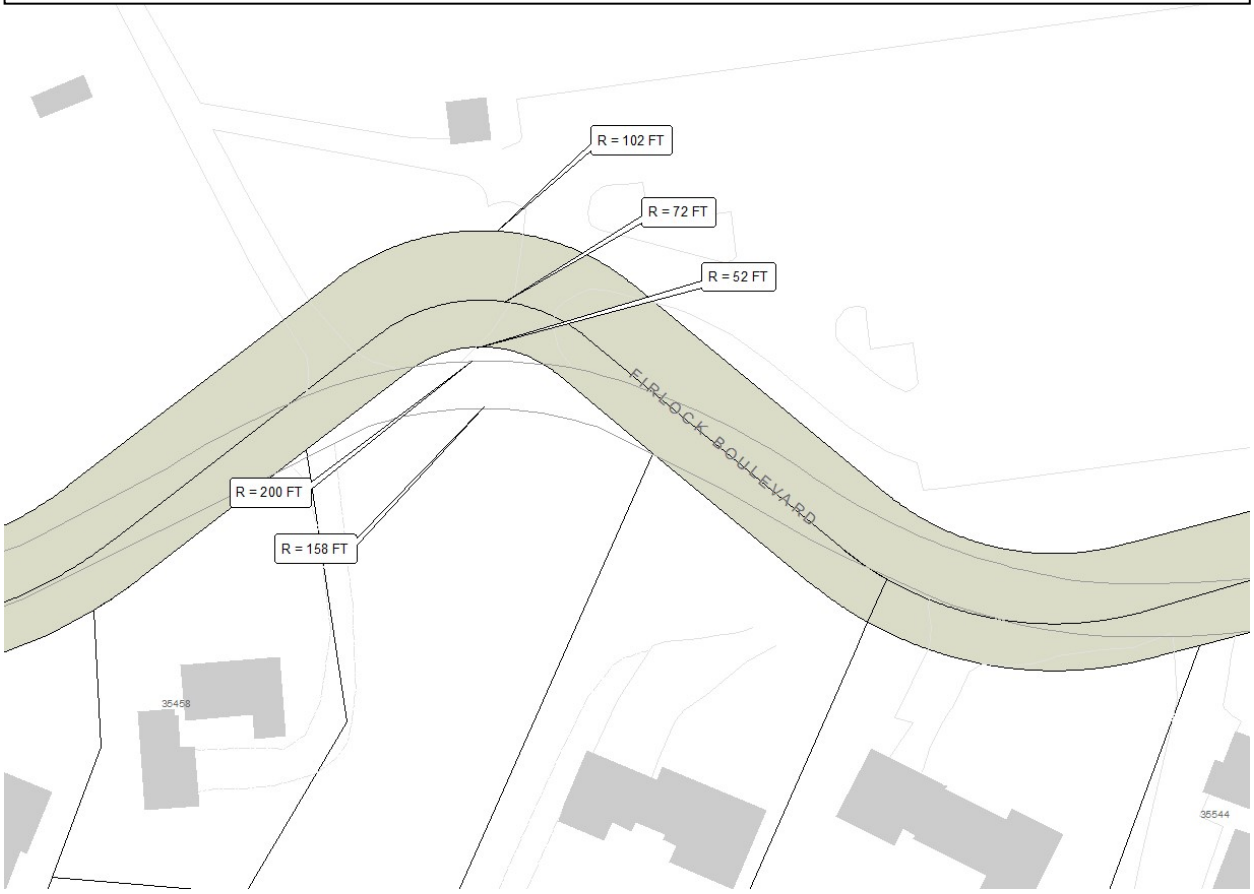
In addition to being skewed, the centerline curve radius of the ROW is less than 100 feet and the paved road itself larger but still well below the normal 500' radius standard for collector streets. For this section, additional right-of-way from the high school property is unlikely needed because road improvements would be less likely to be rebuilt to a lesser curve radius. If 5' was dedicated elsewhere, when Firlok is re-built in the to-be-determined future, there would be more area to straighten the curve out in addition to meeting the standard ROW width requirement.

Staff referenced the surveys for Partition Plat No. 1993-31 and the Firlok Park Subdivision (1951) for the location of the 50' right-of-way on either side of the portion of Firlok Park Bouelvard adjacent to the south side of the high school property and that 5' of dedication on either side will achieve the 60 feet centered from these adjacent surveys. There may be some mapping errors. Surveyor will be needed for final confirmations.



Above: image showing the offset between the dedicated right-of-way (ROW) versus the improved roadway of Firlok Park Boulevard.

Below: a closer look at the skewed area and radii of ROW lines and the roadway. City's standards call for a minimum centerline curve radius of not less than 700 feet on arterials, 500 feet on collectors, or 100 feet on other (local) streets. As a collector, Firlok Park Boulevard appears to have a right of way curve radius (*assuming county taxlot data reflects things correctly*) below local standards. The actual road surface exceeds the local standard but is still below the collector's minimum radius. This discrepancy results in the offset.



* * *

Utility Standards: Streets and utility discussion starts on page 83 of the applicant's narrative.

Water: City water is available along both Gable Road and Firlok Park Boulevard. Some public water infrastructure is located within the boundaries of the property. The city has water easement on the property per Book 138, Page 444 as recorded in 1959.

Sanitary Sewer: City sanitary sewer is available along Gable Road.

Storm Sewer: On site storm is proposed to be directed to the adjacent right-of-way.

Other: Except for overhead utilities along Gable Road and Firlok Park Boulevard, all utilities are underground now. No new overhead utilities are proposed.

* * *

Trails/bikeways: As collector streets bike lanes are components of both Gable Road and Firlok Park Boulevard. Gable Road is fully built and includes bike lanes. Firlok Park Boulevard lacks frontage improvements along the subject property as well as bike lanes.

Staff does not recommend frontage or any other improvement to Firlok Park Boulevard. Should the project include a way into the property (e.g., from the SW corner) into the site for students (etc.) who walk or bike to school from the SW side? The segment of Firlok Park Boulevard on the east side, between US30 and the high school property (but not the high school property itself) includes a sidewalk (a form of non-motorized safe passage). But this is lacking altogether on the west side. An internal path starting from the SW corner could reduce time spent walking (or riding) to school on a road lacking non-vehicular transportation mode accommodations for those who reside in the SW quadrant of the city.

There is no trail identified in the city's adopted parks and trails master plan through the subject property.

* * *

Traffic Impact Analysis: The high school's 1980 expansion increased student capacity from 600 to 1200. Though the currently proposal is substantial, it will not result in an increase of student capacity (will still be around 1,200). As such, the project is neutral from a traffic generation standpoint and no traffic impact analysis is warranted.

* * *

Other Considerations: The School District has the challenge of keeping school services underway during construction. As such, the applicant proposes to temporarily site 11 modular buildings plus a modular restroom building.

For land use purposes, the city can consider this a construction phase since they will be gone for project completion and are on the same site. These are considered temporary; required to be removed before project completion. Temporary fencing is also included to separate the temporary modular campus from construction activities.

Proposed temporary modular classroom buildings are within immediate proximity of trees proposed to be preserved. Exiting tree protection measures shall apply to the temporary modular campus and be reflected on plans just like the permanent improvements.

* * * * *

CONCLUSION & RECOMMENDATION

Based upon the facts and findings herein, staff recommends approval of this proposal with the following conditions:

1. This **Site Development Review** approval is valid for a limited time (to establish the use) pursuant to SHMC 17.96.040. This Site Development Review approval is valid for 1 year. A 6-month extension is possible but requires an application and fee. If the approval is not vested within the initial 1 year period or an extension (if approved), this is no longer valid and a new application would be required if the proposal is still desired. See SHMC 17.96.040.

2. The following shall be required prior to any development or building permit issuance:

    a. Final plans as submitted with any development or building permit(s) shall comply with the plans submitted with this site development review and sign permit with the following additions and/or corrections:

        i. As per condition 4.
        ii. Plans for the freestanding metal canopy proposed to cover the bike/skateboard/scooter spaces. Shall comply with Chapter 17.124 SHMC, Accessory Structures.
        iii. All interior drives and access aisles are required to be marked and signed to indicate direction flow.
        iv. Wheel stops are required along the boundaries of a parking lot, adjacent to interior landscape area, and along pedestrian ways.
        v. A protection program by a qualified professional defining the standards and methods that will be used to protect the existing trees to be preserved is required. This shall be on or with the development and/or building permit plan set(s) to ensure contractors and others follow the tree protection plan during site development. This applies to permanent improvements and temporary, including the temporary modular buildings.
        vi. Applicant shall provide legal descriptions and a map exhibit from an Oregon Registered Professional Land Surveyor for 5’ of right-of-way dedication of Firlok Park Boulevard except at the “skewed area” as described and depicted herein. Professional surveyor shall prepare the legal descriptions in cooperation with the city.
        vii. Final photometric plans.

viii. Any other condition of the Planning Commission in regards to the PL zoning requirements? Public testimony may be a consideration in this regard.

Is the 10 yard (setback) adjacent to residential property sufficient? Note that vertical landscaping is proposed along the parking area along Gable Road and the corner of the property at abuts Alexandrea Lane.

Does the Commission think any new buffering is needed with this change since the non-sport programmed part of the field area of the last 40 years will be developed specifically as playing fields?

ix. How is the school district going to prevent confusion having the non-bus vehicular drop off/loading area within the parking area for staff only (parking area "C" - see page 4 of applicants narrative)?

Any conditions warranted?

x. Should there be a walkway leading into the site from the Gable Road sidewalk closer to the west side than proposed?

And/or should be there be another path from the west enabling a route separate from Gable Road? For example via Alexandrea Lane. Note this is also the location of the City of St. Helens' recreation center proposed at 2625 Gable Road (CUP.1.21), which may act as an extension of some school related activities.

Considerations are walkway for 150' of parking lot standard and 640' distance between most westerly point adjacent to Gable Road and closest path from Gable Road sidewalk into the site. Unless there is a fence or wall, staff does not believe students coming from this direction will walk that extra distance so another path from the west side should be provided.

Remember, applicant's intent is to channel pedestrians to walkways (off Gable Road) that lead to the main entrance.

xi. Should there be a path from the SW corner into the site from Firlok Park Boulevard?

An internal path starting from the SW corner could reduce time spent walking (or riding) to school on a road lacking non-vehicular transportation mode accommodations for those who reside in the SW quadrant of the city.

b. Engineering construction plans shall be submitted for review and approval addressing all public improvements including but not limited to changes proposed to Gable Road.

c. A drainage and stormwater plan certified by a registered professional engineer shall be submitted for review and approval that addresses any increase in runoff from the site and how the potential impacts will be mitigated. Plans shall include oil/water separation.

d. Covenant to combine properties shall be recorded on the deed records of the County Clerk for the subject property. Applicant shall provide legal descriptions.

3. The following shall be required **prior to** Certificate of Occupancy by the City Building and project completion:

   a. All improvements necessary to address the requirements herein, and in accordance with approved plans, shall be in place.
   b. Firlok Park Boulevard right-of-way dedicated per condition 2 shall be recorded with the County Clerk.
   c. Any modular building allowed for temporary placement to maintain school operations during construction shall be removed along with all other temporary items such as fencing.
   d. Areas where natural vegetation has been removed, and that are not covered by approved landscaping, shall be replanted pursuant to SHMC 17.72.120.

4. Any new (or those existing on the modular building permitted in 2010) service facilities such as gas meters and air conditioners which would otherwise be visible from a public street, customer or resident parking area, any public facility or any residential area shall be screened, **regardless if such screening is absent on any plan reviewed by the City. This includes but is not limited to ground mounted, roof mounted or building mounted units.** See SHMC 17.72.110(2).

5. A 7 foot in height wall for trash, etc. enclosure is allowed.

6. Any new utilities shall be underground. Existing overhead utilities may remain above ground.

7. If new athletic scoreboard is determined to not be exempt based on SHMC 17.88.040(15), sign permitting and compliance with Chapter 17.88 SHMC, Signs shall be required.

8. No plan submitted to the City for approval shall contradict another.

9. Owner/applicant and their successors are still responsible to comply with the City Development Code (SHMC Title 17).

Attachment(s): "cheat sheet" from staff (a review aid for the Commission)
Plan set
APG Memo Dated May 25, 2021 regarding modular buildings
Applicant's narrative document (May 2021)

LAND USE PLANNING
TRANSPORTATION PLANNING
PROJECT MANAGEMENT

MEMORANDUM

St. Helens High School Improvements

Land Use Application Supplemental Submittal – Modular Buildings Temporary Campus

DATE	May 25, 2021
TO	Jacob Graichen, City of St. Helens Planning Department
FROM	Frank Angelo and Shayna Rehberg, APG
CC	Scot Stockwell, Jared Plahn, Jessica Seay, and Ed Leader, St. Helens School District John Abel, Becca VandeWalle, and Rick Rainone, Cornerstone Management Marlene Gillis, Meagan Baker, and Bob Thrapp, Soderstrom Architects Mandi Jenks, Lower Columbia Engineering

Angelo Planning Group (APG) is providing this memorandum and the attached Site Plan as a supplement to the High School land use application that we submitted on May 13, 2021. Information related to Exhibit E (Modular Buildings Temporary Campus, During Construction) in the land use application has been updated. The updates are as follows:

A. Number of modulars – The number of modular buildings is being modified from 10 buildings (classrooms) plus a restroom building to 11 buildings (classrooms) plus a restroom building. The updated Site Plan showing this modified number of buildings, their layout, and detail notes is attached.

B. Parking – While the number of buildings has increased by one, this change is accommodated by the modular layout. The number of parking spaces in Zone D (mixed parking), where this temporary modular campus will be located, will not be further reduced during construction.

C. West driveway – An adjustment will need to be made to access: blocking off the westernmost side of the west driveway and making the east side of the west driveway an entrance-only access point during construction. Appropriate blockade, pavement marking, and signage will be used to implement this temporary access configuration.

D. Stormwater – It was not noted under “infrastructure” in Exhibit E, but the proposed modular plan and layout allows for stormwater to drain to the existing catch basins without impacting or increasing flow.

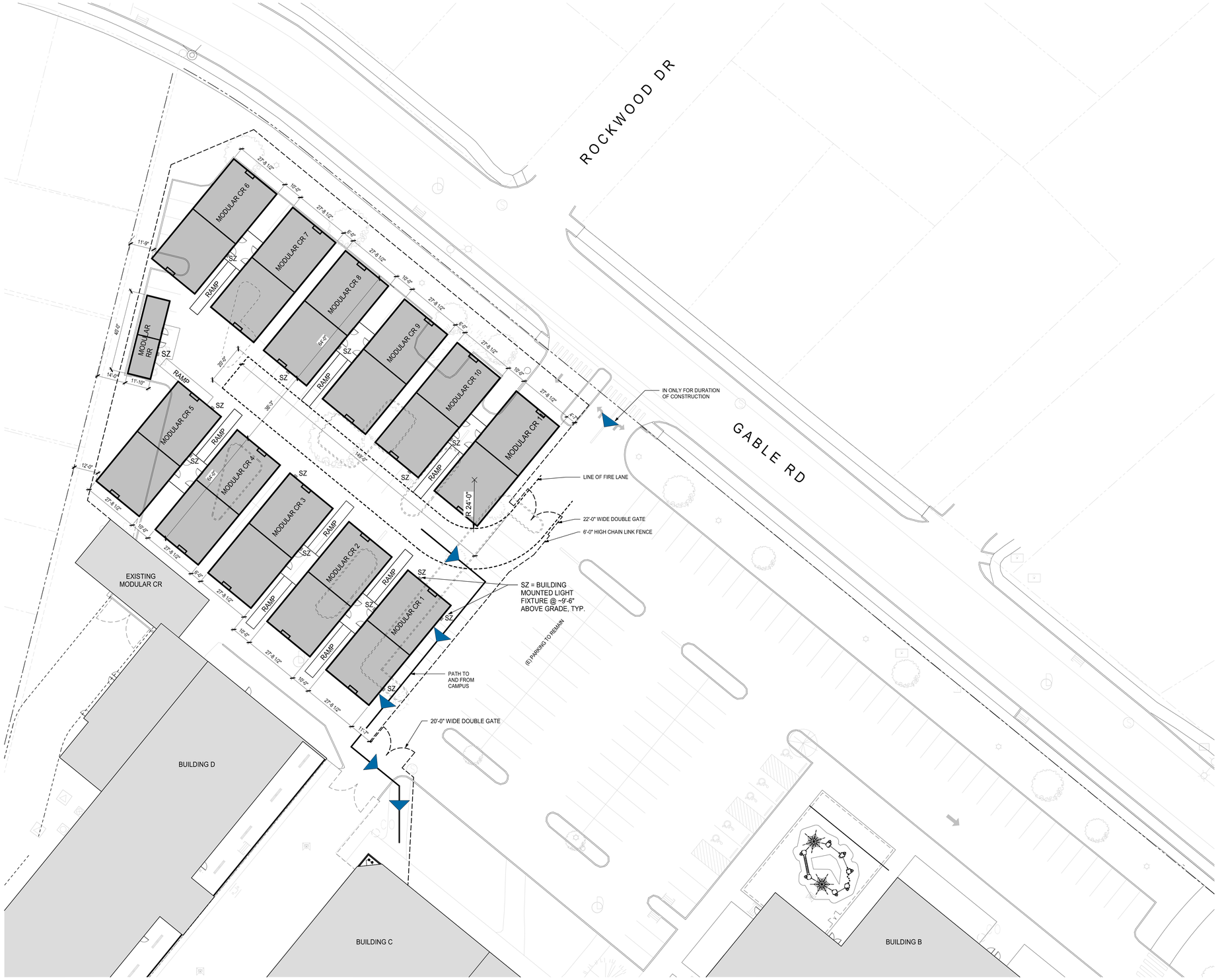
E. All other elements addressed in Exhibit E are unchanged, including the fencing described, which includes six-foot fencing around the perimeter of the temporary Modular Campus as well as around paths to the modular buildings crossing the parking area from the main campus.

Please contact us at fangelo@angeloplanning.com/(503) 577-4087 or srehberg@angeloplanning.com /(503) 227-3678 if you have any questions or need additional information. We will also be available to discuss the temporary modular campus and any other application matters at the meeting being held tomorrow afternoon for City staff and the project team.

Thank you for your time and consideration.

Attachment:

- Updated Temporary Modular Campus Site Plan



1 MODULAR SITE PLAN

1" = 20'-0"

DATE 5/12/2021 4:31:21 PM
FILE PATH C:\Users\bobh\Documents\18103_SHSD_High School_v19_bobhNJ6H8.rvt
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Soderstrom Architects

1200 NW Naito Parkway, Suite 410
Portland, OR 97209

T 503-228-5617
F 503-227-8584

sdra.com

ST HELENS SCHOOL DISTRICT
ST HELENS HIGH SCHOOL - ADDITION & RENOVATION
2375 GABLE RD,
ST HELENS, OR 97051

Project

Consultant

Revisions

No.	Description	Date

Stamp

NOT FOR CONSTRUCTION

Issuance
100% DD

Date
05/28/2021

Project Number
18103

Drawing Title
SITE PLAN MODULARS

Sheet No
A1.02

City of St. Helens
General Land Use Application

Applicant Name(s): Frank Angelo, Principal, Angelo Planning Group	Property Owner Name(s): Scot Stockwell, Superintendent, St. Helens School District
Applicant Mailing Address: 921 SW Washington Street, Suite 468 Portland, OR 97205	Property Owner Mailing Address: 474 N 16th Street St. Helens, OR 97051
Applicant E-mail Address: fangelo@angeloplanning.com	Property Owner E-mail Address: scots@sthelens.k12.or.us
Applicant Telephone No.: 503-227-3664	Property Owner Telephone No.: 503-366-7220

PROJECT INFORMATION

Assessor's Map & Tax Lot No.: *See your property tax statement* 4108-00-00700	Site Address: *Street name if # not assigned* SHHS, 2375 Gable Road, St. Helens, OR 97051	
Subdivision Name: *If applicable*	Block No.: *If applicable*	Lot No.: *If applicable*
Request for: *See Land Use Fee Schedule, attached, for application types* Site Development Review, Sign Permit	Zoning: PL - Public Land	
Number of Lots Involved: 1	Applicable Square Footage: *Lot or building sq. ft.* Existing SHHS: ~213,407 sf; renovated HS: ~239,345 sf	

Description of Land Use Request:
Addition and renovation of the existing St Helens High School. Construction of a new parking lot, in the location of an existing parking lot. Construction of a new turf baseball field, a new turf softball field, a grass soccer field, and a turf soccer field.

Examples:
1. Move north property line 5 feet south; or
2. Construct fourplex; or
3. Construct new shop/garage; or
4. Allow side setback to be 4 feet instead of 5 feet due to topography of lot; or
5. Use home office for... (insert type of business)

Attach the following:

1. Responses to applicable criteria (per Community Development Code)
2. Required drawings, maps, etc. (per Community Development Code)
3. Proof of ownership or authority to make application (i.e. tax assessor record or title)
   a. **All** property owners must sign the subject land use application; **or**
   b. Submit a signed power of attorney; or
   c. Submit a note signed by all the property owners giving one person authorization to act on their behalf.

I hereby certify under penalty of perjury and false swearing that the information I have provided is true and correct and further that I am the sole owner of the property identified herein or I am authorized by ALL the owners to make this application and proof of said authorization is attached (see #3 above).

Applicant(s) Signature — Date Signed: 5/10/21

Property Owner(s) Signature — Date Signed: 5-11-21

FOR OFFICE USE ONLY	
Pre-Application Conference Date:	**Fee Amount Paid:**
Date Received:	**Receipt No.:**
Application Type:	**File No.:**

St. Helens School District

St. Helens High School Renovations

Site Development Review
Sign Permit

Prepared by Angelo Planning Group
Submitted to City of St. Helens
Planning Department
May 2021

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Exhibit A: Plan Set (provided under separate cover)

Sheet C1.01	Existing Conditions Plan
Sheet A1.01	Architectural Site Plan
Sheet A1.02	Site Plan – Temporary Modular Buildings
Sheet A1.10	Site Details
Sheet C0.02	Erosion & Sediment Control Plan – Phase I
Sheet C0.03	Erosion & Sediment Control Plan – Phase II
Sheet C2.01	Demolition Site Plan – North
Sheet C2.02	Demolition Site Plan – South
Sheet C2.03	Demolition Site Plan – Fields
Sheet C3.01	Grading Plan – Overall
Sheet C3.02	Enlarged Grading Plan – North
Sheet C3.03	Enlarged Grading Plan – South
Sheet C3.04	Enlarged Grading Plan – Fields
Sheet C3.05	Enlarged Grading Plan – Track
Sheet C4.01	Enlarged Utility Plan – North
Sheet C4.02	Enlarged Utility Plan – South
Sheet C4.03	Enlarged Utility Plan – Fields
Sheets L1.00-L1.01	Tree Plan
Sheets L1.02-L1.10	Landscape Plans and Details
Sheet A2.11	Floor Plan – Zone 1
Sheet A2.12	Floor Plan – Zone 2
Sheets A3.01A.305	Exterior Elevations

Exhibit B: Title Report

Exhibit C: Lighting Plans and Details

Exhibit D: Existing Easement and Dedication Documents

Exhibit E: Modular Buildings Temporary Campus (During Construction)

1. Proposal Summary Information

Internal File No:	200-002
Applicant:	St. Helens School District Scot Stockwell, Superintendent 474 N 16th Street St Helens, OR 97051 503-366-7220 scots@sthelens.k12.or.us
Applicants Representative:	Frank Angelo Angelo Planning Group 921 SW Washington Street, Suite 468 Portland, OR 97205 503-227-3664 fangelo@angeloplanning.com
Request:	Site Development Review Sign Permit
Location:	St. Helens High School 2375 Gable Road St Helens, OR 97051
Legal Description:	See Title Report (Exhibit B)
Tax Lot ID:	4010800 Lot 700
Zoning Designation:	Public Lands (PL)

2. Project Team

Owner Representative
St. Helens School District
Scot Stockwell, Superintendent
474 N 16th Street
St. Helens, OR 97051
(503) 366-7220
scots@sthelens.k12.or.us

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Landscape Architects
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Land Use Planners
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Construction Management
Cornerstone Management, Inc
John Abel
3145 SW Country View Lane
Wilsonville, OR 97070
(503) 705-4640
Johna@cornerstonemgi.com

3. Project Introduction

Project Description

The St. Helens School District ("District") is seeking approval from the City of St. Helens ("City") to renovate existing buildings and construct site improvements to modernize the current facilities of St. Helens High School (SHHS or "High School"). The project is being funded by a bond measure passed by District voters in 2020.

The High School is located at 2375 Gable Road, St. Helens, OR 97051. The site is zoned Public Lands (PL). The site size is approximately 37.0 acres. Current (2020/21) student enrollment at SHHS is 816 students and the administrative/teaching staff levels total 88 staff. Following construction of the SHHS building improvements, student capacity is expected to remain the same as current capacity; however, current school capacity is not fully utilized due to inefficient layout of the school's existing space. The additional building area included in the modernization project will provide a more efficient layout of classrooms and learning spaces and more closely reflect current school facility education specifications. The current classroom configurations and school layout reflect prior designs that are not conducive to current teaching and learning needs. Based on this, while additional building area will be provided, the proposed improvements will not increase the overall student capacity of SHHS, which is roughly 1,200 students and 110 staff members.

May 2020 SHHS Bond

The SHHS campus has some buildings dating back to the 1950s and others were built in the early 1980s. As noted, the improvements at SHHS have been made possible by the $55 million school bond passed in May 2020 specifically for the improvements at SHHS. The 2020 bond identified the following set of improvements for the High School:

Security and Health Safety Improvements

- Create enclosed connections between buildings with a secured vestibule at the entry
- Install new cameras and reduce the number of unmonitored entrances
- Replace outdated or failing fire safety systems

Update and Repair Aging Buildings

- Upgrade windows and insulation
- Repair or replace aging, inefficient heating and cooling systems
- Install LED lighting

- Replace a 30+ year old roof
- Improve air quality and daylighting

Modernize High School Career and Vocational Training Labs

- Health sciences and technology career pathway training program
- Improve and expand the current Career and Technical Education spaces including:
    - Automotive Technology
    - Building Construction
    - Metals and Manufacturing
    - Computer Science
    - Early childhood Education
    - Culinary Arts
    - Business Technology

Replace and Remodel Classrooms and Learning Spaces

- Completely replace Building A classrooms with a new wing connected to the rest of the building
- Convert unusable space in Building B to instructional space by better utilizing classroom configurations
- Redesign and add classrooms to accommodate growth and meet the needs of today's 21st century students
- Increase access for all students to the latest technologies

Athletics and Auditorium

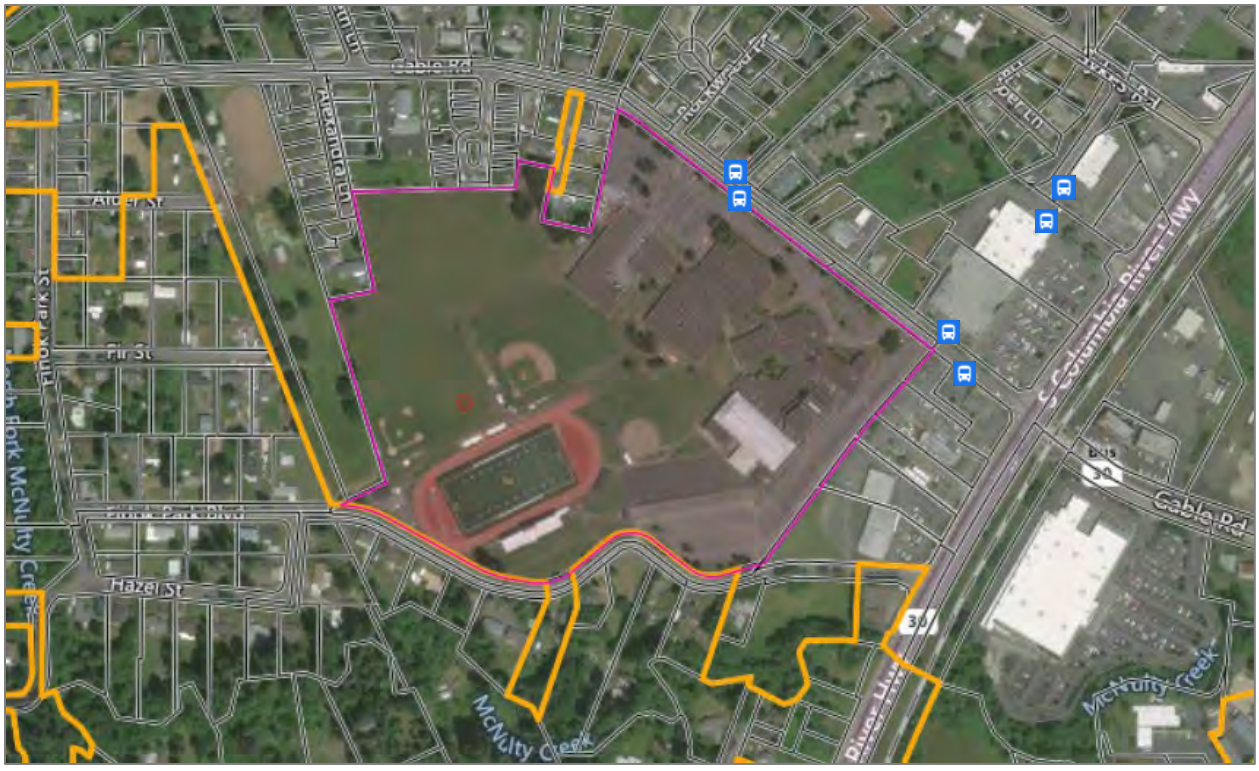
- Improve and modernize student activity spaces including fields, gymnasiums, theater, arts, and auditorium

The projects included in this application have been designed to implement the 2020 SHHS bond program. This modernization and renovation project will create updated, better-utilized, and more connected learning spaces through the demolition of some existing building space and addition of new building space. New and renovated building exteriors will complement and integrate with the style of the existing building exteriors. Other site improvements include reconfiguring parking and vehicle and bus circulation on the north side of campus for safer and more efficient operations, and the reconfiguration and addition of athletic fields in order to support more sports opportunities at the school.

Site Conditions

The 37-acre site is located on Gable Road and Firlock Park Boulevard, just west of Highway 30 and is adjacent to a mix of land uses and zoning, including Highway Commercial, Moderate (Density) Residential, and Apartment Residential. Primary access to the High School campus is off of Gable Road. A vicinity map is provided in Figure 1.

Figure 1. St. Helens High School Vicinity Map



The existing SHHS total building area is 235,458 square feet. Table 1 presents the improvements proposed for the High School and their areas.

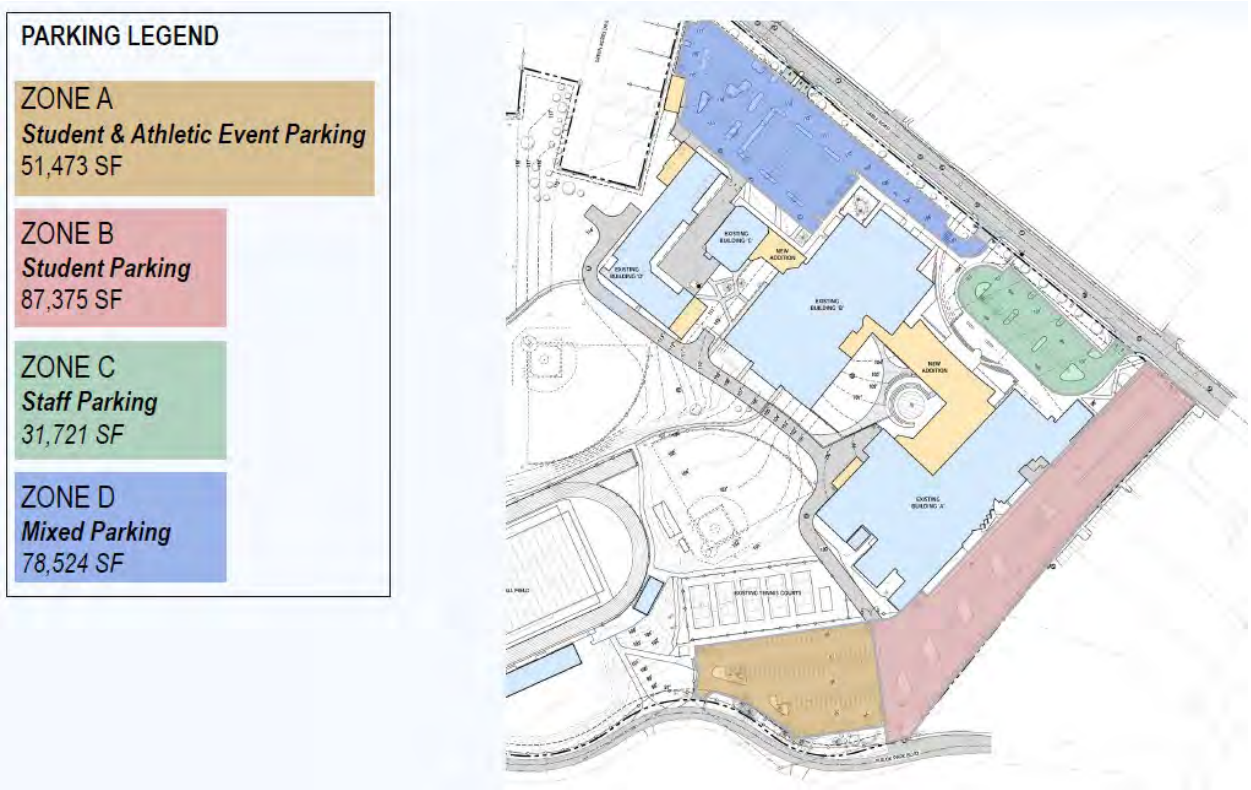
Table 1. St. Helens High School Building Area

	Existing SHHS	Renovated SHHS
Building area	213,407 SF	239,345 SF
Total existing building area (including mezzanines, crawlspaces)	235,458 SF	261,396 SF
Demolition of existing building area	33,739 SF	
New building area		59,677 SF
Total renovated net building area		

	Existing SHHS	Renovated SHHS
Total renovated net building area (including mezzanines, crawlspaces)		239,345 SF
New building net overall area increase		25,938 SF

The existing site includes four separate vehicle parking areas or zones (student and athletic event parking, student parking, staff parking, and mixed parking), for a total of 509 parking spaces. The proposed improvements will only affect Zone C (staff parking) and Zone D (mixed parking), where they will increase vehicle parking to 524 parking spaces – a net change of 15 parking spaces.

Figure 2. St. Helens High School Parking Zones



The SHHS campus also includes athletic facilities, including football, track, baseball, and softball). The proposed improvements show additional athletic fields on-site as the overall campus develops.

Design Approach

The SHHS modernization and renovation project will create updated, better-utilized, and more connected learning spaces through the demolition of some existing building space and addition of new building space. New and renovated building exteriors will complement and integrate with the style of the existing building exteriors. Other site improvements include reconfiguring parking and vehicle and bus circulation

on the north side of campus for safer and more efficient operations, and the reconfiguration and addition of athletic fields in order to support more sports opportunities at the school.

These improvements will deliver vastly improved education resources to the children within the District, along with benefits for the greater community. The facilities will feature state-of-the-art core learning spaces and support for added cultural/arts programs.

Figure 3. Rendering of St. Helens High School Renovations

Requested Approvals

In order to receive the necessary land use permits to construct the new buildings and improvements, the District is requesting the following approvals:

- **Site Development Review.** As new development, the project is being reviewed under the Site Development Review process and approval standards. Site Development Review is normally a Type II (Administrative) review. However, the City has recommended that the SHHS application be elevated to a Type III review (Planning Commission public hearing) due to: the scale of the proposed improvement; the prior improvements at the Middle School project having been reviewed through a Type III procedure; and assessing the off-site impact criterion in the Public Lands zoning district standards. A Type III review will ensure a level of public review for the project.

- **Sign Permit.** One wall sign is proposed as part of the development. An existing monument sign located on Gable Road is to remain.

The above applications are being submitted with this package and the District understands that they will be reviewed concurrently by the Planning Director with a review and hearing by the Planning Commission. This narrative contains written responses to all applicable standards, requirements, and approval criteria for each application. Applicable provisions were identified during the pre-application conference with City staff on February 25, 2021.

4. Conformance with St. Helens Municipal Code

This section of the narrative demonstrates the project's conformance with all applicable provisions of Title 17 (Community Development Code) of the St. Helens Municipal Code (SHMC). It is organized by SHMC chapter. All text in *italics* are direct quotes from the code, which are followed by applicant responses.

Chapter 17.32 Zones and Uses

17.32.150 Public lands – PL.

(1) Purpose. The purpose of the public lands zone is to delineate lands that are owned by public or semipublic entities and that are used, or have the potential to be used, for public or semipublic purposes such as schools, parks, and playgrounds.

Response: As a public school, the High School is consistent with the purpose of the PL zone.

(2) Uses Permitted Outright. In the PL zone the following uses are allowed outright after compliance with the site development review chapter (Chapter 17.96 SHMC) and other relevant sections of this code:

[…]

(f) Public or private school and/or college.

Response: The High School is a public school. Therefore, it is a permitted use. All site improvements (including landscaping, parking area improvements, and field improvements) are considered permitted accessory uses. Therefore, this standard is met.

(3) Conditional Uses. In the PL zone the following uses are permitted if approved under the conditional use chapter (Chapter 17.100 SHMC) and other applicable provisions of this code:

(a) Public facilities, major.

(b) Public support and safety facilities.

(c) Travel trailer park in public parks of over four acres in size to include a buffer of 20 feet where abutting a residential zone.

(d) Hospitals.

Response: The proposed uses do not include those listed above. Therefore, a conditional use permit is not required.

(4) Standards.

(a) The standards for the PL zone shall be determined by proximity to residential zones and the anticipated off-site impacts.

(b) The maximum building height shall be determined on a case-by-case basis (see SHMC 17.68.040).

(c) See subsection (5) of this section, Additional Requirements.

Response: The site design has taken the residential context of the site into consideration to minimize impacts on residential properties.

- The High School is an existing use that has established on this site in the 1950s.
- As shown on the Site Plan (Sheet A1.01, Exhibit A), High School structures are located at least 10 feet from any of the property lines abutting residential properties.(Minimum side and rear yard setbacks for the adjacent Apartment Residential (AR) zone are 10 feet.)
- The maximum height of any renovated building on the site will be 33 feet (Sheets A3.01-A3.05, Exhibit A); this is less than the maximum height of existing buildings on the site (61 feet).
- Adjacent residential properties are buffered from the development by distance and new trees that will be planted as mitigation at intervals along the edge of the High School site (see the Landscape Plan, Sheet L1.02-L1.03, L1.05-L1.06, and L1.08, Exhibit A) .

Therefore, these standards are met.

(5) All chapters of the Development Code apply.

Response: This narrative addresses the project's conformance with all chapters of the Development Code that apply, as provided in this narrative. Therefore, this standard is met.

Chapter 17.48 Solar Access Requirements

[…]

17.48.020 Applicability of provisions.

The provisions of this chapter shall apply to the creation of lots which are intended for single detached dwelling unit or duplex residences and the construction of single detached dwelling unit or duplex residences. (Ord. 2875 § 1.096.020, 2003)

Response: The proposed development does not include single-family dwellings or duplexes. Therefore, the provisions of this chapter are not applicable.

Chapter 17.52 Environmental Performance Standards

17.52.010 Purpose.

The purpose of this chapter is to apply certain federal and state environmental laws, rules, and regulations to development within the city of St. Helens. (Ord. 2875 § 1.098.010, 2003)

Response: The applicant understands the purpose of this chapter and addresses its provisions below.

17.52.020 General provisions.

(1) In addition to the regulations adopted in this chapter, each use, activity, or operation within the city of St. Helens shall comply with the applicable state and federal standards pertaining to noise, odor, and discharge of matter into the atmosphere, ground, sewer system, or stream.

(a) Regulations adopted by the State Environmental Quality Commission pertaining to nonpoint source pollution control and contained in the Oregon Administrative Rules shall by this reference be made a part of this chapter.

(2) Prior to issuance of a building permit, the director may require submission of evidence demonstrating compliance with state, federal, and local environmental regulations and receipt of necessary permits, e.g., air contaminant discharge permits (ACDP) or indirect source construction permits (ISCP).

(3) Compliance with state, federal, and local environmental regulations is the continuing obligation of the property owner and operator. (Ord. 2875 § 1.098.020, 2003)

Response: The applicant understands that compliance with applicable state and federal requirements pertaining to environmental performance is required and will submit any documentation of compliance requested by the director. Therefore, this standard will be met as needed.

17.52.030 Noise.

For the purposes of noise regulation, the provisions of St. Helens Ordinance 2405 (Chapter 8.16 SHMC), or successive ordinances governing noise, shall apply as the standard. (Ord. 2875 § 1.098.030, 2003)

Response: Chapter 8.16 SHMC establishes the following noise prohibitions.

8.16.030 Prohibitions

It shall be unlawful for any person to produce or permit to be produced, with a sound-producing device, sound which:

(1) When measured at or within the boundary of the property on which a noise sensitive unit which is not the source of the sound is located, or within a noise sensitive unit which is not the source of the sound, exceeds:

(a) Fifty dBA at any time between 10:00 p.m. and 7:00 a.m. of the following day;

(b) Sixty dBA at any time between 7:00 a.m. and 10:00 p.m. the same day;

(c) Fifty dBA at any time between 8:00 p.m. Saturday and 7:00 a.m. Monday; or

(2) Is plainly audible at any time between 10:00 p.m. and 7:00 a.m. the following day or at any time between 8:00 p.m. Saturday and 7:00 a.m. Monday:

(a) Within a noise sensitive unit which is not the source of the sound; or

(b) On a public right-of-way at a distance of 50 feet or more from the source of the sound.

The potential sources of ongoing noise on the site will be: the emergency generator and rooftop HVAC equipment. The emergency generator will only run as needed on a temporary basis as a result of a power outage; will include a sound-attenuated enclosure; and is anticipated to produce a maximum of 72 dBA at 23 feet away. It will be located toward the center of the site, over 400 feet from the adjacent southeast property line, and will be enclosed with 6-foot masonry walls on three sides. Furthermore, it will be located on the side of the building away from that part of the property line. All of these measures are expected to mitigate noise sufficiently to meet or exceed the requirement. New rooftop HVAC equipment will be concentrated on Building A, toward parking areas and Gable Road to the northeast and parking and commercial areas to the southeast. The unit closest to a property line (to the southeast) will be over 140 feet away. Thus, any noise from these units is not anticipated to be noticeable to or disturb residential areas to the northwest and southwest._ Therefore, this standard is met.

A PA system that will serve the improved fields is being planned and will produce noise on an event basis. The applicant is working out the details of the system and will plan a system that is consistent with the standards above.

17.52.040 Visible emissions.

Within the commercial and industrial park zoning districts, there shall be no use, operation, or activity which results in a stack or other point source emission, other than an emission from space heating, or the emission of pure uncombined water (steam) which is visible from a property line except where permits have been obtained from the Department of Environmental Quality. (Ord. 2875 § 1.098.040, 2003)

Response: The site is not located in a commercial or industrial park and will not produce visible emissions. Therefore, this standard is not applicable.

17.52.050 Vibration.

No vibration longer than 30 continuous seconds or a frequency of greater than once per hour other than that caused by highway vehicles, trains, and aircraft is permitted in any given zoning district which is discernible without instruments at the property line of the use concerned. (Ord. 2875 § 1.098.050, 2003)

Response: Following construction, ongoing activities and the use of equipment on the site will not produce vibration that is discernable at the property line. Therefore, this standard is met.

17.52.060 Odors.

The emission of odorous gases or other matter in such quantities as to be readily detectable at any point beyond the property line of the use creating the odors is prohibited. DEQ rules for odors (OAR 340-028-090) apply. (Ord. 2875 § 1.098.060, 2003)

Response: Ongoing activities and the use of equipment on the site will not emit odors that are discernable beyond the property line. Therefore, this standard is met.

17.52.070 Glare and heat.

No direct or sky-reflected glare, whether from floodlights or from high temperature processes such as combustion or welding or otherwise, which is visible at the lot line shall be permitted, and:

(1) There shall be no emission or transmission of heat or heated air which is discernible at the lot line of the source; and

(2) These regulations shall not apply to signs or floodlights in parking areas or construction equipment at the time of construction or excavation work otherwise permitted by this code. (Ord. 2875 § 1.098.070, 2003)

Response: Light sources on the site will include those necessary to illuminate parking and pedestrian circulation areas and to illuminate the new and existing athletic fields. The majority of the existing parking lot lighting is to remain. Luminaries for circulation areas will be shielded and directed downward, with light levels not reaching beyond school property lines. Luminaires for the field lighting will be located at the new and existing baseball and softball fields. They will be directed downward, will be shielded, and will be constrained to strictly observed operating times (e.g., for game no later than 10 p.m.). In these ways, little to no glare will be produced or minimal glare will be of limited duration in relation to neighboring properties. See the Lighting Plan, and Lighting Cut Sheets, Exhibit C).

Ongoing activities and the use of equipment on the site will not produce emissions of heat that would be discernible at the property line.

Therefore, this standard is met.

17.52.080 Insects and rodents.

All materials including wastes shall be stored and all grounds shall be maintained in a manner which will not attract or aid the propagation of insects or rodents or create a health hazard. (Ord. 2875 § 1.098.080, 2003)

Response: All waste storage on the site will be properly enclosed and maintained in order to avoid the attraction of insects or rodents.

Chapter 17.64 Additional Yard Setback Requirements and Exceptions

17.64.010 Purpose.

The purpose of this chapter is to permit or afford better light, air and vision clearance on more heavily traveled streets and on streets of substandard width, to make the location of structures compatible with the need for the eventual widening of streets by providing for additional yard setback distances, to ensure there is adequate distance between buildings on the site and to provide standards for projections into yard areas. (Ord. 2875 § 1.104.010, 2003)

Response: The applicant understands the purpose of this chapter and addresses its provisions below.

17.64.020 Additional setback from centerline required.

(1) To ensure improved light, air, and sight distance and to protect the public health, safety, and welfare, structures in any zoning district which abut certain arterial and collector streets shall be set back a minimum distance from the centerline of the street.

(2) Where the street is not partially or fully improved, the measurement shall be made at right angles from the centerline or general extension of the street right-of-way:

[…]

(b) Collector Streets. The required setback distance for buildings on collector streets as classified by the transportation system plan is the setback distance required by the zoning district plus 25 feet measured from the centerline of the street.

Response: The school site has frontages on two collector streets: Gable Road on the north/northeast (under Columbia County jurisdiction, in coordination with the City), and Firlok Park Boulevard on the south (under City jurisdiction).

Pursuant to SHMC 17.32.150(4), the standards for the PL zone (including setbacks) are determined by "proximity to residential zones and the anticipated off-site impacts." Residential zoning adjacent to the school site on the north and west is Apartment Residential (AR); setbacks in the AR zone are generally 20-foot front setbacks and 10-foot side and rear setbacks. Those setback requirements can be used as guidance for setback requirements for the High School.

As can be seen in the Site Plan (Sheet A1.01, Exhibit A), the building closest to Gable Road is Building B, which is set back approximately 92 feet from the property line and the property line is approximately 30 feet from the centerline, making for a total of 122 feet from the centerline of Gable Road. That exceeds a combination of 25 feet from the centerline plus 20 feet for a front setback.

The building closest to Firlok Park Boulevard is a site storage building, which is approximately 50 feet from the property line and the property line, which varies in distance from the centerline of Firlok Park Boulevard, is approximately 30 feet from the centerline at this location, making for a total of 80 feet from the centerline of Firlok Road. That exceeds a combination of 25 feet from the centerline plus 10 feet for a rear or side setback.

Therefore, this standard is met.

(3) The minimum yard requirement shall be increased in the event a yard abuts a street having a right-of-way width less than required by its functional classification on the city's transportation plan map and, in such case, the setback shall be not less than the setback required by the zone plus one-half of the projected road width as shown on the transportation map.

Response: The City reported at the Pre-Application Conference that right-of-way and improvements are sufficient on Gable Road. Development is not proposed on the High School's frontage of Firlok Park Boulevard, thereby not triggering any improvements there. However, the City did note at the Pre-Application Conference that there is insufficient right-of-way on Firlok Park Boulevard (50 feet versus 60 feet) but that the right-of-way tends to skew toward the High School property. As can be seen in the Site Plan (Sheet A1.01, Exhibit A), distances between the High School property line and the centerline of Firlok Park Boulevard vary; however, there are sections where the distance is 30 feet, which would meet the requirements of a 60-foot right-of-way. The District is open to further discussing this right-of-way matter with City staff as needed.

(4) The minimum distance from the wall of any building (except fences or other structures allowed in this code) to the centerline of an abutting street, however, shall not be less than 25 feet plus the yard required by the zone. This provision shall not apply to rights-of-way of 60 feet or greater in width. (Ord. 3164 § 3 (Att. B), 2012; Ord. 2875 § 1.104.020, 2003)

Response: The distance between buildings and the centerlines of Gable Road and Firlok Park Boulevard are more than 25 feet plus the required yard, as addressed above in SHMC 17.64.020(2)(b). Therefore, this standard is met.

17.64.030 No yard required – Structure not on property line.

In zoning districts where a side yard or a rear yard setback is not required, a structure which is not to be built on the property line shall be set back from the property line by a distance in accordance with the applicable building code (as administered by the building official) requirements. (Ord. 3164 § 3 (Att. B), 2012; Ord. 2875 § 1.104.030, 2003)

Response: Setbacks in the PL zone are not specified but may be required based on context. Given the distances between the structures and centerline of adjacent streets identified above in previous responses, this standard will be met.

17.64.040 Exceptions to yard requirements.

(1) If there are dwellings on both abutting lots with front yard depths less than the required depth for the zone, the depth of the front yard for the intervening lot need not exceed the average depth of the front yards of the abutting lots.

(2) If there is a dwelling on one abutting lot with a front yard of less depth than the required depth for the zone, the front yard for the lot need not exceed a depth half-way between the depth of the abutting lot and the required front yard depth. (Ord. 2875 § 1.104.040, 2003)

Response: An exception to the yard requirements is not required or requested. Therefore, this section is not applicable.

17.64.050 Projections into required yards.

(1) Cornices, eaves, belt courses, sills, canopies, or similar architectural features may extend or project into a required yard not more than 36 inches provided the width of such yard is not reduced to less than three feet.

(2) Fireplace chimneys may project into a required front, side, or rear yard not more than three feet provided the width of such yard is not reduced to less than three feet.

(3) Open porches, decks, or balconies not more than 36 inches in height and not covered by a roof or canopy may extend or project into a required rear or side yard provided such natural yard area is not reduced to less than three feet and the deck is screened from abutting properties. Porches may extend into a required front yard not more than 36 inches.

(4) Unroofed landings and stairs may project into required front or rear yards only.

(5) No building or portion thereof, regardless of size, shall be placed closer than three feet to a property line. (Ord. 2875 § 1.104.050, 2003)

Response: No projections will extend into a required yard and no buildings or structures will be placed closer than three feet to a property line. See the Site Plan (Sheet A1.01, Exhibit A). Therefore, these standards are met.

Chapter 17.68 Building Height Limitations – Exceptions

[…]

17.68.020 Building height exceptions.

Any building located in an industrial zone may be built to a maximum height of 75 feet, provided:

Response: The proposed buildings are not located in an industrial zone. Therefore, this section is not applicable.

17.68.040 Building height criteria for scenic resources.

(1) No new development over one story, or 15 feet in height, shall significantly obstruct views of the Columbia River on lots fronting on Strand Street, South Second Street, North and South First Street, River Street, and Riverside Drive.

Response: The proposed development is not on a lot fronting the identified streets. Therefore, this standard is not applicable.

Chapter 17.72 Landscaping and Screening

17.72.010 Purpose.

The purpose of this chapter is to establish standards for landscaping, buffering, and screening of land use within St. Helens in order to enhance the aesthetic environmental quality of the city:

(1) By protecting existing street trees and requiring the planting of street trees in new developments;

(2) Through the use of plant materials as a unifying element;

(3) By using planting materials to define spaces and articulate the uses of specific areas; and

(4) By using trees and other landscaping materials to mitigate the effects of the sun, wind, noise, and lack of privacy by the provision of buffering and screening. (Ord. 2875 § 1.108.010, 2003)

Response: The applicant understands the purpose of this chapter and demonstrates conformance with its applicable provisions below.

17.72.015 Applicability – Approval process.

(1) The provisions of this chapter shall apply to all development where landscaping is required by this code including the construction of new structures (see SHMC 17.96.020, Applicability of provisions), and to a change of use which increases the on-site parking or loading requirements or which changes the access requirements, except as follows:

(a) Single-dwelling units and duplexes.

(b) Any use not requiring site design review or conditional use permits.

(2) Where the provisions of Chapter 17.96 SHMC, Site Development Review, do not apply, the director shall approve, approve with conditions, or deny a plan submitted under the provisions of this chapter. The decision may be appealed as provided by SHMC 17.24.310(1).

Response: This application is subject to Site Development Review and is therefore subject to the standards of this chapter.

(3) The applicant shall submit a site plan which includes:

(a) Location of underground irrigation system sprinkler heads where applicable;

(b) Location and height of fences, buffers, and screenings;

(c) Location of terraces, decks, shelters, play areas, and common open spaces;

(d) Location, type, size, and species of existing and proposed plant materials; and

(e) A narrative which addresses:

(i) Soil conditions; and

(ii) Erosion control measures that will be used.

Response: The Site Plan and Landscape Plan (Sheets A1.01 and L1.02-L1.10, Exhibit A) and this narrative address applicable information above.

(4) The approval standards are the applicable standards contained in this chapter. (Ord. 2875 § 1.108.015, 2003)

Response: The standards of this chapter are addressed below.

17.72.020 General provisions.

(1) Unless otherwise provided by the lease agreement, the owner, tenant, and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris.

(2) All plant growth in landscaped areas of developments shall be controlled by pruning, trimming or otherwise so that:

(a) It will not interfere with the maintenance or repair of any public utility;

(b) It will not restrict pedestrian or vehicular access; and

(c) It will not constitute a traffic hazard because of reduced visibility.

Response: The applicant understands the responsibility for maintenance of on-site landscaping and has staff to perform this maintenance on all District properties in accordance with these requirements. Therefore, this standard will be met.

(3) The installation of all landscaping shall be as follows:

(a) All landscaping shall be installed according to accepted planting procedures;

(b) The plant materials shall be of high grade; and

(c) Landscaping shall be installed in accordance with the provisions of this code.

Response: The installation of landscaping will be in accordance with accepted procedures, use high-grade materials, and be in accordance with other provisions of this code. Proposed landscape plans have been developed to meet SHMC requirements and feature low-maintenance, drought-tolerant characteristics. See the Planting Schedule and Landscape Plans in Sheets L1.01-L1.10, Exhibit A. All landscape improvement areas will be irrigated with an automatic irrigation system capable of efficient water management and conservation. Therefore, this standard is met.

(4) Certificates of occupancy shall not be issued unless the landscaping requirements have been met or other arrangements have been made and approved by the director such as the posting of a bond.

Response: The applicant understands that certificates of occupancy will not be issued unless landscape requirements have been met.

(5) Existing plant materials on a site shall be protected as much as possible:

(a) The developer shall provide methods for the protection of existing plant material to remain during the construction process; and

(b) The plants to be saved shall be noted on the landscape plans (e.g., areas not to be disturbed can be fenced, as in snow fencing which can be placed around individual trees).

Response: The Landscape Plan (Sheets L1.02-L1.10, Exhibit A) identifies areas where existing plantings will be retained. Methods to protect existing plantings will be provided as part of the building permit application. Therefore, this standard is and will be met.

(6) Appropriate methods for the care and maintenance of street trees and landscaping materials shall be provided by the owner of the property abutting the rights-of-way unless otherwise required for emergency conditions and the safety of the general public.

Response: The applicant understands the responsibility for maintenance of landscaping in and adjacent to the right-of-way and has staff to perform this maintenance on all district properties. Therefore, this standard is and will be met.

(7) The review procedures and standards for required landscaping and screening shall be specified in the conditions of approval during development review and in no instance shall be less than that required for conventional development.

Response: The applicant understands landscape and screening requirements will be specified in conditions of approval.

(8) No trees, shrubs, or plantings more than 18 inches in height shall be planted in the public right-of-way abutting roadways having no established curb and gutter. (Ord. 2875 § 1.108.020, 2003)

Response: Trees, shrubs, or other plantings more than 18 inches tall are not proposed to be planted in public right-of-way abutting Firlok Park Boulevard, which does not have an established curb or gutter. See the Landscape Plan, Sheets L1.08-L1.10 (Exhibit A). Therefore, this standard is met.

17.72.030 Street trees.

(1) All development projects fronting on a public or private street, or a private driveway more than 100 feet in length approved after the adoption of the ordinance codified in this code shall be required to plant street trees in accordance with the standards in SHMC 17.72.035.

Response: The applicant understands that trees are required along the Gable Road frontage adjacent to where this renovation project is proposed. As indicated in the Landscape Plan showing the Gable Road frontage (Sheets L1.02-L1.04, Exhibit A), existing trees along this frontage will be retained and new trees will be provided where there are gaps between existing trees. These trees are not in the right-of-way; they are just inside the school's property line. However, while they may not technically be street trees in this regard, they serve the purpose of street trees. These trees are provided in accordance with SHMC 17.72.035 as addressed below. Therefore, this standard is met, given the exemption requested below in SHMC 17.72.060.

(2) Certain trees can severely damage utilities, streets, and sidewalks or can cause personal injury. Approval of any planting list shall be subject to review by the director. A list of suggested appropriate tree species is located at the end of this chapter. Additional or alternative tree species also may be recommended by the applicant or determined by the director based on information provided in adopted city plans, policies, ordinances, studies or resolutions. Proposals by the applicant shall require approval by the director. (Ord. 3181 § 4 (Att. C), 2015; Ord. 2875 § 1.108.030, 2003)

Response: Trees proposed to be planted along the Gable Road frontage are Katsura Trees mixed in with the existing Oak and Sweetgum trees, identified in the "Plant Materials Listing" in the Landscape Plan. While this particular type of tree is not included in the approved tree list at the end of this code chapter, it is a similar and compatible form and is recommended as a better street tree. Granting this recommendation, this standard is met.

17.72.035 Location of street trees.

(1) Landscaping in the front and exterior side yards shall include trees with a minimum caliper of two inches at four feet in height as specified in the requirements stated in subsection (2) of this section.

Response: The trees proposed along the Gable Road frontage (Tricolor European Beech trees) are at least two inches in caliper, as indicated in the "Plant Materials Listing" tables in the Landscape Plan. See Sheets L1.03-L1.04, Exhibit A. Therefore, this standard is met.

(2) The specific spacing of street trees by size of tree shall be as follows:

(a) Small or narrow stature trees (under 25 feet tall and less than 16 feet wide branching) shall be spaced no greater than 20 feet apart;

(b) Medium sized trees (25 to 40 feet tall, 16 to 35 feet wide branching) shall be spaced no greater than 30 feet apart;

(c) Large trees (over 40 feet tall and more than 35 feet wide branching) shall be spaced no greater than 40 feet apart;

Response: Given Katsura trees grow, on average, to a mature height of approximately 40 feet, the trees can be considered large-sized trees. As shown on the Landscape Plan (Sheets L1.03-L1.04, Exhibit A), these large-sized trees are proposed to be planted interspersed with existing trees along the yard fronting

Gable Road and the trees are generally spaced approximately 30 to 40 feet apart. Therefore, this standard is met.

(d) Except for signalized intersections as provided in SHMC 17.72.060(3), trees shall not be planted closer than 20 feet from a street intersection, nor closer than two feet from private driveways (measured at the back edge of the sidewalk), fire hydrants, or utility poles in order to maintain visual clearance;

Response: As can be seen in the Landscape Plan (Sheets L1.03-L1.04, Exhibit A), trees proposed in the yard along Gable Road are not to be planted closer than two feet from driveways.

There is a single existing fire hydrant in the Gable Road right-of-way adjacent to the staff parking area (see the Grading Plan, Sheet C3.02, Exhibit A). Existing trees will be preserved along this section of the frontage; new trees will not be planted in this section and neither existing nor new trees will be closer than two feet from this hydrant.

Utility poles are not present on the High School side of Gable Road until the last approximately 100 feet of the western frontage on Gable Road. The poles are associated with the overhead wire (OHW) indicated on the Landscape Plan (Sheet L1.03) in this section of the frontage. As can be seen in the Landscape Plan, existing and proposed trees are well beyond two feet from these poles and wire.

Therefore, this standard is met.

(e) No new utility pole location shall be established closer than five feet to any existing street tree;

(f) Tree pits shall be located so as not to include services (water and gas meters, etc.) in the tree well;

(g) On-premises services (water and gas meters, etc.) shall not be installed within existing tree well areas;

(h) Street trees shall not be planted closer than 20 feet to light standards;

(i) New light standards shall not be positioned closer than 20 feet to existing street trees except when public safety dictates, then they may be positioned no closer than 10 feet;

(j) Trees shall be planted at least two feet from the face of the curb;

(k) Where there are overhead power lines, the street tree species selected shall be of a type which, at full maturity, will not interfere with the lines; and

(l) Trees shall not be planted within two feet of any permanent hard surface paving or walkway:

(i) Space between the tree and the hard surface may be covered by a nonpermanent hard surface such as grates, bricks on sand, paver blocks, and cobblestones; and

(ii) Sidewalk cuts in concrete for tree planting shall be at least four feet by four feet to allow for air and water into the root area.

Response: As illustrated in the Utility Plan (Sheets C4.01 C4.03, Exhibit A) and Landscape Plan (Sheets L1.03-L1.04, Exhibit A), new utility poles and new light standards are not proposed along the High School's frontage of Gable Road; overhead lines are not present along the frontage (with the exception of the westernmost part of the frontage where trees are already planted and are set back from the overhead

lines); and new trees are not proposed to be planted within two feet of the curb or any permanent hard surface paving or walkway.

These and other details regarding on-site tree planting and utilities regulated in the requirements in (e) through (l) above are addressed in drawings in this application and/or will be addressed in construction documents, when more detailed drawings are available. Therefore, these standards are or will be met.

(3) Trees, as they grow, shall be pruned to provide at least eight feet of clearance above sidewalks and 13 feet above local street, 15 feet above collector street, and 18 feet above arterial street roadway surfaces. (Ord. 2875 § 1.108.035, 2003)

Response: The District understands the responsibility for maintenance of trees to provide sufficient clearance of 15 feet above the collector streets that front the High School, and has staff to perform this maintenance. Therefore, this standard will be met.

17.72.040 Cut and fill around existing trees.

(1) Existing trees may be used as street trees if no cutting or filling takes place within the dripline of the tree unless an exception is approved by the director.

Response: It is proposed that existing trees just inside the school's property line on its Gable Road frontage be used as street trees. As the Grading Plan, Tree Plan, and Landscape Plan show (Sheets C3.02, L1.00-L1.01, and L1.03-L1.04), cutting and filling will not take place within the dripline of the trees proposed to be retained. Therefore, this standard is met.

(2) An exception will be approved if:

(a) The ground within the dripline is altered merely for drainage purposes; and

(b) It can be shown that the cut or fill will not damage the roots and will not cause the tree to die. (Ord. 2875 § 1.108.040, 2003)

Response: An exception is not requested. Therefore, this standard is not applicable.

17.72.050 Replacement of street trees.

(1) Existing street trees removed by development projects or other construction shall be replaced by the developer with those types of trees approved by the director.

(2) The replacement trees shall be of a size and species similar to the trees that are being removed unless lesser sized alternatives are approved by the director. (Ord. 2875 § 1.108.050, 2003)

Response: There are not existing street trees exist on the Gable Road frontage. Therefore, this section is not applicable.

Existing trees inside the school's property line along Gable Road are proposed to be retained, not replaced (see the Landscape Plan, Sheet L1.03-L1.04, Exhibit A).

17.72.060 Exemptions.

(1) Modifications to the street tree requirements or exemptions to the requirements may be granted by the director on a case-by-case basis.

(2) Exemptions shall be granted if it can be documented that one or more of the following applies to the site:

(a) The location of a proposed tree would cause potential problems with existing utility lines;

(b) The tree would cause visual clearance problems;

(c) There is not adequate space in which to plant street trees within the public right-of-way; or

(d) The ground conditions within the public right-of-way are unable to support street trees.

(3) The director may allow trees closer to specified intersections which are signalized, provided the provisions of Chapter 17.76 SHMC, Visual Clearance Areas, are satisfied.

(4) If one or more conditions described in subsection (2) of this section are shown to exist on the site, the director may require the following to fulfill the street tree requirements of this chapter:

(a) A landscaping easement outside the public right-of-way for the purposes of accommodating street trees. The location of the landscaping easement shall be located on site. A public utility easement may be used for this purpose.

(b) An applicant may, with the consent of the director, elect to compensate the city for costs commensurate with the number of street trees that would have otherwise been required for the site. The fee, established by resolution of the city council, will be generally based on the city's street tree list in this chapter and market value of the tree(s). (Ord. 3181 § 4 (Att. C), 2015; Ord. 3150 § 3 (Att. B), 2011; Ord. 2875 § 1.108.060, 2003)

Response: There is not adequate space in the right-of-way to plant trees, as this would conflict with existing mature trees established just outside the right-of-way. Thus, it is requested that existing trees and trees proposed to be located just inside the school's property line along Gable Road be allowed to fulfill the street tree requirements in this chapter.

17.72.070 Buffering and screening – General provisions.

(1) It is the intent that these requirements shall provide for privacy and protection and reduce or eliminate the adverse impacts of visual or noise pollution at a development site, without unduly interfering with the view from neighboring properties or jeopardizing the safety of pedestrians and vehicles.

(2) Buffering and screening are required to reduce the impacts on adjacent uses which are of a different type in accordance with the matrix in this chapter. The owner of each proposed development is responsible for the installation and effective maintenance of buffering and screening.

(3) In lieu of these standards, a detailed buffer area landscaping and screening plan may be submitted for the director's approval as an alternative to the buffer area landscaping and screening standards, provided it affords the same degree of buffering and screening as required by this code. (Ord. 2875 § 1.108.070, 2003)

Response: The applicant understands the purposes and intent of the buffering and screening requirements. Due to the limited nature of development (renovation) proposed on the school site and the lack of standards specific to a public or institutional use such as a school, the applicant proposes to submit landscaping and screening plans in lieu of responding to the specific standards in this chapter.

The Landscape Plan (Sheets L1.02-L1.10, Exhibit A) and this narrative will serve as the required landscaping, buffering, and screening plans. New construction (indicated in peach color in the Grading Plan, Sheets C3.01-C3.05, Exhibit A) is confined to areas of the High School site facing the center of the school site, Gable Road, and a northern segment of the property line between the school and homes facing west onto Green Acres Drive. Accordingly, landscaping, buffering, and/or screening are to be addressed in the northern parking areas – Zone C (staff parking) and Zone D (mixed parking) (see Figure 2) – and that northern segment of property line between the school and homes.

- Northern parking areas (Zone C and Zone D) – Interior parking area landscaping is addressed below in response to SHMC 17.72.140. Perimeter parking area landscaping (i.e., the edge of the northern parking areas along Gable Road) consists of the following: ample planting of new shrubs (including Knockout Rose, Ottoluken Laurel, Nova Zambia Rhododendron, and Spring Bouquet Viburnum) between existing trees along most of the frontage; and the planting of new trees (Tricolor European Beeches) to fill in gaps between existing trees along the frontage. See the Landscape Plan, Sheets L1.03-L1.04, Exhibit A

- Northern property line segment – As shown in the Landscape Plan, Sheet L1.03 (Exhibit A), a buffer of trees and shrubs (including Hogan Cedar, Cypress, Variegated Redtwig Dogwood, and Spring Bouquet Viburnum) will line most of the border between the school parking area (Zone D mixed parking), a replacement modular building, and residential properties that face west onto Green Acres Drive. The screening of mechanical equipment on a replacement modular building proposed in this area is addressed below in response to standards in SHMC 17.72.110.

This combination of existing site landscaping and a robust set of new proposed planting will provide landscaping, buffering, and screening that achieves the purposes of this chapter as appropriate to this use.

17.72.080 Buffering and screening requirements.

Response: In accordance with SHMC 17.72.070(3), the District is submitting a buffering and screening plan in lieu of responding to the standards of 17.72.080.

17.72.090 Setbacks for fences or walls.

(1) No fence or wall shall be constructed which exceeds the standards in subsection (2) of this section except when the approval authority, as a condition of approval, allows that a fence or wall be constructed to a height greater than otherwise permitted in order to mitigate against potential adverse effects. For residential uses, a fence may only exceed the height standards if approved by a variance.

(2) Fences or walls:

> *(a) May not exceed four feet in height in a required front yard along local or collector streets or six feet in all other yards and, in all other cases, shall meet vision clearance area requirements (Chapter 17.76 SHMC);*

(b) Are permitted up to six feet in height in front yards adjacent to any designated arterial or street. For any fence over three feet in height in the required front yard area, permission shall be subject to review of the location of the fence or wall;

(c) All fences or walls shall meet vision clearance area requirements (Chapter 17.76 SHMC);

(d) All fences or walls greater than six feet in height shall be subject to building official approval. (Ord. 3144 § 2 (Att. A), 2011; Ord. 2875 § 1.108.090, 2003)

Response: As illustrated on the Site Plan (Sheet A1.01, Exhibit A), some new decorative metal fencing, not more than 6 feet in height, as well as 6-foot-tall metal chain link outfield fencing at the ball fields, will be provided. These fences are not located in required front yards. Therefore, these standards are met.

17.72.100 Height restrictions.

(1) The prescribed heights of required fences, walls, or landscaping shall be measured from the actual adjoining level of finished grade, except that where parking, loading, storage, or similar areas are located above finished grade, the height of fences, walls, or landscaping required to screen such areas or space shall be measured from the level of such improvements.

Response: The height measurements presented in this narrative are consistent with the method prescribed by this standard.

(2) An earthen berm and fence or wall combination shall not exceed the six-foot height limitation for screening. (Ord. 2875 § 1.108.100, 2003)

Response: Earthen berms and fence or wall combinations are not proposed as part of this development. Therefore, this standard is not applicable.

17.72.110 Screening – Special provisions.

(1) Screening of Parking and Loading Areas.

(a) Screening of parking for single and duplex attached and detached dwellings is not required.

(b) Screening of parking (larger than three spaces) and loading areas (larger than 400 square feet) is required. The specifications for this screening are as follows:

(i) Landscaped parking areas shall include special design features which effectively screen the parking lot areas from view. These design features may include the use of landscaped berms, decorative walls, and raised planters. Berms, planters, and other forms of vegetative landscaping are permitted for screening that fronts US 30. Walls are prohibited for screening that fronts US 30;

(ii) Landscape planters may be used to define or screen the appearance of off-street parking areas from the public right-of-way; and

(iii) Materials to be installed should achieve a balance between low-lying and vertical shrubbery and trees.

Response: A combination of existing trees, proposed trees, and proposed shrubs will generally screen the parking areas off of Gable Road (Zone C (staff parking) and Zone D (mixed parking)), as shown in the Landscape Plan (Sheets L1.03-L1.04, Exhibit A). Therefore, this standard is met.

(2) Screening of Service Facilities. Except for single-dwelling units and duplexes, service facilities such as gas meters and air conditioners which would otherwise be visible from a public street, customer or resident parking area, any public facility or any residential area shall be screened from view by placement of a solid wood fence or masonry wall between five and eight feet in height or evergreens already to correct height minimums. All refuse materials shall be contained within the screened area. Rooftop service facilities and equipment shall be screened from view from adjacent streets and adjacent properties in one of the following ways:

(a) A parapet wall of adequate height;

(b) A screen around the equipment that is made of a primary exterior finish material used on other portions of the building; or

(c) Set back such that it is not visible from the public street(s) and adjacent properties.

Response: City staff reported that the existing modular building that was placed near the northern property line abutting the residential properties that face west onto Green Acres Drive in 2010 had screening (wood lattice) for the mechanical equipment mounted on its exterior walls for a period of time.[1] Such screening is required and the equipment mounted on the existing modular building proposed in this area will be screened with wall-mounted wood or vinyl lattice, similar to what is understood to have been in place previously. Therefore, the proposed screening is consistent with this standard.

New rooftop equipment is proposed. Where not blocked from view from the street or adjacent property by parapet walls, unit-mounted, or roof mounted metal louver screening will be provided. See the Building Elevations in Sheets A3.01-A3.05 (Exhibit A). The color and aesthetic will be consistent with the overall building materials. Therefore, the proposed rooftop equipment will meet this standard.

(3) Screening of Swimming Pools. All swimming pools shall be enclosed as required by the applicable building code as administered by the building official.

Response: Swimming pools are not proposed on the site. Therefore, this standard is not applicable.

(4) Screening of Refuse Containers Required. Except for one- and two-unit dwellings, any refuse container or refuse collection area which would be visible from a public street, parking lot, residential or commercial area, or any public facility such as a school or park shall be screened or enclosed from view by placement of a solid wood fence, masonry wall or evergreen hedge.

Response: Refuse containers will be stored at the back of the building, in a 7-foot-tall concrete masonry unit (CMU) enclosure. See Site Details, Sheet A1.10 (Exhibit A). Therefore, this standard is met.

(5) Outdoor storage areas shall be landscaped and screened in accordance with SHMC 17.72.080(5)(a) through (c).

Response: New outdoor storage areas are not proposed on the site. Therefore, this standard is not applicable.

[1] Email correspondence from Jacob Graichen, City of St. Helens City Planner, on April 14, 2021

17.72.120 Revegetation.

(1) Where natural vegetation has been removed through grading in areas not affected by the landscaping requirements and that are not to be occupied by structures, such areas are to be replanted as set forth in this section to prevent erosion after construction activities are completed.

(2) Methods of Revegetation. Acceptable methods of revegetation include hydromulching or the planting of rye grass, barley, or other seed with equivalent germination rates, and:

(a) Where lawn or turf grass is to be established, lawn grass seed or other appropriate landscape cover is to be sown at not less than four pounds to each 1,000 square feet of land area;

(b) Other revegetation methods offering equivalent protection may be approved by the approval authority;

(c) Plant materials are to be watered at intervals sufficient to ensure survival and growth; and

(d) The use of native plant materials is encouraged to reduce irrigation and maintenance demands. (Ord. 2875 § 1.108.120, 2003)

Response:

Overall building area is proposed increase almost 26,000 square feet in this renovation project (extensions of existing buildings). These building expansions account for most of the grading proposed on the site, where existing lawn and walkways will be converted to building footprints. Where other existing vegetation may be removed, new walkways and landscaping are proposed; for example, approximately 44,500 square feet of lawn (hydroseed) is proposed as part of this project, which includes areas of new lawn and restored lawn. See the Landscape Plan (Sheets L1.02-L1.10, Exhibit A). The lawn will be sown at a minimum of four pounds per 1,000 square feet.

Native and locally compatible plantings are proposed as part of the Landscape Plan, and will receive sufficient water either because they are native and/or locally compatible plantings or via irrigation.

Therefore, these standards are met.

17.72.130 Buffer matrix.

(1) The buffer matrix (Figure 13) shall be used in calculating widths of buffering and screening to be installed between proposed uses and abutting zoning districts or specified types of streets.

Response: In accordance with 17.72.070(3), the applicant is submitting a landscaping, buffering, and screening plan in lieu of responding to the standards set forth by the buffer matrix.

17.72.140 Interior parking lot landscaping.

(1) All parking areas with more than 20 spaces shall provide landscape islands with trees that provide a canopy effect and break up the parking area into rows of not more than seven contiguous parking spaces.

Response: As shown on the Landscape Plan (Sheets L1.03-L1.04, Exhibit A), improvements in the two northern parking areas (Zone C (staff parking) and Zone D (mixed parking)) include landscape islands that break up the parking spaces into rows of no more than seven spaces. All landscape islands include trees and groundcover. Many of the islands also include shrubs. Therefore, this standard is met.

(2) Landscape islands and planters shall have dimensions of not less than 48 square feet of area and no dimension of less than six feet, to ensure adequate soil, water, and space for healthy plant growth.

Response: The minimum dimension of proposed landscape islands is 9 feet and the minimum area of a landscape island is approximately 310 square feet. See the Grading Plan (Sheets C3.01-C3.03, Exhibit A). Therefore, this standard is met.

(3) All required parking lot landscape areas not otherwise planted with trees must contain a combination of shrubs and groundcover plants so that, within two years of planting, not less than 50 percent of that area is covered with living plants.

Response: All parking area landscape areas will be planted with trees, shrubs, and/or groundcover plants as shown in the Landscape Plan (Sheets L1.03-L1.04, Exhibit A). Therefore, this standard is met.

(4) The landscaping shall be protected from vehicular damage by some form of wheel guard or curb permanently fixed to the ground. (Ord. 3181 § 4 (Att. C), 2015)

Response: As shown on the Landscape Plan (Sheets L1.03-L1.04, Exhibit A), ADA-compliant parking stalls will be provided with wheel stops. Otherwise, curbs will separate general parking spaces from surrounding landscaping and walkways. Therefore, this standard is met.

Chapter 17.76 Visual Clearance Areas

17.76.010 Purpose.

The purpose of this chapter is to establish standards which will assure proper sight distances at intersections in order to reduce the hazard from vehicular turning movements. (Ord. 2875 § 1.110.010, 2003)

Response: The applicant understands the purpose of vision clearance areas and has designed vehicle access in accordance with this chapter.

17.76.015 Applicability of provisions.

(1) The provisions of this chapter shall apply to all development including the construction of new structures, the remodeling of existing structures (see SHMC 17.96.020), and to a change of use which increases the on-site parking or loading requirements or which changes the access requirements.

(2) Where the provisions of Chapter 17.96 SHMC, Site Development Review, do not apply, the director shall approve, approve with conditions, or deny a plan submitted under the provisions of this chapter. No notice is required. The decision may be appealed as provided by SHMC 17.24.310(1).

Response: As remodeling of existing structures, the provisions of this chapter apply to the project.

(3) The applicant shall submit a site plan which includes:

> *(a) The location and height of all hedges, trees, plantings, fences or wall structures within the vision clearance area as computed in SHMC 17.76.030, 17.76.040, and 17.76.050; and*

(b) The location of all access points, parking and circulation areas, loading areas and pedestrian walkways within the vision clearance area as computed in SHMC 17.76.030, 17.76.040, and 17.76.050. (Ord. 2875 § 1.110.015, 2003)

Response: The Enlarged Grading Plans (Sheets C3.02-C3.05, Exhibit A), in conjunction with the narrative response in this chapter, provides the information above and addresses applicable requirements. Therefore, this standard is met.

17.76.020 Visual clearance – Required.

(1) A visual clearance area shall be maintained on the corners of all property adjacent to the intersection of two streets, a street and a railroad, or a driveway providing access to a public or private street.

Response: The applicable corners on the site are the three driveways on Gable Road that access parking areas Zone C (staff parking) and Zone D (mixed parking) and that are involved in the proposed development. See vision clearance areas indicated on Enlarged Grading Plans_(Sheets C3.02-C3.05, Exhibit A). Therefore, this standard is met.

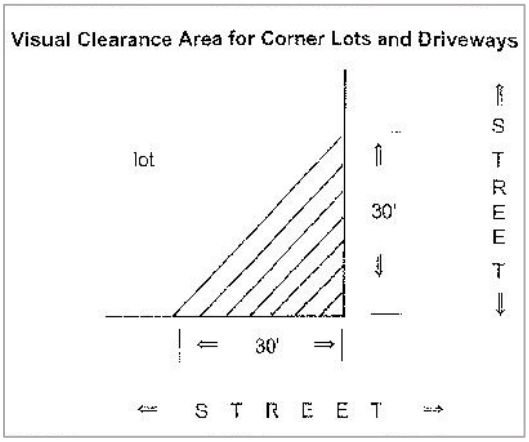
(2) A clear vision area shall contain no vehicle, hedge, planting, fence, wall structure, or temporary or permanent obstruction (except for an occasional utility pole or tree), exceeding three feet in height, measured from the top of the curb, or where no curb exists, from the street centerline grade, except that trees exceeding this height may be located in this area, provided all branches below eight feet are removed.

Response: As shown in the Enlarged Grading Plans, there are no shrubs or structures taller than three feet in the vision clearance areas of the three driveways. In addition, there are not and will not be trees with branches lower than eight feet above grade in the vision clearance areas of the three driveways. Therefore, this standard is met.

(3) Where the crest of a hill or vertical curve conditions contribute to the obstruction of clear vision areas at a street or driveway intersection, hedges, plantings, fences, walls, wall structures and temporary or permanent obstructions shall be further reduced in height or eliminated to comply with the intent of the required clear vision area.

Response: There is not a crest of a hill or vertical curve conditions that contribute to the obstruction of clear vision areas at these driveways. Therefore, this standard is not applicable.

17.76.030 Computation – Nonarterial street and all accessways.



A visual clearance area for all street intersections, street and accessway intersections, and street or accessway and railroad track intersections shall be that triangular area formed by the right-of-way or property lines along such lots and a straight line joining the right-of-way or property line at points which are 30 feet distance from the intersection of the right-of-way line and measured along such lines (see figure above). (Ord. 2875 § 1.110.030, 2003)

Response: Clear vision areas consistent with this standard are shown on the corners of the three driveways for the Zone C and Zone D parking areas in the Enlarged Grading Plans_(Sheets C3.02-C3.05, Exhibit A). Therefore, this standard is met.

17.76.040 Exceptions.

Where a right-of-way is greater than what is required, the actual street, railroad, or driveway intersections may be used in lieu of the property lines for computing the visual clearance area. (Ord. 2875 § 1.110.040, 2003)

Response: The right-of-way is not greater than what is required. Therefore, this provision is not applicable.

17.76.050 Computation – Arterial.

On all designated arterial streets the visual clearance area shall not be less than 35 feet on each side of the intersection. (Ord. 2875 § 1.110.050, 2003)

Response: The proposed development does not front arterial streets. Therefore, this standard is not applicable.

Chapter 17.80 Off-Street Parking and Loading Requirements

17.80.010 Purpose.

(1) The purpose of these regulations is to establish parking areas having adequate capacity and which are appropriately located and designed to minimize any hazardous conditions on site and at access points.

(2) The parking requirements are intended to provide sufficient parking in close proximity to the various uses for residents, customers, and employees, and to establish standards which will maintain the traffic-carrying capacity of nearby streets. (Ord. 2875 § 1.114.010, 2003)

Response: The applicant understands the purpose of the off-street parking and loading requirements and demonstrates conformance with the applicable provisions of this chapter below.

17.80.015 Applicability of provisions.

(1) The provisions of this chapter shall apply to all development including the construction of new structures, the remodeling of existing structures (see SHMC 17.96.020) and to a change of use which increases the on-site parking or loading requirements or which changes the access requirements.

(2) Where the provisions of Chapter 17.96 SHMC, Site Development Review, do not apply, the director shall approve, approve with conditions, or deny a plan submitted under the provisions of this chapter. No notice is required. The decision may be appealed as provided by SHMC 17.24.310(1).

Response: The proposed development involves remodeling of an existing structure. Therefore, the standards of this chapter apply to the project. In particular, the project involves improvements to the two northern parking areas referred to as Zone C (staff parking) and Zone D (mixed parking), shown in Figure 2. Thus, the responses to standards in this chapter address those two parking areas.

(3) The applicant shall submit a site plan which includes:

(a) The location of the structures on the property and on the adjoining property;

(b) The delineation of individual parking and loading spaces and their dimensions;

(c) The location of the circulation area necessary to serve the spaces;

(d) The location of the access point(s) to streets, to accessways and to properties to be served;

(e) The location of curb cuts;

(f) The location and dimensions of all landscaping, including the type and size of plant material to be used, as well as any other landscape material incorporated into the overall plan;

(g) The proposed grading and drainage plans; and

(h) Specifications as to signs and bumper guards. (Ord. 2875 § 1.114.015, 2003)

Response: The Site Plan, Landscape Plan, Grading Plan, and Utility Plan (Sheets A1.01, L1.03-L1.04, C3.02-C3.03, and C4.01-C4.03), in addition to the narrative responses to standards in this Chapter, provide the applicable information identified above. Therefore, this standard is met.

17.80.020 General provisions.

(1) Parking Dimensions. The minimum dimensions for parking spaces are:

(a) Nine feet wide and 18 feet long for a standard space;

(b) Eight feet wide and 15 feet long for a compact space;

(c) Eight feet wide and 22 feet long for parallel spaces; and

(d) As required by applicable state of Oregon and federal standards for designated disabled person parking spaces.

Response: As shown on the Enlarged Grading Plans (Sheets C3.02-C3.05, Exhibit A), the dimensions of parking spaces in Zone C (staff parking) and Zone D (mixed parking) are 9 feet by 18 feet. Therefore, this standard is met.

(2) Building Permit Conditions. The provision and maintenance of off-street parking and loading spaces are the continuing obligations of the property owner:

(a) No building or other permit shall be issued until plans are presented to the director to show that property is and will remain available for exclusive use as off-street parking and loading space; and

(b) The subsequent use of property for which the building permit is issued shall be conditional upon the unqualified continuance and availability of the amount of parking and loading space required by this code.

Response: The applicant understands that the provision and maintenance of off-street parking and loading spaces are the obligation of the property owner, and will continue to use the parking areas for the high school use proposed and addressed in this application. The parking areas are shown in plans including the Site Plan, Grading Plan, and Landscape Plan (Sheets A1.01, C3.01-C3.05, and L1.03-L1.04, Exhibit A). Therefore this standard is met.

(3) Parking Requirements for Unlisted Uses.

[…]

Response: The High School is a listed use in this chapter. Therefore, this provision is not applicable.

(4) Existing and New Uses. At the time of erection of a new structure or at the time of enlargement or change in use of an existing structure within any district, off-street parking spaces shall be as provided in accordance with SHMC 17.80.030, and:

(a) In case of enlargement of a building or use of land existing on the date of adoption of the ordinance codified in this code, the number of additional parking and loading spaces required shall be based only on floor area or capacity of such enlargement; and

(b) If parking space has been provided in connection with an existing use or is added to an existing use, the parking space shall not be eliminated if the elimination would result in less space than is specified in the standards of this section when applied to the entire use.

Response: The proposed development involves the renovation and enlargement of existing High School buildings. As demonstrated in the response to SHMC 17.80.030 (Minimum off-street parking

requirements), more than the required minimum number of parking spaces will be provided as part of this development. Therefore, this standard is met.

(5) Change in Use.

[…]

(6) Shared Parking in Commercial Districts.

[…]

(7) Visitor Parking in Multiple-Dwelling Unit Residential Districts.

[…]

Response: The proposed development does not constitute a change in use and is not located in a commercial or multi-dwelling unit residential district. Therefore, these provisions are not applicable.

(8) Location of Required Parking.

(a) Off-street parking spaces for single-dwelling unit – detached, duplex dwellings and single-dwelling – attached dwellings shall be located on the same lot with the dwelling; and

(b) Off-street parking lots for uses not listed above shall be located not further than 200 feet from the building or use they are required to serve, measured in a straight line from the building with the following exceptions:

(i) Shared parking areas, as provided by subsection (6) of this section, for commercial uses which require more than 40 parking spaces may provide for the spaces in excess of the required 40 spaces up to a distance of 300 feet from the commercial building or use; and

(ii) Industrial and manufacturing uses which require in excess of 40 spaces may locate the required spaces in excess of the 40 spaces up to a distance of 300 feet from the building.

Response: Parking for the High School is located on the same lot as the school. Therefore, this standard is met.

(9) Mixed Uses. Where several uses occupy a single structure or parcel of land or a combination of uses are included in one business, the total off-street parking spaces and loading area is the sum of the requirements of the several uses, computed separately unless the peak hours of use do not overlap.

Response: Mixed uses are not proposed as part of this development. Therefore, this standard is not applicable.

(10) Choice of Parking Requirements. When a building or use is planned or constructed in such a manner that a choice of parking requirements could be made, the use which requires the greater number of parking spaces shall govern.

Response: When parking requirement choices are provided for the High School in SHMC 17.80.030 (Minimum off-street parking requirements), the requirement that yields the greater number of parking spaces has been chosen and governs. See the response to the standards in SHMC 17.80.030. Therefore, this standard is met.

(11) Availability of Parking Spaces. Required parking spaces shall:

(a) Be available for the parking of operable passenger automobiles of residents, customers, patrons, and employees only;

(b) Not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business or use; and

(c) Not be rented, leased, or assigned to any other person or organization.

Response: The District understands that parking spaces must be available to users of the High School buildings. The parking are not and will not be used for storage or leased to other persons or organizations. Therefore, this standard is met and will be met.

(12) Parking Lot Landscaping. Parking lots shall be landscaped in accordance with the requirements in Chapter 17.72 SHMC.

Response: Parking lot landscaping is addressed in the responses to applicable standards in Chapter 17.72 of this narrative. Therefore, this standard is met.

(13) Designated Parking for the Handicapped. All parking areas shall be provided with the required numbers and sizes of disabled person parking spaces as specified by applicable state of Oregon and federal standards. All disabled person parking spaces shall be signed and marked on the pavement as required by these standards.

Response: As shown on the Site Plan and Landscape Plan (Sheets A1.01 and L1.03-L1.04, Exhibit A), there will be four Americans with Disabilities Act (ADA)-compliant parking spaces in Zone C (staff parking) and five ADA parking spaces in Zone D (mixed parking). Further, a total of six existing ADA-compliant stalls are located in Zones A and B. The spaces will be signed and marked. Therefore, this standard is met.

(14) Designated Parking for Compact Vehicles. All parking spaces designated for compact vehicles shall be signed or labeled by painting on the parking space.

Response: Compact parking spaces are not proposed. Therefore, this provision is not applicable.

(15) Bicycle Parking.

(a) One lockable bicycle parking space shall be provided within a rack for the following:

[…]

(iii) Civic uses: 20 percent of vehicular parking spaces; and

[…]

Response: Minimum bike parking space requirements are prescribed for high school uses in SHMC 17.80.030(2)(j). See the response to that standard below.

(b) Bicycle parking areas shall be provided at locations within 50 feet of primary entrances to structures. Where possible, bicycle parking facilities shall be placed under cover. Bicycle parking areas shall not be located within parking aisles, landscape areas, or pedestrian ways; and

Response: The District is proposing to provide a combination of bike parking spaces and skateboard/scooter parking spaces tailored to the High School's needs and site layout. Adequate, safe, and convenient access will be provided for users. As shown on the Site Plan (Sheet A1.01, Exhibit A), 17

of the required bicycle parking spaces and 24 skateboard parking spaces will be located within 125 feet of the main entrance, in a covered area.

Therefore, this standard is met as is feasible and appropriate for the site.

(16) Lighting. Any lights provided to illuminate any public or private parking area or vehicle sales area shall be so arranged as to direct the light away from any adjacent residential district, and shall not create a hazard for drivers in public streets.

Response: Light sources on the site will include those necessary to illuminate parking and pedestrian circulation areas. These luminaires will be directed downward and produce little to no glare and will not be visible from any adjacent residential properties. More information on lighting location and light fixtures can be found in the Lighting Plan and Lighting Cut Sheets (Exhibit C). Therefore, this standard is met.

(17) Final Building Inspection. Required parking spaces shall be completely improved to city standards and available for use at the time of the final building inspection.

Response: The applicant understands that required parking spaces must be available for use at the time of final building inspection. This standard will be met.

(18) Plan, Building Permit Prerequisite. A plan drawn to scale, indicating how the off-street parking and loading requirement is to be fulfilled, shall accompany the request for a building permit or site development review permit in accordance with SHMC 17.96.180(11).

Response: Such a plan will be provided in conjunction with the building permit and/or site development review permit. Therefore, this standard will be met.

(19) Measurement for Required Parking. Unless otherwise specified, where square feet are specified, the area measured shall be gross floor area under the roof measured from the faces of the structure, excluding only space devoted to covered off-street parking or loading.

Response: Gross floor area measurements in square feet have been made, as needed, in accordance with this provision.

(20) Employees. Where employees are specified, the employees counted are the persons who work on the premises including proprietors, executives, professional people, production, sales, and distribution employees during the largest shift at peak season.

Response: Employee calculations have been made in accordance with this provision.

(21) Fractions. Fractional space requirements shall be counted as a whole space.

Response: Fractional spaces have been counted as whole spaces in accordance with this provision.

(22) On-Street Parking. Parking spaces in a public street or alley shall not be eligible as fulfilling any part of the parking requirement except as otherwise provided in this code.

Response: On-street parking spaces were not counted toward fulfilling the parking requirements.

(23) Preferential Long-Term Carpool/Vanpool Parking. Parking lots providing in excess of 20 long-term parking spaces shall provide preferential long-term carpool and vanpool parking for employees, students, or other regular visitors to the site. At least five percent of total long-term parking spaces shall be

reserved for carpool/vanpool use. Preferential parking for carpools/vanpools shall be closer to the main entrances of the building than any other employee or student parking, other than disabled person parking spaces. Preferential carpool/vanpool parking spaces shall be full size parking spaces. Preferential carpool/vanpool spaces shall be clearly designated for use only by carpools or vanpools between 7:00 a.m. and 5:30 p.m. (Ord. 3181 § 4 (Att. C), 2015; Ord. 2875 § 1.114.020, 2003)

Response: As indicated on the Site Plan (Sheet A1.01, Exhibit A), carpool/vanpool spaces have been divided between Parking Zones C and D. A total of 27 spaces will be provided.

17.80.030 Minimum off-street parking requirements.

(2) Civic.

[…]

(j) Schools:

[…]

(iii) Senior high and equivalent private or parochial school – one and one-half spaces for each employee, plus one space for each six classroom seats, and one space for each 100 square feet of floor area or one space for each eight seats in the auditorium or other assembly room, whichever is greater; two bicycle spaces per classroom.

Response: The minimum parking requirements for the High School overall are calculated below in Table 2. The number of spaces that are currently provided and that are proposed to be provided are also presented in Table 2.

Table 2. Minimum Vehicle Parking Requirements for High School

Standard	Ratio	Minimum Requirement – Existing High School	Minimum Requirement – Renovated High School
Number of employees	1.5 spaces per employee	88 employees x 1.5 = 132 spaces	11 employees x 1.5 = 165 spaces
Number of classroom seats	1 space per 6 classroom seats	816 classroom seats / 6 = 136 spaces	1,200 classroom seats / 6 = 200 spaces
Assembly rooms	Greater of: 1 space per 100 sq. ft. OR 1 space per 8 seats	4,937 sq. ft. / 100 = 50 spaces OR 551 seats / 8 = 69 spaces	4,937 sq. ft. / 100 = 50 spaces OR 551 seats / 8 = 69 spaces
TOTAL REQUIRED		337 spaces	434 spaces
TOTAL PROVIDED		509 spaces	541 spaces Zone A = 149 spaces (no changes)

Standard	Ratio	Minimum Requirement – Existing High School	Minimum Requirement – Renovated High School
			Zone B = 169 spaces (no changes) Zone C = 62 spaces Zone D = 161 spaces

As indicated in Table 2 above, a total of 541 spaces will be provided for the renovated High School, meeting and exceeding the minimum requirement.

Therefore, this standard for minimum vehicle parking is met.

Bicycle parking requirements are addressed below in Table 3.

Table 3. Minimum Bicycle Parking Requirements for High School

Standard	Ratio	Minimum Requirement – Renovated High School
Number of classrooms	2 spaces per classroom	55 classrooms x 2 = 110 spaces
TOTAL REQUIRED		110 spaces
TOTAL PROVIDED		17 bike parking spaces (wave rack) and 20 skateboard and scooter spaces

High School staff cite current bike parking usage of about 10 spaces maximum, In addition, the District needs to manage the bond funds for this project in order to demonstrate to families and tax payers in the district that the funds are being responsibly and strategically used. Students and staff travel to the High School in a number of ways including walking, “rolling” (including biking, skating, and scooting), driving, getting dropped off, school bus, and other transit. Thus, the District proposes to provide a number of bike, skateboard, and scooter parking spaces beyond what it anticipates to be needed, shown above in Table 3, and commits to monitoring and adding spaces if needed.

In this way, the spirit of this standard for bicycle parking is met, with the understanding that need will continue to be monitored.

17.80.040 Modification to parking requirements.

Response: The minimum number of vehicle parking spaces required is not proposed to be reduced. Therefore, these provisions are not applicable.

17.80.050 Parking dimension standards

(1) Accessibility. Each parking space shall be accessible from a street or right-of-way, and the access shall be of a width and location as described by SHMC 17.84.070 and 17.84.080.

Response: All parking spaces in Zone C (staff parking) and Zone D (mixed parking) are accessible from the street (Gable Road), as shown in the Site Plan (Sheet A1.01, Exhibit A). Access width and location are addressed in response to the standards in SHMC 17.84.070 and 17.84.080. Therefore, this standard is met.

(2) Table of Standards.

(a) Minimum standards for a standard parking stall's length and width, aisle width, and maneuvering space shall be determined from the Table of Standards for Parking Spaces, Figure 14, below;

(b) The width of each parking space does not include a stripe which separates each space.

PARKING DIAGRAM

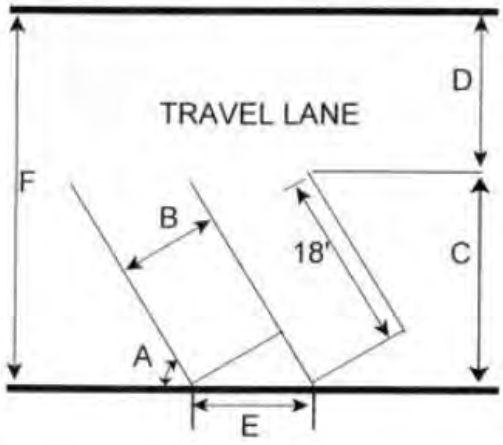


TABLE OF STANDARDS FOR PARKING SPACES
Figure 14

A	B	C	D	E	F
90°	8'0"	18.0	26.0	8.0	44.0
	8'6"	18.0	25.0	8.5	43.0
	9'0"	18.0	24.0	9.0	42.0
	9'6"	18.0	24.0	9.5	42.0
	10'0"	18.0	24.0	10.0	42.0

Response: As shown in the Enlarged Grading Plan (Sheets C3.01-C3.03 , Exhibit A), parking spaces in Zone C (staff parking) and Zone D (mixed parking) are 90-degrees and a minimum of 9 feet wide and 18 feet long. The parking area travel lanes are a minimum of 24 feet wide but are generally wider. Therefore, these standards are met.

(3) Aisle Width. Aisles accommodating two-direction traffic, or allowing access from both ends shall be a minimum of 24 feet in width.

Response: As shown on the Enlarged Grading Plan (Sheets C3.01-C3.03, Exhibit A), all two-way access aisles are a minimum of 24 feet wide.

(4) Angle Parking. Angle parking is permitted in accordance with Figure 14.

Response: Angle parking is not proposed for the site. Therefore, this standard does not apply.

(5) Structured Parking.

Response: Structured parking is not proposed for the site. Therefore, this standard does not apply.

(6) Service Drive.

> *(a) Excluding single-dwelling units and duplex residences, except as provided by Chapter 17.84 SHMC and SHMC 17.152.030(16), groups of more than two parking spaces shall be served by a service drive so that no backing movements or other maneuvering within a street or other public right-of-way would be required; and*
>
> *(b) Service drives shall be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress, and maximum safety of pedestrians and vehicular traffic on the site.*

Response: As shown in the Enlarged Grading Plan (Sheets C3.01-C3.03 , Exhibit A), all parking spaces in Zone C (staff parking) and Zone D (mixed parking) are served by parking area travel lanes (access aisles) sufficient for backing movements and other maneuvering so that such movements are not required in Gable Road.

The differentiation of parking areas (e.g., staff parking and mixed/student parking, Figure 2); parking area signage and traffic arrows; and marked pedestrian crossings of the parking areas (Enlarged Grading Plan and Landscape Plan, Sheets C3.01-C3.03 and L1.03-L1.04, Exhibit A) will provide safe and efficient pedestrian and vehicular traffic circulation in these parking areas.

Therefore, this standard is met.

(7) Street Access. Each parking or loading space shall be accessible from a street and the access shall be of a width and location as described in this code.

Response: All parking spaces in Zone C and Zone D are accessible from the street (Gable Road). Access width and location are addressed in response to the standards in SHMC 17.84.070 and 17.84.080. Therefore, this standard is met.

(8) Parking Space Configuration. Parking space configuration, stall, and access aisle size shall be in accordance with the minimum standard.

Response: As shown on the Enlarged Grading Plan (Sheets C3.01-C3.03 , Exhibit A), parking space configuration in Zone C and Zone D is consistent with minimum dimensional standards in SHMC 17.80.050 (1)-(3). Therefore, this standard is met.

(9) Parking Space Markings.

(a) Except for single-dwelling units and duplexes, any area intended to be used to meet the off-street parking requirements as contained in this chapter shall have all parking spaces clearly marked; and

(b) All interior drives and access aisles shall be clearly marked and signed to show direction of flow and maintain vehicular and pedestrian safety.

Response: As shown on the Grading Plan, parking spaces, driveways, and access aisles will be clearly marked and signed to show the boundaries or the parking space, entry and exit points, the direction of traffic flow, and location of pedestrian crossings.

(10) Parking and Load Area Surface Requirements.

(a) Except for uses as authorized in subsections (10)(b) and (c) of this section, all areas used for the parking or storage or maneuvering of any vehicle, boat, or trailer shall be improved with asphalt or concrete surfaces or other similar type materials approved by the city.

(b) Nonresidential parking areas to be used primarily for nonpublic uses such as employee parking, business vehicles, and construction equipment may be gravel-surfaced when authorized by the approval authority at the time the site development approval is given. The director may require that the property owner enter into an agreement to pave the parking area: (1) within a specified period of time after establishment of the parking area; or (2) if there is a change in the types or weights of vehicles utilizing the parking area; or (3) if there is evidence of adverse effects upon adjacent roadways, watercourses, or properties. Such an agreement shall be executed as a condition of approval of the plan to establish the gravel parking area. Gravel-surfaced parking areas may only be permitted 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.

(c) Parking areas to be used in conjunction with a temporary use may be gravel when authorized by the approval authority at the time the permit is approved. The approval authority shall consider the following in determining whether or not the gravel parking is warranted:

(i) The request for consideration to allow a parking area in conjunction with the temporary use shall be made in writing concurrently with the temporary use application;

(ii) The applicant shall provide documentation that the type of temporary use requested will not be financially viable if the parking space surface area requirement is imposed; and

(iii) Approval of the gravel parking area will not create adverse conditions affecting safe ingress and egress when combined with other uses of the property.

(d) Any area where harmful soil contamination could reasonably be expected shall be protected with appropriate surface cover and collection devices.

Response: All parking areas will be surfaced with asphalt in accordance with subsection (a). Gravel areas are not proposed. All parking areas will include stormwater collection devices in accordance with subsection (d) and as shown in the Utility Plan (Sheets C4.01-C4.03, Exhibit A).

(11) Access Drives.

(a) Access drives from the street to off-street parking or loading areas shall be designed and constructed to facilitate the flow of traffic and provide maximum safety for pedestrian and vehicular traffic on the site;

Response: The access drives are designed to facilitate safe and efficient traffic flow in Zone C and Zone D parking areas by separating the school bus and parent drop-off areas, as well as with signage and traffic arrows. See the Site Plan and the Grading Plan (Sheets A1.01 and C3.01, Exhibit A). Pedestrian walkways and crossings are provided in the parking areas in accordance with the standards of Chapter 17.84. Therefore, this standard is met.

(b) The number and size of access drives shall be in accordance with the requirements of Chapter 17.84 SHMC, Access, Egress, and Circulation;

Response: The number and size of access drives will be provided in accordance with Chapter 17.84, as described in responses to standards in that chapter. Therefore, this standard is met.

(c) Access drives shall be clearly and permanently marked and defined through use of rails, fences, walls, or other barriers or markers on frontage not occupied by service drives;

Response: The access drives for Zone C and Zone D parking areas are defined through the use of curbed walkways and curbed landscape islands. See the Site Plan and Grading Plan (Sheets A1.01 and C3.01, Exhibit A). Therefore, this standard is met.

(d) Access drives shall have a minimum vision clearance as provided in Chapter 17.76 SHMC, Visual Clearance Areas;

Response: Vision clearance areas for the access drives for the Zone C and Zone D parking areas will be provided in accordance with Chapter 17.76, as described in responses to standards in that chapter. Therefore, this standard is met.

(e) Access drives shall normally be improved with an asphalt or concrete surface or other similar type material approved by the city; and

(f) Where more public harm would occur than good, the director can waive some hard surface requirements on access drives.

Response: The access drives for the Zone C and Zone D parking areas will be surfaced with asphalt. Therefore, this standard is met.

(12) Wheel Stops. Parking spaces along the boundaries of a parking lot or adjacent to interior landscaped areas or sidewalks shall be provided with a wheel stop at least four inches high located three feet back

from the front of the parking stall. The front three feet of the parking stall may be concrete, asphalt or low-lying landscape material that does not exceed the height of the wheel stop. This area cannot be calculated to meet landscaping or sidewalk requirements.

Response: As shown on the Enlarged Grading Plan (Sheet 3.02, Exhibit A), curbs will be provided between parking spaces, parking area drive aisles, and adjacent landscaped areas and on-site walkways, consistent with this requirement. Therefore, the purpose of this standard is met.

(13) Drainage. Hard surface off-street parking and loading areas shall be drained in accordance with specifications approved by the city engineer to ensure that ponding does not occur:

(a) Except for single-dwelling units and duplexes, off-street parking and loading facilities shall be designed to avoid flow of water across public sidewalks.

(b) In most cases oil/water separators will be required as part of a parking lot drainage system.

Response: As shown on the Utility Plan (Sheets C4.01-C4.03, Exhibit A) and described in responses to standards in Chapter 17.52, the Zone C and Zone D parking areas are integrated into the overall stormwater management system and appropriate filtration systems will be provided. Therefore, this standard is met.

(14) Lighting. Artificial lighting on all off-street parking facilities shall be designed to direct all light away from surrounding residences and so as not to create a hazard to the public use of any road or street.

Response: The location of all lighting poles is shown on the Lighting Plan (Exhibit C). The luminaires are designed to minimize glare or off-site impacts through appropriate shielding and design of the luminaire. The technical specifications of the lighting are available on the Lighting Cut Sheets (Exhibit C). Therefore, this standard is met.

(15) Signs. Signs which are placed on parking lots shall be as prescribed in Chapter 17.88 SHMC, Signs.

Response: All signs in the parking lots shall be in accordance with Chapter 17.88, as described in response to standards in that chapter. Therefore, this standard is met.

(16) Maintenance of Parking Areas. All parking lots shall be kept clean and in good repair at all times. Breaks in paved surfaces shall be repaired promptly and broken or splintered wheel stops shall be replaced so that their function will not be impaired.

Response: The District understands the maintenance responsibilities for parking areas and has staff available to perform this maintenance on an ongoing basis. Therefore, this standard will be met.

(17) Grade Separation Protection. Where a parking area or other vehicle area has a drop-off grade separation, the property owner shall install a wall, railing, or other barrier which will prevent a slow-moving vehicle or driverless vehicle from escaping such area and which will prevent pedestrians from walking over drop-off edges. (Ord. 2875 § 1.114.050, 2003)

Response: No significant drop-off grade separations exist between parking areas and adjacent areas on the site. Therefore, this standard is not applicable.

17.80.060 On-site vehicle stacking areas required for drive-in use.

17.80.065 Storage related to residential uses and use of recreational vehicles related to residential uses.

17.80.066 Use of recreational vehicles related to nonresidential uses.

Response: These sections are specific to drive-in uses, residential uses, and use of recreational vehicles. These uses are not proposed for the site. Therefore, these sections are not applicable.

17.80.070 Loading/unloading driveways required on site.

A driveway designed for continuous forward flow of passenger vehicles for the purpose of loading and unloading passengers shall be located on the site of any school or other meeting place which is designed to accommodate more than 25 people at one time. (Ord. 2875 § 1.114.070, 2003)

Response: The High School site (Zone C and Zone D parking areas) includes loading and unloading areas. The parent drop-off area is separated from the bus drop-off loop, helping to ensure safe and efficient traffic flow. As shown on the Site Plan (Sheet A1.01, Exhibit A), the parent and bus drop-off areas will occupy their own curb faces located apart from the main rows of parking in the Zone C and Zone D parking areas respectively. The parent loading area in Zone C can serve up to eight (8) vehicles at a time and the bus loading area in Zone D up to five (5) buses at a time. (The Zone A parking area, which is not included in this proposed development, has a bus loading area that can serve up to seven (7) buses at a time.) Therefore, this standard is met.

17.80.080 Off-street loading spaces.

Buildings or structures to be built or altered which receive and distribute material or merchandise by truck shall provide and maintain off-street loading and maneuvering space as follows:

Response: Uses that receive or distribute merchandise by truck are not proposed. Therefore, this section is not applicable.

17.80.090 Off-street loading dimensions.

(1) Each loading berth shall be approved by the city engineer as to design and location.

(2) Each loading space shall have sufficient area for turning and maneuvering of vehicles on the site, and:

> *(a) At a minimum, the maneuvering length shall not be less than twice the overall length of the longest vehicle using the facility site.*

(3) Entrances and exits for the loading areas shall be provided at locations approved by the city engineer in accordance with Chapter 17.84 SHMC.

(4) Screening for off-street loading facilities is required and shall be the same as screening for parking lots in accordance with Chapter 17.72 SHMC. (Ord. 2875 § 1.114.090, 2003)

Response: All loading spaces in the parent and bus drop-off areas are of a sufficient size to accommodate the anticipated vehicles, located in accordance with standards in Chapter 17.84, and will be screened from view from public streets, as shown on the Landscape Plan (Sheets L1.03-L1.04, Exhibit A).

A loading area for deliveries of goods to the High School is located at the back of the site near the existing gyms and new Kitchen and Receiving area, has a width of approximately 37 feet at the trash/recycling enclosure area, has a maneuvering area of roughly 3,100 square feet, and has a turnaround area for trucks. See the Site Plan and Grading Plan (Sheets A1.01, C3.01, and C3.03, Exhibit A). The loading area complies with standards in Chapter 17.84 (as demonstrated in responses to those standards) and is screened from public streets by the buildings in front of it.

Therefore, this standard is met.

Chapter 17.84 Access, Egress, and Circulation

7.84.010 Purpose.

The purpose of this chapter is to establish standards and regulations for safe and efficient vehicle access and egress on a site and for general circulation within the site. (Ord. 2875 § 1.116.010, 2003)

Response: The applicant understands the purpose of this chapter and demonstrates conformance with its applicable requirements below.

17.84.020 Applicability and general provisions.

(1) The requirements and standards of this chapter shall not apply where they conflict with the subdivision rules and standards of this code.

(2) The provisions and maintenance of access and egress stipulated in this code are continuing requirements for the use of any structure or parcel of real property in the city.

(3) No building or other permit shall be issued until scaled plans are presented and approved as provided by this chapter that show how access, egress, and circulation requirements are to be fulfilled.

(4) Should the owner or occupant of a lot or building change or enlarge the use to which the lot or building is put, thereby increasing access and egress requirements, it is unlawful and is a violation of this code to begin or maintain such altered use until the provisions of this chapter have been met if required or until the appropriate approval authority has approved the change. (Ord. 2875 § 1.116.020, 2003)

Response: The District understands that understands that a building permit or construction shall not take place on the site without fulfilling the requirements of this chapter.

17.84.025 Applicability of provisions.

(1) The provisions of this chapter shall apply to all development including the construction of new structures, the remodeling of existing structures (see SHMC 17.96.020), and to a change of use which increases the on-site parking or loading requirements or which changes the access requirements.

(2) Where the provisions of Chapter 17.96 SHMC, Site Development Review, do not apply, the director shall approve, approve with conditions, or deny a plan submitted under the provisions of this chapter. No notice is required. The decision may be appealed as provided by Chapter 17.24 SHMC.

Response: Because the proposed development involves remodeling of existing structures and a Site Development Review application, the requirements of this chapter apply.

(3) The applicant shall submit a site plan which includes:

(a) The location of the structures on the property and on the adjoining property;

(b) The location of parking and loading areas and their dimensions;

(c) The location of the circulation area necessary to serve the spaces;

(d) The location of the access point(s) on the site and on the adjoining properties and on both sides of abutting streets within 200 feet of the subject site;

(e) The location of curb cuts on adjoining properties and on the subject site;

(f) The location and dimensions of all landscaping, including the type and size of plant material to be used, as well as any other landscape material incorporated into the overall plan;

(g) The proposed grading and drainage plans; and

(h) Specifications as to signs. (Ord. 2875 § 1.116.025, 2003)

Response: The Plan Set (Exhibit A) includes the above information; it can be found on the Site Plan (Sheet A1.01), Grading Plans (Sheets C3.01-C3.05), and the Landscape Plan (Sheet L1.03-L1.04).

17.84.030 Joint access and reciprocal access easements.

Response: No joint access agreements are proposed. Therefore, this section is not applicable.

17.84.040 Public street access.

(1) All vehicular access and egress as required in SHMC 17.84.070 and 17.84.080 shall connect directly with a public or private street approved by the city for public use and shall be maintained at the required standards on a continuous basis.

Response: Access drives for the High School connect to the public streets Gable Road and Firlok Park Boulevard, including the driveways for Zone C and Zone D parking areas (affected by this proposed development) that connect to Gable Road. These access drives will be maintained continually by District staff. Therefore, this standard is met.

(2) Vehicular access to structures shall be provided to residential uses and shall be brought to within 50 feet of the ground floor entrance or the ground floor landing of a stairway, ramp, or elevator leading to the dwelling units.

(3) Vehicular access shall be provided to commercial or industrial uses, and shall be located to within 50 feet of the primary ground floor entrances.

Response: The standards of subsection (2) and (3) above do not apply to schools, which have unique access and circulation requirements in order to safely and efficiently manage traffic peaks that occur during drop-off and pick-up times, as well as to accommodate school bus drop-off areas.

(4) Access to State Streets, Highways, and Interchanges. Access to a transportation facility under the jurisdiction of the Oregon Department of Transportation (ODOT) shall be subject to the requirements of OAR 181.555 and OAR 734-051. ODOT's current access spacing requirements for Highway 30 reflect the functional classification of Highway 30 as both a statewide highway and freight route. Table 17.84.040-1 illustrates the access spacing standards for public and private approaches along Highway 30 within St. Helens.

Response: Access to a state transportation facility is not proposed. Therefore, this standard is not applicable.

(5) Spacing Standards for Access to City Streets. The following are the minimum spacing requirements for access points and intersections for streets under the jurisdiction of the city of St. Helens.

Table 17.84.040-2: Access Spacing Standards on City Streets

Functional Classification	Public Street (street-to-street) (feet)	Private Access Drive (street-to-drive or drive-to drive) (feet)
Local Street	150	50[1]
Collector	300	100
Minor Arterial	350 or block length	200 or mid-block
Major Arterial[2]	350 or block length	350 or block length
[1] This applies to street-to-drive spacing only. There is no minimum spacing standard for access points (drive-to-drive) on local streets.		
[2] Access standards identified in the Oregon Highway Plan supersede this table on all state highways.		

Response: Access drives for the High School connect to Gable Road and Firlok Park Boulevard, both classified as Collector streets. The proposed development involves only Zone C (staff parking) and Zone D (mixed parking) parking areas with access off of Gable Road. Pursuant to Table 17.84.040-2, the three access drives serving the Zone C and Zone D parking areas must be spaced at least 100 feet from another public streets or access drives. The proposed development, while improving the parking areas and expanding the width of the westernmost of these three driveways, does not change the location of these existing access drives.

The spacing between these three existing access drives (identified here forward as east, central, and west (Gable) driveways) and the nearest streets and driveways on Gable Road is as follows:

- East Gable driveway and rear Safeway driveway: 58 feet
- East Gable driveway and central Gable driveway: 298 feet
- Central Gable driveway and west Gable driveway: 397 feet
- West Gable driveway and Rockwood Drive: 37 feet

Therefore, this standard is met, with the exception of the spacing between the east Gable driveway Gable and the rear Safeway driveway and the west Gable driveway and Rockwood Drive, which is addressed in access variance standards in SHMC 17.84.120 and SHMC 17.84.150.

(6) Measuring Distance between Access Points. The distance between access points shall be measured from the centerline of the proposed driveway or roadway to the centerline of the nearest adjacent roadway or driveway.

Response: The distances noted above were measured by this method.

(7) Development Fronting onto an Arterial Street.

Response: The site does not front an Arterial Street. Therefore, this standard is not applicable.

(8) Number of Access Points. All access points, including additional ones as noted below, are subject to the access spacing standards in subsection (5) of this section and all other provisions of this of this Chapter. Specific standards based on use are as follows:

(a) For single-family dwellings, detached and duplexes, one street access point is permitted per lot/parcel except an additional (second) access point may be allowed when:

(i) The property is a corner lot/parcel and the additional access point is on the other street (i.e., one access per street).

(ii) The lot/parcel does not abut a street that provides any on-street parking on either side.

(b) For single-family dwellings, attached, one street access point is permitted per lot/parcel.

(c) The number of street access points for multiple dwelling unit residential, commercial, industrial, and public/institutional developments shall be minimized to protect the function, safety and operation of the streets, bikeways, sidewalks, etc. for all users. Shared access may be required, in conformance with subsection (9) of this section, in order to maintain the required access spacing, and minimize the number of access points.

Response: The site maintains the same number of access points as currently exist. New access connections are not proposed in order to protect the function and safety of Gable Road. Consolidating the access drives is not feasible given the need for internal circulation to accommodate both parent and bus-drop off-areas for the site, facilitate flow for bus traffic, and separate access for staff and mixed parking areas. Therefore, this standard is met.

(9) Shared Driveways. The number of driveway and private street intersections with public streets shall be minimized by the use of shared driveways with adjoining lots where feasible. The city shall require shared driveways as a condition of land division or site development review, as applicable, for traffic safety and access management purposes in accordance with the following standards:

Response: Consolidating the access drives is not feasible given the need for internal circulation to accommodate both parent and bus-drop off-areas for the site, facilitate safe and efficient flow for bus traffic, and maintain separate access for staff and mixed parking areas. Additionally, the spacing between the existing east, central, and west Gable driveways meet the City's spacing requirements for Collector streets.

17.84.050 Required walkway location.

(1) Walkways shall extend from the ground floor entrances or from the ground floor landing of stairs, ramps, or elevators of all commercial, institutional, and industrial uses, to the streets which provide the required access and egress. Walkways shall provide convenient connections between buildings in multibuilding commercial, institutional, and industrial complexes. Walkways also shall provide access to existing and planned transit stops adjacent to the development site. Unless impractical, walkways should be constructed between a new development and neighboring developments.

Response: As shown on the Site Plan and the Enlarged Grading Plan (Sheets A1.01 and C3.02, Exhibit A), pedestrian circulation and internal walkways are integrated into the site plan. Multiple walkways connect from the sidewalk on Gable Road to the High School main entrance, most around the edges of the Zone C and Zone D parking areas so as to limit conflicts between pedestrians and vehicles. One marked parking area crossing is proposed to provide a connection between Gable Road and the walkway to the main entrance in Zone D.

While the proposed development involves internally connecting existing school buildings (Buildings A, B, and C), plazas and walkways will also externally connect renovated Buildings A, B, C, and D to each other and to other parts of the site. See the Site Plan and the Grading Plan (Sheets A1.02 and C3.01-C3.05, Exhibit A).

A transit stop is adjacent to the development site. CC Rider provides transit (bus) service through St. Helens and the South County Flex Route[2] (Line 3) has a stop adjacent to the High School in between its west and central driveways on Gable Road. Pedestrian access between the stop and High School will be provided by walkways from the High School site to the sidewalk on Gable Road on either side of the central driveway.

Therefore, this standard is met.

(2) Within all attached housing and multifamily developments, each residential dwelling shall be connected by walkway to the vehicular parking area, and common open space and recreation facilities.

Response: The site and proposed development does not include a residential use. Therefore, this standard is not applicable.

(3) Where a site for proposed commercial, institutional, or multifamily development is located within at least one-quarter mile of an existing or planned transit stop, the proposed pedestrian circulation system

[2] Flex routes have fixed stops and run on a circulatory-type route and schedule. Flex routes build additional time into the schedule to allow the bus to deviate (flex) a short distance off of its designated route to assist passengers who are elderly, disabled, or otherwise may have difficulty getting to a stop.(https://www.nworegontransit.org/flex-route-ccr/)

must include a safe and direct pedestrian walkway from building entrances to the transit stop or to a public right-of-way that provides access to the transit stop.

Response: As noted above, a transit stop is adjacent to the High School site in between its west and central driveways on Gable Road. Pedestrian access between the stop and High School will be provided by walkways from the High School site to the sidewalk on Gable Road on either side of the central driveway. Therefore, this standard is met.

(4) In parking lots one acre or larger, pedestrian walkways shall connect from buildings to sidewalks in the adjacent rights-of-way, and shall be provided at least every 150 feet between rows of parking.

Response: The size of the parking lots is noted in Figure 2. The High School Zone D parking lots is more than one acre in size. As shown on the Site Plan (Sheet C1.01, Exhibit A), there is more than 150 feet between pedestrian walkways connecting from the sidewalk adjacent to the Zone C and Zone D parking areas and the High School main entrance. The proposed wider spacing is intentional so as to safely channel pedestrians to walkways that lead to the main entrance without crossing parking areas or to a marked crossing of a parking area. This alternative spacing is addressed in access variance standards in SHMC 17.84.120 and SHMC 17.84.150.

(5) Wherever required walkways cross vehicle access driveways or parking lots, such crossings shall be designed and located for pedestrian safety. Required walkways shall be physically separated from motor vehicle traffic and parking by either a minimum six-inch vertical separation (curbed) or a minimum three-foot horizontal separation, except that pedestrian crossings of traffic aisles are permitted for distances no greater than 36 feet if appropriate landscaping, pavement markings, or contrasting pavement materials are used. Walkways shall be a minimum of four feet in width, exclusive of vehicle overhangs and obstructions such as mailboxes, benches, bicycle racks, and sign posts, and shall be in compliance with ADA standards.

Response: Proposed walkways have been designed to ensure pedestrian safety. Walkways will be curbed and are at least 6 feet wide. See the Enlarged Grading Plan (Sheets C3.01-3.03 , Exhibit A).

The distance of all crossings of parking areas (traffic aisles) and access drives is no more than approximately 25 feet. See the Enlarged Grading Plan (Sheet C3.02, Exhibit A). All crossings will be marked with standard, high-visibility crosswalk ladder striping.

Therefore, this standard is met.

(6) Required walkways shall be paved with hard-surfaced materials such as concrete, asphalt, stone, brick, etc. Walkways shall be required to be lighted and/or signed as needed for safety purposes. Soft-surfaced public use pathways may be provided only if such pathways are provided in addition to required pathways. (Ord. 3181 § 4 (Att. C), 2015; Ord. 3150 § 3 (Att. B), 2011; Ord. 3144 § 2 (Att. A), 2011; Ord. 2875 § 1.116.050, 2003)

Response: All walkways will be constructed of asphalt to match the existing conditions. The hardscape plazas will be constructed of concrete. Lighting will be provided via pole-mounted lighting and wall-mounted lighting throughout the site. The lighting site plan and technical lighting specifications are available in the Lighting Plan and Lighting Cut Sheets (Exhibit C).

17.84.060 Inadequate or hazardous access.

(1) Applications for building permits shall be referred to the commission for review when, in the opinion of the director, the access proposed:

(a) Would cause or increase existing hazardous traffic conditions; or

(b) Would provide inadequate access for emergency vehicles; or

(c) Would in any other way cause hazardous conditions to exist which would constitute a clear and present danger to the public health, safety, and general welfare.

(2) Direct individual access to minor arterial streets from single detached or attached dwelling units and duplexes shall be discouraged. Direct access to major arterial streets shall be considered only if there is no practical alternative way to access the site.

(3) In no case shall the design of the service drive or drives require or facilitate the backward movement or other maneuvering of a vehicle within a street, other than an alley or local street. (Ord. 2875 § 1.116.060, 2003)

Response: As demonstrated by the responses to the standards in this chapter, the site design provides for safe and efficient access and circulation on the site and does not meet any thresholds above that would cause inadequate or hazardous access.

17.84.070 Minimum requirements – Residential use.

Response: The proposed development is not a residential use. Therefore, this section is not applicable.

17.84.080 Minimum requirements – Commercial and industrial use.

(1) Vehicle access, egress and circulation for commercial and industrial use shall comply with the following:

COMMERCIAL AND INDUSTRIAL USE
Figure 17

Required Parking Spaces	Minimum Number of Driveways Required	Minimum/Maximum Access Width	Minimum Pavement
0 to 100	1	30'/40'	24' curbs required
over 100	2	30'/40'	24' curbs required
over 100	1	40'/50'	40' curbs required

Response: The proposed development is not a commercial or industrial use. However, these uses are more similar to the proposed school use than a residential use; thus, the applicant is referring to these standards for access and pavement widths. The following widths are shown in the Enlarged Grading Plan (Sheet C3.02, Exhibit A):

- East Gable driveway (Zone C (staff parking) driveway) – 27 feet wide; 26 feet of pavement, with curbs
- Central Gable driveway (Zone D (mixed parking) driveway 1) – 30.7 feet wide; 29.7 feet of pavement, with curbs
- West Gable driveway (Zone D (mixed parking) driveway 2) – 58 feet wide; 49 feet of pavement, with curbs, divided into widths of 24 feet and 25 feet by a pedestrian refuge island

Therefore, these standards are met, with the granting of an access variance for the west driveway pursuant to SHMC 17.84.120 and 17.84,150.

(2) Additional requirements for truck traffic or traffic control may be placed as conditions of site development review or conditional use permit. (Ord. 3150 § 3 (Att. B), 2011; Ord. 2875 § 1.116.080, 2003)

Response: The applicant understands that traffic control requirements may be placed as conditions of site development review approval.

17.84.090 Width and location of curb cuts.

Curb cuts shall be in accordance with SHMC 17.152.030(14). (Ord. 2875 § 1.116.090, 2003)

Response: The width and location of curb cuts is in conformance with Chapter 17.152, as demonstrated by the responses to standards in that chapter. Therefore, this standard is met.

17.84.100 One-way vehicular access points.

Where a proposed parking facility indicates only one-way traffic flow on the site, it shall be accommodated by a specific driveway serving the facility; the entrance drive shall be situated closest to oncoming traffic and the exit drive shall be situated farthest from oncoming traffic. (Ord. 2875 § 1.116.100, 2003)

Response: One-way vehicular access points are proposed at the west and central Gable driveways providing a one-way entrance and one-way exit (with right- and left-turn lanes) at the west driveway and a one-way exit for bus traffic at the central driveway. See the Site Plan and Enlarged Grading Plan (Sheets A1.01, C3.01, and C3.02, Exhibit A). The exit-only access points are located east of the entrance to the Zone D parking area and, thus, farther from oncoming traffic from the west. These entrance-only and exit-only access points will be clearly indicated with signage and pavement markings. Therefore, this standard is met.

17.84.110 Director's authority to restrict access.

(1) In order to provide for increased traffic movement on congested streets and to eliminate turning movement problems, the director may restrict the location of driveways on streets and require the location of driveways be placed on adjacent streets, upon the finding that the proposed access would:

(a) Cause or increase existing hazardous traffic conditions; or

(b) Provide inadequate access for emergency vehicles; or

(c) Cause hazardous conditions to exist which would constitute a clear and present danger to the public health, safety, and general welfare.

(2) In order to eliminate the need to use public streets for movements between commercial or industrial properties, parking areas shall be designed to connect with parking areas on adjacent properties unless not feasible. The director shall require access easements between properties where necessary to provide for parking area connections.

(3) In order to facilitate pedestrian and bicycle traffic, access and parking area plans shall provide efficient sidewalk and/or pathway connections, as feasible, between neighboring developments or land uses.

(4) A decision by the director may be appealed to the commission as provided by SHMC 17.24.310(1), Determination of appropriate reviewing body. (Ord. 2875 § 1.116.110, 2003)

Response: As demonstrated by the responses to the standards in this chapter, the site design provides for safe and efficient access and circulation on the site and does not meet any thresholds above that would cause inadequate or hazardous access.

17.84.120 Variances to access standards.

In all zoning districts where access and egress drives cannot be readily designed to conform to code standards within a particular parcel, access with an adjoining property shall be considered. If access in conjunction with another parcel cannot reasonably be achieved, the commission may grant a variance to the access requirements of this chapter based on the standards set forth in SHMC 17.84.150. This does not apply to highway access. (Ord. 3189 § 2 (Att. A), 2015; Ord. 3150 § 3 (Att. B), 2011; Ord. 2875 § 1.116.120, 2003)

Response: Access in conjunction with an adjoining parcel is not feasible. A variance to access requirements is needed for SHMC 17.84.040(5) (spacing standards for access to City streets), SHMC 17.84.050(4) (pedestrian walkway spacing), and SHMC 17.84.080 (minimum and maximum access width), which are addressed in response to standards set forth in SHMC 17.84.150 below.

17.84.130 Administration and approval process.

(1) The applicant for an access variance shall be the recorded owner of the affected property or an agent authorized in writing by the owner.

(2) A preapplication conference with city staff is required.

(3) Due to possible changes in state statutes, or regional or local policy, information given by staff to the applicant during the preapplication conference is valid for not more than six months:

(a) Another preapplication conference is required if an application is submitted six months after the preapplication conference; and

(b) Failure of the director to provide any of the information required by this chapter shall not constitute a waiver of the standards, criteria, or requirements of the applications.

(4) The commission shall approve, approve with conditions, or deny any application for an access variance. The commission shall apply the standards set forth in SHMC 17.84.150 when reviewing an application for an access variance.

(5) The decision of the commission may be appealed in accordance with SHMC 17.24.310(1).

(6) The director shall mail notice of the decision to the persons who are entitled to notice in accordance with SHMC 17.24.120. (Ord. 3189 § 2 (Att. A), 2015; Ord. 2875 § 1.116.130, 2003)

Response: The applicant is the recorded owner as demonstrated by the title report included in this application (Exhibit B). A Pre-Application Conference was held with City staff on February 25, 2021 and this application is being submitted withing six months of the Pre-Application Conference. The applicant understands the provisions above related to a decision regarding an access variance.

17.84.140 Expiration of approval – Standards for extension of time.

(1) An access variance approval by the commission shall lapse if:

(a) Substantial construction of the approved plan has not begun within a one-and-one-half-year period; or

(b) Construction of the site is a departure from the approved plan.

(2) The director shall, upon written request by the applicant and payment of the required fee, grant an extension of the approval period not to exceed one year; provided, that:

(a) No changes are made on the original access variance plan as approved by the director;

(b) The applicant can show positive steps have been taken to initiate construction of the site within the one-year extension period; and

(c) There have been no substantial changes in the facts or applicable policies and ordinance provisions on which the approval was based.

(3) The decision of the director may be appealed as provided by SHMC 17.24.310(1). No notice of the director's decision need be given. (Ord. 3189 § 2 (Att. A), 2015; Ord. 2875 § 1.116.140, 2003)

Response: The applicant understands the provisions related to expiration of approval. An extension of time is not proposed with this application.

17.84.150 Approval standards.

The commission may approve, approve with conditions, or deny a request for an access variance based on findings that:

(1) It is not possible to share access;

(2) There are no other alternative access points on the street in question or from another street;

(3) The access separation requirements cannot be met;

(4) There are unique or special conditions that make strict application of the standards impractical;

(5) No engineering or construction solutions can be applied to mitigate the condition;

(6) The request is the minimum variance required to provide adequate access;

(7) The approved access or access approved with conditions will result in a safe access and will not result in the degradation of operational and safety integrity of the transportation system;

(8) The visual clearance requirements of Chapter 17.76 SHMC will be met; and

(9) No variance shall be granted where such hardship is self-created. (Ord. 3189 § 2 (Att. A), 2015; Ord. 3150 § 3 (Att. B), 2011; Ord. 2875 § 1.116.150, 2003)

Response: It is not possible or advisable for the High School to share access with uses to the east (commercial driveways) or residential uses to the west. Otherwise, the following findings support variances to access spacing, pedestrian walkway spacing, and access width standards in this chapter.

- SHMC 17.84.040(5) (spacing standards for access to City streets) – Pursuant to Table 17.84.040-2, the three access drives serving the Zone C and Zone D parking areas must be spaced at least 100 feet from another public streets or access drives. The proposed development, while improving the parking areas, does not change the location of these existing access drives. The spacing between these three existing access drives (east, central, and west Gable driveways) and the nearest streets and driveways on Gable Road are at least 100 feet except in the cases of east Gable driveway and the rear Safeway driveway (approximately 60 feet from centerline to centerline) and the west Gable driveway and Rockwood Drive (approximately 77 feet from centerline to centerline). See the Enlarged Grading Plan, Sheet C3.02, Exhibit A. These school driveways have operated safely to date and were in place before access points like the rear Safeway driveway were developed. The proposed development will not change or degrade operations or safety.

- SHMC 17.84.050(4) (pedestrian walkway spacing) – As shown on the Site Plan (Sheet C1.01, Exhibit A), there is more than 150 feet between pedestrian walkways connecting from the sidewalk adjacent to the Zone C and Zone D parking areas and the High School main entrance. The proposed wider spacing is unique to a school use and is necessary to safely channel pedestrians to walkways that lead to the main entrance either without crossing parking areas or by crossing a parking area via a marked crossing.

- SHMC 17.84.080 (minimum and maximum access width) – The west driveway for the Zone D parking area is being widened to allow for emergency vehicle access. As a result, a pavement width of 49 feet is proposed, exceeding the 40-foot maximum established in SHMC 17.84.080. However, that 49 feet of pavement width is being broken up into a 24-foot width (a one-way entrance accessible for emergency vehicles) and a 25-foot width (a one-way exit with left- and right-turn lanes) by a pedestrian refuge island to provide for safe crossing of this widened driveway. See the Enlarged Grading Plan (Sheet C3.02, Exhibit A).

The requested variances do not interfere with the proposed development complying with the visual clearance requirements in Chapter 17.76 SHMC.

Therefore, these standards are met.

17.84.160 Application submission requirements.

(1) All applications shall be made on forms provided by the director and shall be accompanied by:

(a) Copies of site plan(s) (number to be determined at the preapplication conference), and necessary data or narrative which explains how the access variance proposal conforms to the standards:

(i) The site plan(s) drawings shall be drawn on sheets preferably not exceeding 18 inches by 24 inches; and

(ii) The scale shall be an engineering scale.

(b) The required fee.

(2) The proposed access variance site plan shall include the following information:

(a) The section, township, range, and tax lot number;

(b) The relationship of the lot to the road system;

(c) The location of access points on adjoining lots and on the lots across the street;

(d) The location and setback of structures and parking areas on the lot and on the adjoining lots;

(e) The location of the proposed access;

(f) The sight distances from the proposed access point; and

(g) Other information as may be deemed necessary by the director to evaluate the request. (Ord. 2875 § 1.116.160, 2003)

Response: The foregoing narrative addresses conformance with the variance approval standards. The three access points are existing access points (not new access points) and, thus, applicable information from the list above that is shown on plans includes the site's relationship to the street system and the spacing of the east and west driveways from the nearest access points . See the Enlarged Grading Plan (Sheets C3.02-C3.03, Exhibit A). Therefore, this standard is met.

Chapter 17.88 Signs

17.88.010 Purpose.

The purposes of this chapter are to protect the health, safety, property and welfare of the public, to provide a neat, clean, orderly and attractive appearance of the community, to improve the effectiveness of signs, to provide for safe construction, location, erection and maintenance of signs, to prevent proliferation of signs and sign clutter, to minimize adverse visual safety factors to travelers on public highways and streets and on private areas open to public travel, and to achieve this purpose consistent with state and federal constitutional limits on the regulation of speech. To achieve these purposes it is necessary to regulate the design, quality of materials, construction, location, electrification, illumination, and maintenance of signs that are visible from public property, public rights-of-way and private areas open to public travel. (Ord. 3091 § 2, 2008)

Response: The District understands the purpose of this chapter, and demonstrates conformance with its requirements below.

17.88.020 General requirements.

(1) Except as provided in SHMC 17.88.025, no person shall erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use or maintain any sign, or cause or permit the same to be done, contrary to or in violation of any of the provisions of this code.

(2) Except as provided in SHMC 17.88.025, no person shall erect, construct or alter a sign, or permit the same to be done, unless a sign permit has been issued by the city. A sign permit for the construction and continued use of a sign is subject to the terms and conditions stated in the permit and this code.

(3) An application for sign permit approval is also subject to the procedures set forth in SHMC 17.88.130.

(4) No owner shall erect or construct a sign on a site that contains unlawful signs.

(5) This chapter shall not be construed to permit the erection or maintenance of any sign at any place or in any manner unlawful under any other city code provision or other applicable law. In any case where a part of this chapter conflicts with a provision of any zoning, building, fire, safety or health ordinance or code, the provision which establishes a stricter standard for the protection of the public health and safety shall prevail.

(6) This chapter is not intended to and does not restrict speech on the basis of its content, viewpoint or message. Any classification of signs in this chapter that permits speech by reason of the type of sign, identity of the sign user or otherwise shall permit any type of speech on the sign. No part of this chapter shall be construed to favor commercial speech over noncommercial speech. To the extent any provision of this chapter is ambiguous, the term shall be interpreted to not regulate on the basis of speech content, and the interpretation resulting in the least restriction on the content of the sign message shall prevail.

(7) If any section, subsection, paragraph, sentence, clause or phrase of this chapter is declared invalid for any reason by a court having jurisdiction under state or federal law, the remaining portions of this chapter shall remain in full force and effect. (Ord. 3091 § 2, 2008)

Response: The applicant understands that a sign permit shall be required and that the intent of this chapter is not to regulate the content of the sign.

17.88.025 Exempt signs.

Except for signs prohibited by this chapter, the following signs are exempt from the provisions of this chapter:

(1) All signs which are placed inside a structure or building, and which are either not visible through windows or building openings, or are not intended to be visible from outside of the structure or building.

(2) Signs required by law, administrative order or judicial order and erected by public employees performing official duties. (Ord. 3091 § 2, 2008)

Response: The applicant understands these provisions.

17.88.030 Prohibited signs.

Except for nonconforming signs, the following signs are unlawful and are nuisances:

(1) Abandoned signs.

(2) Any sign constructed, maintained or altered in a manner not in compliance with this chapter.

(3) Any nonpublic sign constructed or maintained which, by reason of its size, location, movement, coloring or manner of illumination, may be confused with or construed as a traffic control device or which hides from view any traffic control device that impedes the intended purpose of the device.

(4) Any sign constructed in such a manner or at such a location that it will obstruct access to any fire escape or other means of ingress or egress from a building or an exit corridor, exit hallway or exit doorway. No sign or supporting structure shall cover, wholly or partially, any window or doorway in any manner that it will substantially limit access to the building in case of fire.

(5) Any sign located in a manner which could impede traffic on any street, alley, sidewalk, bikeway or other pedestrian or vehicular travel way.

(6) Any sign equipped with moving, rotating or otherwise animated parts, except for athletic scoreboards.

(7) Any sign that is wholly or partially illuminated by a flashing or intermittent light, lights, lamps, bulbs, or tubes. Rotary beacon lights, zip lights, strobe lights, or similar devices shall not be erected or maintained, or attached to or incorporated in any sign.

(8) Any sign attached to a tree or a plant, a fence or a utility pole, except as otherwise allowed by this chapter.

(9) Any sign within or over any public right-of-way, or located on private property less than two feet from any area subject to vehicular travel, except for:

(a) Public signs.

(b) Temporary signs specifically allowed within the public right-of-way under SHMC 17.88.045.

(10) Temporary signs, including banners, pennants, wind signs, and flags, except as otherwise authorized by SHMC 17.88.040 or 17.88.045. (Ord. 3091 § 2, 2008)

Response: Prohibited signs are not proposed.

17.88.035 Nonconforming signs.

(1) Nonconforming signs may continue to exist, subject to the following provisions:

(a) No additions or enlargements may be made to a nonconforming sign except those additions or enlargements that are required by law.

Response: The existing monument sign on the High School's Gable Road frontage conforms to standards other than the height standard in SHMC 17.88.055(2) below; at approximately 6.5 feet tall, it slightly exceeds the monument sign height maximum of 6 feet. Additions or enlargements to the sign are not proposed. Therefore, pursuant to this standard, the sign may continue to exist.

17.88.040 Exemptions from requirement for permit.

17.88.045 Temporary signs.

Response: The District is not proposing any signs that are exempt from a permit or temporary signs as a part of this development application. Therefore, these sections are not applicable.

17.88.050 Sign districts – General.

(1) The following sign districts are created and applied to designated land. No permit shall be issued for any sign unless specifically allowed as an allowed sign under the terms of the applicable sign district or otherwise allowed as a nonconforming sign under this chapter or exempted under this chapter. Any particular limitation in a sign district regulation shall not be construed to exclude the applicability of other restrictions imposed under this chapter.

(2) The sign districts shall be as follows:

(a) The residential sign district includes all land within the R-10, R-7, R-5, AR, and MHR zoning districts, and pursuant to subsections (2)(c) and (d) of this section.

[…]

(d) Signs in other zones not otherwise mentioned in subsection (2)(a), (b), or (c) of this section shall be treated under the same rules as the abutting sign district closest to the sign.

Response: The site abuts the AR zone. Therefore, it is subject to standards of the residential sign district.

17.88.055 Residential sign district.

In addition to the temporary and permanent signage allowed without permits, the following signage is allowed subject to the requirements of this chapter:

(1) Permitted Sign Types, Number and Area. Signs within the residential sign district are limited as follows and require issuance of permits under SHMC 17.88.130:

(a) Monument and Ground-Mounted Signs.

[…]

(iii) For churches, schools, public/semi-public facilities, and privately owned community centers, one single- or double-faced monument sign shall be permitted for each such facility. Where such a facility has multiple street frontages, this signage may be permitted on each frontage. Sign area shall not exceed 16 square feet for each sign face.

Response: There is an existing double-faced monument sign on the High School's Gable Road frontage. The sign is brick and granite, and its overall structural dimensions are approximately 6.5 feet by 6.5 feet. Each sign face (the granite portion) is approximately 2.5 feet by 4 feet, for a total area of 10 square feet. Therefore, this standard is met.

(c) Wall Signs.

[…]

(ii) For churches, schools, and public/semi-public facilities, one wall sign for each building frontage shall be permitted. Sign area for all wall signs shall not exceed eight percent of the building elevation area with a maximum individual sign face area of 50 square feet on primary frontages, and six percent of the building elevation area on secondary frontages, with a maximum sign face area of 25 square feet.

[…]

Response: A new wall sign is proposed on a new portion of High School façade on the primary frontage (Gable Road), as shown on the Exterior Elevations (Sheet A3.01, Exhibit A). The sign will be stainless steel and will have dimensions of approximately 2feet by 35 feet, so a total area of 70 square feet. While this area is greater than the maximum individual sign face area specific in this standard, the proposed sign would occupy less than one percent of the total façade area given approximately 16,950 square feet of building facing Gable Road. Therefore, this standard is generally met.

(d) Awning Signs.

(e) Suspended Signs.

(f) Banner Signs.

Response: Awning signs, suspended signs, and banner signs are not proposed. Therefore, these provisions are not applicable.

(2) Maximum Sign Height. Monument signs shall be no more than six feet in height. Ground-mounted signs shall be no more than 12 feet in height.

Response: The existing monument sign is approximately 6.5 feet in height. However, changes to the sign – namely additions or enlargements – are not proposed. Therefore, the sign is permitted to continue to exist pursuant to SHMC 17.88.035 above.

(3) Illumination.

(a) For athletic scoreboards, bulletin boards, and wall signs permitted in the residential zoning districts, any illumination of signs shall be indirect.

(b) The illumination of signs within the residential sign district shall comply with the standards contained in this chapter. (Ord. 3164 § 3 (Att. B), 2012; Ord. 3144 § 2 (Att. A), 2011; Ord. 3091 § 2, 2008)

Response: The proposed wall sign will be illuminated indirectly. There is currently one Daktronics scoreboard on the athletic fields and one more scoreboard is proposed as part of this development. The scoreboards will be building-mounted facing the fields and will be internally illuminated. The general standards pertaining to illumination are addressed below. Therefore this standard is met.

17.88.060 Commercial/industrial sign district.

Response: The site is within a residential sign district. Therefore, this section does not apply.

17.88.070 Architectural design review.

Signs within portions of the RD zoning district are subject to SHMC 17.32.172(7) and 17.32.173(5)(b).

Response: The site is not within the RD zoning district. Therefore, this section does not apply.

17.88.080 Measurements.

Response: Sign measurements were completed in accordance with the standards of this section.

17.88.085 Projecting signs.

Response: Signs are not proposed to project over a public right-of-way. Therefore, this section does not apply.

17.88.090 Wall signs.

(1) A wall sign shall not project more than 12 inches from the wall to which it is attached. A wall sign located on an alley frontage shall not project more than 12 inches from the wall to which it is attached and shall have 15 feet of clearance.

(2) A wall sign shall not project above the roof line, or top of the parapet wall, whichever is higher.

(3) No external braces, guy wires, "A" frames, or similar bracing systems shall be used in constructing a wall sign.

Response: As shown in the Exterior Elevations (Sheet A3.01, Exhibit A), the wall sign will be directly attached to the façade and will not use any external bracing systems. The sign will not extend above the roof line and will not project more than 12 inches from the wall.

(4) The height of a wall sign attached to the end or face of a marquee shall not exceed 30 inches. The lower edge of this sign shall not extend below the marquee.

(5) Wall signs on mansard roofs of 30 degrees or less may be installed vertically if solid background is used.

Response: The wall sign is not attached to a marquee or mansard roof. Therefore, these subsections do not apply.

17.88.095 Freestanding signs.

(1) No part of a freestanding sign shall be erected or maintained within three feet of a street front property line, or within five feet of a side lot line, unless the application for the permit has been reviewed by the fire marshal and the fire marshal has determined that the location of the sign does not interfere with adequate fire access to any property.

(2) No part of a freestanding sign shall project or extend into any public right-of-way.

Response: As indicated on the Site Plan and Grading Plan (Sheets A1.01 and C3.02), the existing monument sign does not extend into the right-of-way but is located within three feet of the front property line. However, fire access issues have not been identified related to the sign's current location.

(3) Except as provided in this section, no freestanding sign shall project or extend into any vision clearance area. One or two sign poles supporting a freestanding sign may be located within the vision

clearance area if they are necessary for the support of the sign, and if no other portion of the sign is located within the vision clearance area between two feet and 10 feet overgrade.

Response: The existing monument sign is located outside of the clear vision areas of the school driveways on Gable Road, and planned to remain in place. See the Site Plan and Enlarged Grading Plans (Sheets A1.01 and C3.02-C3.05, Exhibit A). Therefore, this standard is met.

(4) A freestanding sign shall be directly supported by poles or foundation supports in or upon the ground. No external cross braces, guy wires, "T" frames, "A" frames, trusses, or similar bracing systems shall be used to buttress, balance, or support a freestanding sign.

Response: The existing monument sign is supported by a base foundation with no external bracing system. Therefore, this standard is met.

(5) Only one freestanding sign is allowed for each street frontage, unless multiple signs are approved through a comprehensive sign plan.

Response: There is only one existing freestanding (monument) sign on the Gable Road frontage, which is to remain. Additional freestanding signs on this frontage are not proposed. See the Grading Plan (Sheet C3.02, Exhibit A). Therefore, this standard is met.

(6) A minimum of 14 feet of clearance is required in areas accessible to vehicles. The lowest point of these signs may be less than 14 feet above grade in areas not accessible to vehicles when the signs are protected from physical damage by the installation of bumper poles or other ground protections.

Response: Signs are not proposed in areas accessible to vehicles. Therefore, this standard is not applicable.

(7) Freestanding signs permitted in a commercial/industrial sign district shall not be located closer than 50 linear feet from the property line of any residential zoned property as measured along the street frontage. (Ord. 3091 § 2, 2008)

Response: The site is within a residential sign district. Therefore, this standard does not apply.

17.88.100 Awning signs.

17.88.105 Electronic message signs.

Response: Awning signs and electronic message signs are not proposed. Therefore, these sections are not applicable.

17.88.110 Comprehensive sign plan.

Response: This section applies to multi-tenant commercial developments. Therefore, it is not applicable to this project.

17.88.120 Construction and maintenance standards.

(1) All permanent signs shall be constructed and erected in accordance with the requirements of the applicable building code as administered by the building official.

(2) All illuminated signs must be installed by a state-licensed sign contractor, subject to the requirements of the State Electrical Code. All electrically illuminated signs shall be listed, labeled, and tested by a testing agency recognized by the state of Oregon.

(3) Building and electrical permits shall be the responsibility of the applicant. Prior to obtaining building and electrical permits, the applicant shall obtain a sign permit or demonstrate an exception from the permit requirements of this chapter.

(4) All signs, together with all of their supports, braces, guys, and anchors, shall be kept in good repair and be maintained in a safe condition. All signs and the site upon which they are located shall be maintained in a neat, clean, and attractive condition. Signs shall be kept free from excessive rust, corrosion, peeling paint or other surface deterioration. The display surfaces of all signs shall be kept neatly painted or posted.

(5) No person required to obtain a sign permit under this chapter shall scatter, daub, or leave any paint, paste, glue, or other substances used for painting or affixing advertising matter or scatter or throw or permit to be scattered or thrown any bills, waste matter, paper, cloth, or materials of whatsoever kind removed from signs on any public street, sidewalk, or private property.

(6) No sign shall be erected or maintained in such a manner that any portion of its surface or supports will interfere in any way with the free use of any fire escape, exit, or standpipe. No signs shall be erected or maintained so as to obstruct any building opening to such an extent that light or ventilation is reduced below minimums required by any applicable law or provisions of this code. (Ord. 3164 § 3 (Att. B), 2012; Ord. 3091 § 2, 2008)

Response: The District understands the construction and maintenance standards associated with the proposed signs and will conform to these requirements.

17.88.125 Illumination – General restrictions.

(1) No sign, light, lamp, bulb, tube, or device shall be used or displayed in violation of this section.

(2) Regardless of the maximum wattages or milliamphere rating capacities allowable under this chapter, no light source shall create an unduly distracting or hazardous condition to a motorist, pedestrian or the general public. Lighted signs shall be placed, shielded or deflected so as not to shine into residential dwelling units or structures, or impair the road vision of the driver of any vehicle.

(3) External light sources for a sign shall be directed and shielded to limit direct illumination of any object other than the sign.

Response: The existing monument sign is not lit. The new wall sign will be lit via building-mounted wall-wash fixtures. Therefore, this standard is met.

(4) Except as may be approved under a comprehensive sign plan, temporary signs shall not be illuminated.

Response: Temporary signs are not proposed. Therefore, this standard is not applicable.

(5) The illumination of signs shall comply with the following standards:

(a) No exposed reflective type bulb, PAR spot or incandescent lamp, which incandescent lamp exceeds 25 watts, shall be exposed to direct view from a public street or highway, but may be used for indirect light illumination of the display surface of a sign.

(b) When neon tubing is employed on the exterior or interior of a sign, the capacity of such tubing shall not exceed 300 milliamperes rating for white tubing or 100 milliamperes rating for any colored tubing.

(c) When fluorescent tubes are used for interior illumination of a sign such illumination shall not exceed:

(i) Within residential sign districts, illumination equivalent to 425 milliampere rating tubing behind a sign face with tubes spaced at least seven inches, center to center.

(ii) Within commercial or industrial sign districts, illumination equivalent to 800 milliampere rating tubing behind a sign face spaced at least nine inches, center to center. (Ord. 3091 § 2, 2008)

Response: Exposed reflective type bulb, PAR spot or incandescent lamp, neon tubing, and fluorescent tubes are not proposed. Therefore, these standards are not applicable.

17.88.130 Sign permit application.

(1) Except as provided in this chapter, a permit is required to erect, construct, repair or alter a sign. If a sign is for a new development that requires development review under the St. Helens Community Development Code, then the sign shall be reviewed as part of the development review process prior to approval of a sign permit.

(2) An application for a sign permit shall be made on a form prescribed by the planning director and shall be filed with the city. The application shall be filed by the owner of the sign or a representative of the sign's owner. A separate sign permit application is required for each sign, unless a combined application for all signs in a proposed development is proposed. The application shall include information required by the planning director and the following:

(a) A sketch of the site, drawn to scale, showing the approximate location of existing structures, existing signs, and the proposed sign.

(b) Building frontage elevations drawn to scale, showing the sign's relative location and placement.

(c) An illustration of the proposed sign, drawn to scale, showing the design, elevations, sign face dimensions and area, materials and engineering data which demonstrates its structural stability. The illustration of the proposed sign need not show the sign message, but shall show the size, style, and design of the lettering, numbers, and graphics conveying any message. The content of any message shall not be considered in the evaluation of a sign permit application.

(d) The names and addresses of the applicant, the owner of the property on which the sign is to be located, the manufacturer of the sign and the person installing the sign, and the construction contractor's board number of the installer. The owner of the property on which the sign is to be located shall sign the sign permit application.

(e) A fee in the amount set by council resolution. When a person begins construction of a sign requiring a sign permit before the permit is approved, the permit fee shall be doubled.

(3) When deemed necessary by the building official, building or electrical permits shall be obtained as a part of the sign permit process. When required by St. Helens Community Development Code or building code, the approval of the fire marshal shall be obtained.

(4) The planning director shall grant or deny the sign permit application based upon the information submitted with the application and other information obtained by the city.

(5) A sign permit application shall be approved if:

(a) The application complies with all of the applicable provisions of this chapter, and any other objective requirement imposed by law. No standard shall be applied to deny a permit if the operation of that standard violates a constitutional right of the applicant. If, as part of the application, an applicant identifies a particular standard alleged to have unconstitutional effect, and provides reasons for that contention, the planning director shall seek the opinion of the city attorney on the contention. If the city attorney concludes that the operation of the standard violates a constitutional right of the applicant, the planning director shall not apply the standard in reviewing the application.

(b) The applicable permit fee has been paid.

(6) An approved sign shall be constructed and installed within six months of the final approval of the permit, including resolution of any appeal. The sign permit shall be void if installation is not completed within this period or if the sign does not conform to the approved permit. Sign permits mistakenly issued in violation of this chapter or other provisions of this code are void. The planning director may grant a reasonable extension of time for the installation deadline upon a showing of reasonable grounds for delay.

(7) If sign does not conform to the building code after inspection, the sign will be subject to removal per this chapter.

(8) The planning director may revoke a sign permit if the director finds that there was a material and misleading false statement of fact in the permit application. (Ord. 3091 § 2, 2008)

Response: The District proposes that the sign permits be reviewed as a part of this development application. As such, the required application materials and fees are included with this application. The required information can be found on the Exterior Elevations (Sheet A3.01, Exhibit A) and in the responses in this narrative. The District understands administrative requirements stated in this section and will ensure the final approval and construction of the sign is in conformance with these requirements.

17.88.135 Adjustments.

17.88.140 Appeal of decision on sign permit or sign removal.

17.88.145 Inspections.

17.88.155 Removal of signs – General.

17.88.160 Removal of unsafe signs.

17.88.165 Removal of abandoned signs.

17.88.170 Removal of signs erected without a permit.

Response: The sections above address requirements associated with adjustments, appeals, and removal of signs, which are not proposed in this application. The District understands that an inspection of the signs may be required as part of the building permit approval.

Chapter 17.92 Mixed Solid Waste and Recyclables Storage in New Multi-Unit Residential and Nonresidential Buildings

17.92.010 Purpose.

The purpose of this chapter is to ensure that certain new construction incorporates functional and adequate space for on-site storage and efficient collection of mixed solid waste and source-separated recyclables prior to pick-up and removal by haulers. (Ord. 2875 § 1.124.010, 2003)

Response: The applicant understands the purpose of this chapter, and demonstrates conformance with its applicable requirements below.

17.92.020 Applicability.

The mixed solid waste and source-separated recyclables storage standards shall apply to new multi-unit residential buildings containing five or more units and nonresidential construction that are subject to full site plan or design review, and are located within urban zones that allow, outright or by condition, for such uses. (Ord. 2875 § 1.124.020, 2003)

Response: The project is non-residential construction subject to site plan review. Therefore, this chapter is applicable.

17.92.040 Materials accepted.

The storage area must be able to accept at least all "principle recyclable materials" designated by the Oregon Environmental Quality Commission and other source-separated recyclables the local government identifies by regulation. (Ord. 2875 § 1.124.040, 2003)

Response: The storage area of the High School site will continue to accept all "principal recyclable materials" and other recyclables as required by the City.

17.92.050 Methods of demonstrating compliance.

(1) An applicant shall choose one of the following four methods to demonstrate compliance:

(a) Minimum standards;

(b) Waste assessment;

(c) Comprehensive recycling plan; or

(d) Franchised hauler review and sign-off.

Response: The District will demonstrate compliance under the Waste Assessment method.

(2) The following provisions apply to all four methods of demonstrating compliance:

(a) SHMC 17.92.060 (location, design and access standards), except as provided in subsection (7) of this section;

(b) The floor area of an interior or exterior storage area required by this code shall be excluded from the calculation of lot coverage and from the calculation of building floor area for purposes of determining minimum storage requirements.

Response: Conformance with applicable standards is addressed below.

Response: One storage area is proposed on the High School site. The area will be a newly constructed enclosure on the northwest side of Building A, as shown in the Site Plan and Grading Plan (Sheets A1.01, C3.01 and C3.03, Exhibit A).

(6) Waste Assessment Method.

(a) Description of Method. The waste assessment method tailors the storage area size to a waste assessment and management program for the specific users of a new building.

(b) Typical Application of Method. This method is most appropriate when the specific use of a building is known and the type and volume of mixed solid waste to be generated can be estimated.

(c) Application Requirements and Review Procedures.

(i) A preconference with the solid waste coordinator/plan check staff is required if the waste assessment method is proposed. The applicant shall obtain a waste assessment form from the local jurisdiction;

(ii) The form shall be used to estimate the volumes of source-separated recyclables/mixed solid waste generated. From this information, the applicant can design a specific management, storage and collection system. Techniques such as a compactor or cardboard baler may be implemented to minimize the square footage of the site which must be set aside for a storage area; and

(iii) The waste assessment form shall be completed and submitted with site plans required by the local jurisdiction. The plans must identify the size and location of interior or exterior storage area(s), specialized equipment, collection schedule, etc., required to accommodate the volumes projected in the waste assessment. The solid waste coordinator shall review and approve the waste assessment as part of the site plan or development review process.

(d) Specific Requirement. The application shall demonstrate that the mixed solid waste and recyclables volumes expected to be generated can be stored in less space than is required by the minimum standards method.

Response: One storage area proposed on the High School site. The area will be a newly constructed enclosure on the northwest side of Building A, as shown in the Site Plan and Site Details (Sheets A1.01 and A1.10, Exhibit A). The storage area is approximately 530

square feet, and has been designed to accommodate the refuse and recycling containers already on-site. Given that the High School is an existing use with experience of how much waste and recycling it generates and has established adequate coordination with and service by local haulers, the purpose of this assessment method and standard is met. 17.92.060 Location, design and access standards for storage areas.

(1) The following location, design and access standards for storage areas are applicable to all four methods of compliance:

(a) Minimum standards;

(b) Waste assessment;

(c) Comprehensive recycling plan; and

(d) Franchised hauler review.

(2) Location Standards.

(a) To encourage its use, the storage area for source-separated recyclables shall be collocated with the storage area for residual mixed solid waste;

Response: The storage area will include both recyclables and mixed solid waste. Therefore, this standard is met.

(b) Indoor and outdoor storage areas shall comply with Uniform Building and Fire Code requirements;

Response: The storage area is designed to be compliant with building and fire code.

(c) Storage area space requirements can be satisfied with a single location or multiple locations, and can combine both interior and exterior locations;

(d) Exterior storage areas can be located within interior side yard or rear yard areas. Exterior storage areas shall not be located within a required front yard setback or in a yard adjacent to a public or private street;

(e) Exterior storage areas shall be located in central and visible locations on a site to enhance security for users;

Response: The storage area will be an enclosed area in a single exterior location. It will be located in a relatively central, visible location and not within a front, side, or rear yard, and. See the enclosure indicated on the northwest side of Building A in the Site Plan (Sheet A1.01, Exhibit A). Therefore, this standard is met.

(f) Exterior storage areas can be located in a parking area, if the proposed use provides at least the minimum number of parking spaces required for the use after deducting the area used for storage. Storage areas shall be appropriately screened according to the provisions in subsection (3) of this section, Design Standards; and

Response: The storage area will not be located in the parking area. Therefore, this provision is not applicable.

(g) The storage area shall be accessible for collection vehicles and located so that the storage area will not obstruct pedestrian or vehicle traffic movement on the site or on public streets adjacent to the site.

Response: The storage area will be accessible to collection vehicles. It will be accessed fairly directly from Firlok Park Boulevard, requiring travel of a short route between the Zone A and Zone B parking areas to a service drive (fire lane). The storage area is located along this service drive, outside of the site's parking areas and vehicle circulation system. See the Site Plan (Sheet A1.01, Exhibit A). Therefore, this standard is met.

(3) Design Standards.

(a) The dimensions of the storage area shall accommodate containers consistent with current methods of local collection;

(b) Storage containers shall meet Uniform Fire Code standards and be made and covered with waterproof materials or situated in a covered area;

Response: The dimensions of the storage area were designed to accommodate current local standard containers. The containers meet fire core standards and are covered with waterproof materials. The storage area, which will handle food waste, will also be covered with a metal canopy. See the Site Details in Sheet A1.10 (Exhibit A). Therefore, this standard is met.

(c) Exterior storage areas shall be enclosed by a sight-obscuring fence, wall, or hedge at least six feet in height. Gate openings which allow access to users and haulers shall be provided. Gate openings for haulers shall be a minimum of 10 feet wide and shall be capable of being secured in a closed and open position; and

Response: The storage area will be enclosed by a 7-foot-tall concrete masonry unit wall on three sides. The two gate openings will be 8 feet wide (for the smaller containers) and 12 feet wide (for the dumpsters). The gate will be equipped with a drop rod bolt and ground openings in order to be secured in both a closed and open position. Therefore, this standard is met.

(d) Storage area(s) and containers shall be clearly labeled to indicate the type of materials accepted.

Response: All storage areas and containers will be labeled to indicate the type of materials accepted. Therefore, this standard will be met.

(4) Access Standards.

(a) Access to storage areas can be limited for security reasons. However, the storage area shall be accessible to users at convenient times of the day, and to collection service personnel on the day and approximate time they are scheduled to provide collection service;

Response: Storage areas will be secured, but users will be provided keys to access the container and the containers will be unlocked during scheduled collection times.

(b) Storage areas shall be designed to be easily accessible to collection trucks and equipment, considering paving, grade and vehicle access. A minimum of 10 feet horizontal clearance and eight feet of vertical clearance is required if the storage area is covered; and

Response: The storage area will be accessed via an asphalt service drive (fire lane). The service drive is at least 10 feet wide adjacent to the storage area, and the metal canopy covering the storage area is 13.5 feet high. See the Site Plan and Site Details (Sheets A1.01 and A1.10, Exhibit A)..

(c) Storage areas shall be accessible to collection vehicles without requiring backing out of a driveway onto a public street. If only a single access point is available to the storage area, adequate turning radius shall be provided to allow collection vehicles to safely exit the site in a forward motion. (Ord. 2875 § 1.124.060, 2003)

Response: The storage area will be accessed via a service drive (fire lane), and collection vehicles will be able to make three-point turns in the open area of the service drive adjacent to the storage area in order exit the service drive and the site in a forward motion. In addition, there is a hammerhead turnaround area at the end of the service drive. See the Enlarged Grading Plan (Sheet C3.02, Exhibit A). Backing out of a driveway onto a public street will not be required. Therefore, this standard is met.

Chapter 17.96 Site Development Review

17.96.010 Purpose.

(1) The purpose and intent of site development review is to promote the general welfare by directing attention to site planning, and giving regard to the natural environment and the elements of creative design to assist in conserving and enhancing the appearance of the city.

(2) It is in the public interest and necessary for the promotion of the health, safety and welfare, convenience, comfort and prosperity of the citizens of the city of St. Helens:

(a) To implement the city of St. Helens comprehensive plan and other approval standards in this code;

(b) To preserve and enhance the natural beauties of the land and of the manmade environment, and enjoyment thereof;

(c) To maintain and improve the qualities of and relationships between individual buildings, structures and the physical developments which best contribute to the amenities and attractiveness of an area or neighborhood;

(d) To protect and ensure the adequacy and usefulness of public and private developments as they relate to each other and to the neighborhood or area; and

(e) To ensure that each individual development provides for a quality environment for the citizens utilizing that development as well as the community as a whole.

(3) In order to prevent the erosion of natural beauty, the lessening of environmental amenities, the dissipation of both usefulness and function, and to encourage additional landscaping, it is necessary:

(a) To stimulate harmonious design for individual buildings, groups of buildings and structures, and other physical developments;

(b) To encourage the innovative use of materials, methods, and techniques and flexibility in building placement; and

(c) To integrate the functions, appearances and locations of buildings and improvements so as to best achieve a balance between private interests and preferences, and the public interest and welfare. (Ord. 2875 § 1.128.010, 2003)

Response: The applicant and its design team understand the purposes of Site Development Review and have designed the site layout, buildings, and landscaping to contribute toward these purposes and goals.

17.96.020 Applicability of provisions.

Site development review shall be applicable to all new developments and major modification of existing developments, as provided in SHMC 17.96.070, except it shall not apply to…

Response: The project is a major renovation of existing school buildings, including new building area. Therefore, Site Development Review is required.

17.96.030 Administration and approval process.

(1) The applicant for a site development review proposal shall be the recorded owner of the property or an agent authorized in writing by the owner.

Response: As demonstrated by the Title Report (Exhibit B), the applicant, St. Helens School District, is the recorded owner of the property. Therefore, this standard is met.

(2) A preapplication conference with city staff is required. (See SHMC 17.24.040.)

Response: A preapplication conference with City staff was held on February 25, 2021. Therefore, this standard is met.

(3) Due to possible changes in state statutes, or regional or local policy, information given by staff to the applicant during the preapplication conference is valid for no more than six months:

(a) Another preapplication conference is required if any site development application is submitted six months after the preapplication conference; and

(b) Failure of the director to provide any of the information required by this section shall not constitute a waiver of the standards, criteria or requirements applicable to the applications.

Response: This application is being submitted in May 2021, within six months of the Pre-Application Conference. The applicant understands that the failure of the director to provide information required by this section does not a waiver of standards, criteria, or requirements applicable to this application. Therefore, these standards are met.

(4) The director shall approve, approve with conditions or deny any application for site development review as provided by SHMC 17.24.090. The director shall apply the standards set forth in SHMC 17.96.180 when reviewing an application for site development review. The planning commission will review the director's tentative decision before it becomes final.

(5) The decision of the director may be appealed in accordance with SHMC 17.24.310(1).

(6) The director shall mail notice of any site development review proposal decision to the persons who may have the right to request a hearing before the commission in accordance with SHMC 17.24.120. (Ord. 2875 § 1.128.030, 2003)

Response: As established at the Pre-Application Conference, the applicant understands that the application will be reviewed by the Planning Director and then will be subject to a public hearing and a decision by the Planning Commission.

17.96.040 Expiration of approval – Standards for extension of time.

(1) Site development review approval by the director shall be effective for a period of one year from the date of approval.

(2) The site development review approval by the director shall lapse if:

(a) Substantial construction of the approved plan has not begun within a one-year period; or

(b) Construction on the site is a departure from the approved plan.

Response: The applicant understands the effective period a Site Development Review approval. Construction is slated to begin on June 14, 2021 with demolition work, and on August 18, 2021 with early work (including civil, underground mechanical, electrical, and plumbing work) and structural foundation and superstructure work.

17.96.050 Phased development.

(1) The director may approve a time schedule for developing a site in phases over a period of time of one year, but in no case shall the total time period for all phases be greater than three years without reapplying for site development review.

(2) The criteria for approving a phased site development review proposal is that all of the following are satisfied:

(a) The public facilities are constructed in conjunction with or prior to each phase;

(b) The development and occupancy of any phase is not dependent on the use of temporary public facilities:

(i) A "temporary public facility" is any facility not constructed to the applicable city or district standard;

(c) The phased development shall not result in requiring the city or other property owners to construct public facilities that were required by approved development proposal; and

(d) The director's decision may be appealed as provided by SHMC 17.24.310(1). No notice need be given of the director's decision. (Ord. 2875 § 1.128.050, 2003)

Response: Construction is scheduled to be completed in less than three years. Therefore, the proposed development will not be phased development and these provisions are not applicable.

17.96.060 Bonding and assurances.

(1) On all projects where public improvements are required the director shall:

(a) Require a bond in an amount not greater than 110 percent of engineer estimates for public improvements or other adequate assurances as a condition of approval of the site development plan in order to ensure the completed project is in conformance with the approved plan; and

(b) Approve and release such bonds.

(2) The bond shall be released when the director finds the completed project conforms to the approved site development plan and all conditions of approval are satisfied.

(3) Landscaping shall be installed prior to issuance of occupancy permits, unless security equal to the cost of the landscaping as determined by the director is filed with the city recorder assuring such installation within six months after occupancy:

(a) Security may consist of a faithful performance bond payable to the city, cash, certified check or such other assurance of completion approved by the city attorney; and

(b) If the installation of the landscaping is not completed within the six-month period, the security may be used by the city to complete the installation.

(4) The applicant shall ensure that all occupants of the completed project, whether permanent or temporary, shall apply for and receive a city of St. Helens business license prior to initiating business. (Ord. 2875 § 1.128.060, 2003)

Response: The District understands that bonding and assurances shall be required for the site and will conform to these requirements.

17.96.070 Major modification to approved plans or existing development.

(1) An applicant may request approval of a modification to an approved plan or existing development by:

(a) Providing the director with three copies of the proposed modified site development plan; and

(b) A narrative which indicates the rationale for the proposed modification addressing the changes listed in subsection (2) of this section.

(2) The director shall determine that a major modification(s) will result if one or more of the following changes are proposed. There will be:

[…]

(c) A change that requires additional on-site parking in accordance with Chapter 17.80 SHMC;

[…]

(3) Upon determining that the proposed modification to the site development plan is a major modification, the applicant shall submit a new application in accordance with SHMC 17.96.030 and 17.96.090 for site development review prior to any issuance of building permits.

(4) The director's decision on classification of site design process may be appealed as provided by SHMC 17.24.310(1). Notice of the director's decision need not be given. (Ord. 3164 § 3 (Att. B), 2012; Ord. 2875 § 1.128.070, 2003)

Response: The proposed renovations of the existing High School involve an expansion of existing building area and an increase in the number of classrooms and staff that trigger an increase in the

minimum number of parking spaces required. SHMC 17.80.030 requirements are addressed with responses to applicable standards, provided earlier in this narrative.

The applicant will provide two copies of the Site Plan as part of the original submittal and then will provide additional copies, which will be specified upon completion of the City's application completeness review, per guidance from City staff.[3]

Compliance with SHMC 17.96.030 and 17.96.090 is addressed in response to standards in those subsections.

Therefore, these standards are met.

17.96.080 Minor modification to approved plans or existing development.

Response: The proposed development is not a minor modification to approved plans or existing development. Therefore, this section does not apply.

17.96.090 Application submission requirements.

(1) All applications shall be made on forms provided by the director and shall be accompanied by:

(a) Copies of the site development plan(s) (number to be determined at the preapplication conference) and necessary data or narrative which explains how the development conforms to the standards, and:

(i) The site development plan(s) and required drawings shall be drawn on sheets preferably not exceeding 18 inches by 24 inches;

(ii) The scale for a site development plan shall be an engineering scale; and

(iii) All drawings of structure elevations shall be a standard architectural scale, being one-fourth-inch or one-eighth-inch; and

(b) The required fee.

Response: Per staff direction, two copies of the Site Development Plan set and two copies of this narrative are being submitted initially, in addition to the required application form and fees. Therefore, this standard is met.

(2) The required information may be combined on one map.

(3) The site development plan, data, and narrative shall include the following:

(a) An existing site conditions analysis, SHMC 17.96.110;

(b) A site plan, SHMC 17.96.120;

(c) A grading plan, SHMC 17.96.130;

(d) A landscape plan, SHMC 17.96.150;

[3] Email correspondence from Jacob Graichen, City of St. Helens City Planner, on April 14, 2021

(e) Architectural elevations of all structures, SHMC 17.96.140;

(f) A sign plan, SHMC 17.96.160; and

(g) A copy of all existing and proposed restrictions or covenants. (Ord. 2875 § 1.128.090, 2003)

Response: Items (a) through (f) are included in the plan set (Exhibit A). Item (g) is included with the Title Report (Exhibit B). Therefore, these standards are met.

17.96.100 Additional information required and waiver of requirements.

(1) The director may require information in addition to that required by this chapter in accordance with SHMC 17.24.080(1).

(2) The director may waive a specific requirement for information in accordance with SHMC 17.24.080(2) and (3). (Ord. 2875 § 1.128.100, 2003)

Response: The District understands the additional information may be required or waived by the director.

17.96.110 Site conditions.

The site analysis drawings shall include:

(1) A vicinity map showing streets and access points, pedestrian and bicycle pathways, transit stops and utility locations;

(2) The site size and its dimensions;

(3) Contour lines at two-foot contour intervals for grades zero to 10 percent and five-foot intervals for grades over 10 percent;

(4) The location of drainage patterns and drainage courses;

(5) The location of sensitive lands;

(6) The location of site features including:

(a) Rock outcroppings; and

(b) Trees with six inches caliper or greater measured four feet from ground level;

(7) The location of existing structures on the site and proposed use of those structures; and

(8) The location and type of noise sources on the site or on adjoining property such as traffic ways, mechanical equipment, or noise-producing land uses if requested by the director. (Ord. 2875 § 1.128.110, 2003)

Response: Sensitive lands and features such as rock outcroppings are not found on the High School site. Information above that is appliable to this development is presented in a combination of the vicinity map in this narrative (Figure 1) and in the Site Plan, Grading Plans, Erosion Control Plans, and Tree Plan in Exhibit A and Exhibit E. Therefore, this standard is met.

17.96.120 The site development plan.

The proposed site development plan shall be at the same scale as the site analysis and shall include the following information:

(1) The proposed site and surrounding properties;

(2) Contour line intervals (see SHMC 17.96.110(3));

(3) The location, dimensions and names of all:

(a) Existing and platted streets and other public ways and easements on the site and on adjoining properties; and

(b) Proposed streets or other public ways and easements on the site;

(4) The location and dimensions of:

(a) Entrances and exits on the site;

(b) Parking and circulation areas;

(c) Loading and services areas;

(d) Pedestrian and bicycle circulation;

(e) Outdoor common areas; and

(f) Above ground utilities;

(5) The location, dimensions, and setback distances of all:

(a) Existing structures, improvements and utilities which are located on adjacent property within 25 feet of the site and are permanent in nature; and

(b) Proposed structures, improvements and utilities on the site;

(6) The location of areas to be landscaped;

(7) The location and type of outdoor lighting, considering crime prevention techniques;

(8) The location of mailboxes;

(9) The location of proposed utility lines; and

(10) The location of all structures and their orientation. (Ord. 2875 § 1.128.120, 2003)

Response: Information above that is applicable to this development is provided on the Site Plan, Enlarged Grading Plans, Landscape Plans, and Lighting Plan (Sheets A1.01, C3.02-C3.05, and L1.02-L1.10 in Exhibit A and in Exhibit C). Therefore, this standard is met.

17.96.130 Grading plan.

The site development plan shall include a grading plan at the same scale as the site analysis drawings and shall contain the following information:

(1) Requirements in SHMC 17.96.110 and 17.96.120;

(2) The location and extent to which grading will take place indicating general contour lines, slope ratios and slope stabilization proposals; and

(3) A statement from a registered engineer supported by factual data substantiating:

(a) The validity of the slope stabilization proposals; and

(b) That all problems will be mitigated and how they will be mitigated. (Ord. 2875 § 1.128.130, 2003)

Response: The Grading Plans and Erosion Control Plans (Sheets C3.01-C3.05 and C.0.02-C0.03, Exhibit A) address applicable information above. Slope stabilization will not be needed as part of this development. Therefore, this standard is met.

17.96.140 Architectural drawings.

The site development plan proposal shall include:

(1) Floor plans indicating the square footage of all structures proposed for use on site; and

(2) Typical elevation drawings of each structure. (Ord. 2875 § 1.128.140, 2003)

Response: The Floor Plans and Elevations are provided in Sheets A2.11, A2.12, and A3.01-A3.05 (Exhibit A). Therefore, this standard is met.

17.96.150 Landscape plan.

(1) The landscape plan shall be drawn at the same scale as the site analysis plan, or a larger scale if necessary, and shall indicate:

(a) Location of underground irrigation system sprinkler heads where applicable;

(b) Location and height of fences, buffers, and screenings;

(c) Location of terraces, decks, shelters, play areas, and common open spaces; and

(d) Location, type, size, and species of existing and proposed plant materials.

(2) The landscape plan shall include a narrative which addresses:

(a) Soil conditions; and

(b) Erosion control measures that will be used. (Ord. 2875 § 1.128.150, 2003)

Response: Information above that is applicable to this development is provided in the Landscape Plan and Erosion Control Plan (Sheets L1.02-L1.10, C0.02, and C0.03, Exhibit A). Soil amendments are required for proposed plant establishment and growth. Soil amendments will be based on an existing site soil analysis. Therefore, this standard is met.

17.96.160 Sign drawings.

Sign drawings shall be submitted in accordance with Chapter 17.88 SHMC. (Ord. 2875 § 1.128.160, 2003)

Response: Sign drawings are provided in the building elevations on Sheet A3.01 (Exhibit A) and the requirements of Chapter 17.88 SHMC are addressed in response to standards in that chapter. Therefore, this standard is met.

17.96.180 Approval standards.

The director shall make a finding with respect to each of the following criteria when approving, approving with conditions, or denying an application:

(1) Provisions of all applicable chapters of the Community Development Code per SHMC 17.04.010.

Response: The requirements of chapters of the Community Development Code, as applicable, are addressed in this narrative, in responses to standards in those chapters.

(2) Relationship to the Natural and Physical Environment.

(a) Buildings shall be:

(i) Located to preserve existing trees, topography, and natural drainage in accordance with other sections of this code;

Response: The proposed development involves existing High School buildings that are located on a relatively flat, developed portion of the site (Grading Plan, Sheets C3.01-C3.03, Exhibit A). Consequently the renovation and expansion of these buildings will not appreciably affect natural drainage. Focusing the development on existing buildings helps limit the number of existing trees that will be affected. Trees are addressed in more detail in response to standards in Chapter 17.132 SHMC. Therefore, this standard is met.

(ii) Located in areas not subject to ground slumping or sliding;

Response: The buildings are located on a relatively flat area of the site that is not subject to slumping or sliding. Therefore, this standard is met.

(iii) Located to provide adequate distance between adjoining buildings for adequate light, air circulation, and fire fighting; and

Response: As passed by voters, this bond project is designed to connect separate school buildings to make more effective use of the site and existing buildings. However, courtyards and pedestrian circulation areas provide spaces for light and air between buildings, and a service drive (fire lane) around the buildings will provide firefighting access. See the Site Plan and Grading Plan (Sheets A1.01 and C3.01-C3.05, Exhibit A). Therefore, this standard is met.

(iv) Oriented with consideration for sun and wind; and

Response: The building addresses sun and wind exposure in two key ways. First is the overall orientation of the building. Second is the location of elements such as the courtyard and athletic fields. The existing building is oriented in a generally east-west direction, which is preferable for sun exposure. Hot westerly sun, for example, will not heat up the classrooms or offices in the late afternoon. Furthermore, winds in the area are predominately from the west, so will be blocked at the main entry at the northeast side of the building. The athletic fields and courtyard are located on the southwest side of the building and site, so will receive abundant sunshine during the day, creating a pleasant environment

for outdoor learning, eating lunch, or sports and recreation. See the Site Plan (Sheet A1.01, Exhibit A). Therefore, this standard is met.

(b) Trees having a six-inch DBH (as defined by Chapter 17.132 SHMC) or greater shall be preserved or replaced by new plantings of equal character;

Response: All existing trees in the development area are identified on the Tree Plan (Sheets L1.00-L1.01, Exhibit A). All trees six inches diameter at breast height (DBH) or larger that are proposed for removal will be replaced at a 1:1 ratio with trees of a similar species or a more appropriate species if the tree is considered noxious or invasive. The locations of replacement trees is also identified on the Tree Plan. Therefore, this standard is met.

(3) Exterior Elevations. Along the vertical face of single-dwelling units – attached and multiple-dwelling unit structures, offsets shall occur at a minimum of every 30 feet by providing any two of the following:

(a) Recesses (decks, patios, entrances, floor area, etc.) of a minimum depth of eight feet;

(b) Extensions (decks, patios, entrances, floor area, etc.) of a minimum depth of eight feet, and maximum length of an overhang shall be 25 feet; and

(c) Offsets or breaks in roof elevations of three or more feet in height;

Response: This standard applies to residential development. Therefore, it does not apply to the proposed development.

However, the High School buildings are articulated through the use of offsetting walls, canopies, and variations in glazing patterns, roof forms, and materials. See the Elevations (Sheets A3.01-A3.05, Exhibit A).

(4) Buffering, Screening, and Compatibility between Adjoining Uses (See Figure 13, Chapter 17.72 SHMC).

(a) Buffering shall be provided between different types of land uses (for example, between single-dwelling units and multiple-dwelling units residential, and residential and commercial), and the following factors shall be considered in determining the adequacy of the type and extent of the buffer:

(i) The purpose of the buffer, for example to decrease noise levels, absorb air pollution, filter dust, or to provide a visual barrier;

(ii) The size of the buffer required to achieve the purpose in terms of width and height;

(iii) The direction(s) from which buffering is needed;

(iv) The required density of the buffering; and

(v) Whether the viewer is stationary or mobile;

Response: Buffering and screening for the site and its public facility use is addressed in responses to standards in Section 17.72.070.

(b) On-site screening from view from adjoining properties of such things as service areas, storage areas, parking lots, and mechanical devices on rooftops (e.g., air cooling and heating systems) shall

be provided and the following factors will be considered in determining the adequacy of the type and extent of the screening:

(i) What needs to be screened;

(ii) The direction from which it is needed;

(iii) How dense the screen needs to be;

(iv) Whether the viewer is stationary or mobile; and

(v) Whether the screening needs to be year-round;

Response: The buffering and screening of site elements such as service facilities, solid waste storage, rooftop equipment, and parking areas are addressed in response to standards in Section 17.72.110.

(5) Privacy and Noise.

(a) Structures which include residential dwelling units shall provide private outdoor areas for each ground floor unit which is screened from view by adjoining units as provided in subsection (6)(a) of this section;

Response: This standard is specific to residential uses. Therefore, it does not apply.

(b) The buildings shall be oriented in a manner which protects private spaces on adjoining properties from view and noise;

Response: As shown in the Site Plan (Sheet A1.01, Exhibit A), the building improvements expand on existing buildings and these buildings are oriented to either the interior of the site or Gable Road, which are away from private spaces and residences to the north and west. Therefore, this standard is met.

(c) Residential buildings should be located on the portion of the site having the lowest noise levels; and

Response: This standard is specific to residential uses. Therefore, it does not apply.

(d) On-site uses which create noise, lights, or glare shall be buffered from adjoining residential uses (see subsection (4) of this section);

Response: Potential noise sources as addressed in response to standards in SHMC17.52.030. Light and glare are addressed in response to standards in SHMC 17.52.070.

(6) Private Outdoor Area – Residential Use.

(7) Shared Outdoor Recreation Areas – Residential Use.

Response: These standards apply to residential uses. Therefore, these standards are not applicable.

(8) Demarcation of Public, Semipublic, and Private Spaces – Crime Prevention.

(a) The structures and site improvements shall be designed so that public areas such as streets or public gathering places, semipublic areas and private outdoor areas are clearly defined in order to establish persons having a right to be in the space, in order to provide for crime prevention and to establish maintenance responsibility; and

(b) These areas may be defined by:

(i) A deck, patio, low wall, hedge, or draping vine;

(ii) A trellis or arbor;

(iii) A change in level;

(iv) A change in the texture of the path material;

(v) Sign; or

(vi) Landscaping;

Response: Public, semipublic, and private spaces are demarcated throughout the site in several ways:

- A monument sign on the Gable Road frontage of the site helps demarcate the transition from the public space of the street and sidewalk to the school property.
- Hardscape and landscaped plaza (courtyard) areas and landscaped pedestrian walkway surround the school. The plaza will be constructed of a combination of concrete that demarcate a transition from the semi-public space of the parking areas and athletic fields to the more private space intended for gatherings of students and staff.
- The school's perimeter will continue to be fenced to demarcate the school property from surrounding private property and public right-of-way.
- The fire lane that runs around the south side of the High School buildings, constructed from asphalt, helps differentiate this space from the concrete walkways and courtyards immediately adjacent to the school.

See the Site Plan, Grading Plan, and the Landscape Plan (Sheets A1.01, C3.01-C3.05, and L1.02-L1.10, Exhibit A).

Therefore, this standard is met.

(9) Crime Prevention and Safety.

(a) Windows shall be located so that areas vulnerable to crime can be surveyed by the occupants;

Response: As shown on the Elevations (Sheets A3.01-A3.05, Exhibit A), the renovated buildings will include generous glazing on all sides of the buildings. Therefore, this standard is met.

(b) Interior laundry and service areas shall be located in a way that they can be observed by others;

(c) Mail boxes shall be located in lighted areas having vehicular or pedestrian traffic;

Response: These two standards appear to apply to residential uses. Regardless, service areas and mail services will be located in the interior of the school, in spaces that will be appropriately secured. Therefore, this standard is met.

(d) The exterior lighting levels shall be selected and the angles shall be oriented towards areas vulnerable to crime; and

(e) Light fixtures shall be provided in areas having heavy pedestrian or vehicular traffic and in potentially dangerous areas such as parking lots, stairs, ramps, and abrupt grade changes:

(i) Fixtures shall be placed at a height so that light patterns overlap at a height of seven feet, which is sufficient to illuminate a person;

Response: As shown on the Lighting Plan (Exhibit C), walkways, parking areas, and courtyards will be lit. The fixtures will be placed so that illuminated areas overlap at a height of 7 feet. Therefore, this standard is met.

(10) Access and Circulation.

(a) The number of allowed access points for a development shall be as provided in SHMC 17.84.070;

Response: The site will continue to have three access points on Gable Road and two access points on Firlok Park Boulevard, consistent with Chapter 17.84 SHMC, as addressed in responses to standards in that chapter. Therefore, this standard is met.

(b) All circulation patterns within a development shall be designed to accommodate emergency vehicles; and

Response: The school's parking areas and service drives/fire lanes are and will be of sufficient width and designed with sufficient turning radius for emergency vehicles. Note lane widths and the hammerhead turnaround on the west side of Building D (Grading Plan, Sheets C3.01-C3.03, Exhibit A). Therefore, this standard is met.

(c) Provisions shall be made for pedestrianways and bicycleways if such facilities are shown on an adopted plan;

Response: Sidewalks will be reconstructed along the Gable Road frontage if the sidewalks are disturbed or damaged by the proposed development. The proposed development will not affect roadways and will not trigger improvements there.

(11) Distance between Multiple-Family Residential Structure and Other.

Response: This standard is specific to residential uses. Therefore, it does not apply.

(12) Parking. All parking and loading areas shall be designed in accordance with the requirements set forth in SHMC 17.80.050 and 17.80.090; Chapter 17.76 SHMC, Visual Clearance Areas; and Chapter 17.84 SHMC, Access, Egress, and Circulation;

Response: Parking and loading areas have been designed in accordance with applicable provisions in these chapters and sections. This accordance is addressed in response to standards in SHMC Chapter 17.80 (Off-Street Parking and Loading), Chapter 17.76 (Visual Clearance Areas), and Chapter 17.84 (Access, Egress, and Circulation). Therefore, this standard is met, granted approval of an access variance requested in response to standards in SHMC 17.84.120 and SHMC 17.84.150.

(13) Landscaping.

(a) All landscaping shall be designed in accordance with the requirements set forth in Chapter 17.72 SHMC; and

Response: Landscaping has been designed in accordance with Chapter 17.72 (Landscaping and Screening), as demonstrated in the responses to applicable standards in that chapter. Therefore, this standard is met.

(14) Drainage. All drainage plans shall be designed in accordance with the criteria in the most current adopted St. Helens master drainage plan;

Response: Drainage plans have been designed in accordance with applicable local, state, and federal regulations, as described in responses to standards in SHMC 17.152.100. Therefore, this standard is met.

(15) Provision for the Handicapped. All facilities for the handicapped shall be designed in accordance with the requirements pursuant to applicable federal, state and local law;

Response: Site improvements and buildings have been designed in accordance with applicable state and federal requirements associated with the ADA. Site parking area and walkway compliance with ADA standards is addressed in more detail in responses to applicable criteria in Chapter 17.84 (Access, Egress, and Circulation). Therefore, this standard is met.

(16) Signs. All sign placement and construction shall be designed in accordance with requirements set forth in Chapter 17.88 SHMC;

Response: Signs have been designed and placed in accordance with applicable provisions of Chapter 17.88 (Signs), as demonstrated in the responses to the standards in that chapter. Therefore, this standard is met.

(17) All of the provisions and regulations of the underlying zone shall apply unless modified by other sections of this code (e.g., the planned development, Chapter 17.148 SHMC; or a variance granted under Chapter 17.108 SHMC; etc.).

Response: Applicable provisions of the base zone (PL) have been addressed, as demonstrated in the responses to standards in Chapter 17.32.150 (Public Lands). Therefore, this standard is met.

Chapter 17.132 Tree Removal

17.132.010 Purpose.

(1) After years of both natural growth and planting by residents, the city now benefits from a large number of trees. These trees of varied types add to the aesthetic beauty of the community, help clean the air, help control erosion, maintain water quality and provide noise barriers.

(2) The purposes of this chapter are to:

(a) Encourage the preservation, planting and replacement of trees in the city;

(b) Regulate the removal of trees on sensitive lands in the city to eliminate unnecessary removal of trees;

(c) Provide for a tree plan for developing properties;

(d) Protect sensitive lands from erosion;

(e) Protect water quality;

(f) Provide incentives for tree retention and protection; and

(g) Regulate commercial forestry to control the removal of trees in an urban environment.

(3) The city recognizes that, notwithstanding these purposes, at the time of development it may be necessary to remove certain trees for public safety and in order to accommodate structures, streets, utilities, and other needed or required improvements within the development. (Ord. 2875 § 1.160.010, 2003)

Response: The applicant understands the purposes of this chapter and demonstrates conformance with its applicable requirements below.

17.132.025 Tree plan requirement.

(1) A tree plan for the planting, removal, and protection of trees prepared by a certified arborist or other capable professional as allowed by the director (for property or site with more than 10 trees or any tree over two feet DBH) shall be provided for any lot, parcel or combination of lots or parcels for which a development application for a land division, site development review, planned development or conditional use is filed. Protection is preferred over removal where possible.

Response: As a Site Development Review application for a site with more than 10 trees and trees totaling more than 2 feet DBH, a Tree Plan is required for this application and has been prepared by a certified Landscape Architect (Mears Design Group). See Sheets L1.00-L1.01, Exhibit A. Therefore, this standard is met.

(2) The tree plan shall include the following

(a) Identification of the location, size, DBH and species of all existing trees including trees designated as significant by the city;

(b) Identification of a program to save existing trees or mitigate tree removal over 12 inches DBH. Mitigation must follow the replacement guidelines of SHMC 17.132.070(4) according to the following standards:

(i) Retainage of less than 50 percent of existing trees over 12 inches DBH requires a mitigation program according to SHMC 17.132.070(4) with a ratio of two minimum two-inch DBH trees for each 12-inch or greater DBH tree to be removed.

(ii) Retainage of over 50 percent of existing trees over 12 inches DBH requires the trees to be mitigated according to SHMC 17.132.070(4) with a ratio of one minimum two-inch DBH tree for each 12-inch or greater DBH tree to be removed.

(c) Identification of all trees which are proposed to be removed; and

Response: The Tree Plan (Sheets L1.00-L1.01, Exhibit A) identifies the location, size, DBH, and species of all existing trees; trees to be removed; and the location of replacement trees. The tree inventory and mitigation requirements were calculated for the High School. As shown on the plan, all trees over 6 inches DBH will be replaced at a 1:1 ratio, in accordance with Site Development Review requirements, which supersede these standards. All trees will be replaced with trees of at least 2 inches DBH. Tree replacement is proposed as presented in Table 4.

Table 4. Tree Mitigation (Replacement)

Site	Existing Trees over 6" DBH	Trees over 6" DBH to be Removed	Replacement Rate	Number of Replacement Trees
High School	99	28 (28%)	1:1	28

Therefore, this standard is met.

(d) A protection program defining standards and methods that will be used by the applicant to protect trees during and after construction.

Response: Tree protection is detailed in the Tree Plan (Sheet L1.01, Exhibit A). Therefore, this standard is met.

(3) Trees removed within the period of one year prior to a development application listed above will be inventoried as part of the tree plan above and will be replaced per this Chapter.

Response: Trees have not been removed on the site within a period of one year prior to this development application. Therefore, this standard is not applicable.

17.132.030 Permit requirement.

(1) Tree removal permits shall be required only for the removal of any tree which is located on or in a sensitive land area as defined by Chapter 17.44 SHMC.

(2) A tree removal permit shall not be required for the removal of a tree which:

(a) Obstructs visual clearance as defined in Chapter 17.76 SHMC;

(b) Is a hazardous tree;

(c) Is a nuisance affecting public safety as defined in the St. Helens Municipal Code; or

(d) Is used for Christmas tree production, or land registered with the Columbia County assessor's office as property tax deferred tree farm or small woodlands, but does not stand on sensitive lands.

(3) Commercial forestry as defined by SHMC 17.132.020(1) and excluding subsection (2)(d) of this section is permitted after a plan per SHMC 17.132.025 is reviewed and approved and only in accordance with the approved plan. (Ord. 2875 § 1.160.030, 2003)

Response: Commercial forestry is not involved in the proposed development. There are not sensitive lands located on the High School site. Therefore, trees are not being removed on sensitive lands and a tree removal permit is not required.

17.132.040 Permit criteria.

(1) The following approval standards shall be used by the director or designee for the issuance of a tree removal permit on sensitive lands:

(a) Removal of the tree must not have a measurable negative impact on erosion, soil stability, flow of surface waters, or water quality as evidenced by an erosion control plan which precludes:

(i) Deposits of mud, dirt, sediment or similar material exceeding one-half cubic foot in volume on public or private streets, adjacent property, or into the storm and surface water system, either by direct deposit, dropping, discharge or as a result of the action of erosion; and

(ii) Evidence of concentrated flows of water over bare soils; turbid or sediment-laden flows; or evidence of on-site erosion such as rivulets on bare soil slopes where the flow of water is not filtered or captured on site.

(2) Within stream or wetland corridors, tree removal must maintain no less than a 75 percent canopy cover or no less than the existing canopy cover if the existing canopy cover is less than 75 percent. (Ord. 2875 § 1.160.040, 2003)

Response: A tree removal permit is not required. Therefore, this section is not applicable.

17.132.045 Incentives for tree retention.

(1) In order to assist in the preservation and retention of existing trees, the director may apply one or more of the following incentives as part of development review approval and the provisions of a tree plan according to SHMC 17.132.025:

(a) Density Bonus.

(b) Lot Size Averaging.

(c) Lot Width and Depth.

(d) Commercial/Industrial/Civic Use Parking.

(e) Commercial/Industrial/Civic Use Landscaping.

(f) Setback Adjustment.

Response: Tree retention incentives are not proposed as part of this application. Therefore, this section is not applicable.

17.132.050 Expiration of approval – Extension of time.

(1) A tree removal permit shall be effective for one and one-half years from the date of approval.

(2) Upon written request by the applicant prior to the expiration of the existing permit, a tree removal permit shall be extended for a period of up to one year if the director finds that the applicant is in compliance with all prior conditions of permit approval and that no material facts stated in the original application have changed. (Ord. 2875 § 1.160.050, 2003)

Response: A tree removal permit is not required. Therefore, these provisions are not applicable.

17.132.060 Application submission requirements.

(1) Application for a tree removal permit shall be on a form provided by the director…

(2) The supplemental data and narrative shall include...

(3) In accordance with SHMC 17.24.080, the director may waive any of the requirements in subsection (2) of this section or request additional information. (Ord. 2875 § 1.160.060, 2003)

Response: A tree removal permit is not required. Therefore, these sections are not applicable.

17.132.070 Illegal tree removal – Violation – Replacement of trees.

(1) The following constitute a violation of this chapter:

(a) Removal of a tree:

(i) Without a valid tree removal permit; or

(ii) In noncompliance with any condition of approval of a tree removal permit;

(iii) In noncompliance with any condition of any city permit or development approval; or

(iv) In noncompliance with any other section of this code.

(b) Breach of a condition of any city permit or development approval which results in damage to a tree or its root system.

(2) If the director has reason to believe that a violation of this chapter has occurred, then he or she may do any or all of the following:

(a) Require the owner of the land on which the tree was located to submit sufficient documentation, which may include a written statement from a qualified arborist or forester, showing that removal of the tree was permitted by this chapter;

(b) Pursuant to SHMC 17.24.390, initiate a hearing on revocation of the tree removal permit and/or any other permit or approval for which this chapter was an approval standard;

(c) Seek a stop order;

(d) Seek a citation; or

(e) Take any other action allowed by law.

(3) Notwithstanding any other provision of this code, any party found to be in violation of this chapter pursuant to Chapter 17.12 SHMC shall be subject to a civil penalty of up to $500.00 and shall be required to remedy any damage caused by the violation. Such remediation shall include, but not be limited to, the following:

(a) Replacement of unlawfully removed or damaged trees in accordance with subsection (4) of this section; and

(b) Payment of an additional civil penalty representing the estimated value of any unlawfully removed or damaged tree, as determined using the most current International Society of Arboriculture's Guide for Plant Appraisal.

Response: The applicant understands the requirements related to tree removal and will perform tree removal in conformance with applicable provisions this section as well as other applicable City regulations.

(4) Replacement of a tree shall take place according to the following guidelines:

(a) A replacement tree shall be a substantially similar species considering site characteristics;

(b) If a replacement tree of the species of the tree removed or damaged is not reasonably available, the director may allow replacement with a different species of equivalent natural resource value;

(c) The director may permit one or more replacement trees to be planted on other property within the city, either public property or, with the consent of the owner, private property whenever it is not viable to place the trees on the site;

(d) The planting of a replacement tree shall take place in a manner reasonably calculated to allow growth to maturity.

Response: As shown on the Tree Plan and Landscape Plan (Sheets L1.00-L1.10, Exhibit A), all trees will be replaced with similar and more site-appropriate tree species given growth habits, maintenance, and site constraints. The trees will be located on the High School site and placed in a manner that will allow for the trees to grow to maturity. Therefore, this standard is met.

(5) In lieu of tree replacement under subsection (4) of this section, a party may, with the consent of the director, elect to compensate the city for its costs in performing such tree replacement.

(6) The remedies set out in this section shall not be exclusive. (Ord. 2875 § 1.160.070, 2003)

Response: Compensation in lieu of tree replacement is not proposed as part of this application. Therefore, these provisions are not applicable.

Chapter 17.152 Street and Utility Improvement Standards

17.152.010 Purpose.

The purpose of this chapter is to provide construction standards for the implementation of public and private facilities and utilities such as streets, sewers, and drainage and to indicate when and where they are required. (Ord. 2875 § 1.184.010, 2003)

Response: The District understands the purposes of this chapter and demonstrates conformance with its requirements, as applicable, below.

17.152.020 General provisions.

(1) Unless otherwise provided, the standard specifications for construction, reconstruction or repair of streets, sidewalks, curbs and other public improvements within the city shall occur in accordance with the standards of this code.

(2) The city engineer may recommend changes or supplements to the standard specifications consistent with the application of engineering principles.

(3) The appropriate provision of the St. Helens Municipal Code shall apply to this chapter.

(4) The city has adopted "City of St. Helens Engineering Department Public Facilities Construction Standards Manual." (Ord. 2875 § 1.184.020, 2003)

Response: The District understands that public improvements must be designed and constructed in accordance with this chapter, any other relevant provisions of the St. Helens Municipal Code, the St. Helens Engineering Standards Manual, and any modifications recommended by the city engineer.

17.152.030 Streets.

(1) Improvements. No development shall occur unless the development has frontage or approved access to a public street:

(a) Streets within a development and streets adjacent shall be improved in accordance with this code;

(b) Development on site adjacent to nonstandard street shall require improvement of street to applicable city standards;

(c) Any new street or additional street width planned as a portion of an existing dedicated/public street shall be dedicated and improved in accordance with this code; and

(d) The director may accept a future improvement guarantee in lieu of street improvements if one or more of the following conditions exist:

(i) A partial improvement is not feasible due to the inability to achieve proper design standards;

(ii) A partial improvement may create a potential safety hazard to motorists or pedestrians;

(iii) Due to the nature of existing development on adjacent properties it is unlikely that street improvements would be extended in the foreseeable future and the improvement associated with the project under review does not, by itself, provide a significant improvement to street safety or capacity;

(iv) The improvement would be in conflict with an adopted capital improvement plan;

(v) The improvement is associated with an approved land partition on property zoned residential and the proposed land partition does not create any new streets; or

(vi) Additional planning work is required to define the appropriate design standards for the street and the application is for a project which would contribute only a minor portion of the anticipated future traffic on the street.

Response: The site fronts two existing streets, Gable Road and Firlok Park Boulevard, both Collectors. Sixty (60) feet of right-of-way is required for Collectors pursuant to the City's Transportation System Plan (TSP) and the City's Engineering Standards Manual. Gable Road has sufficient right-of-way, with 30 feet from centerline to the property line, as shown in the Site Plan (Sheet A1.01, Exhibit A).

Firlok Park Boulevard has insufficient right-of-way (50 feet). However, development is not proposed on the southern part of the High School site fronting Firlok Park Boulevard and, as the City reported at the Pre-Application Conference, the right-of-way is skewed toward the High School property. As can be seen in the Site Plan (Sheet A1.01, Exhibit A), distances between the High School property line and the centerline of Firlok Park Boulevard vary; however, there are sections where the distance is 30 feet, which would meet the requirements of a 60-foot right-of-way. The District is open to further discussing this right-of-way matter with City staff as needed.

Development is proposed on the northern part of the High School site fronting Gable Road. As the City reported at the Pre-Application Conference, Gable Road has recently undergone improvements and, thus, improvements will not be required as part of this project.

Therefore, these standards are met.

(2) Creation of Rights-of-Way for Streets and Related Purposes. Rights-of-way shall be created through the approval of a final land division plat; however, the council may approve the creation of a street by acceptance of a deed; provided, that such street is deemed essential by the council for the purpose of general traffic circulation:

Response: Public rights-of-way already exist for the streets fronting the site and will not be affected by this application.

(3) Creation of Access Easements. The approval authority may approve an access easement established by deed without full compliance with this code provided such an easement is the only reasonable method by which a lot, large enough to develop, can be created:

Response: Access easements are not proposed as part of this application. Therefore, this provision is not applicable.

(4) Street Location, Width and Grade. The location, width and grade of all streets shall conform to an approved street plan and shall be considered in their relation to existing and planned streets, to topographic conditions, to public convenience and safety, and in their appropriate relation to the proposed use of the land to be served by such streets:

> *(a) Street grades shall be approved by the city engineer in accordance with subsection (13) of this section; and*
>
> *(b) Where the location of a street is not shown in an approved street plan, the arrangement of streets in a development shall either…*

Response: The location and grade of existing streets are not proposed to be modified as part of this project. The width of existing streets is addressed in Subsection (5) below. New streets are not proposed.

(5) Minimum Rights-of-Way and Street Widths. Unless otherwise indicated on an approved street plan, or as needed to continue an existing improved street, street right-of-way and roadway widths shall not be less than the minimum width described in Figure 19. Where a range is indicated, the width shall be determined by the decision-making authority based upon anticipated average daily traffic (ADT) on the new street segment. (The city council may adopt, by resolution, design standards for street construction and other public improvements. The design standards will provide guidance for determining improvement requirements within the specified ranges.) (See "City of St. Helens Engineering Department Public Facilities Construction Standards Manual.")

> *(a) The planning director shall recommend, to the decision-making body, desired right-of-way width and pavement width of the various street types within the subdivision or development after consideration of the following:*
>
> > *(i) The type of road as set forth in Figure 19, Road Standards;*

ROAD STANDARDS

MINIMUM RIGHTS-OF-WAY AND STREET WIDTHS (see Transportation Systems Plan [TSP] Figures 7-2 and 7-3) Figure 19

Type of Street	Right-of-Way Width	Roadway Width	Moving Lanes	Bicycle Lanes*
Collector	60'	36'	2	2 @ 6'

**Applies to bicycle lanes required in Transportation Systems Plan (TSP) or Public Facilities Plan (PFP)*

(ii) Anticipated traffic generation;

(iii) On-street parking needs;

(iv) Sidewalk and bikeway requirements;

(v) Requirements for placement of utilities;

(vi) Street lighting;

(vii) Drainage and slope impacts;

(viii) Street tree location;

(ix) Planting and landscape areas;

(x) Safety for motorists, bicyclists, and pedestrians; and

(xi) Access needs for emergency vehicles;

(b) Improvements to streets shall be made according to adopted city standards, unless the approval authority determines that the standards will result in an unacceptable adverse impact on existing development or on the proposed development or on natural features such as wetlands, steep slopes or existing mature trees. In approving an exception to the standards, the approval authority shall determine that the potential adverse impacts exceed the public benefits of the standards. In evaluating the public benefits, the approval authority shall consider the criteria listed in subsection (5)(a) of this section.

Response: As stated above in response to SHMC 17.152.030(1), the High School site fronts two existing streets, Gable Road and Firlok Park Boulevard, both Collectors requiring 60 feet of right-of-way and 36 feet of roadway width.

Development is not proposed on the southern part of the High School site fronting Firlok Park Boulevard and, therefore, improvements to that roadway are not triggered. The City did indicate during the Pre-Application Conference that Firlok Park Boulevard has insufficient right-of-way (50 feet), but that it is skewed toward the High School property. As can be seen in the Site Plan (Sheet A1.01, Exhibit A), distances between the High School property line and the centerline of Firlok Park Boulevard vary; however, there are sections where the distance is 30 feet, which would meet the requirements of a 60-foot right-of-way. The District is open to further discussing this right-of-way matter with City staff as needed.

Development is proposed on the northern part of the High School site fronting Gable Road, thereby making it subject to these standards. Gable Road has sufficient right-of-way, with 30 feet from centerline to the High School property line. See the Site Plan and Enlarged Grading Plan (Sheets A1.01 and C3.01-C3.02, Exhibit A). The City reported at the Pre-Application Conference that Gable Road has recently undergone improvements and, thus, improvements will not be required as part of this project.

Therefore, these standards are met.

(6) Future Street Plan and Extension of Streets.

Response: Land division is not proposed as part of this application, and a potential future street extension does not run through the site. Therefore, these standards are not applicable.

(7) Street Alignment and Connections.

[…]

(8) Intersection Angles. Streets shall be laid out so as to intersect at an angle as near to a right angle as practicable, except where topography requires a lesser angle, but in no case shall the angle be less than 60 unless there is special intersection design…

Response: The proposed development does not include new street alignments or connections, nor new or modified intersections. Therefore, the provisions of these sections are not applicable.

(9) Existing Rights-of-Way. Whenever existing rights-of-way adjacent to or within a tract are of less than standard width, additional rights-of-way shall be provided at the time of land division or development.

Response: Development is not proposed on the southern part of the High School site fronting Firlok Park Boulevard and, therefore, improvements to that roadway are not triggered. However, the City indicated during the Pre-Application Conference that Firlok Park Boulevard has insufficient existing right-of-way (50 feet as compared to the required 60 feet), but that it is skewed toward the High School property. As can be seen in the Site Plan (Sheet A1.01, Exhibit A), distances between the High School property line and the centerline of Firlok Park Boulevard vary; however, there are sections where the distance is 30 feet, which would meet the requirements of a 60-foot right-of-way. The District is open to further discussing this right-of-way matter with City staff as needed.

Development is proposed on the northern part of the High School site fronting Gable Road. Gable Road has sufficient existing right-of-way, with 30 feet from centerline to the property line. See the Site Plan and Enlarged Grading Plan (Sheets A1.01 and C3.02, Exhibit A).

Therefore, this standard is met.

(10) Partial Street Improvements. Partial street improvements resulting in a pavement width of less than 20 feet, while generally not acceptable, may be approved where essential to reasonable development when in conformity with the other requirements of these regulations, and when it will be practical to require the improvement of the other half when the adjoining property is developed.

Response: Partial street improvements with a pavement width of less than 20 feet are not needed or proposed. Therefore, this provision is not applicable.

(11) Cul-de-Sacs. A cul-de-sac street shall only be used when environmental or topographical constraints, existing development patterns, or compliance with other standards in this code preclude street extension and through circulation. When cul-de-sacs are provided, all of the following shall be met:

Response: Cul-de-sacs are not proposed as part of this application. Therefore, this standard is not applicable.

(12) Street Names. No street name shall be used which will duplicate or be confused with the names of existing streets in Columbia County emergency communications district, except for extensions of existing streets. Street names and numbers shall conform to the established pattern in the surrounding area or as agreed with Columbia County.

Response: Street name changes are not proposed as part of this application. Therefore, this standard is not applicable.

(13) Grades and Curves. Grades shall not exceed 10 percent on arterials, 12 percent on collector streets, or 12 percent on any other street (except that local or residential access streets may have segments with grades up to 15 percent for distances of no greater than 250 feet), and:

Response: The grades of existing streets will not be modified as part of this project. Therefore, this standard is not applicable.

(14) Curbs, Curb Cuts, Ramps, and Driveway Approaches. Concrete curbs, curb cuts, wheelchair/bicycle ramps and driveway approaches shall be constructed in accordance with standards specified in the "City of St. Helens Engineering Department Public Facilities Construction Standards Manual," and:

> *(a) Concrete curbs and driveway approaches are required; except where no sidewalk is planned, an asphalt approach may be constructed with city engineer approval;*
>
> *(b) Asphalt and concrete driveway approaches to the property line shall be built to city configuration standards; and*
>
> *(c) All driveways shall be at right angle to public or private street for at least 20 feet.*

Response: Curbs, driveway approaches, and driveways on Gable Road will be reconstructed to City standards, including concrete curbs and driveways at a right angle to Gable Road for at least 20 feet. Driveway approaches will be constructed of asphalt as they are in existing conditions. Therefore, this standard is met.

(15) Streets Adjacent to Railroad Right-of-Way. Wherever the proposed development contains or is adjacent to a railroad right-of-way, provision shall be made for a street approximately parallel to and on each side of such right-of-way at a distance suitable for the appropriate use of the land, and:

Response: Streets involved with or adjacent to this development are not adjacent to a railroad right-of-way. Therefore, this standard is not applicable.

(16) Access to Arterials and Collectors.

> *(a) Where a development abuts or is traversed by an existing or proposed arterial or collector street, the development design shall provide adequate protection for residential properties and shall separate residential access and through traffic, or if separation is not feasible, the design shall minimize the traffic conflicts. The design shall include any of the following:*

(i) A parallel access street along the arterial or collector;

(ii) Lots of suitable depth abutting the arterial or collector to provide adequate buffering with frontage along another street;

(iii) Screen planting at the rear or side property line to be contained in a nonaccess reservation along the arterial or collector; or

(iv) Other treatment suitable to meet the objectives of this subsection;

(b) See "City of St. Helens Engineering Department Public Facilities Construction Standards Manual."

Response: This standard is intended for residential developments. Therefore, it is not applicable.

(17) Alleys, Public or Private. Alleys, 20 feet in width, shall be provided in commercial and industrial districts, unless other permanent provisions for access to off-street parking and loading facilities are made, and:

Response: The school is not in a commercial or industrial district and alleys would not be appropriate for a large, campus site with internal circulation routes. Therefore, this provision is not applicable.

(18) Survey Monuments. Upon completion of a street improvement and prior to acceptance by the city, it shall be the responsibility of the developer's registered professional land surveyor to provide certification to the city that all boundary and interior monuments shall be reestablished and protected.

Response: The District understands will ensure that all survey monuments are reestablished and protected following construction of the improvements.

(19) Private Streets.

Response: Private streets are not proposed as part of this project. Therefore, this standard is not applicable.

(20) Railroad Crossings. Where an adjacent development results in a need to install or improve a railroad crossing, the cost for such improvements may be a condition of development approval, or another equitable means of cost distribution shall be determined by the public works director and approved by the commission.

Response: Railroad crossings are not involved with or proposed as part of this project. Therefore, this standard is not applicable.

(21) Street Signs. The city shall install all street signs, relative to traffic control and street names, as specified by the city engineer for any development. The cost of signs shall be the responsibility of the developer.

Response: The District understands that street signs may need to be re-installed following construction of the improvements and will fund the cost of the replacement street signs.

(22) Mailboxes. Joint mailbox facilities shall be provided in all residential developments, with each joint mailbox serving at least two dwelling units or as required by the Postmaster.

Response: This standard is intended for residential developments. Therefore, it is not applicable.

(23) Traffic Signals. The location of traffic signals shall be noted on approved street plans, and:

Response: Traffic signals will not be affected or needed as part of this project. Therefore, this standard is not applicable.

(24) Street Light Standards. Street lights shall be installed in accordance with regulations adopted by the city's direction. At the very least, there shall be a street light at each street intersection. In addition, lighting within the Columbia Boulevard/St. Helens Street corridor master plan area shall be installed in accordance with the US 30 and Columbia Boulevard/St. Helens Street corridor master plan (Ordinance No. 3181, Attachment A) and shall be:

Response: It is not anticipated that any existing street lighting will need to be removed or replaced during construction. Therefore, these provisions are not applicable.

(25) Street Name Signs. Street name signs shall be installed at all street intersections. Stop signs and other signs may be required.

Response: The District understands that street signs may need to be re-installed following construction of the improvements and will fund the cost of the replacement street signs.

(26) Street Cross-Sections. The cross-section of streets in inches shall not be less than the minimum shown in the "City of St. Helens Engineering Department Public Facilities Construction Standards Manual":

CROSS-SECTION OF STREETS IN INCHES
Figure 20

Type of Street	Subbase	Leveling Course	Surface
Minor Arterial	12"	4"	4"
Commercial and Collectors	12"	3"	4"
Local	8"	2"	3"
Residential Access	8"	2"	3"

Response: Street improvements will not be needed or required as part of this development. Therefore, these standards are not applicable.

(27) Local "Skinny" Streets. Such streets, as set forth in Figure 19, Road Standards, of this chapter, may be allowed, provided:

Response: Skinny streets are not proposed as part of this project. Therefore, this standard is not applicable.

17.152.040 Blocks.

Response: New blocks and changes to block patterns are not proposed as part of this project. Therefore, this standard is not applicable.

17.152.050 Easements.

(1) Easements. Easements for sewers, drainage, water mains, electric lines or other public utilities shall be either dedicated or provided for in the deed restrictions, and:

> *(a) Where a development is traversed by a watercourse, or drainageway, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of the watercourse.*

(2) Utility Easements. A property owner proposing a development shall make arrangements with the city, the applicable district and each utility franchise for the provision and dedication of utility easements necessary to provide full services to the development. (Ord. 2875 § 1.184.050, 2003)

Response: The High School site is not traversed by a watercourse or drainageway. Utility easements are accounted for in deed restrictions, including a waterline easement on the southern part of the High School site, which is not part of the development site but was discussed at the Pre-Application Conference. Existing easements documents are included with this application (Exhibit D) and the applicant does not foresee any additional easements being needed. Therefore, these standards are met.

17.152.060 Sidewalks and other frontage improvements.

(1) Sidewalks and frontage improvements shall be constructed, replaced or repaired to city design standards as set forth in the standard specifications manual and located as follows:

> *(a) On both sides of arterial and collector streets to be built at the time of street construction;*
>
> *(b) On both sides of all other streets and in pedestrian easements and rights-of-way, except as provided further in this section or per SHMC 17.152.030(1)(d), to be constructed along all portions of the property designated for pedestrian ways in conjunction with development of the property.*

Response: Sidewalks are already present on both sides of Gable Road, and sidewalk on the High School (south) side of Gable Road will be restored as needed following construction. The sidewalk and landscape area in the Gable Road right-of-way adjacent to the High School will generally be consistent with City standards, where the existing sidewalk is approximately 5 feet wide and the existing landscape area is approximately 5.5 feet wide (6 feet wide and 5 feet wide are the standards, respectively). See the Enlarged Grading Plan (Sheets C3.01-C3.03, Exhibit A). Therefore, this standard is generally met.

(2) A planter strip separation of at least five feet between the curb and the sidewalk shall be required in the design of any arterial or collector street, except where the following conditions exist: there is inadequate right-of-way; the curbside sidewalks already exist on predominant portions of the street; it would conflict with the utilities; or as indicated otherwise by the transportation systems plan (TSP) (see TSP Figures 7-2 and 7-3) or an adopted street plan.

Response: As noted in the previous response, a landscape area of approximately 5.5 feet separates and will continue to separate the sidewalk and Gable Road curb and/or roadway. Therefore, this standard is met.

(3) Maintenance. Maintenance of sidewalks, curbs, and planter strips is the continuing obligation of the adjacent property owner.

Response: The District recognizes their responsibility for sidewalk maintenance and has staff available to perform the maintenance on an ongoing basis.

(4) Application for Permit and Inspection. If the construction of a sidewalk and frontage improvements is not included in a performance bond of an approved subdivision or the performance bond has lapsed, then every person, firm or corporation desiring to construct sidewalks and frontage improvements as provided by this chapter shall, before entering upon the work or improvement, apply for a street opening permit to the engineering department to so build or construct:

(a) An occupancy permit shall not be issued for a development until the provisions of this section are satisfied or a fee in lieu has been paid to the city pursuant to subsection (6) of this section;

(b) The city engineer may issue a permit and certificate allowing temporary noncompliance with the provisions of this section to the owner, builder or contractor when, in his opinion, the construction of the sidewalk is impractical for one or more of the following reasons:

(i) Sidewalk grades have not and cannot be established for the property in question within a reasonable length of time;

(ii) Forthcoming installation of public utilities or street paving would be likely to cause severe damage to the new sidewalk;

(iii) Street right-of-way is insufficient to accommodate a sidewalk on one or both sides of the street; or

(iv) Topography or elevation of the sidewalk base area makes construction of a sidewalk impractical or economically infeasible;

(c) The city engineer shall inspect the construction of sidewalks and frontage improvements for compliance with the provision set forth in the standard specifications manual.

Response: The District understands that a street opening permit will be necessary prior to construction of the sidewalks.

(5) Council Initiation of Construction. In the event one or more of the following situations are found by the council to exist, the council may adopt a resolution to initiate construction of a sidewalk and other frontage improvements in accordance with city ordinances:

(a) A safety hazard exists for children walking to or from school and sidewalks are necessary to eliminate the hazard;

(b) A safety hazard exists for pedestrians walking to or from a public building, commercial area, place of assembly or other general pedestrian traffic, and sidewalks are necessary to eliminate the hazard;

(c) Fifty percent or more of the area in a given block has been improved by the construction of dwellings, multiple dwellings, commercial buildings or public buildings and/or parks; and

(d) A criterion which allowed noncompliance under subsection (4)(b) of this section no longer exists and a sidewalk could be constructed in conformance with city standards.

Response: The District understands that the Council may initiate construction of sidewalks in accordance with this section.

(6) Fee in Lieu Option. An applicant may request or the city may require the applicant to pay a fee in lieu of constructing sidewalks and frontage improvements to be approved by the city engineer.

Response: The District is not proposing to pay a fee-in-lieu of sidewalk and frontage improvement construction. Therefore, this provision is not applicable.

17.152.070 Public use areas.

(1) Indicated in Development Plan – Dedication Requirements. Where a proposed park, playground, transit stop or other public use shown in a development plan adopted by the city is located in whole or in part in a subdivision, the commission may require the dedication or reservation of such area within the subdivision.

(2) Not Indicated in Development Plan – Dedication Requirements. Where considered desirable by the commission in accordance with adopted comprehensive plan policies, and where a development plan of the city does not indicate proposed public use areas, the commission may require the offer of a dedication or reservation of areas within the subdivision or sites of a character, extent and location suitable for the development of parks and other public use.

(3) Acquisition by Public Agency. If the subdivider is required to reserve land area for a park, playground, or other public use, such land shall be acquired by the appropriate public agency within 18 months following plat approval, at a price agreed upon prior to approval of the plat, or such reservation shall be released to the subdivider.

(4) Transit Improvements. Development proposals for sites that include existing or planned transit facilities, as shown in the adopted St. Helens transportation systems plan or adopted county transit plan, shall be required to provide any of the following, as applicable, if the approval authority determines such is necessary for public health, safety, and welfare:

> *(a) A reasonably direct pedestrian connection between the transit facility and building entrances of the site. For the purpose of this section "reasonably direct" means a route that does not deviate unnecessarily from a straight line or a route that does not involve a significant amount of out-of-direction travel for likely users.*
>
> *(b) A transit passenger landing pad accessible to disabled persons.*
>
> *(c) An easement or dedication for a passenger shelter or bench if such facility is identified in the St. Helens transportation systems plan or adopted county transit plan.*
>
> *(d) Lighting at the transit facility. (Ord. 3144 § 2 (Att. A), 2011; Ord. 2875 § 1.184.070, 2003)*

Response: Public use areas and transit facilities are not proposed in an adopted plan and have not been requested by City staff or Commission in relation to this project. Therefore, this section is not applicable.

17.152.080 Water services.

(1) Water Supply (Required). Municipal water system shall be installed to serve each new development and to connect development to existing mains in accordance with the provisions set forth in the standard specification manual and the adopted policies of the St. Helens comprehensive plan.

(2) Water Supply Plan Approval. The city engineer shall approve all water supply plans and proposed systems prior to issuance of development permits involving water service. Such plans and systems shall be designed by a registered professional engineer.

(3) Oversizing. Proposed water systems shall include consideration of additional development within the area as projected by the St. Helens comprehensive plan.

(4) Permits Denied. Development permits may be restricted by the commission or council (i.e., the applicable approval authority) where a deficiency exists in the existing water system or portion thereof which cannot be rectified within the development and which if not rectified will result in a threat to public health or safety, surcharging of existing mains, or violations of state or federal standards pertaining to operation of the water system.

(5) In some cases, a municipal water system may not be required, such as for nonconsumption purposes like landscape irrigation or industrial processing. The city engineer and building official shall decide when this exception is to be allowed.

(6) Extension of water mains shall be public (i.e., under control of a public authority) except where a variance is approved per Chapter 17.108 SHMC. (Ord. 3150 § 3 (Att. B), 2011; Ord. 2875 § 1.184.080, 2003)

Response: The High School site will continue to be served by a public water supply, as shown in the Utility Plan (Sheets C4.01-C4.03, Exhibit A). Water systems are being designed by a professional engineer (Lower Columbia Engineering) and the sizing and design of the system will be completed in coordination with the City Engineer. Therefore, this standard is met.

17.152.090 Sanitary sewers.

(1) Sewers (Required).

(a) Public sanitary sewers shall be installed to serve all properties being developed and having to comply with plumbing codes adopted by the city of St. Helens except where a variance is approved per Chapter 17.108 SHMC.

(b) Any proposed installation of sanitary sewers shall comply with this section.

(2) Sewer Plan Approval. The city engineer shall approve all sanitary sewer plans and proposed systems prior to issuance of development permits involving sewer service. Such plans and systems shall be designed by a registered professional engineer.

(3) Oversizing. Proposed sewer systems shall include consideration of additional development within the area as projected by the St. Helens comprehensive plan.

(4) Permits Denied. Development permits may be restricted by the commission or council (i.e., the applicable approval authority) where a deficiency exists in the existing sewer system or portion thereof which cannot be rectified within the development and which if not rectified will result in a threat to public health or safety, surcharging of existing mains, or violations of state or federal standards pertaining to operation of the sewage treatment system.

(5) For the purpose of this section "public sanitary sewer" means a sewer in which all owners of abutting properties have equal rights, and is controlled by the city. (Ord. 3150 § 3 (Att. B), 2011; Ord. 2875 § 1.184.090, 2003)

Response: The High School site will continue to be served by a public sanitary sewer system, as shown in the Utility Plan (Sheets C4.01-C4.03, Exhibit A). Sewer systems are being designed by a professional engineer (Lower Columbia Engineering) and the sizing and design of the system will be completed in coordination with the City Engineer. Therefore, this standard is met. Therefore, this standard is met.

17.152.100 Storm drainage.

(1) Storm Drainage – General Provisions. The director and city engineer shall issue a development permit only where adequate provisions for storm water and floodwater runoff have been made, which may require storm water facilities, and:

(a) The storm water drainage system or storm water facilities shall be separate and independent of any sanitary sewerage system;

(b) Where possible, inlets shall be provided so surface water is not carried across any intersection or allowed to flood any street; and

(c) Surface water drainage patterns shall be shown on every development proposal plan.

(2) Easements. Where a subdivision is traversed by a watercourse, drainageway, channel or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of such watercourse and such further width as will be adequate for conveyance and maintenance.

(3) Accommodation of Upstream Drainage (Must Comply with State and Federal Requirements). A culvert or other drainage or storm water facility shall be large enough to accommodate potential runoff from its entire upstream drainage area, whether inside or outside the development, and:

(a) The city engineer shall approve the necessary size of the storm water facility, based on the provisions of the city's adopted master drainage plan.

(4) Effect on Downstream Drainage. Where it is anticipated by the city engineer that the additional runoff resulting from the development will overload an existing drainage or storm water facility, the director and engineer shall withhold approval of the development until provisions have been made for improvement of the potential condition or until provisions have been made for storage of additional runoff caused by the development in accordance with the city's current master drainage plan.

(5) Any storm water facility shall be designed by a registered professional engineer.

(6) Any storm water facility shall be public (i.e., under control of a public authority) and located on city owned property, city right-of-way or city easement except where a variance is approved per Chapter 17.108 SHMC or where such facility is determined to be private by the city engineer (e.g., private detention ponds for commercial or industrial development).

(7) For the purpose of this section, "storm water facility" means any structure(s) or configuration of the ground that is used or by its location becomes a place where storm water flows or is accumulated including, but not limited to, pipes, sewers, street gutters, manholes, catch basins, ponds, open drainageways and their appurtenances. Milton Creek, McNulty Creek, and the Columbia River are not storm drain facilities. (Ord. 3150 § 3 (Att. B), 2011; Ord. 2875 § 1.184.100, 2003)

Response: The High School site will continue to be served by a public storm sewer system, as shown in the Utility Plan (Sheet C4.01, Exhibit A). Storm water systems are being designed by a professional engineer (Lower Columbia Engineering) and the sizing and design of the system will be completed in

coordination with the City Engineer. Downstream analysis will be done by Lower Columbia Engineering and reviewed by the City Engineer for any new connections to the public storm system.

17.152.110 Bikeways and off-street trails.

(1) Developments adjoining or containing proposed bikeways and off-street trails identified within adopted city plans, including but not limited to the Transportation Systems Plan (2011) and the Parks and Trails Master Plan (2015), shall include provisions for the future extension of such bikeways and off-street trails through the dedication of easements or rights-of-way (subject to constitutional limitations).

(2) Development permits issued for planned unit developments, conditional use permits, subdivisions, and other developments which will principally benefit from such bikeways and/or off-street trails shall be conditioned to include the cost of construction of bikeway and/or off-street trail improvements (subject to constitutional limitations).

(3) Minimum width for bikeways within the roadway is six feet per bicycle travel lane. Minimum width for two-way bikeways separated from the road is eight feet.

(4) Minimum off-street trail width is determined by the trail function and classification from Chapter 6 of the Parks and Trails Master Plan attached to Ordinance No. 3191 as Attachment A. (Ord. 3203 § 2 (Att. A), 2016; Ord. 3150 § 3 (Att. B), 2011; Ord. 2875 § 1.184.110, 2003)

Response: Given at least 30 feet from centerline to High School property line (Site/Grading Plan, Sheet C3.01, Exhibit A), there is sufficient right-of-way for 6-foot bike lanes on Gable Road adjacent to the High School and bike lanes are present. Off-street trails are not planned for or proposed on this site. Therefore, this standard is met.

17.152.120 Utilities

(1) Underground Utilities. All utility lines including, but not limited to, those required for electric, communication, lighting and cable television services and related facilities shall be placed underground, except for surface-mounted transformers, surface-mounted connection boxes and meter cabinets which may be placed above ground, temporary utility service facilities during construction, high capacity electric lines operating at 50,000 volts or above, and:

> *(a) The subdivider shall make all necessary arrangements with the serving utility to provide the underground services;*
>
> *(b) The city reserves the right to approve location of all surface-mounted facilities;*
>
> *(c) All underground utilities, including sanitary sewers and storm drains installed in streets by the subdivider, shall be constructed prior to the surfacing of the streets; and*
>
> *(d) Stubs for service connections shall be long enough to avoid disturbing the street improvements when service connections are made.*

(2) Information on Development Plans. The applicant for a subdivision shall show on the development plan, or in the explanatory information, easements for all underground utility facilities, and:

> *(a) Plans showing the location of all underground facilities as described herein shall be submitted to the city engineer for review and approval; and*

(b) Care shall be taken in all cases to ensure that above ground equipment does not obstruct vision clearance areas for vehicular traffic.

(3) Exception to Undergrounding Requirement.

(4) Fee in Lieu of Undergrounding.

Response: As shown on the Utility Plan (Sheets C4.01-C4.03, Exhibit A), existing utilities are underground with the exception of an overhead power line on the western end of the school's Gable Road frontage. Existing easement documents are provided in Exhibit D.

The proposed development involves some changes to the existing underground utilities. Re-routing to two existing transformers and a power vault are proposed near the northern tip of the High School site. (The existing transformers and power vault are permitted to be above-ground per this standard.) In addition, there will be upgrades to the electric service on the east side of the site, underground and contained within the site. Some utilities will be required to be re-routed, namely electrical service serving Buildings B and C. These would also be underground and fully contained on the site.

Exceptions and fee-in-lieu of undergrounding are not proposed.

Therefore, this standard is met.

17.152.130 Cash or bond required.

(1) All public improvements installed by the land divider shall be guaranteed as to workmanship and material for a period of one year following acceptance by the city council.

(2) Such guarantee shall be secured by cash deposit or bond in the amount of the value of the improvements as set by the city engineer.

(3) The cash or bond shall comply with the terms and conditions of SHMC 17.136.180. (Ord. 2875 § 1.184.130, 2003)

Response: The District understands that a cash deposit or bond will be required to guarantee any public improvements and will convey the bond when requested.

17.152.140 Monuments.

Any monuments that are disturbed before all improvements are completed by the land divider shall be replaced prior to final acceptance of the improvements. (Ord. 2875 § 1.184.140, 2003)

Response: The District understands will ensure that all survey monuments are reestablished and protected following construction of the improvements.

17.152.150 Installation – Prerequisite/permit fee.

(1) No land division public facility improvements, including sanitary sewers, storm sewers, streets, sidewalks, curbs, lighting or other requirements, shall be undertaken except after the plans have been approved by the city, permit fee paid (if any), and permit issued (if required).

(2) A permit fee may be required to defray the costs and expenses incurred by the city for construction and other services in connection with the public facility improvement. The permit fee shall be determined by the city engineer based upon estimates. (Ord. 2875 § 1.184.150, 2003)

Response: The District understands that a permit fee will be required and will convey the fee.

17.152.160 Installation – Conformation required.

(1) In addition to other requirements, public facility improvements installed by the land divider, either as a requirement of these regulations or at his own option, shall conform to the requirements of this chapter and to improvement standards and specifications followed by the city.

(2) The Standard Specifications for Public Works Construction, Oregon Chapter APWA, shall be a part of the city's adopted installation standard(s); other standards may also be required upon recommendation of the city engineer. (Ord. 2875 § 1.184.160, 2003)

Response: The District understands that conformance with all City specifications and Standard Specifications for Public Works Construction (Oregon Chapter APWA) is required for all public improvements.

17.152.170 Plan checking required.

(1) Work shall not begin until four (for city engineer, applicant, public works, and file) sets of construction and construction estimate plans have been submitted and checked for adequacy and approved by the city in writing.

(2) All such plans shall be prepared in accordance with requirements of the city. (Ord. 2875 § 1.184.170, 2003)

Response: The District understands that plan-checking by the City shall be required prior to construction of the improvements.

17.152.180 Notice to city required.

(1) Work shall not begin until the city has been notified in advance.

(2) If work is discontinued for any reason, it shall not be resumed until the city is notified. (Ord. 2875 § 1.184.180, 2003)

Response: The District understands that notice to the City shall be required prior to construction of improvements.

17.152.190 City inspection required

Public facility improvements shall be constructed to the satisfaction of the city. The city may require changes in typical sections and details if unusual conditions arising during construction warrant such changes in the public interest. (Ord. 2875 § 1.184.190, 2003)

Response: The District understands that the City shall inspect the improvements and may require modifications to the construction.

17.152.200 Engineer's certification required.

The land divider's engineer shall provide written certification on a form provided by the city that all public facility improvements, workmanship and materials are in accord with current and standard engineering and construction practices, and are of high grade, prior to city acceptance of the subdivision's public improvements or any portion thereof for operation and maintenance. In most cases, "as-built" drawings are required prior to acceptance by the city of any public facilities. (Ord. 2875 § 1.184.200, 2003)

Response: The District understands that an engineer is required to certify all plans for public improvements prior to approval.

17.152.210 Temporary parklets.

Temporary parklets may be permitted in the right-of-way in on-street parking spaces pursuant to procedures in SHMC 18.12.190 and 8.12.080. (Ord. 3181 § 4 (Att. C), 2015)

Response: Temporary parklets are not proposed as part of this application. Therefore, this section is not applicable.

Chapter 17.156 Traffic Impact Analysis (TIA)

17.156.010 Purpose.

The purpose of this chapter is to implement OAR 660-012-0045(2)(e) of the State Transportation Planning Rule that requires the city to adopt a process to apply conditions to development proposals in order to protect and minimize adverse impacts to transportation facilities. This chapter establishes the standards for when a proposal must be reviewed for potential traffic impacts; when a traffic impact analysis must be submitted with a development application in order to determine whether conditions are needed to minimize impacts to and protect transportation facilities; what must be in a traffic impact analysis; and who is qualified to prepare the analysis. (Ord. 3150 § 3 (Att. B), 2011)

Response: The applicant understands the purpose of this chapter and addresses conformance with applicable requirements below.

17.156.030 Applicability.

A traffic impact analysis shall be required to be submitted to the city with a land use application when the application involves one or more of the following actions…

Response: As discussed at the Pre-Application Conference, the project does not meet the thresholds for requirement of a Traffic Impact Analysis (TIA).

17.156.040 Traffic impact analysis requirements.

17.156.050 Study area.

17.156.060 Analysis periods.

17.156.070 Peak hour analysis.

17.156.080 Approval criteria.

Response: The sections above pertain to development that requires a TIA. A TIA is not required for this application and proposed development. Therefore, these sections are not applicable.

17.156.090 Conditions of approval.

The city may deny, approve, or approve a development proposal with appropriate conditions needed to meet operations and safety standards and provide the necessary right-of-way and improvements to develop the future planned transportation system. Conditions of approval that should be evaluated as part of land divisions, conditional use permits, and site development reviews include:

(1) Crossover or reciprocal easement agreements for all adjoining parcels to facilitate future access between parcels.

(2) Access for new developments that have proposed access points that do not meet the designated access spacing policy and/or have the ability to align with opposing access driveways.

(3) Right-of-way dedications for future planned roadway improvements.

(4) Half-street improvements along site frontages that do not have full-buildout improvements in place at the time of development. (Ord. 3150 § 3 (Att. B), 2011)

Response: The District understands that the City may apply conditions to the application approval to ensure traffic operations, safety, and implementation of the planned transportation system.

EXHIBITS

Exhibit A: Plan Set (Under Separate Cover)

Exhibit B: Title Report

Exhibit C: Lighting Plans and Details

Exhibit D: Existing Easement and Dedication Documents

Exhibit E: Modular Buildings Temporary Campus (During Construction)

Exhibit A: Plan Set
(Under Separate Cover)

CONCEPTUAL RENDERING

ST HELENS HIGH SCHOOL - ADDITION & RENOVATION

ST HELENS SCHOOL DISTRICT

2375 GABLE RD,
ST HELENS, OR 97051

LAND USE SUBMITTAL
05/13/2021

PROJECT TEAM

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Scot Stockwell, Superintendent

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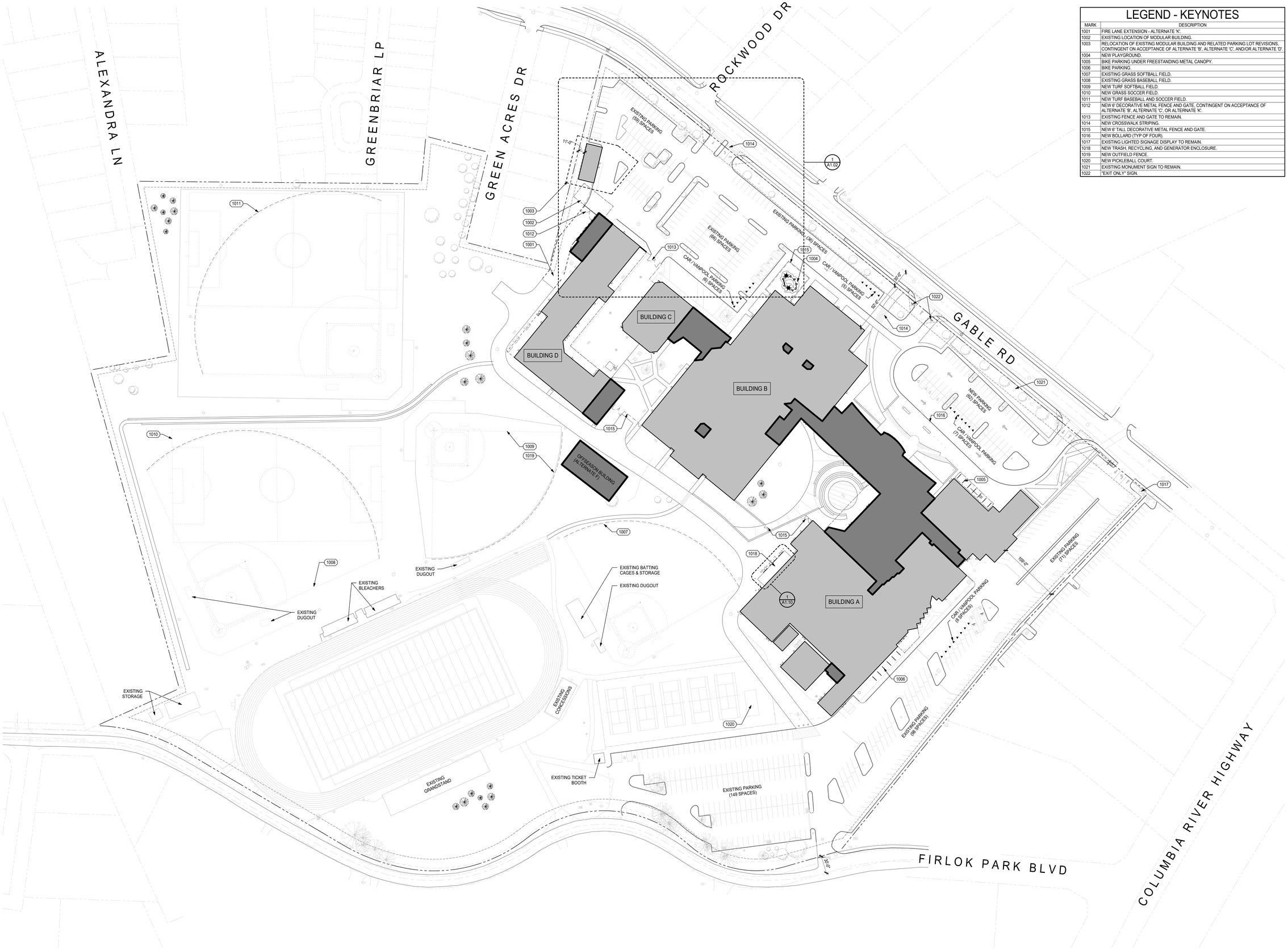

LEGEND - KEYNOTES

MARK	DESCRIPTION
1001	FIRE LANE EXTENSION - ALTERNATE 'K'.
1002	EXISTING LOCATION OF MODULAR BUILDING.
1003	RELOCATION OF EXISTING MODULAR BUILDING AND RELATED PARKING LOT REVISIONS, CONTINGENT ON ACCEPTANCE OF ALTERNATE 'B', ALTERNATE 'C', AND/OR ALTERNATE 'D'.
1004	NEW PLAYGROUND.
1005	BIKE PARKING UNDER FREESTANDING METAL CANOPY.
1006	BIKE PARKING.
1007	EXISTING GRASS SOFTBALL FIELD.
1008	EXISTING GRASS BASEBALL FIELD.
1009	NEW TURF SOFTBALL FIELD.
1010	NEW GRASS SOCCER FIELD.
1011	NEW TURF BASEBALL AND SOCCER FIELD.
1012	NEW 6' DECORATIVE METAL FENCE AND GATE, CONTINGENT ON ACCEPTANCE OF ALTERNATE 'B', ALTERNATE 'C', OR ALTERNATE 'K'.
1013	EXISTING FENCE AND GATE TO REMAIN.
1014	NEW CROSSWALK STRIPING.
1015	NEW 6' TALL DECORATIVE METAL FENCE AND GATE.
1016	NEW BOLLARD (TYP OF FOUR).
1017	EXISTING LIGHTED SIGNAGE DISPLAY TO REMAIN.
1018	NEW TRASH, RECYCLING, AND GENERATOR ENCLOSURE.
1019	NEW OUTFIELD FENCE.
1020	NEW PICKLEBALL COURT.
1021	EXISTING MONUMENT SIGN TO REMAIN.
1022	"EXIT ONLY" SIGN.

1 ARCHITECTURAL SITE PLAN

1" = 60'-0"

TRUE NORTH

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Project

Consultant

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1 MODULAR SITE PLAN

1" = 20'-0"

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SITE PLAN MODULARS

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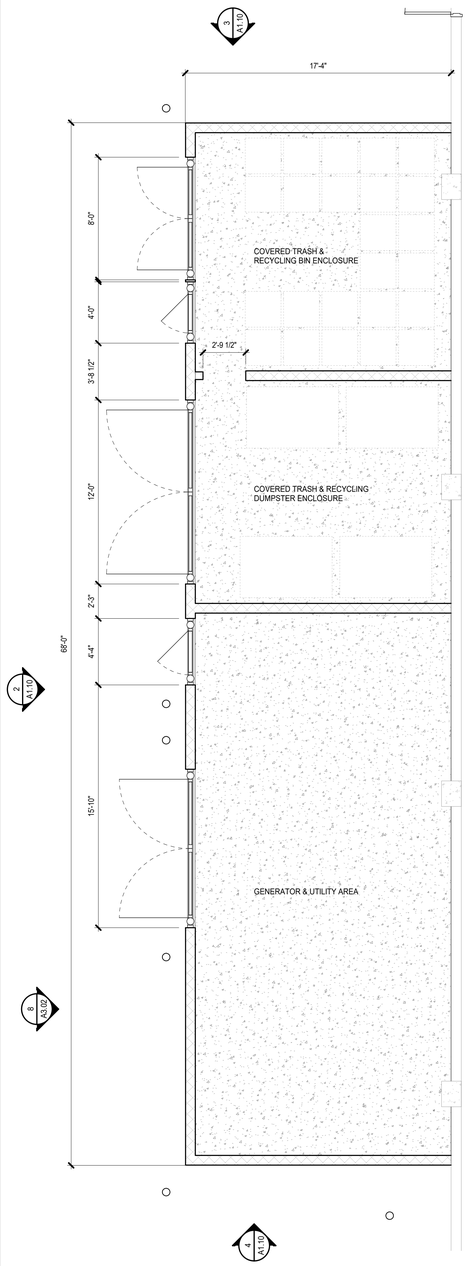
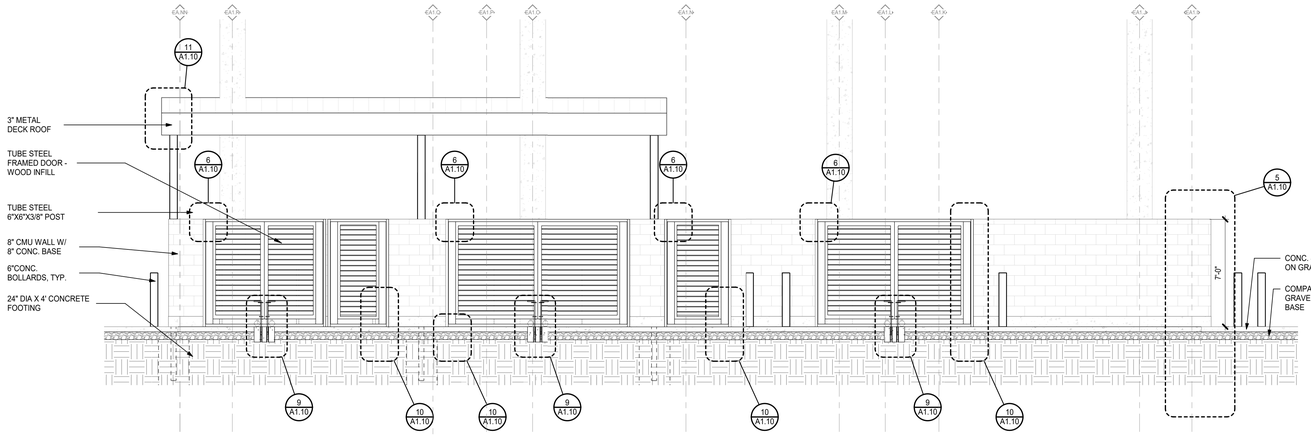
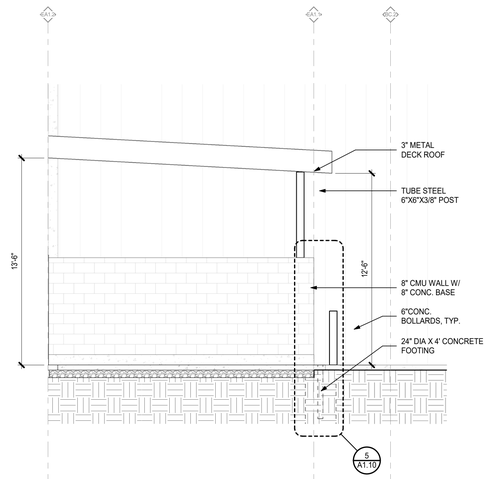


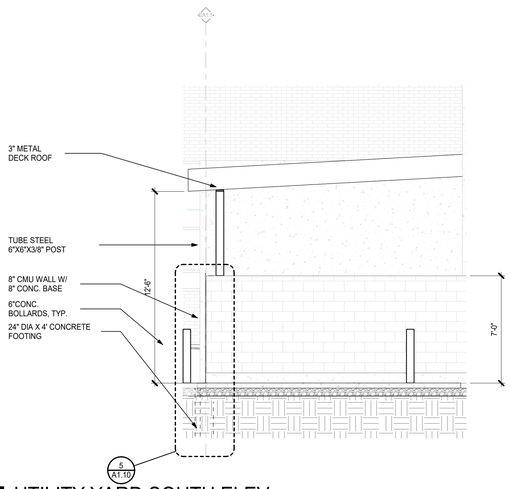
1 UTILITY YARD PLAN
1/4" = 1'-0"



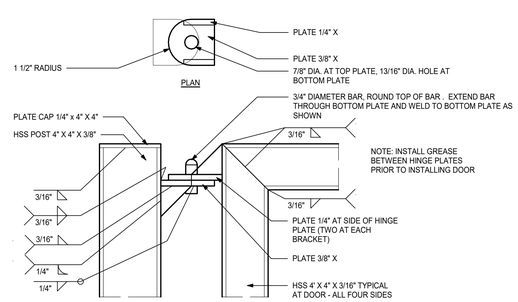
2 UTILITY YARD EAST ELEV.
1/4" = 1'-0"



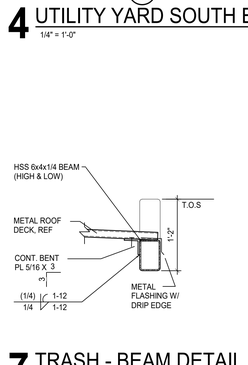
3 UTILITY YARD NORTH ELEV.
1/4" = 1'-0"



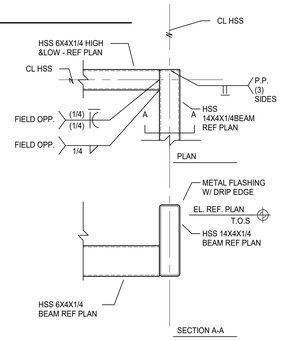
4 UTILITY YARD SOUTH ELEV.
1/4" = 1'-0"



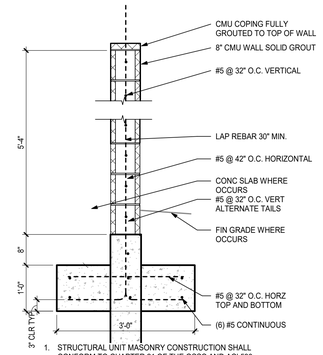
6 GATE HINGE- UTILITY YARD
3" = 1'-0"



7 TRASH - BEAM DETAIL
1" = 1'-0"

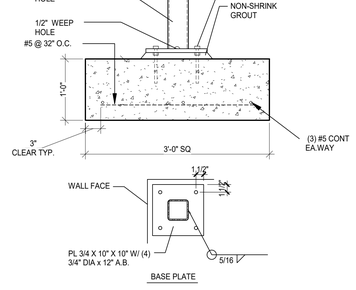


8 TRASH - BEAM DETAIL
1" = 1'-0"

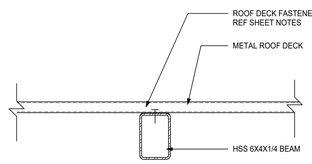


1. STRUCTURAL UNIT MASONRY CONSTRUCTION SHALL CONFORM TO CHAPTER 21 OF THE OSSC AND ACI 530
2. VERIFICATION OF f'm SHALL BE PER ACI 530 SPECIFICATION SECTION 1.4B 2b FOR UNIT STRENGTH METHOD
3. VERIFICATION OF f'm SHALL BE PER ACI 530 SPECIFICATION SECTION 1.4B 3b FOR PRISM TESTING METHOD.
4. ALL HOLLOW UNIT MASONRY WALLS SHALL BE REINFORCED WITH REINFORCING BARS PLACED IN SOLID GROUTED CELLS.
5. ALL CONCRETE MASONRY UNITS SHALL BE STANDARD BLOCKS. DO NOT USE STRETCHER BLOCKS UNLESS NOTED ON DRAWINGS.
6. ALL CONCRETE MASONRY UNITS SHALL BE GRADE N, TYPE I, HAVING A MINIMUM COMPRESSIVE DESIGN STRENGTH OF 1,900 PSI.
7. GROUT LIFTS SHALL BE LIMITED TO 4'-0" VERTICALLY.
8. REINFORCEMENT TO BE POSITIONED AND TIED AT EACH BAR LAP. PROVIDE PREFABRICATED REBAR CENTERING TIES WITH LOOPS FOR SINGLE OR DOUBLE BARS IN CELLS AT AN INTERVAL NOT EXCEEDING 200 BAR DIAMETERS OR 10 FEET.
9. ALL VERTICAL REBAR IN MASONRY WALLS SHALL ORIGINATE WITH DOWELS OF A SAME SIZE AND SPACING, PLACED INTO CONCRETE CONSTRUCTION IN CONTACT WITH THE BOTTOM OF MASONRY.
10. GROUT MIX SHALL CONTAIN PORTLAND CEMENT ONLY PLUS AGGREGATE PLUS A NON-SHRINK ADDITIVE. MAXIMUM AGGREGATE SIZE SHALL BE 3/8 INCH.
11. GROUT SLUMP, SHALL BE 8 TO 10 INCHES. WATER REDUCING ADDITIVE MAY BE USED.
12. MINIMUM COMPRESSIVE GROUT STRENGTH SHALL BE 2000 PSI BASED ON 28-DAY TESTS.
13. GROUT SHALL BE VIBRATED WHILE PLACING TO ENSURE THAT CELLS ARE COMPLETELY FILLED.
14. ALL UNITS SHALL BE LAID IN RUNNING BOND USING TYPE M MORTAR WITH HEAD JOINTS AND MORTARED SOLID.
15. PROVIDE METAL LATH AT BOTTOM OF BOND BEAMS AND CELLS FILLED GROUT FOR ANCHOR BOLTS. PAPER DAMS SHALL NOT BE PERMITTED.
16. PROVIDE A MINIMUM OF 8" SOLID GROUTED MASONRY UNDER BEARING ENDS OF ALL JOISTS, TEES, SLABS OR BEAMS.
17. REINFORCING BARS SHALL NOT BE BENT IN THE FIELD WITHOUT PRIOR APPROVAL OF THE ARCHITECT.
18. PROVIDE CORNER BARS AT ALL CORNERS AND INTERSECTIONS. CORNER BARS SHALL BE THE SAME SIZE, NUMBER AND SPACING AS THE HORIZONTAL REINFORCEMENT.
19. LAP ALL REINFORCEMENT AT MINIMUM OF 40 BAR DIAMETERS UNLESS NOTED OTHERWISE.
20. SECURE TOP OF ALL MASONRY OR PARTITIONS TO FLOORS OR ROOFS AS SHOWN ON THE DRAWINGS.
21. SHORE ALL MASONRY LINTELS FOR A MINIMUM OF 21 DAYS AFTER GROUT POUR AND UNTIL GROUT HAS OBTAINED ITS DESIGN STRENGTH.
22. ALL PORTLAND CEMENT CONCRETE FOOTINGS FOR MASONRY SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.

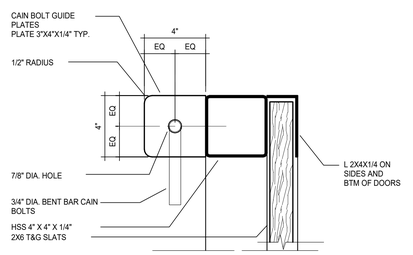
5 CMU WALL DETAIL
3/4" = 1'-0"



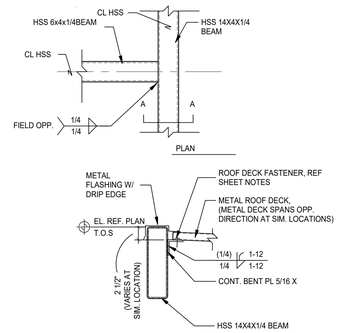
10 POST CONNECTION UTILITY YARD
1" = 1'-0"



11 TRASH - BEAM DETAIL
1 1/2" = 1'-0"



12 TRASH- DOOR CAIN BOLT
3" = 1'-0"



9 TRASH - DOOR CAIN BOLT
1" = 1'-0"

13 TRASH - BEAM DETAIL
1" = 1'-0"

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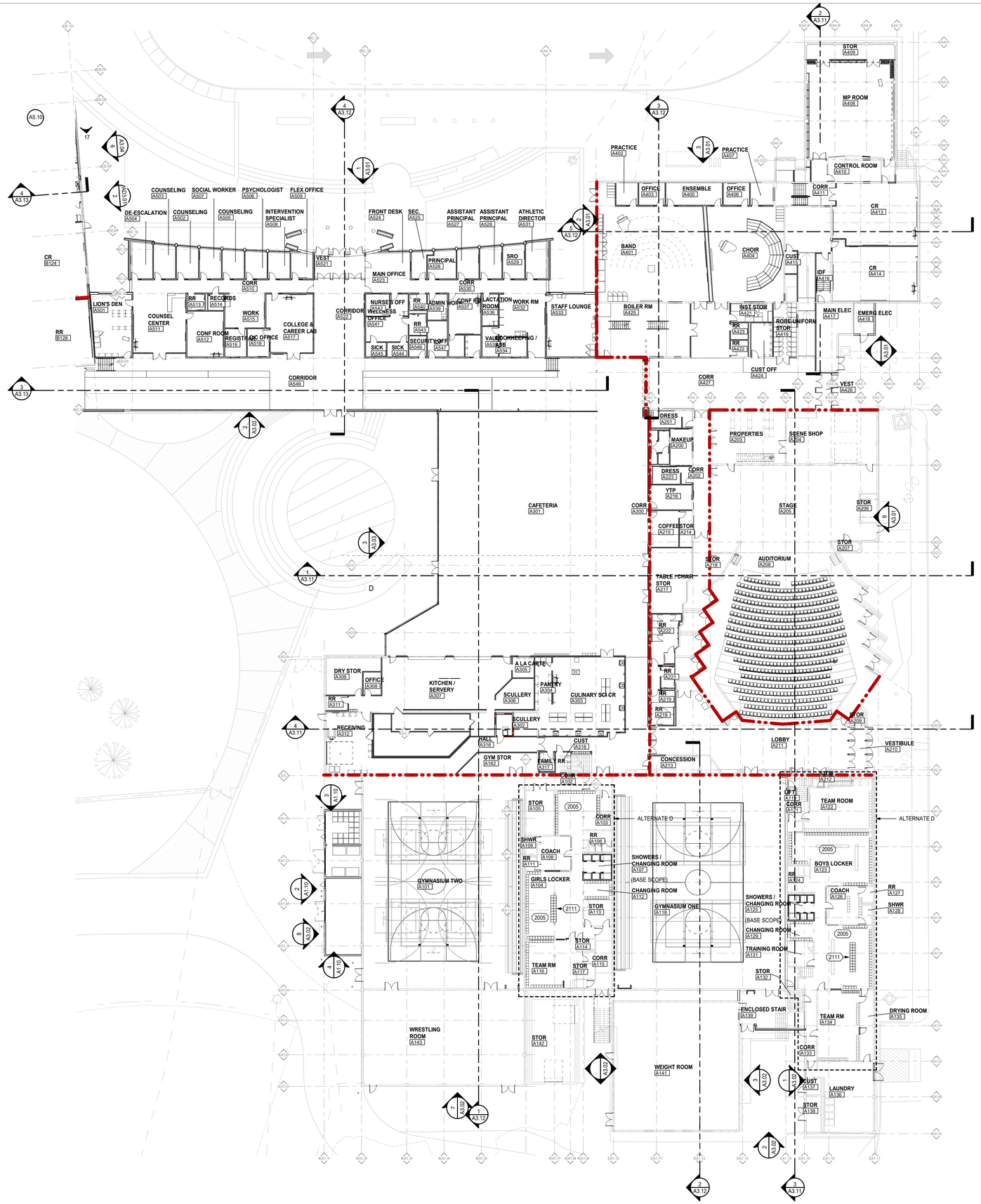

1 OVERALL PLAN - A

1" = 20'-0"

TRUE NORTH

SHEET NOTES

1. OVERALL PLANS ARE FOR SPATIAL REFERENCE - SEE PARTIAL AND ENLARGED PLANS FOR MORE INFORMATION ON ROOM CONTENTS.

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING CMU WALL TO REMAIN
- EXISTING CONCRETE WALL TO REMAIN
- NEW WALL

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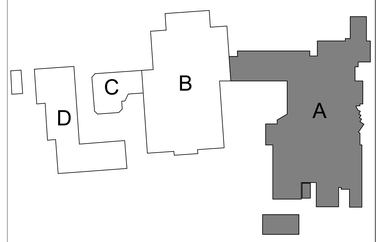

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OVERALL FLOOR PLAN - ZONE A

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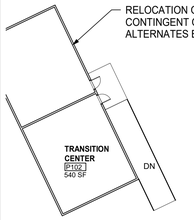

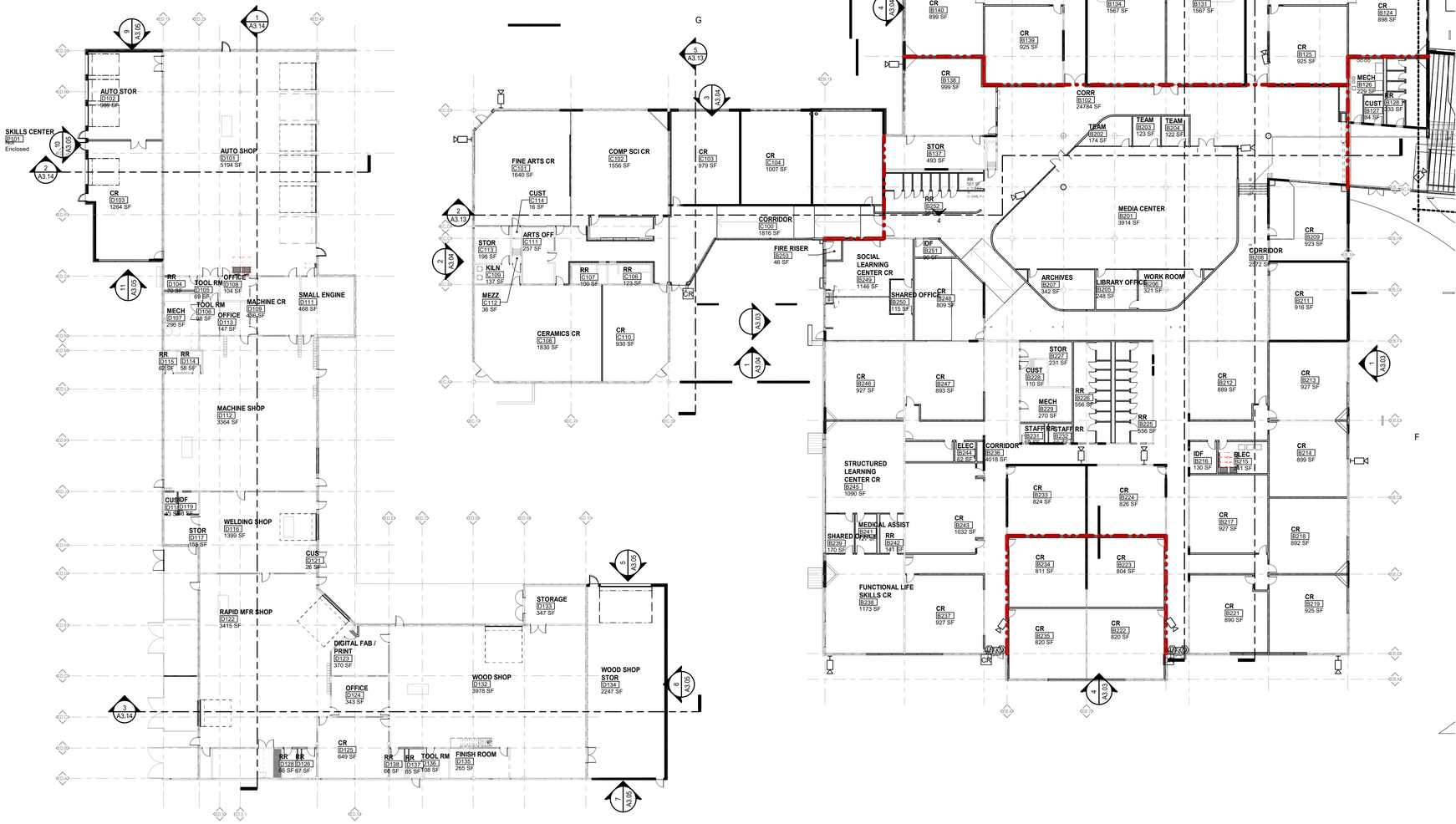

SHEET NOTES

1. OVERALL PLANS ARE FOR SPATIAL REFERENCE - SEE PARTIAL AND ENLARGED PLANS FOR MORE INFORMATION ON ROOM CONTENTS.

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING CMU WALL TO REMAIN
- EXISTING CONCRETE WALL TO REMAIN
- NEW WALL

1 OVERALL FLOOR PLAN - ZONE B, C, D

1" = 20'-0"

TRUE NORTH

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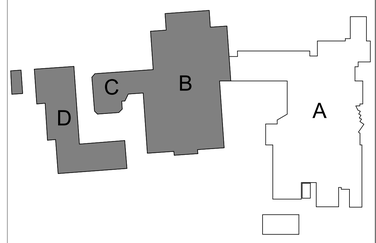
Key Plan



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Drawing Title
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Sheet No
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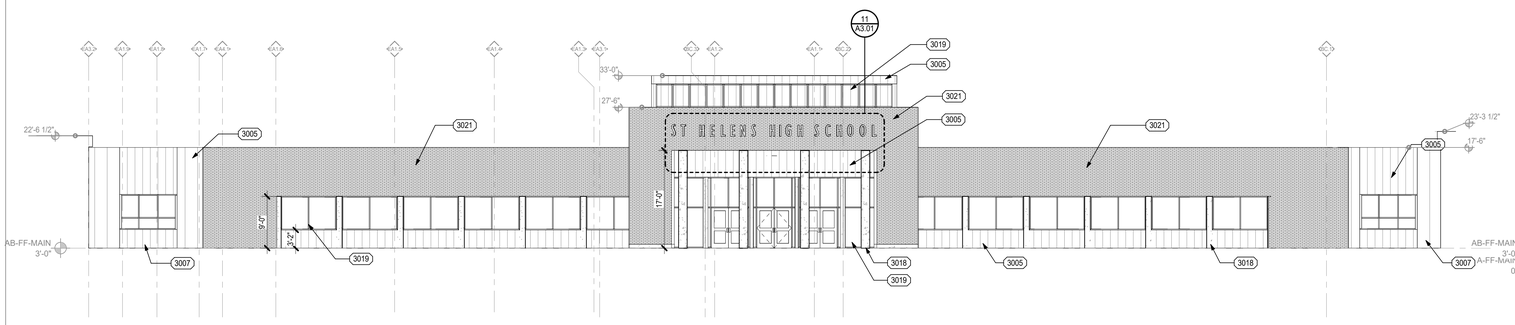
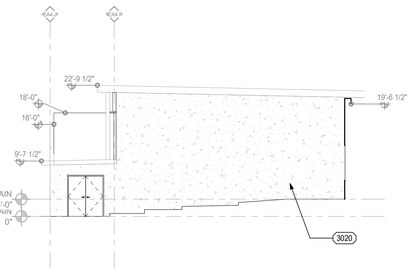


1 EXTERIOR ELEVATION - AREA A5 - ENTRY - NORTH

3/32" = 1'-0"



2 ELEVATION - AREA A4 - MUSIC - WEST

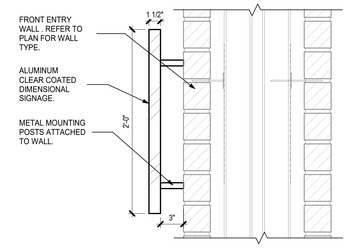
3/32" = 1'-0"

SHEET NOTES

1. REFER TO EXTERIOR ASSEMBLIES TYPES ON A0.XX
2. REFER TO EXTERIOR FRAME TYPES ON A9.XX
3. ALL SPOT ELEVATIONS MEASURED FROM LEVEL A-FF MAIN AT 0'-0"
4. ELEVATIONS OF EXISTING PARAPETS ARE APPROXIMATE

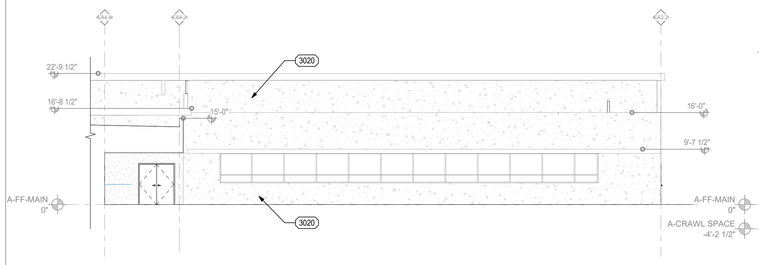
LEGEND - KEYNOTES

MARK	DESCRIPTION
3005	MTL WALL PANEL
3007	PHENOLIC PANEL
3018	PRECAST CONCRETE COLUMN
3019	NEW STOREFRONT
3020	EXISTING CONCRETE WALL - PAINT
3021	MASONRY VENEER - BRICK



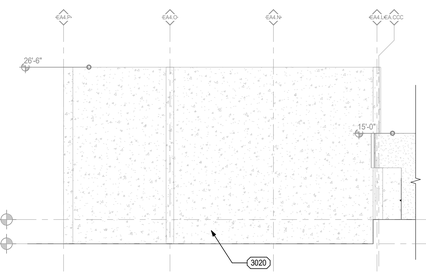
10 DIMENSIONAL SIGNAGE DETAIL

1 1/2" = 1'-0"



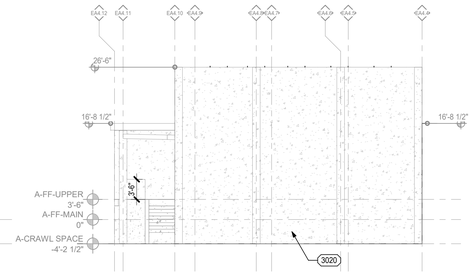
3 ELEVATION - AREA A4 - MUSIC - NORTH

3/32" = 1'-0"



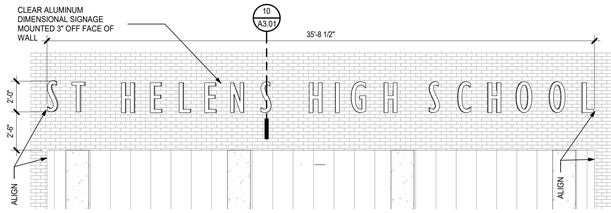
4 ELEVATION - AREA A4 - MP ROOM - WEST

3/32" = 1'-0"



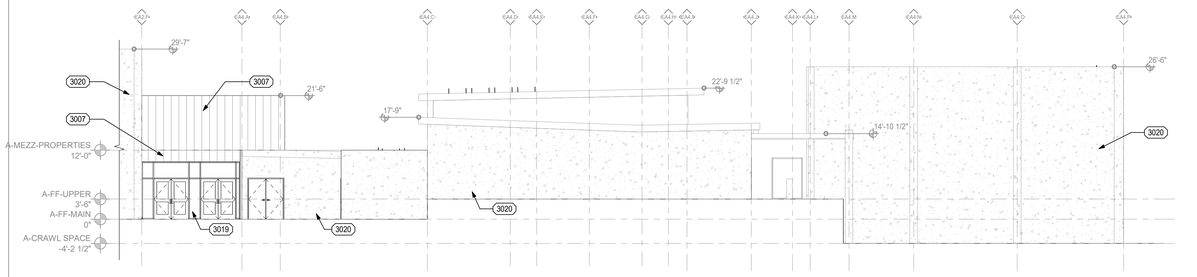
5 ELEVATION - AREA A4 - MP ROOM - NORTH

3/32" = 1'-0"



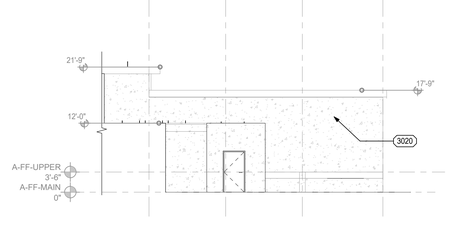
11 ENLARGED EXT ELEVATION - BUILDING SIGNAGE

1/4" = 1'-0"



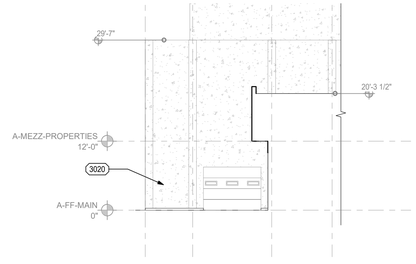
6 ELEVATION - AREA A4 - EAST

3/32" = 1'-0"



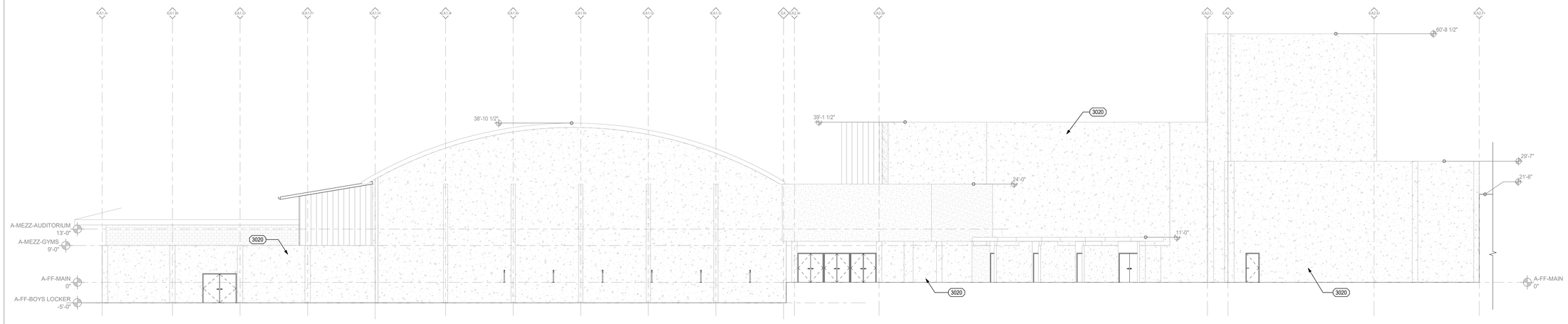
7 ELEVATION - AREA A4 - BUILDING SUPPORT - N

3/32" = 1'-0"



8 ELEVATION - AREA A2 - NORTH

3/32" = 1'-0"



9 ELEVATION - AREA A1 & A2 - EAST

3/32" = 1'-0"

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Project

ST HELENS SCHOOL DISTRICT
ST HELENS HIGH SCHOOL - ADDITION & RENOVATION
2375 GABLE RD,
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Consultant

Revisions

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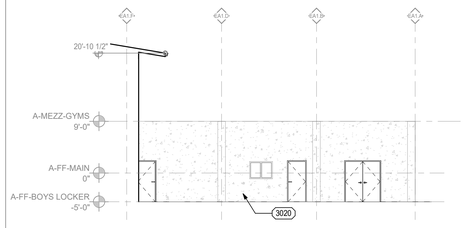
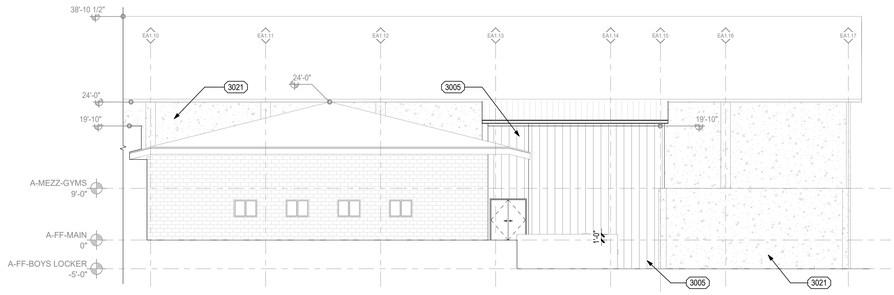
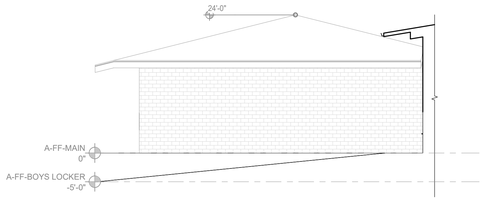


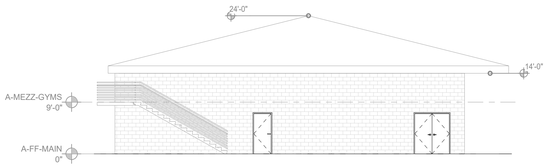
1 ELEVATION - AREA A1 - LAUNDRY - WEST
3/32" = 1'-0"



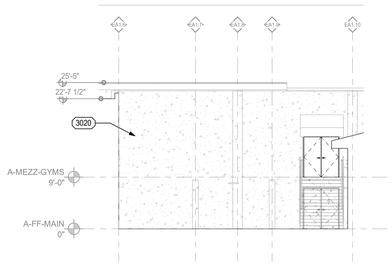
2 ELEVATION - AREA A1 - WEIGHT RMS AND LAUNDRY - SOUTH
3/32" = 1'-0"



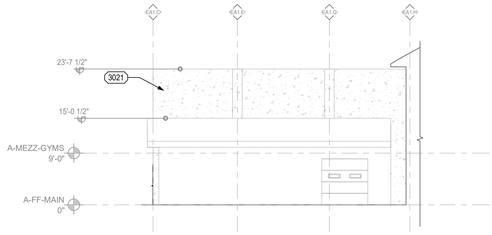
3 ELEVATION - A1 - WEIGHT RM - EAST
3/32" = 1'-0"



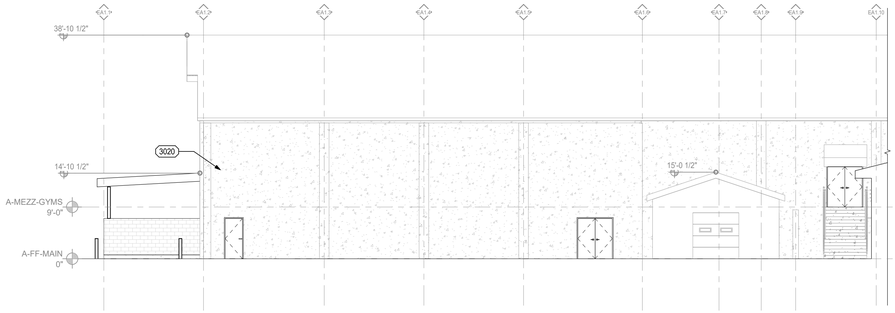
4 ELEVATION - A1 - WEIGHT RM - WEST
3/32" = 1'-0"



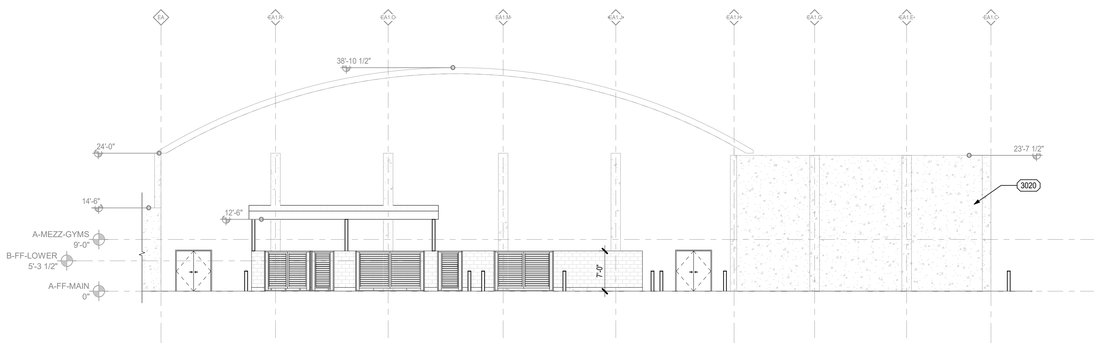
5 ELEVATION - A1 - TEAM RMS - NORTH
3/32" = 1'-0"



6 ELEVATION - A1 - ATHLETIC STORAGE - EAST
3/32" = 1'-0"



7 ELEVATION - AREA A1 - WRESTLING & STORAGE - SOUTH
3/32" = 1'-0"



8 ELEVATION - AREA A1 & UTILITY YARD - WEST
3/32" = 1'-0"

SHEET NOTES

1. REFER TO EXTERIOR ASSEMBLIES TYPES ON A0.XX
2. REFER TO EXTERIOR FRAME TYPES ON A0.XX
3. ALL SPOT ELEVATIONS MEASURED FROM LEVEL A-FF MAIN AT 0'-0"
4. ELEVATIONS OF EXISTING PARAPETS ARE APPROXIMATE

LEGEND - KEYNOTES

MARK	DESCRIPTION
3005	MTL WALL PANEL
3020	EXISTING CONCRETE WALL - PAINT
3021	MASONRY VENEER - BRICK

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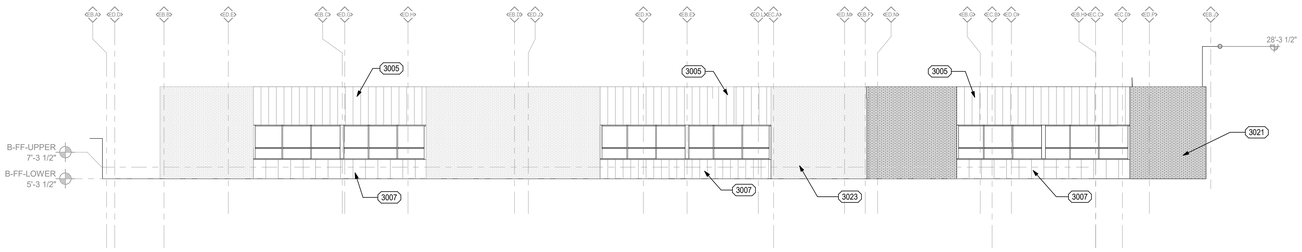
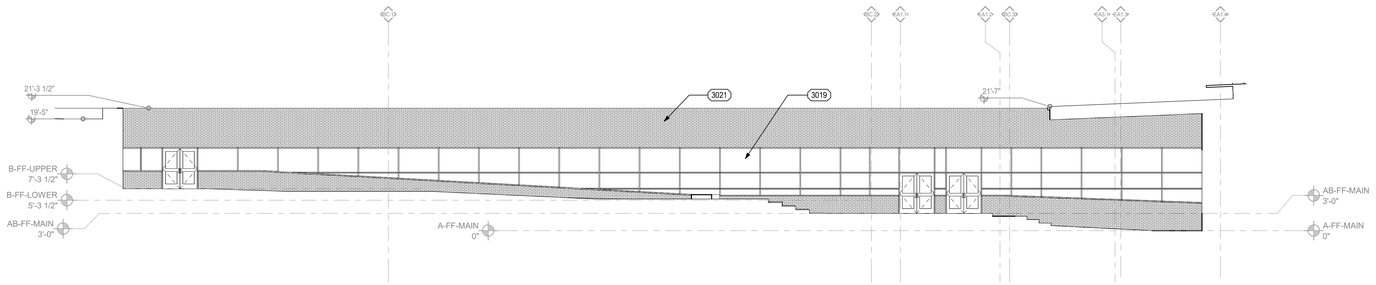


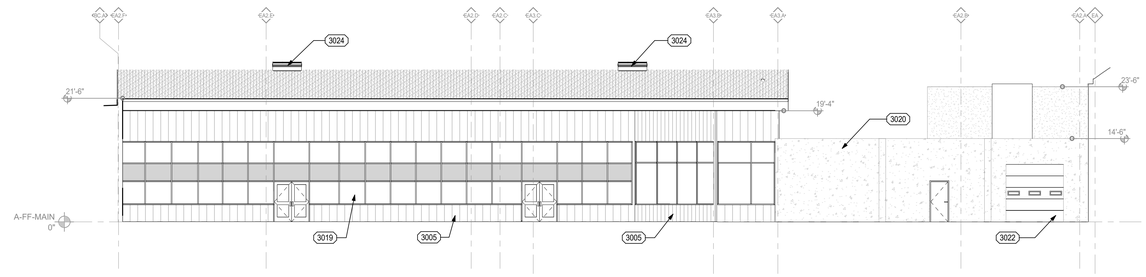
1 ELEVATION - AREA B2 - EAST - COURTYARD

3/32" = 1'-0"



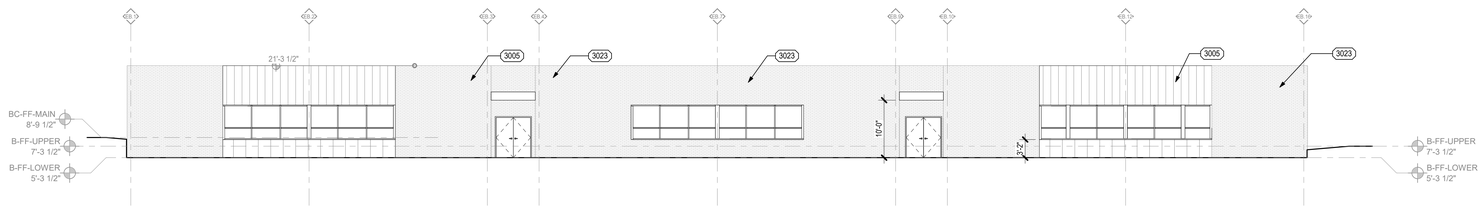
2 ELEVATION - AREA A5 - SOUTH - COURTYARD

3/32" = 1'-0"



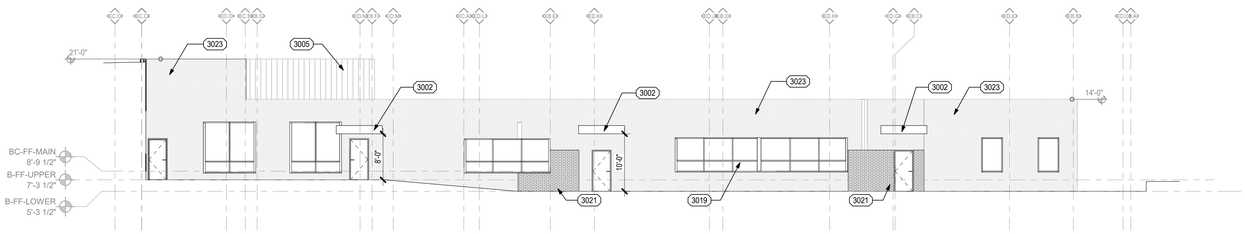
3 ELEVATION - AREA A3 - WEST - COURTYARD

3/32" = 1'-0"



4 ELEVATION - AREA B2 - SOUTH

3/32" = 1'-0"



5 ELEVATION - AREA B2 - WEST

3/32" = 1'-0"

SHEET NOTES

1. REFER TO EXTERIOR ASSEMBLIES TYPES ON A0.XX
2. REFER TO EXTERIOR FRAME TYPES ON A8.XX
3. ALL SPOT ELEVATIONS MEASURED FROM LEVEL A-FF MAIN AT 0'-0"
4. ELEVATIONS OF EXISTING PARAPETS ARE APPROXIMATE

LEGEND - KEYNOTES

MARK	DESCRIPTION
3002	MTL FASCIA
3005	MTL WALL PANEL
3007	PHENOLIC PANEL
3019	NEW STOREFRONT
3020	EXISTING CONCRETE WALL - PAINT
3021	MASONRY VENEER - BRICK
3022	NEW OVERHEAD DOOR
3023	EXISTING BRICK VENEER TO BE CLEANED AND SEALED
3024	NEW SKYLIGHTS

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Item B.

Project

ST HELENS SCHOOL DISTRICT
ST HELENS HIGH SCHOOL - ADDITION & RENOVATION
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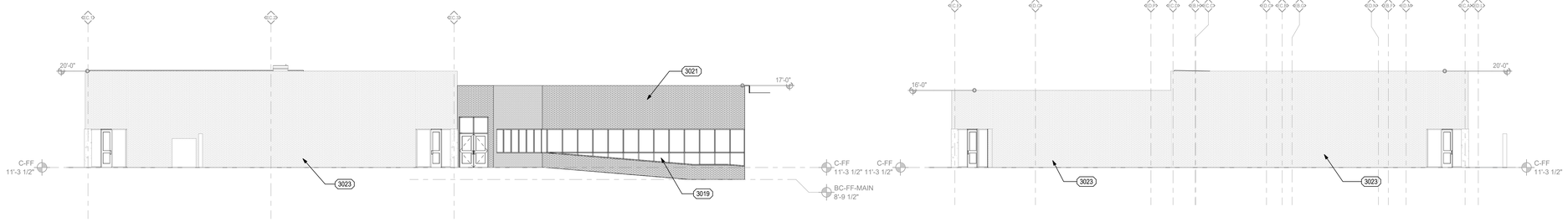
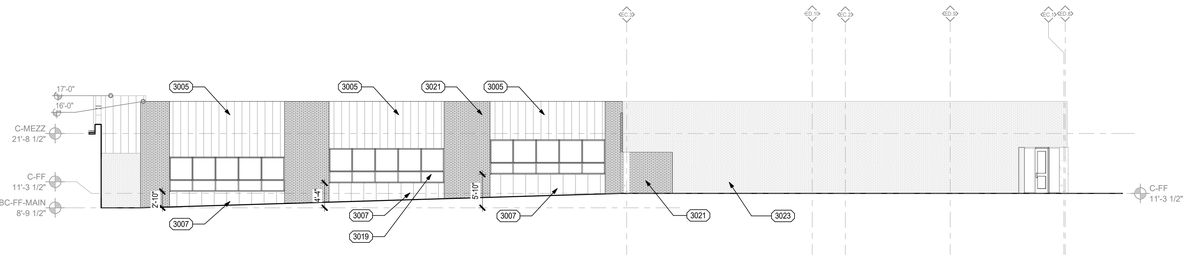


1 ELEVATION - AREA C1 - SOUTH

3/32" = 1'-0"

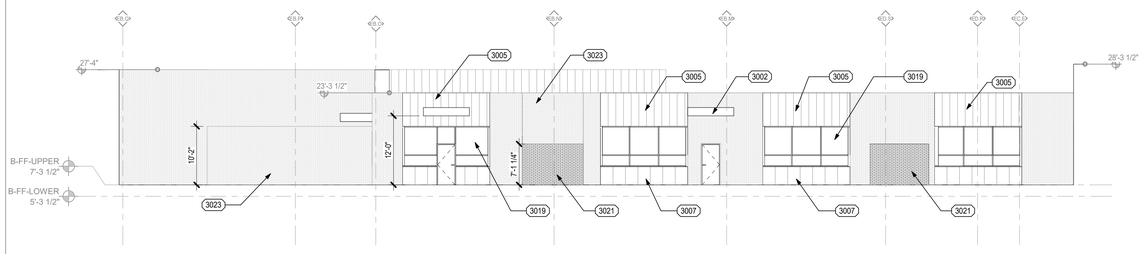
2 ELEVATION - AREA C1 - WEST

3/32" = 1'-0"



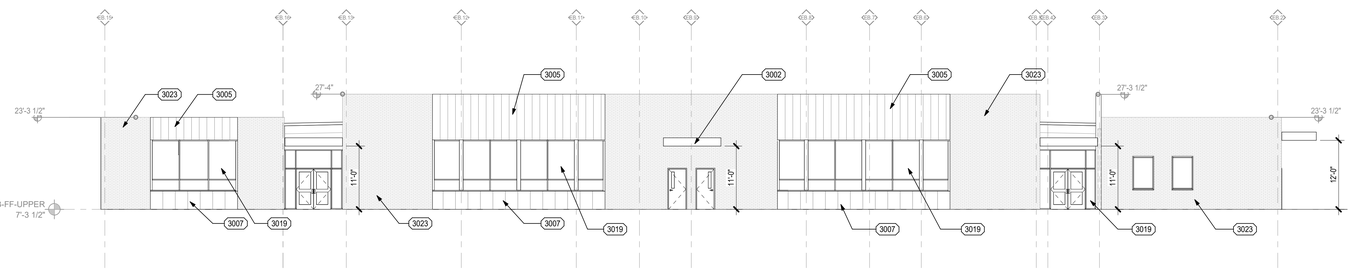
3 ELEVATION - AREA C1 - NORTH

3/32" = 1'-0"



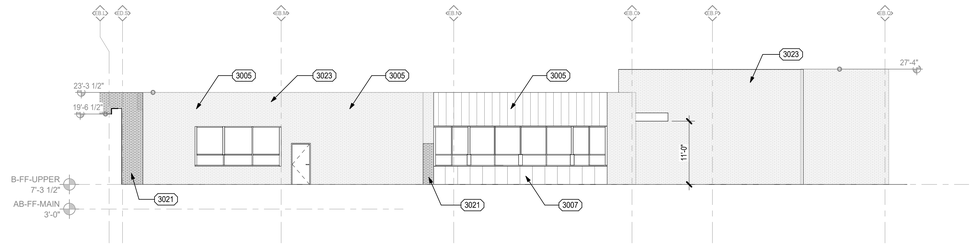
4 ELEVATION - AREA B1 - WEST

3/32" = 1'-0"



5 ELEVATION - AREA B1 - NORTH

3/32" = 1'-0"



6 ELEVATION - AREA B1 - EAST

3/32" = 1'-0"

SHEET NOTES

1. REFER TO EXTERIOR ASSEMBLIES TYPES ON A0.XX
2. REFER TO EXTERIOR FRAME TYPES ON A8.XX
3. ALL SPOT ELEVATIONS MEASURED FROM LEVEL A-FF MAIN AT 0'-0"
4. ELEVATIONS OF EXISTING PARAPETS ARE APPROXIMATE

LEGEND - KEYNOTES

MARK	DESCRIPTION
3002	MTL FASCIA
3005	MTL WALL PANEL
3007	PHENOLIC PANEL
3019	NEW STOREFRONT
3021	MASONRY VENEER - BRICK
3023	EXISTING BRICK VENEER TO BE CLEANED AND SEALED

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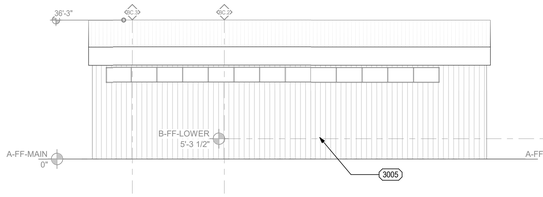
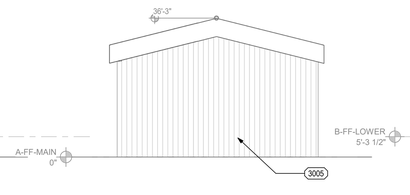
SHEET NOTES

1. REFER TO EXTERIOR ASSEMBLIES TYPES ON A0.XX
2. REFER TO EXTERIOR FRAME TYPES ON A9.XX
3. ALL SPOT ELEVATIONS MEASURED FROM LEVEL A-FF MAIN AT 0'-0"
4. ELEVATIONS OF EXISTING PARAPETS ARE APPROXIMATE

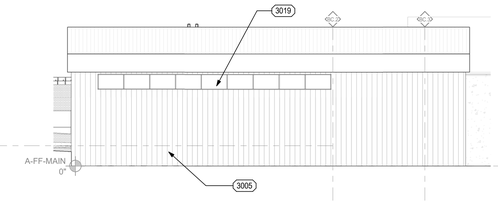
LEGEND - KEYNOTES	
MARK	DESCRIPTION
3002	MTL FASCIA
3005	MTL WALL PANEL
3019	NEW STOREFRONT
3020	EXISTING CONCRETE WALL - PAINT
3021	MASONRY VENEER - BRICK
3022	NEW OVERHEAD DOOR



1 OFFSEASON BUILDING - NORTH
1/16" = 1'-0"



2 OFFSEASON BUILDING - EAST
1/16" = 1'-0"



3 OFFSEASON BUILDING - SOUTH
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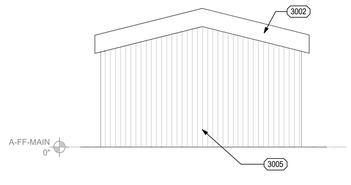
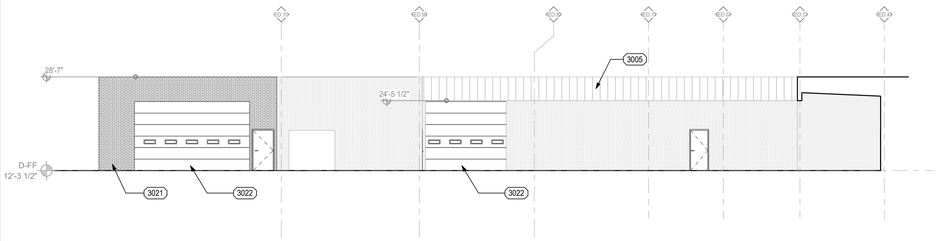
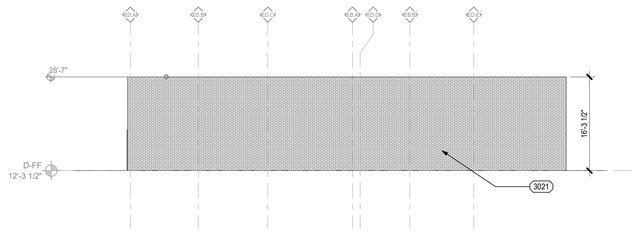


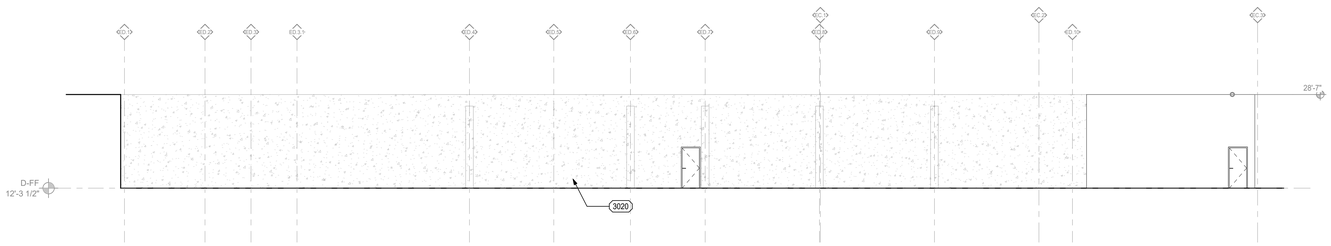
4 OFFSEASON BUILDING - WEST
1/16" = 1'-0"



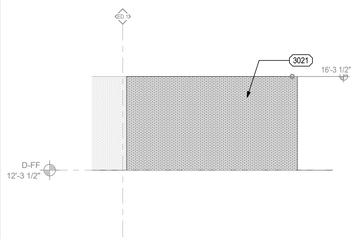
5 BUILDING D - ALTERNATE A - NORTH
3/32" = 1'-0"



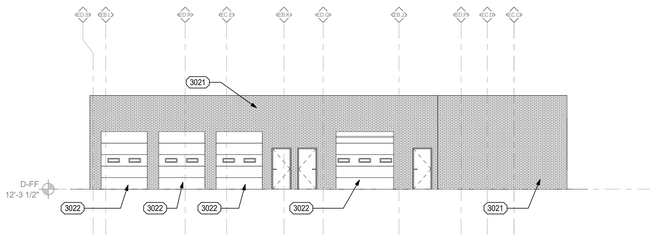
6 BUILDING D - ALTERNATE A - EAST
3/32" = 1'-0"



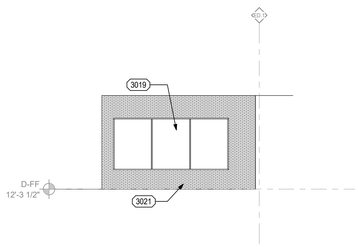
7 BUILDING D - ALTERNATE A - SOUTH
3/32" = 1'-0"



9 BUILDING D - ALTERNATE B - NORTH
3/32" = 1'-0"



10 BUILDING D - ALTERNATE B - EAST
3/32" = 1'-0"



11 BUILDING D - ALTERNATE B - SOUTH
3/32" = 1'-0"

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Project

ST HELENS SCHOOL DISTRICT
ST HELENS HIGH SCHOOL - ADDITION & RENOVATION
2375 GABLE RD,
ST HELENS, OR 97051

Consultant

Revisions

No.	Description	Date

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05/28/2021

Project Number
18103

Drawing Title
EXTERIOR ELEVATIONS - ALTERNATES

Sheet No
A3.05

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KEYED NOTES

1	50'X75' TEMPORARY CONSTRUCTION STOCKPILE PER DETAIL 810 ON D-21. MAX STORAGE OF 1,000 CYD
2	CONSTRUCTION ENTRANCE PER DETAIL 855 ON D-20
3	CONSTRUCTION FENCE
4	CONSTRUCTION GATE
5	STRAW WATTLE AND SEDIMENT FENCE INSTALLED IN SUCCESSION AS NEEDED PER DETAIL 875 AND 880 ON D-20
6	EQUIPMENT STORAGE AREA WITH STRAW WATTLE AROUND PERIMETER
7	CONSTRUCTION EXIT FOR HEAVY VEHICLES- TIRE WASH PER DETAIL 870 ON D-20
8	EXISTING CATCH BASIN TO HAVE INLET PROTECTION PER DETAIL 915 ON D-20
9	ALL ABANDONED INFRASTRUCTURE SHALL BE ISOLATED FROM SURFACE INFLUENCE
10	TRAVEL ROUTE FOR CONSTRUCTION VEHICLES COMING ON AND OFF SITE

LEGEND

- CO — CLEAN OUT
- D — STORM SEWER MANHOLE
- S — SANITARY SEWER MANHOLE
- CATCH BASIN
- FH — FIRE HYDRANT
- WV — WATER VALVE
- SIGN
- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- PARKING LOT/ROADWAY
- (E) FENCE LINE
- CONSTRUCTION FENCE
- SEDIMENT FENCE WITH STRAW WATTLE
- CONSTRUCTION ENTRANCE
- TEMPORARY STOCKPILE

ALEXANDRIA LANE
GREENBRIER LOOP
GREEN ACRES DRIVE
ROCKWOOD DR.
GABLE ROAD
FIRLOK PARK RD.
N00°04'56"E 305.39'
N79°36'16"E 139.24'
N15°57'17"W 569.98'
N65°45'08"E 155.27'
N55°26'40"W 317.46'
S89°29'20"E 489.90'
S05°30'03"E 82.18'
S75°43'22"E 110.95'
S14°01'16"W 160.00'
S75°39'29"E 150.04'
N14°04'56"E 375.06'
S50°43'48"E 150.64'
S38°57'17"W 498.82'
S45°55'17"W 314.85'
S75°57'52"W 88.85'
EXISTING BUILDING 'A'
EXISTING BUILDING 'B'
EXISTING BUILDING 'C'
EXISTING BUILDING 'D'
EXISTING BASEBALL FIELD
EXISTING PRACTICE FIELD
EXISTING FOOTBALL FIELD
EXISTING SOFTBALL FIELD
EXISTING TENNIS COURTS

EROSION AND SEDIMENT CONTROL PLAN - PHASE I

SCALE: 1"= 60'-0"

NORTH

50' 0' 50' 100' 150' 200' 250' 300'

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Drawing Title
EROSION & SEDIMENT CONTROL PLAN PLAN PHASE 1

Sheet No
C0.02

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KEYED NOTES

1	50'X75' TEMPORARY CONSTRUCTION STOCKPILE PER DETAIL 810 ON D-21. MAX STORAGE OF 1,000 CYD
2	CONSTRUCTION ENTRANCE PER DETAIL 855 ON D-20
3	CONSTRUCTION FENCE
4	CONSTRUCTION GATE
5	STRAW WATTLE AND SEDIMENT FENCE INSTALLED IN SUCCESSION AS NEEDED PER DETAIL 875 AND 880 ON D-20
6	EQUIPMENT STORAGE AREA WITH STRAW WATTLE AROUND PERIMETER
7	CONSTRUCTION EXIT FOR HEAVY VEHICLES- TIRE WASH PER DETAIL 870 ON D-20
8	EXISTING CATCH BASIN TO HAVE INLET PROTECTION PER DETAIL 915 ON D-20
9	ALL ABANDONED INFRASTRUCTURE SHALL BE ISOLATED FROM SURFACE INFLUENCE
10	TRAVEL ROUTE FOR CONSTRUCTION VEHICLES COMING ON AND OFF SITE

LEGEND

- CO — CLEAN OUT
- D — STORM SEWER MANHOLE
- S — SANITARY SEWER MANHOLE
- CATCH BASIN
- FH — FIRE HYDRANT
- WV — WATER VALVE
- SIGN
- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- PARKING LOT/ROADWAY
- (E) FENCE LINE
- CONSTRUCTION FENCE
- SEDIMENT FENCE WITH STRAW WATTLE
- CONSTRUCTION ENTRANCE
- TEMPORARY STOCKPILE

ALEXANDRIA LANE
GREENBRIER LOOP
GREEN ACRES DRIVE
ROCKWOOD DR.
GABLE ROAD
FIRLOK PARK RD
EXISTING BUILDING 'A'
EXISTING BUILDING 'B'
EXISTING BUILDING 'C'
EXISTING BUILDING 'D'
EXISTING BASEBALL FIELD
EXISTING PRACTICE FIELD
EXISTING FOOTBALL FIELD
EXISTING SOFTBALL FIELD
EXISTING TENNIS COURTS
SEDIMENT FENCE AND STRAW WATTLES AS NECESSARY
S89°29'20"E 489.90'
N0°30'03"E 82.18'
S73°43'22"E 110.95'
S14°01'16"W 160.00'
S75°39'29"E 150.04'
N14°04'56"E 375.06'
S59°43'44"E 1150.64'
N11°40'56"E 305.39'
N79°36'16"E 139.24'
N9°51'17"W 358.98'
N55°45'08"E 155.27'
N55°26'40"W 317.40'
S75°57'52"W 86.85'
S35°57'15"W 489.85'
S35°35'11"W 514.55'

EROSION AND SEDIMENT CONTROL PLAN - PHASE II

SCALE: 1"= 60'-0"

NORTH

50' 0' 50' 100' 150' 200' 250' 300'

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EROSION & SEDIMENT CONTROL PLAN PLAN PHASE II

Sheet No
C0.03

LEGEND

EOG	EDGE OF GRAVEL		TRANSFORMER
EOP	EDGE OF PAVEMENT		POWER METER
EOC	EDGE OF CONCRETE	C	TELECOM VAULT
TOP	TOP OF PAVEMENT	TV	TELECOM PEDESTAL
TOC	TOP OF CONCRETE	T	TELECOM MANHOLE
TO/CURB	TOP OF CURB		GAS METER
(E)	EXISTING	T	TELEPHONE RISER
(N)	NEW		SUBJECT PROPERTY LINE
CO	CLEAN OUT		ADJACENT PROPERTY LINE
D	STORM SEWER MANHOLE	10'	EXISTING MAJOR CONTOUR
S	SANITARY SEWER MANHOLE	11'	EXISTING MINOR CONTOUR
	NEW CATCH BASIN		FENCE LINE
FH	FIRE HYDRANT	COM	(E) COMMUNICATIONS LINE
WV	WATER VALVE	GAS	(E) GAS LINE
	WATER METER	PWR	(E) POWER LINE
	SLOPE ARROW	STM	(E) STORM LINE
	TRAFFIC FLOW ARROW	SAN	(E) SANITARY SEWER
	SIGN	H2O	(E) WATER LINE
	POWER POLE		PARKING LOT/ROADWAY
	EXTERIOR LIGHTING		
	STREET LIGHTING		SIDEWALK/PATHS
P	POWER VAULT		
PCAB	POWER CABINET		

EXISTING CONDITIONS PLAN - OVERALL

SCALE: 1"= 60'-0"

NORTH

50' 0' 50' 100' 150' 200' 250' 300'

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Drawing Title
EXISTING CONDITIONS PLAN - OVERALL

Sheet No
C1.01

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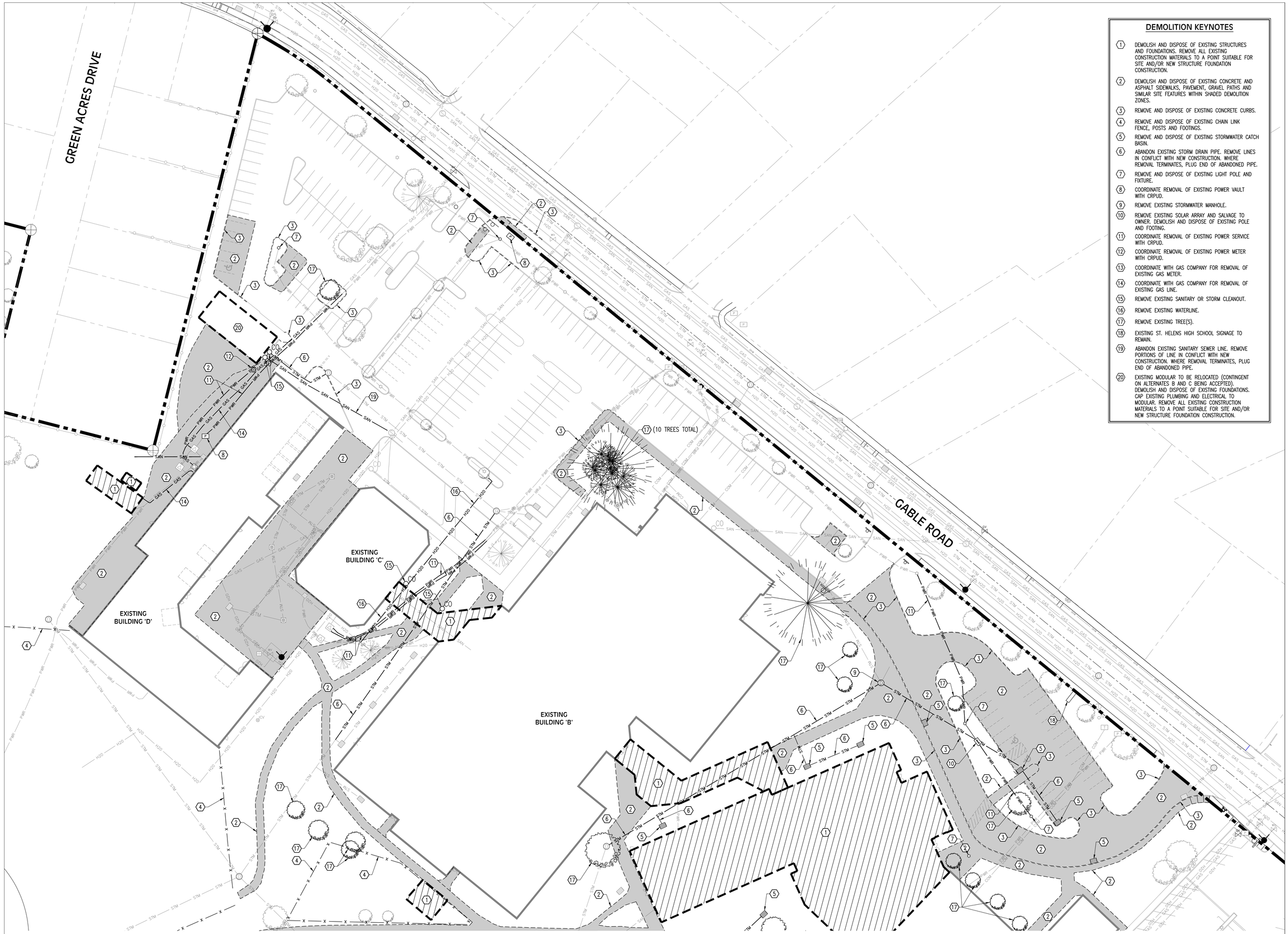

DEMOLITION KEYNOTES

1. DEMOLISH AND DISPOSE OF EXISTING STRUCTURES AND FOUNDATIONS. REMOVE ALL EXISTING CONSTRUCTION MATERIALS TO A POINT SUITABLE FOR SITE AND/OR NEW STRUCTURE FOUNDATION CONSTRUCTION.
2. DEMOLISH AND DISPOSE OF EXISTING CONCRETE AND ASPHALT SIDEWALKS, PAVEMENT, GRAVEL PATHS AND SIMILAR SITE FEATURES WITHIN SHADED DEMOLITION ZONES.
3. REMOVE AND DISPOSE OF EXISTING CONCRETE CURBS.
4. REMOVE AND DISPOSE OF EXISTING CHAIN LINK FENCE, POSTS AND FOOTINGS.
5. REMOVE AND DISPOSE OF EXISTING STORMWATER CATCH BASIN.
6. ABANDON EXISTING STORM DRAIN PIPE. REMOVE LINES IN CONFLICT WITH NEW CONSTRUCTION. WHERE REMOVAL TERMINATES, PLUG END OF ABANDONED PIPE.
7. REMOVE AND DISPOSE OF EXISTING LIGHT POLE AND FIXTURE.
8. COORDINATE REMOVAL OF EXISTING POWER VAULT WITH CRPUD.
9. REMOVE EXISTING STORMWATER MANHOLE.
10. REMOVE EXISTING SOLAR ARRAY AND SALVAGE TO OWNER. DEMOLISH AND DISPOSE OF EXISTING POLE AND FOOTING.
11. COORDINATE REMOVAL OF EXISTING POWER SERVICE WITH CRPUD.
12. COORDINATE REMOVAL OF EXISTING POWER METER WITH CRPUD.
13. COORDINATE WITH GAS COMPANY FOR REMOVAL OF EXISTING GAS METER.
14. COORDINATE WITH GAS COMPANY FOR REMOVAL OF EXISTING GAS LINE.
15. REMOVE EXISTING SANITARY OR STORM CLEANOUT.
16. REMOVE EXISTING WATERLINE.
17. REMOVE EXISTING TREE(S).
18. EXISTING ST. HELENS HIGH SCHOOL SIGNAGE TO REMAIN.
19. ABANDON EXISTING SANITARY SEWER LINE. REMOVE PORTIONS OF LINE IN CONFLICT WITH NEW CONSTRUCTION. WHERE REMOVAL TERMINATES, PLUG END OF ABANDONED PIPE.
20. EXISTING MODULAR TO BE RELOCATED (CONTINGENT ON ALTERNATES B AND C BEING ACCEPTED). DEMOLISH AND DISPOSE OF EXISTING FOUNDATIONS. CAP EXISTING PLUMBING AND ELECTRICAL TO MODULAR. REMOVE ALL EXISTING CONSTRUCTION MATERIALS TO A POINT SUITABLE FOR SITE AND/OR NEW STRUCTURE FOUNDATION CONSTRUCTION.

DEMOLITION SITE PLAN - NORTH

SCALE: 1"= 30'-0"

NORTH

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Drawing Title
DEMOLITION SITE PLAN - NORTH

Sheet No
C2.01

DEMOLITION KEYNOTES

1. DEMOLISH AND DISPOSE OF EXISTING STRUCTURES AND FOUNDATIONS. REMOVE ALL EXISTING CONSTRUCTION MATERIALS TO A POINT SUITABLE FOR SITE AND/OR NEW STRUCTURE FOUNDATION CONSTRUCTION.
2. DEMOLISH AND DISPOSE OF EXISTING CONCRETE AND ASPHALT SIDEWALKS, PAVEMENT, GRAVEL PATHS AND SIMILAR SITE FEATURES WITHIN SHADED DEMOLITION ZONES.
3. REMOVE AND DISPOSE OF EXISTING CONCRETE CURBS.
4. REMOVE AND DISPOSE OF EXISTING CHAIN LINK FENCE, POSTS AND FOOTINGS.
5. REMOVE AND DISPOSE OF EXISTING STORMWATER CATCH BASIN.
6. ABANDON EXISTING STORM DRAIN PIPE. REMOVE LINES IN CONFLICT WITH NEW CONSTRUCTION. WHERE REMOVAL TERMINATES, PLUG END OF ABANDONED PIPE.
7. REMOVE AND DISPOSE OF EXISTING LIGHT POLE AND FIXTURE.
8. NOT USED.
9. NOT USED.
10. REMOVE EXISTING SOLAR ARRAY AND SALVAGE TO OWNER. DEMOLISH AND DISPOSE OF EXISTING POLE AND FOOTING.
11. COORDINATE REMOVAL OF EXISTING POWER SERVICE WITH CRPUD.
12. COORDINATE REMOVAL OF EXISTING POWER METER WITH CRPUD.
13. COORDINATE WITH GAS COMPANY FOR REMOVAL OF EXISTING GAS METER.
14. COORDINATE WITH GAS COMPANY FOR REMOVAL OF EXISTING GAS LINE.
15. REMOVE EXISTING SANITARY OR STORM CLEANOUT.
16. REMOVE EXISTING WATERLINE.
17. REMOVE EXISTING WATERLINE.
18. REMOVE EXISTING TENNIS NET AND APPARATUS AND SALVAGE FOR REUSE.

DEMOLITION SITE PLAN - NORTH

SCALE: 1"= 30'-0"

NORTH

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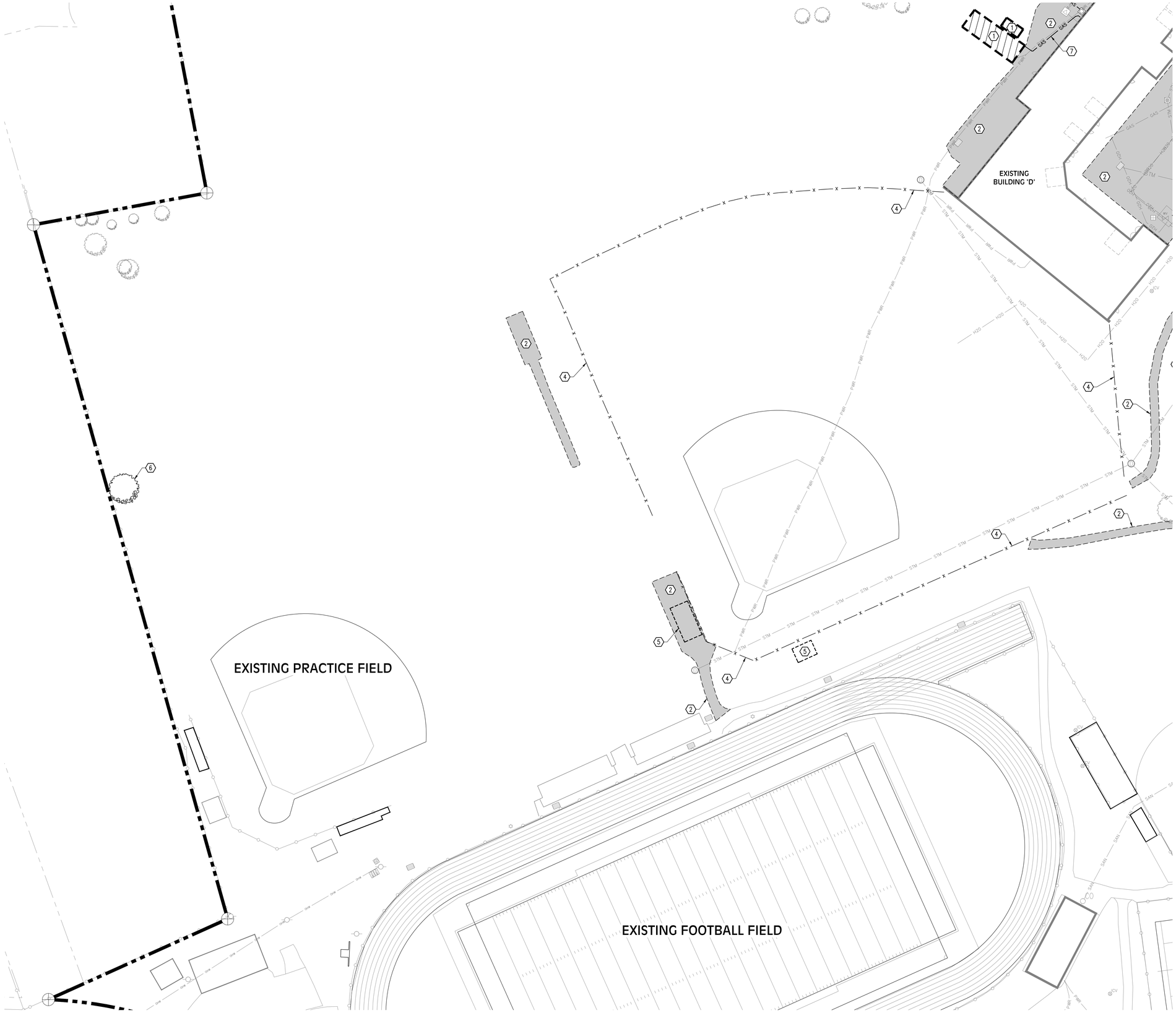
Drawing Title
DEMOLITION SITE PLAN - SOUTH

Sheet No
C2.02



DEMOLITION KEYNOTES

1. DEMOLISH AND DISPOSE OF EXISTING STRUCTURES AND FOUNDATIONS. REMOVE ALL EXISTING CONSTRUCTION MATERIALS TO A POINT SUITABLE FOR SITE AND/OR NEW STRUCTURE FOUNDATION CONSTRUCTION.
2. DEMOLISH AND DISPOSE OF EXISTING CONCRETE AND ASPHALT SIDEWALKS, PAVEMENT, GRAVEL PATHS AND SIMILAR SITE FEATURES WITHIN SHADED DEMOLITION ZONES.
3. REMOVE AND DISPOSE OF EXISTING CONCRETE CURBS.
4. REMOVE AND DISPOSE OF EXISTING CHAIN LINK FENCE, POSTS AND FOOTINGS.
5. REMOVE BLEACHERS AND SALVAGE FOR REUSE AT NEW BASEBALL FIELD.
6. REMOVE EXISTING TREE(S).
7. COORDINATE WITH GAS COMPANY FOR REMOVAL OF EXISTING GAS LINE.

DEMOLITION SITE PLAN - ATHLETIC FIELDS

SCALE: 1"= 30'-0"

NORTH

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DEMOLITION SITE PLAN - ATHLETIC FIELDS

Sheet No
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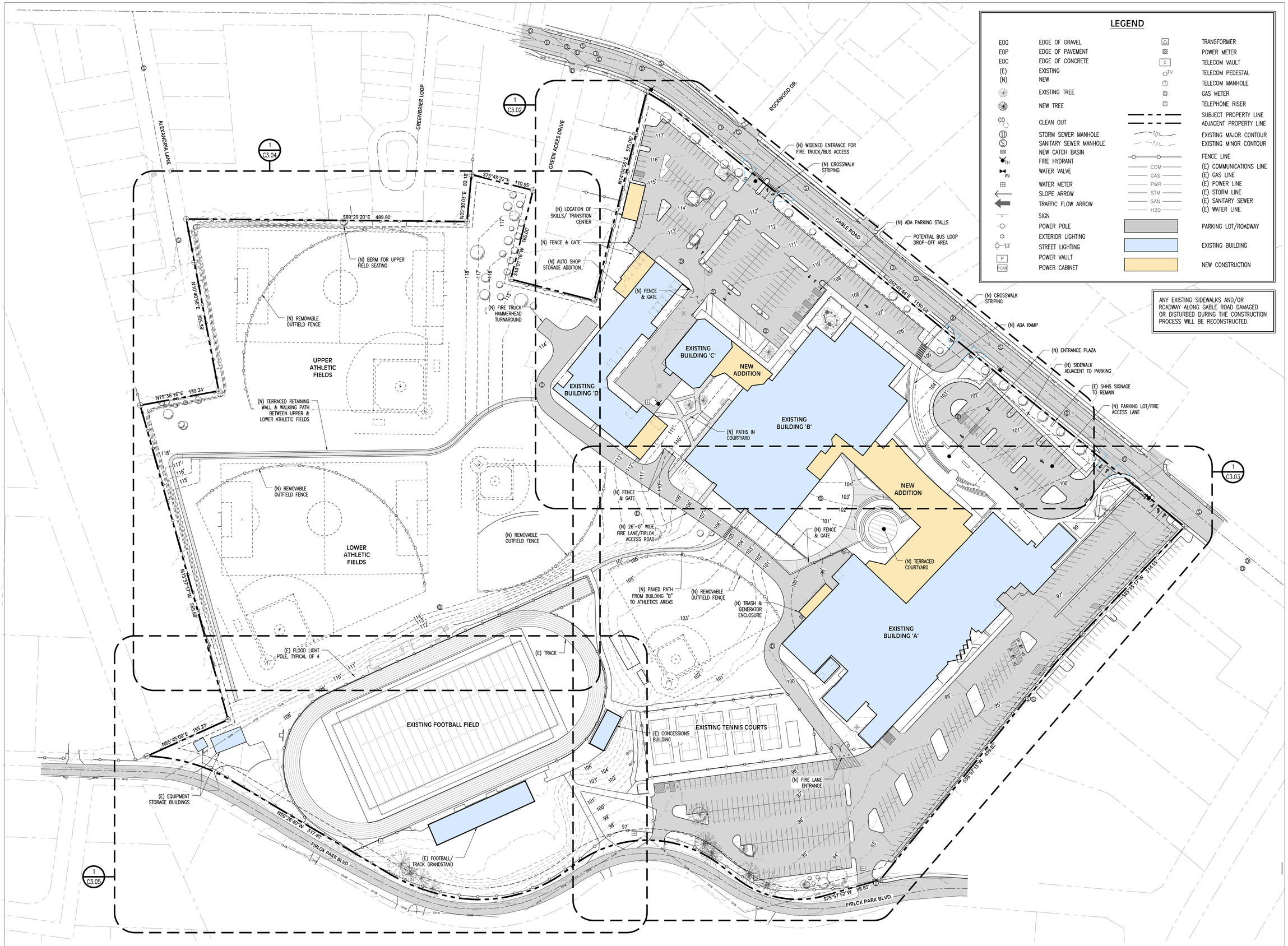

GRADING PLAN - OVERALL

SCALE: 1"= 60'-0"

NORTH

50' 0' 50' 100' 150' 200' 250' 300'

DATE: 05/05/21
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GRADING PLAN - OVERALL

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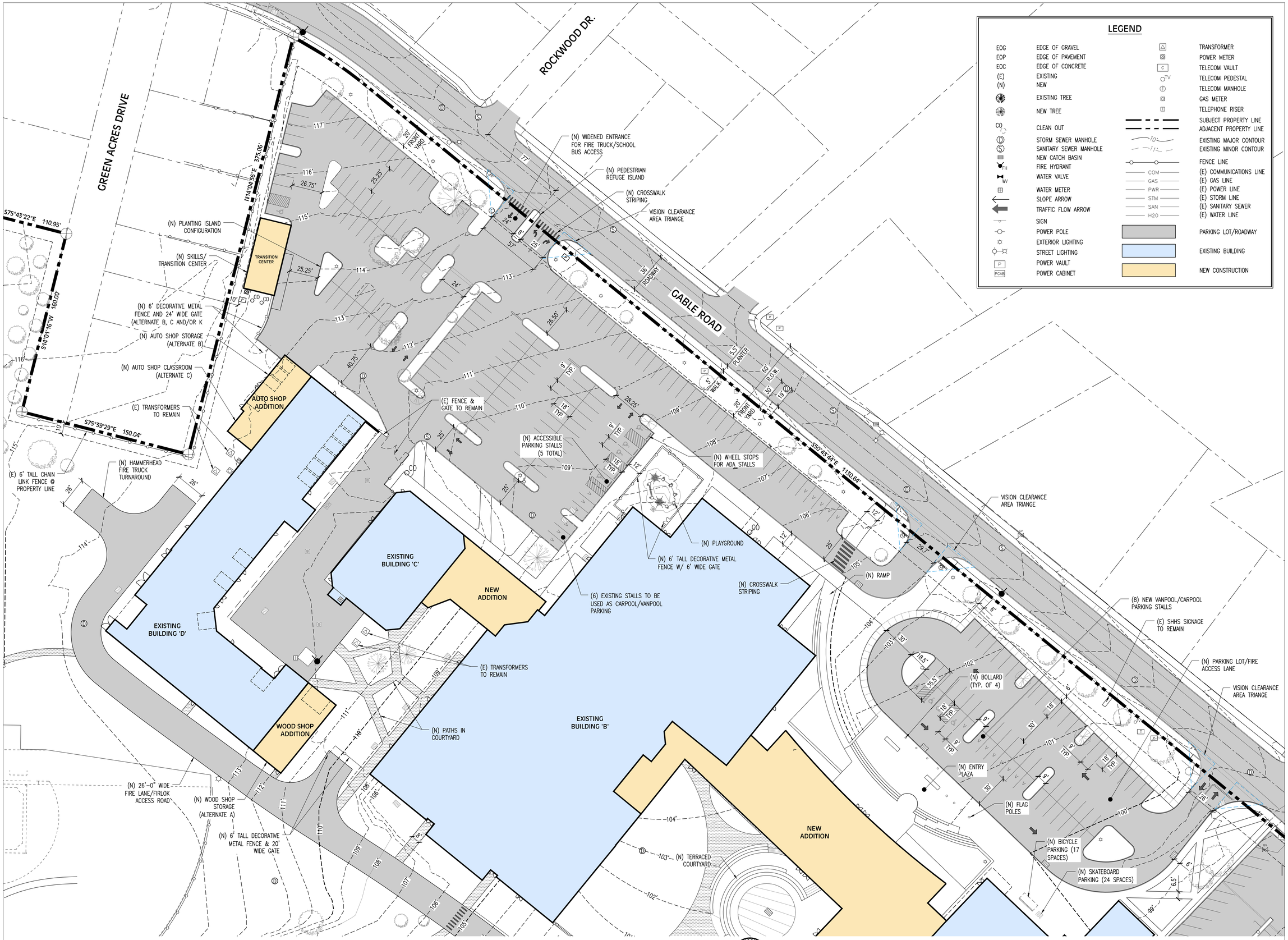

1 C3.02 ENLARGED GRADING PLAN - NORTH

SCALE: 1" = 30'-0"

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Project Number

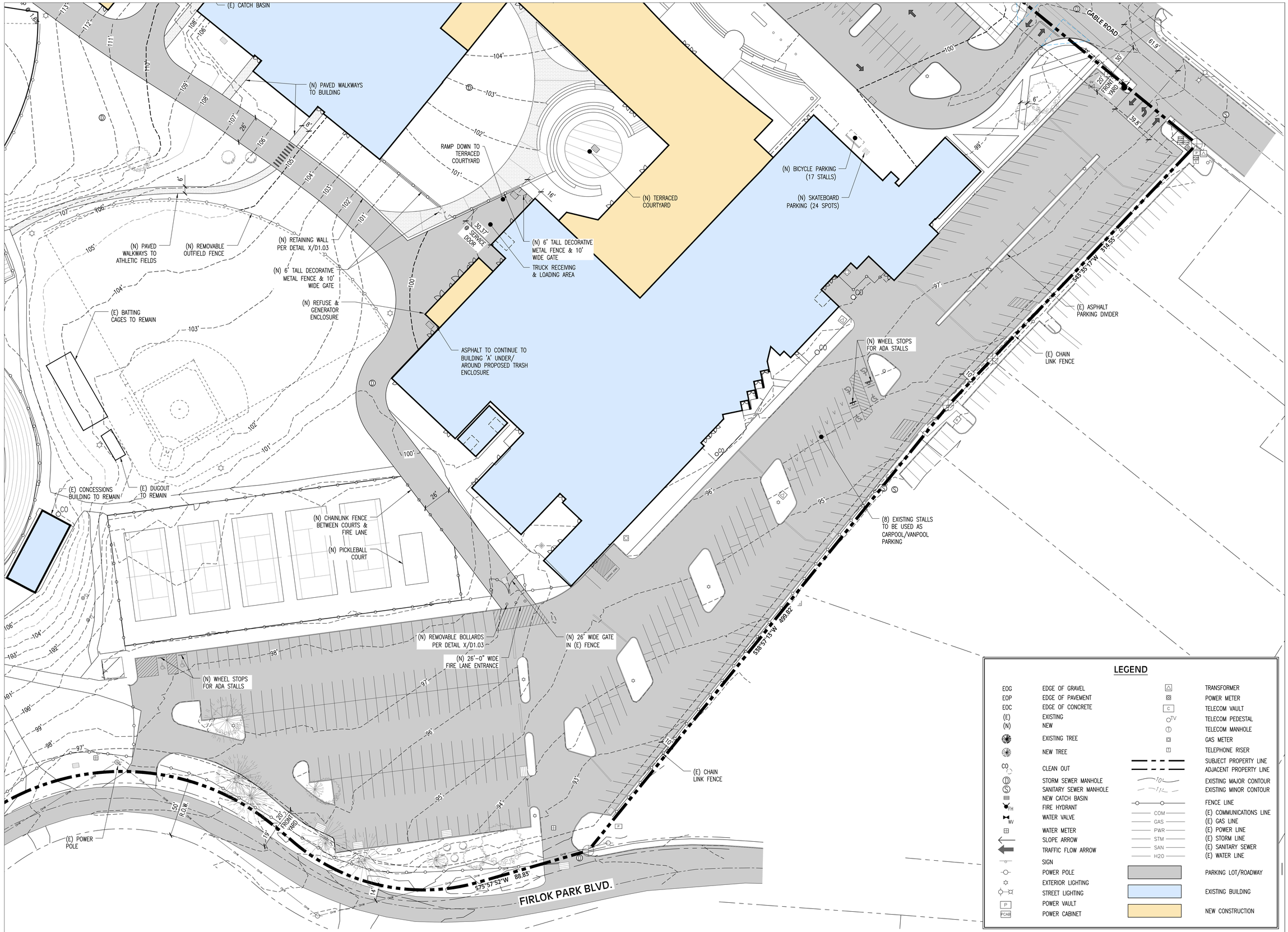
18103

Drawing Title

ENLARGED GRADING PLAN - NORTH

Sheet No

C3.02



LEGEND

EOG	EDGE OF GRAVEL		TRANSFORMER
EOP	EDGE OF PAVEMENT		POWER METER
EOC	EDGE OF CONCRETE	C	TELECOM VAULT
(E)	EXISTING	TV	TELECOM PEDESTAL
(N)	NEW		TELECOM MANHOLE
	EXISTING TREE		GAS METER
	NEW TREE		TELEPHONE RISER
CO	CLEAN OUT		SUBJECT PROPERTY LINE
	STORM SEWER MANHOLE		ADJACENT PROPERTY LINE
	SANITARY SEWER MANHOLE		EXISTING MAJOR CONTOUR
	NEW CATCH BASIN		EXISTING MINOR CONTOUR
FH	FIRE HYDRANT		FENCE LINE
WV	WATER VALVE	COM	(E) COMMUNICATIONS LINE
	WATER METER	GAS	(E) GAS LINE
	SLOPE ARROW	PWR	(E) POWER LINE
	TRAFFIC FLOW ARROW	STM	(E) STORM LINE
	SIGN	SAN	(E) SANITARY SEWER
	POWER POLE	H2O	(E) WATER LINE
	EXTERIOR LIGHTING		PARKING LOT/ROADWAY
	STREET LIGHTING		EXISTING BUILDING
P	POWER VAULT		NEW CONSTRUCTION
PCAB	POWER CABINET		

1 / C3.03 **ENLARGED GRADING PLAN - SOUTH**
SCALE: 1" = 30'-0"

NORTH

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ENLARGED GRADING PLAN - SOUTH

Sheet No
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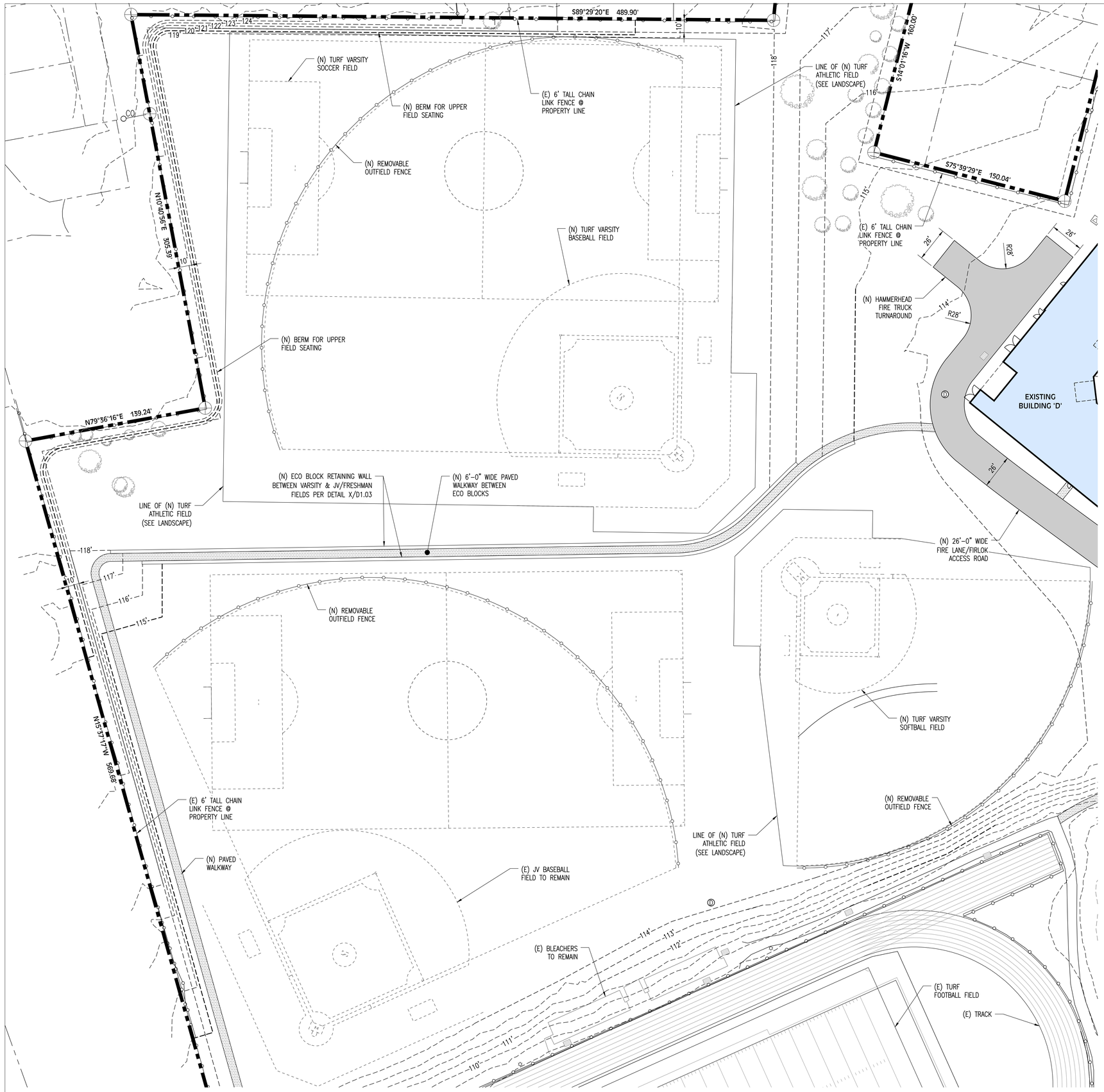

LEGEND

EOG	EDGE OF GRAVEL		TRANSFORMER
EOP	EDGE OF PAVEMENT		POWER METER
EOC	EDGE OF CONCRETE	C	TELECOM VAULT
(E)	EXISTING	TV	TELECOM PEDESTAL
(N)	NEW		TELECOM MANHOLE
	EXISTING TREE		GAS METER
	NEW TREE		TELEPHONE RISER
CO	CLEAN OUT		SUBJECT PROPERTY LINE
	STORM SEWER MANHOLE		ADJACENT PROPERTY LINE
	SANITARY SEWER MANHOLE	10'	EXISTING MAJOR CONTOUR
	NEW CATCH BASIN	11'	EXISTING MINOR CONTOUR
FH	FIRE HYDRANT		FENCE LINE
WV	WATER VALVE	COM	(E) COMMUNICATIONS LINE
	WATER METER	GAS	(E) GAS LINE
	SLOPE ARROW	PWR	(E) POWER LINE
	TRAFFIC FLOW ARROW	STM	(E) STORM LINE
	SIGN	SAN	(E) SANITARY SEWER
	POWER POLE	H2O	(E) WATER LINE
	EXTERIOR LIGHTING		PARKING LOT/ROADWAY
	STREET LIGHTING		EXISTING BUILDING
P	POWER VAULT		NEW CONSTRUCTION
PCAB	POWER CABINET		

1 C3.04 **ENLARGED GRADING PLAN - ATHLETIC FIELDS**
SCALE: 1" = 30'-0"

NORTH

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Drawing Title
ENLARGED GRADING PLAN - ATHLETIC FIELDS

Sheet No
C3.04

DATE: 05/10/2021
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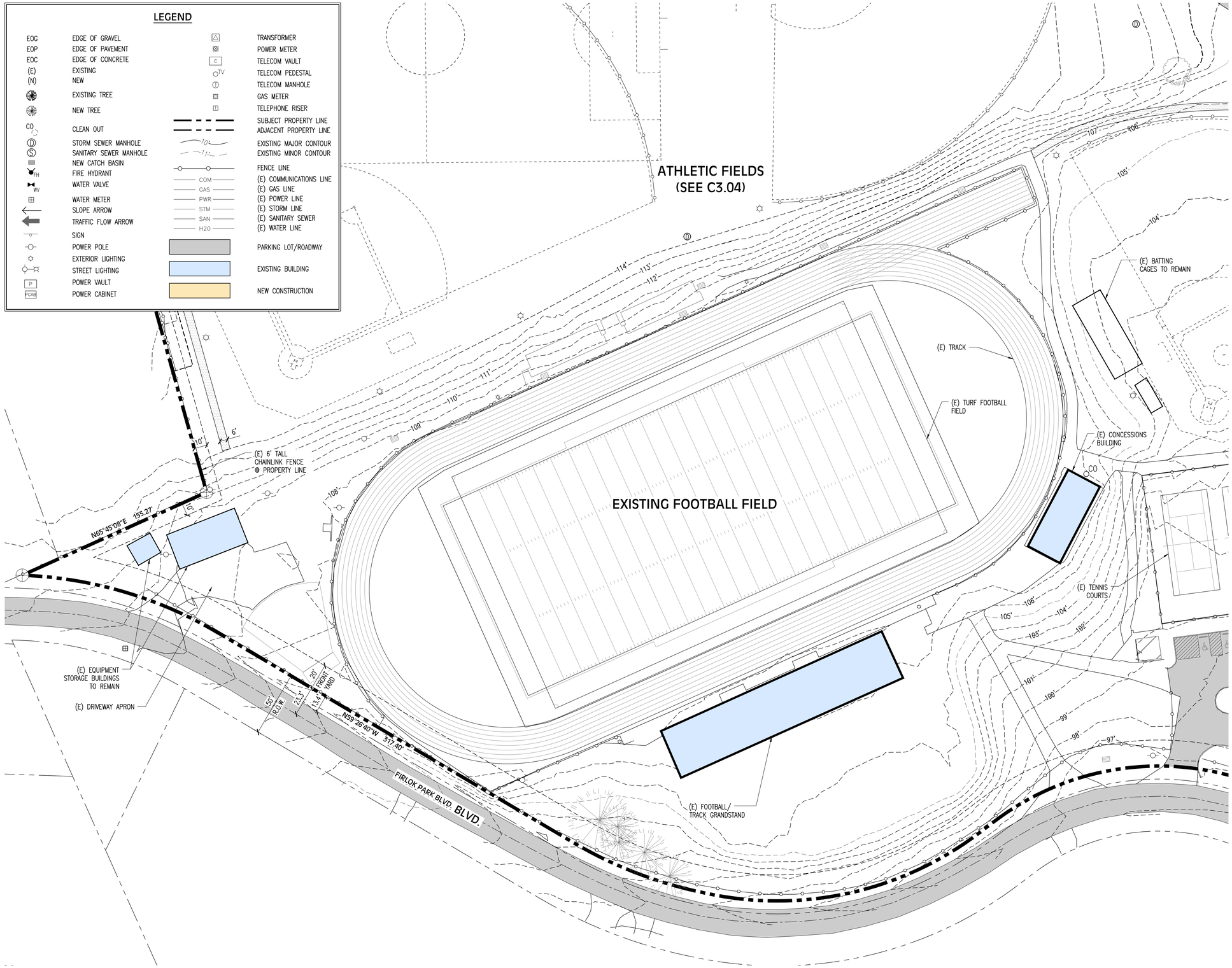

1 C3.05 ENLARGED GRADING PLAN - TRACK
SCALE: 1" = 30'-0"

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ST HELENS HIGH SCHOOL - ADDITION & RENOVATION
2375 GABLE RD,
ST HELENS, OR 97051

Project

Consultant

Revisions

No.	Description	Date

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Issuance
LAND USE

Date
05/10/2021

Project Number
18103

Drawing Title
ENLARGED GRADING PLAN - TRACK

Sheet No
C3.05

DATE: 05/10/2021
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UTILITY PLAN KEYNOTES

1. NEW POWER VAULT. SEE ELECTRICAL SITE PLAN. COORDINATE WITH CRPUD.
2. NEW POWER METER. SEE ELECTRICAL SITE PLAN. COORDINATE WITH CRPUD.
3. NEW POLE MOUNTED SITE LIGHTING.
4. NEW ELECTRICAL CONDUIT. SEE ELECTRICAL SITE PLAN AND/OR FRANCHISE UTILITY SERVICE DESIGNS FOR SIZE, MATERIAL, QUANTITY AND OTHER DETAILS.
5. NEW GAS LINE ROUTING TO BUILDING 'D' GAS METER. COORDINATE WITH PLUMBING AND MECHANICAL PLANS FOR SIZE.
6. NEW 4" FDC SERVICE LINE. VERIFY SIZE AND CONFIGURATION WITH MECHANICAL PLANS.
7. NEW SANITARY LINE TO SKILLS/TRANSITION CENTER.
8. NEW SANITARY CLEANOUT.
9. NEW 8" PVC STORM LINE.
10. NEW CATCH BASIN.
11. NEW STORM CLEANOUT.

S75°43'22"E 110.95'
S14°01'16"W 160.00'
S75°39'29"E 150.04'
N14°04'56"E 375.06'
S50°43'44"E 1130.60'
GABLE ROAD
TRANSITION CENTER
(N) AUTO SHOP STORAGE (ALTERNATE B)
(N) AUTO SHOP CLASSROOM (ALTERNATE C)
AUTO SHOP ADDITION
EXISTING BUILDING 'C'
NEW ADDITION
EXISTING BUILDING 'D'
WOOD SHOP ADDITION
EXISTING BUILDING 'B'
NEW ADDITION
(N) WOOD SHOP STORAGE (ALTERNATE A)
218 LF 24" CMP @ 1.6%

ENLARGED UTILITY PLAN - NORTH

SCALE: 1"= 30'-0"

NORTH

DATE: 05/05/2021
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ST HELENS SCHOOL DISTRICT
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Drawing Title
ENLARGED UTILITY PLAN - NORTH

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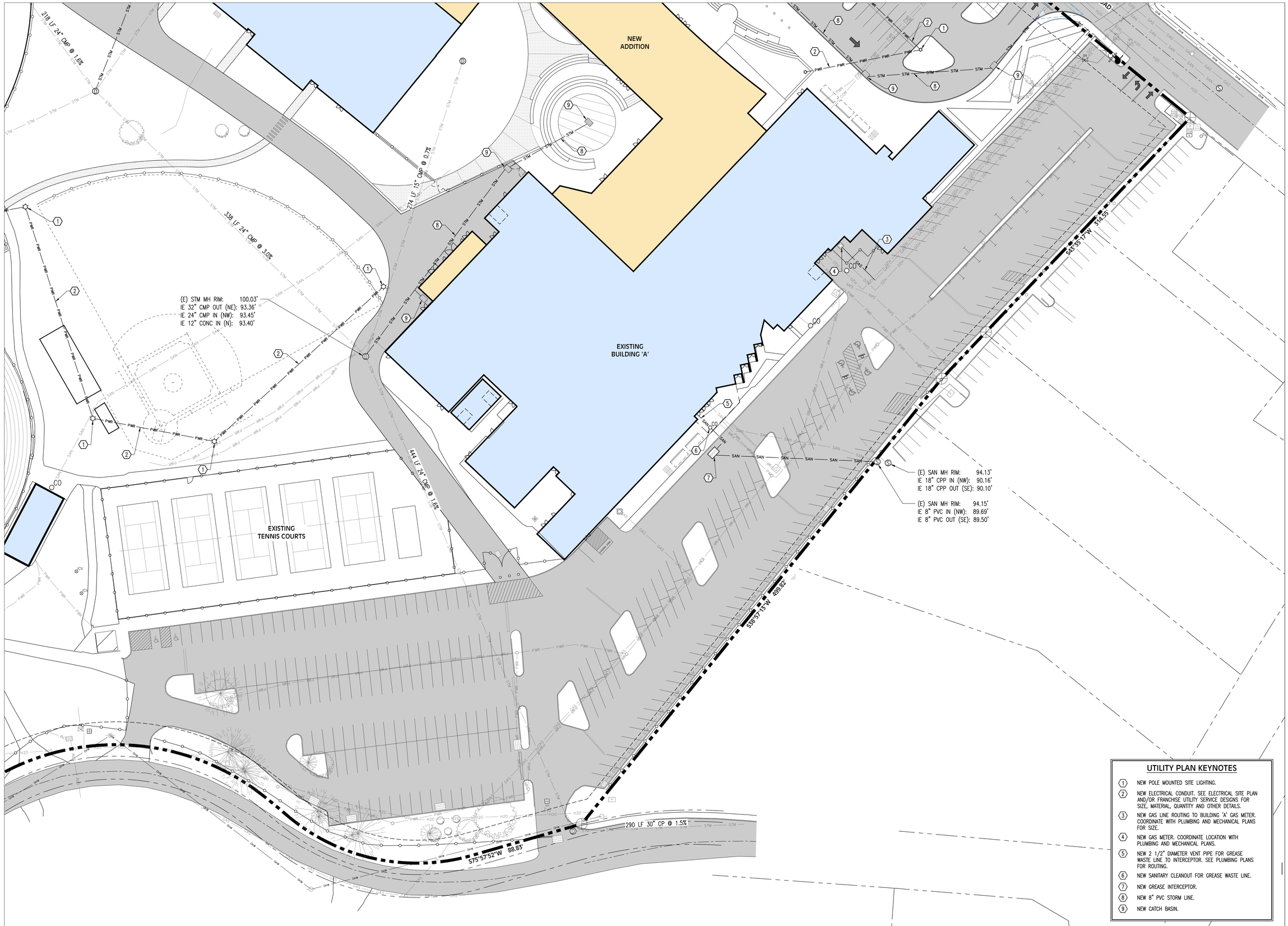

UTILITY PLAN KEYNOTES

1. NEW POLE MOUNTED SITE LIGHTING.
2. NEW ELECTRICAL CONDUIT. SEE ELECTRICAL SITE PLAN AND/OR FRANCHISE UTILITY SERVICE DESIGNS FOR SIZE, MATERIAL, QUANTITY AND OTHER DETAILS.
3. NEW GAS LINE ROUTING TO BUILDING 'A' GAS METER. COORDINATE WITH PLUMBING AND MECHANICAL PLANS FOR SIZE.
4. NEW GAS METER. COORDINATE LOCATION WITH PLUMBING AND MECHANICAL PLANS.
5. NEW 2 1/2" DIAMETER VENT PIPE FOR GREASE WASTE LINE TO INTERCEPTOR. SEE PLUMBING PLANS FOR ROUTING.
6. NEW SANITARY CLEANOUT FOR GREASE WASTE LINE.
7. NEW GREASE INTERCEPTOR.
8. NEW 8" PVC STORM LINE.
9. NEW CATCH BASIN.

ENLARGED UTILITY PLAN - SOUTH

SCALE: 1"= 30'-0"

NORTH

DATE: 05/05/2021
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ST HELENS HIGH SCHOOL - ADDITION & RENOVATION
2375 GABLE RD,
ST HELENS, OR 97051

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Drawing Title
ENLARGED UTILITY PLAN - SOUTH

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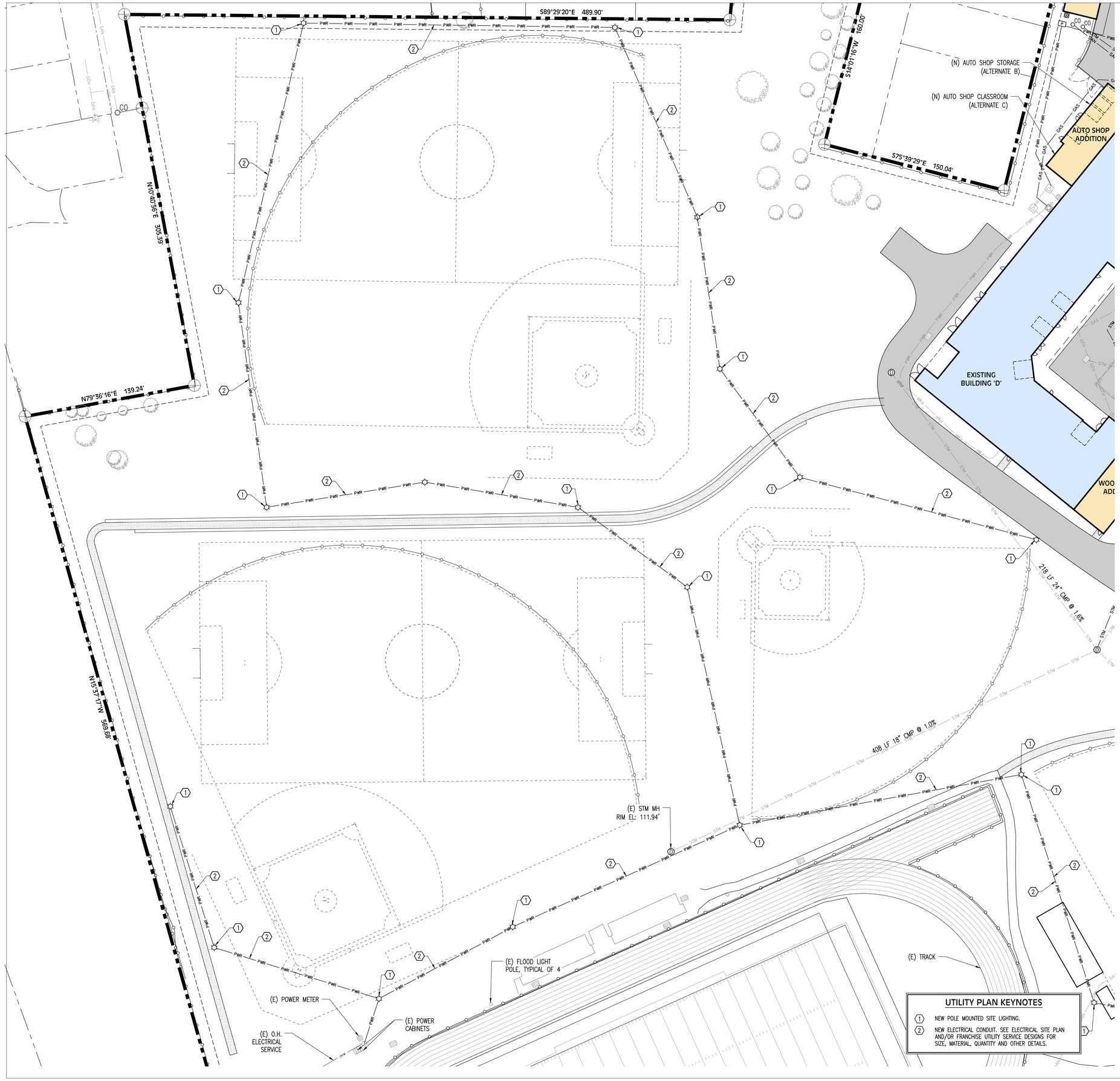

ENLARGED UTILITY PLAN - ATHLETIC FIELDS

SCALE: 1"= 30'-0"

NORTH

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ST HELENS HIGH SCHOOL - ADDITION & RENOVATION
2375 GABLE RD,
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ENLARGED UTILITY PLAN - ATHLETIC FIELDS

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Sheet No
C4.03

GABLE RD

NORTH PARKING LOT

ADMIN PARKING LOT

SOUTH PARKING LOT

BLDG A

BLDG B

BLDG C

BLDG D

SOCCER (195' X 360')

VARSITY BASEBALL FIELD

VARSITY SOFTBALL FIELD

JV SOFTBALL FIELD

EXISTING TENNIS COURTS

EXISTING FOOTBALL/SOCCER

SAN

GAS

H2O

OHW

LEGEND

- EXISTING DECIDUOUS TREE (D)
- EXISTING CONIFER TREE (C)
- TREE TO BE REMOVED
- INDICATES ESTIMATED TREE CANOPY (DRIPLINE)

SITE TREE PRESERVATION & REMOVAL CHART	
TOTAL NUMBER OF ON-SITE TREES	110
TOTAL NUMBER OF TREES > 6" DBH	99
TOTAL NUMBER OF TREES TO BE REMOVED	35
TOTAL NUMBER OF TREES > 6" DBH TO BE REMOVED	28
TOTAL PERCENTAGE OF TREES > 12" DBH TO BE RETAINED *(64 / 99 = .73)*	65%
TOTAL REQUIRED MITIGATION TREES IS 1:1 RATIO *(ONE MINIMUM TWO-INCH DBH TREE FOR EACH > 6 INCH DBH TREE TO BE REMOVED)*:	28

NE CORNER OF SCHOOL TREE GROVE

1" = 20'-0" BLOW-UP

SCALE: 1" = 60'-0"

60' 30' 0' 60' 120'

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REGISTERED 540 LANDSCAPE ARCHITECT OREGON 07/21/2003 TROY A. MEARS

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TREE PRESERVATION AND REMOVAL PLAN

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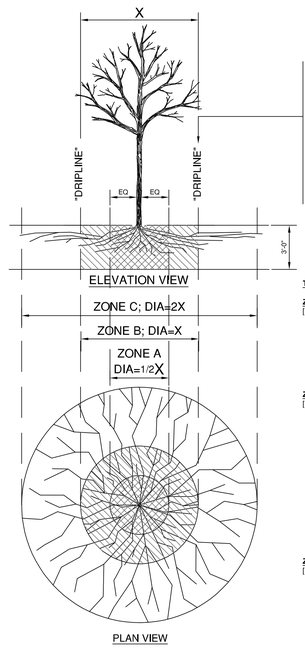
TREE ID	SPECIES	LOCATION	DBH[1]	NATIVE?	REMOVE?
1001	OAK (SPECIES)	ON-SITE	25.75	NO	NO
1002	OAK (SPECIES)	ON-SITE	27.50	NO	NO
1003	CRAPE MYRTLE	ON-SITE	5.25	NO	YES
1004	CRAPE MYRTLE	ON-SITE	5.00	NO	YES
1005	CRAPE MYRTLE	ON-SITE	4.75	NO	YES
1006	JAPANESE MAPLE	ON-SITE	1.75	NO	YES
1007	OREGON ASH	ON-SITE	10.00	YES	YES
1008	OREGON ASH	ON-SITE	5.75	YES	YES
1009	MAPLE (SPECIES)	ON-SITE	9.75	NO	YES
1010	MAPLE (SPECIES)	ON-SITE	9.50	NO	YES
1011	COASTAL REDWOOD	ON-SITE	62.75	YES	YES
1012	OAK (SPECIES)	ON-SITE	22.75	NO	NO
1013	OAK (SPECIES)	ON-SITE	15.50	NO	NO
1014	OAK (SPECIES)	ON-SITE	19.25	NO	NO
1015	OAK (SPECIES)	ON-SITE	19.00	NO	NO
1016	OAK (SPECIES)	ON-SITE	20.00	NO	NO
1017	OAK (SPECIES)	ON-SITE	15.50	NO	NO
1018	MAPLE (SPECIES)	ON-SITE	11.50	NO	NO
1019	SWEETGUM (SPECIES)	ON-SITE	12.00	NO	NO
1020	SWEETGUM (SPECIES)	ON-SITE	15.50	NO	NO
1021	SWEETGUM (SPECIES)	ON-SITE	14.50	NO	NO
1022	SWEETGUM (SPECIES)	ON-SITE	11.50	NO	NO
1023	SWEETGUM (SPECIES)	ON-SITE	14.00	NO	NO
1024	OREGON WHITE OAK	ON-SITE	18.25	YES	NO
1025	DOUGLAS FIR	ON-SITE	29.50	YES	YES
1026	OREGON WHITE OAK	ON-SITE	15.75	YES	NO
1027	OREGON WHITE OAK	ON-SITE	21.40	YES	NO
1028	OREGON WHITE OAK	ON-SITE	20.50	YES	NO
1029	OREGON WHITE OAK	ON-SITE	19.00	YES	YES
1030	OREGON WHITE OAK	ON-SITE	26.25	YES	YES
1031	OREGON WHITE OAK	ON-SITE	16.50	YES	YES
1032	OREGON WHITE OAK	ON-SITE	24.50	YES	YES
1033	CHERRY (SPECIES)	ON-SITE	12.75	NO	YES
1034	CHERRY (SPECIES)	ON-SITE	9.75	NO	NO
1035	CHERRY (SPECIES)	ON-SITE	9.75	NO	NO
1036	CHERRY (SPECIES)	ON-SITE	12.00	NO	NO
1037	CHERRY (SPECIES)	ON-SITE	13.25	NO	NO
1038	WESTERN WHITE PINE	ON-SITE	23.50	NO	NO
1039	DOUGLAS FIR	ON-SITE	13.50	YES	YES
1040	DOUGLAS FIR	ON-SITE	17.25	YES	YES

TREE ID	SPECIES	LOCATION	DBH[1]	NATIVE?	REMOVE?
1041	DOUGLAS FIR	ON-SITE	20.00	YES	YES
1042	DOUGLAS FIR	ON-SITE	21.50	YES	YES
1043	DOUGLAS FIR	ON-SITE	23.75	YES	YES
1044	DOUGLAS FIR	ON-SITE	29.50	YES	YES
1045	DOUGLAS FIR	ON-SITE	29.25	YES	YES
1046	DOUGLAS FIR	ON-SITE	24.25	YES	YES
1047	DOUGLAS FIR	ON-SITE	31.75	YES	YES
1048	DOUGLAS FIR	ON-SITE	30.00	YES	YES
1049	DOUGLAS FIR	ON-SITE	17.50	YES	NO
1050	SHORE PINE	ON-SITE	17.50	YES	NO
1051	OREGON WHITE OAK	ON-SITE	15.75	YES	YES
1052	OREGON WHITE OAK	ON-SITE	17.25	YES	YES
1053	OREGON WHITE OAK	ON-SITE	18.75	YES	YES
1054	OREGON WHITE OAK	ON-SITE	?	YES	YES
1055	ALDER (SPECIES)	ON-SITE	21.00	NO	NO
1056	OREGON ASH	ON-SITE	?	YES	NO
1057	OREGON ASH	ON-SITE	?	YES	NO
1058	BIGLEAF MAPLE	ON-SITE	11.25	YES	YES
1059	JAPANESE MAPLE	ON-SITE	6.50	NO	YES
1060	CHERRY (SPECIES)	ON-SITE	26.50	NO	YES
1061	CASCARA	ON-SITE	2.50	YES	YES
1062	JAPANESE MAPLE	ON-SITE	13.75	NO	YES
1063	OREGON WHITE OAK	ON-SITE	37.25	YES	NO
1064	OREGON WHITE OAK	ON-SITE	10.50	YES	NO
1065	OREGON WHITE OAK	ON-SITE	14.75	YES	NO
1066	OREGON WHITE OAK	ON-SITE	15.00	YES	NO
1067	OREGON WHITE OAK	ON-SITE	15.25	YES	NO
1068	OREGON WHITE OAK	ON-SITE	20.50	YES	NO
1069	OREGON WHITE OAK	ON-SITE	15.00	YES	NO
1070	OREGON WHITE OAK	ON-SITE	24.00	YES	NO
1071	OREGON WHITE OAK	ON-SITE	23.50	YES	NO
1072	OREGON WHITE OAK	ON-SITE	8.5	YES	NO
1073	OREGON WHITE OAK	ON-SITE	12.75	YES	NO
1074	OREGON WHITE OAK	ON-SITE	13.50	YES	NO
1075	OREGON WHITE OAK	ON-SITE	18.00	YES	NO
1076	OREGON WHITE OAK	ON-SITE	13.50	YES	NO
1077	OREGON WHITE OAK	ON-SITE	19.75	YES	NO
1078	OREGON WHITE OAK	ON-SITE	14.00	YES	NO
1079	OREGON WHITE OAK	ON-SITE	10.50	YES	NO
1080	OREGON WHITE OAK	ON-SITE	37.50	YES	NO

TREE ID	SPECIES	LOCATION	DBH[1]	NATIVE?	REMOVE?
1081	OREGON WHITE OAK	ON-SITE	25.00	YES	NO
1082	OREGON WHITE OAK	ON-SITE	14.00	YES	NO
1083	OREGON WHITE OAK	ON-SITE	44.00	YES	NO
1084	OREGON WHITE OAK	ON-SITE	13.50	YES	NO
1085	BLACK LOCUST	ON-SITE	1.50	YES	NO
1086	BLACK LOCUST	ON-SITE	1.00	YES	NO
1087	BLACK LOCUST	ON-SITE	9.00	YES	NO
1088	BLACK LOCUST	ON-SITE	9.00	YES	NO
1089	BLACK LOCUST	ON-SITE	10.00	YES	NO
1090	BLACK LOCUST	ON-SITE	20.00	YES	NO
1091	BLACK LOCUST	ON-SITE	17.00	YES	NO
1092	BLACK LOCUST	ON-SITE	14.50	YES	NO
1093	OREGON WHITE OAK	ON-SITE	26.50	YES	YES
1094	DOUGLAS FIR	ON-SITE	45.75	YES	NO
1095	DOUGLAS FIR	ON-SITE	31.50	YES	NO
1096	DOUGLAS FIR	ON-SITE	28.50	YES	NO
1097	DOUGLAS FIR	ON-SITE	33.50	YES	NO
1098	DOUGLAS FIR	ON-SITE	?	YES	NO
1099	SHORE PINE	ON-SITE	15.50	YES	NO
1100	SHORE PINE	ON-SITE	16.50	YES	NO
1101	GIANT SEQUOIA	ON-SITE	42.50	NO	NO
1102	GIANT SEQUOIA	ON-SITE	40.50	NO	NO
1103	GIANT SEQUOIA	ON-SITE	40.25	NO	NO
1104	GIANT SEQUOIA	ON-SITE	40.50	NO	NO
1105	SHORE PINE	ON-SITE	14.00	YES	NO
1106	SHORE PINE	ON-SITE	17.50	YES	NO
1107	SHORE PINE	ON-SITE	12.75	YES	NO
1108	SHORE PINE	ON-SITE	11.50	YES	NO
1109	GIANT SEQUOIA	ON-SITE	28.50	NO	NO
1110	GIANT SEQUOIA	ON-SITE	43.75	NO	NO



FENCING/ROOT PROTECTION

5' HIGH METAL FENCING SHALL BE PROVIDED, INSTALLED AND MAINTAINED AT THE DRIPLINE OF EACH TREE OR AROUND A GROUP OF TREES AT THE DRIPLINE OF OUTSIDE TREES.

THE LANDSCAPE ARCHITECT'S OR ARBORIST'S APPROVAL IS REQUIRED FOR USE/ACCESS WITHIN ZONE B. PERMISSION FOR USE/ACCESS REQUIRES SURFACE PROTECTION FOR ALL UNFENCED, UNPAVED SURFACES WITHIN ZONE B AT ALL TIMES.

*** SURFACE PROTECTION MEASURES**

1. MULCH LAYER, @ 6"-8"DEPTH
2. 3/4" PLYWOOD
3. STEEL PLATES

Trenching / Excavation

Zone A (Critical Root Zone)
[Defined as trunk diameter multiplied by 0.5]

1. No disturbance allowed without site-specific inspection and approval of methods to minimize root damage
2. Severance of roots larger than 2 inches in diameter requires an engineer's approval
3. Tunnelling required to install lines 3 feet below grade or deeper

Zone B (Dripline (define))
[Maximum width of branch extension on tree]

1. Operation of heavy equipment and/or stockpiling of materials subject to (specify individual) approval
2. Surface protection measures required
   Trenching allowed as follows:
   - Excavation by hand or with hand-driven trencher may be required
   - Limit trench width. Do not disturb Zone A (Critical Root Zone) maintain 2/3 or more of Zone B (Dripline) in undisturbed condition
3. Tunnelling may be required for trenches deeper than 3 foot
4. Use of pneumatic air wand and excavation may be considered where the trench depth does not exceed 4 feet

Zone C (Absorbing Root Zone)
[Defined as trunk diameter multiplied by 2.0]

1. Operation of heavy equipment and or stockpiling of materials subject to (specify individual) approval
2. Surface protection measures may be required and is to be determined by (specify individual)
   Trenching with heavy equipment allowed as follows:
   - Minimize trench width
   - Maintain 2/3 or more of Zone C in undisturbed condition
   - Or as specified by (specify individual)

A - TREE PROTECTION DETAIL

N.T.S.

TREE PROTECTION NOTES:

1. Metal fencing of 5-foot height shall be installed at or beyond the dripline, unless more substantial fencing is required.
2. Stakes shall be 8-foot metal "t" poles spaced no further apart than 8-foot on center.
3. Fencing shall not be installed closer to the tree than the dripline of those trees to be saved. Special circumstances shall be reviewed by the City.
4. Fencing shall be erected prior to any construction activity. The city shall be notified once the fencing is installed for inspection.
5. Under no circumstances shall the protective fencing be removed without proper approval from the City.
6. No person shall conduct any activity within the areas proposed to remain.
   This shall include, but not limited to:
   A. No solvents or chemicals within the protected areas.
   B. No building materials or construction equipment within the protected areas.
   C. No grade changes, including fill, within the protected areas.
   D. No removal of vegetation from ground up without permission from the City.
   E. Any required swale needs to be directed around the protected areas. In instances where swales are approved through a protected area, the swales need to be HAND DUG. Machinery of any kind is prohibited.
7. Regulated woodlands or regulated trees adjacent to the property are also required to be protected.

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Project

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Revisions

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REGISTERED 540 TROY FOR SECTION MEARS OREGON 07/21/2003 LANDSCAPE ARCHITECT

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PLANT MATERIALS LISTING: (SITE PLANTING)

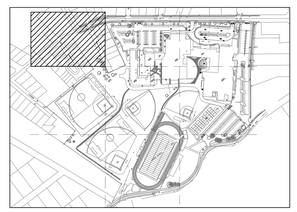
BOTANICAL NAME
COMMON NAME

SYM	TREES	QTY.	SIZE	CONDITION	REMARKS
	Cedrus atlantica 'Glauca' Blue Atlas Cedar	1	2" Cal.	B&B	Mitigation Tree
	Cercidaphyllum japonicum Katsura	9	2" Cal.	B&B	
	Chamaecyparis obtusa 'Gracilis' Gracilis Hinoki Cypress	26	5-6'	B&B	
	Cornus kousa Kousa Dogwood	4	2" Cal.	B&B	Mitigation Tree
	Fagus sylvatica 'Tricolor' Tricolor European Beech	11	2" Cal.	B&B	
	Magnolia grandiflora 'Alta' Alta Magnolia	6	1.5" Cal.	B&B	
	Parrotia persica Persian Ironwood	5	2" Cal.	B&B	
	Prunus yedoensis 'Akebono' Akebono Yoshino Cherry Tree	4	2" Cal.	B&B	
	Pseudotsuga menziesii Douglas Fir	5	2" Cal.	B&B	Mitigation Tree
	Thuja plicata 'Hogan' Hogan Cedar	18	6-7'	B&B	Mitigation Tree
	Cupressus macrocarpa 'Donard Gold' Donard Gold Leyland Cypress	4	6-7'	B&B	
	Zelkova 'Green Village' Green Village Zelkova	6	2" Cal.	B&B	
	Tree Total (Mitigation Tree Total)	99 (28)			

SYM	SHRUBS	QTY.	SIZE	CONDITION	MIN. SIZE
	Azalea x 'Hino-Crimson' Hino-Crimson Azalea	30	2 Gal	Can	12-15"
	Berberis thunbergii 'Crimson Pygmy' Crimson Pygmy Barberry	149	1 Gal	Can	12-15"
	Euonymus japonicus 'Aureovariegatus' Gold Spot Euonymus	52	5 Gal	Can	10-12"
	Cornus alba 'Elegantissima' Variegated Redtwig Dogwood	88	5 Gal	Can	
	Polystichum munitum Sword Fern	67	1 Gal	Can	
	Prunus 'Otto Luken' Ottoluken Laurel	41	5 Gal	Can	
	Rhododendron 'Nova Zembla' Nova Zembla Rhododendron	53	15-18"	B&B	
	Rosa 'Double Red Knockout' Knockout Rose	18	3 Gal	Can	12-15"
	Viburnum tinus 'Spring Bouquet' Spring Bouquet Viburnum	129	5 Gal	Can	15-18"

SYM	GROUND COVER	QTY.	SIZE	CONDITION	SPACING
	Fragaria x 'Lipstick' Lipstick Strawberry	990	1 gal	Pots	24" O.C.
	Hakonechloa macra 'All Gold' All Gold Japanese Forest Grass	65	1 gal	Pots	24" O.C.
	Rubus calycinoides Creeping Raspberry	590	1 gal	Pots	36" O.C.
	Lawn - hydroseed (new & restoration)	137,875 square feet (approximate)			
	Field Turf (synthetic field) - base bid	186,075 square feet			

Notes:
1. (28) mitigation trees required. See tree plant listing above for required mitigation trees.
2. Due to limited availability of desirable tree species in acceptable caliper, the final species of trees shown on this plan will be determined in collaboration between the landscaper and the city nearer to the time of actual installation. The purpose of this is to facilitate installation of more desirable tree species as they become available over time. The city will retain authority over the final species selection.
3. All planting beds and bare areas due to construction are to receive the specified bark mulch/compost at a 3 inch minimum depth unless otherwise stated.
4. Prepare and re-seed all scarred lawn areas due to construction with seed mix as called out in Section 32 9113 "Soil Preparation" and section 32 9200 "Turf and Grasses" specifications.
5. All new plantings to be irrigated for at minimum two years.



PLAN KEY

SCALE: 1" = 20'-0"

20' 10' 0' 20' 40'

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REGISTERED 540 LANDSCAPE ARCHITECT OREGON 07/21/2003 TROY C. MEARS NOT FOR CONSTRUCTION

Issuance
LAND USE SUBMITTAL

Date
05/07/2021

Project Number
18103

Drawing Title
PLANTING PLAN

Sheet No
L1.02

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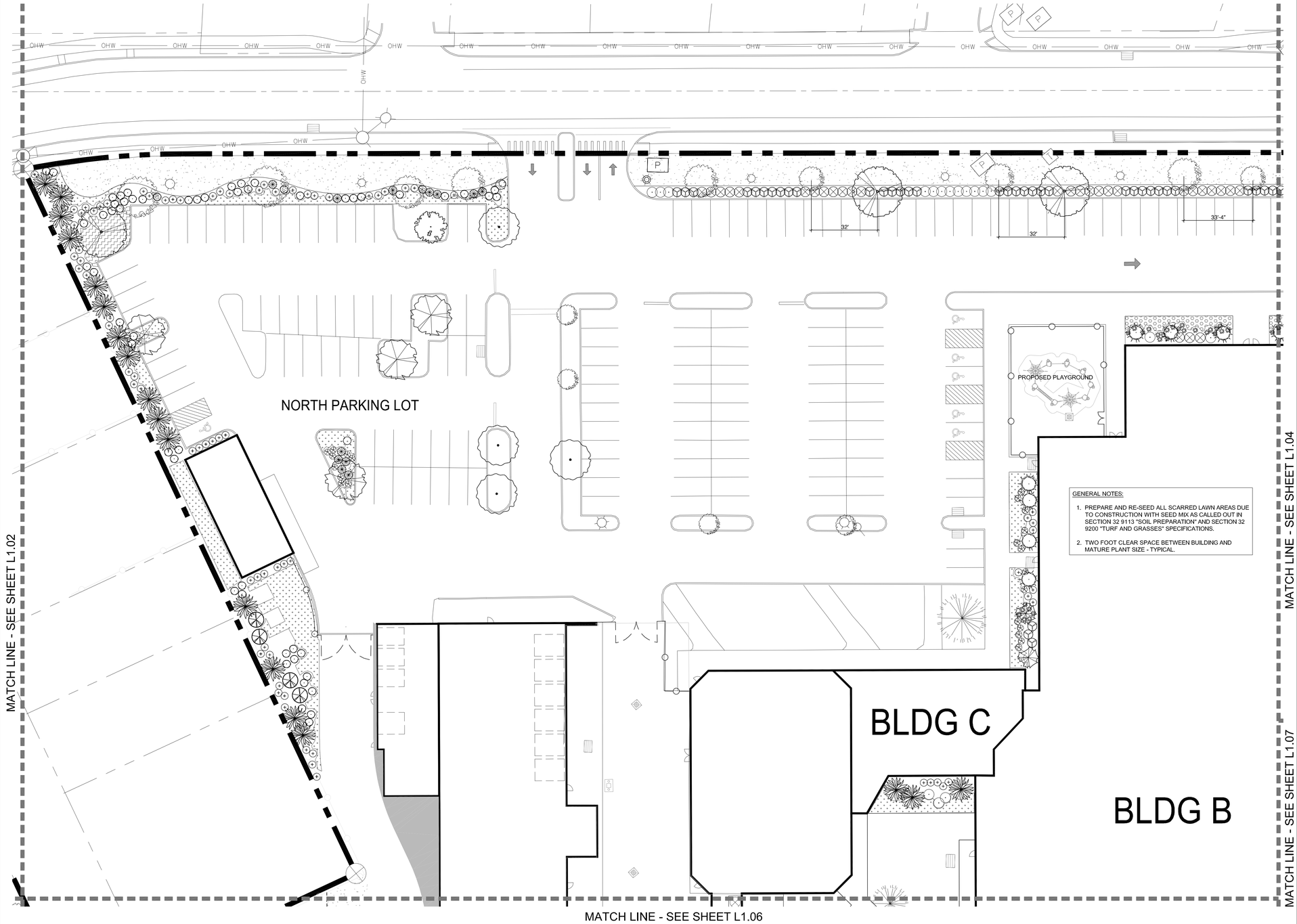


GENERAL NOTES:

1. PREPARE AND RE-SEED ALL SCARRED LAWN AREAS DUE TO CONSTRUCTION WITH SEED MIX AS CALLED OUT IN SECTION 32 9113 "SOIL PREPARATION" AND SECTION 32 9200 "TURF AND GRASSES" SPECIFICATIONS.
2. TWO FOOT CLEAR SPACE BETWEEN BUILDING AND MATURE PLANT SIZE - TYPICAL.

PLANT MATERIALS LISTING: (SITE PLANTING)

BOTANICAL NAME
COMMON NAME

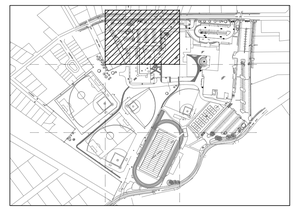
SYM	TREES	QTY.	SIZE	CONDITION	REMARKS
	Cedrus atlantica 'Glauca' Blue Atlas Cedar	1	2" Cal.	B&B	Mitigation Tree
	Cercidaphyllum japonicum Katsura	9	2" Cal.	B&B	
	Chamaecyparis obtusa 'Gracilis' Gracilis Hinoki Cypress	26	5-6'	B&B	
	Cornus kousa Kousa Dogwood	4	2" Cal.	B&B	Mitigation Tree
	Fagus sylvatica 'Tricolor' Tricolor European Beech	11	2" Cal.	B&B	
	Magnolia grandiflora 'Alta' Alta Magnolia	6	1.5" Cal.	B&B	
	Parrotia persica Persian Ironwood	5	2" Cal.	B&B	
	Prunus yedoensis 'Akebono' Akebono Yoshino Cherry Tree	4	2" Cal.	B&B	
	Pseudotsuga menziesii Douglas Fir	5	2" Cal.	B&B	Mitigation Tree
	Thuja plicata 'Hogan' Hogan Cedar	18	6-7'	B&B	Mitigation Tree
	Cupressus macrocarpa 'Donard Gold' Donard Gold Leyland Cypress	4	6-7'	B&B	
	Zelkova 'Green Village' Green Village Zelkova	6	2" Cal.	B&B	
	Tree Total (Mitigation Tree Total)	99 (28)			

SYM	SHRUBS	QTY.	SIZE	CONDITION	MIN. SIZE
	Azalea x 'Hino-Crimson' Hino-Crimson Azalea	30	2 Gal	Can	12-15"
	Berberis thunbergii 'Crimson Pygmy' Crimson Pygmy Barberry	149	1 Gal	Can	12-15"
	Euonymus japonicus 'Aureovariegatus' Gold Spot Euonymus	52	5 Gal	Can	10-12"
	Cornus alba 'Elegantissma' Variegated Redtwig Dogwood	88	5 Gal	Can	
	Polystichum munitum Sword Fern	67	1 Gal	Can	
	Prunus 'Otto Luken' Ottoluken Laurel	41	5 Gal	Can	
	Rhododendron 'Nova Zembla' Nova Zembla Rhododendron	53	15-18"	B&B	
	Rosa 'Double Red Knockout' Knockout Rose	18	3 Gal	Can	12-15"
	Viburnum tinus 'Spring Bouquet' Spring Bouquet Viburnum	129	5 Gal	Can	15-18"

SYM	GROUND COVER	QTY.	SIZE	CONDITION	SPACING
	Fragaria x 'Lipstick' Lipstick Strawberry	990	1 gal	Pots	24" O.C.
	Hakonechloa macra 'All Gold' All Gold Japanese Forest Grass	65	1 gal	Pots	24" O.C.
	Rubus calycinoides Creeping Raspberry	590	1 gal	Pots	36" O.C.
	Lawn - hydroseed (new & restoration)	137,875 square feet (approximate)			
	Field Turf (synthetic field) - base bid	186,075 square feet			

Notes:

1. (28) mitigation trees required. See tree plant listing above for required mitigation trees.
2. Due to limited availablity of desirable tree species in acceptable caliper, the final species of trees shown on this plan will be determined in collaboration between the landscaper and the city nearer to the time of actual installation. The purpose of this is to facilitate installation of more desirable tree species as they become available over time. The city will retain authority over the final species selection.
3. All planting beds and bare areas due to construction are to receive the specified bark mulch/compost at a 3 inch minimum depth unless otherwise stated.
4. Prepare and re-seed all scarred lawn areas due to construction with seed mix as called out in Section 32 9113 "Soil Preparation" and section 32 9200 "Turf and Grasses" specifications.
5. All new plantings to be irrigated for at minimum two years.



PLAN KEY

SCALE: 1" = 20'-0"

20' 10' 0' 20' 40'

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Item B.

Project
ST HELENS SCHOOL DISTRICT
ST HELENS HIGH SCHOOL - ADDITION & RENOVATION
2375 GABLE RD,
ST HELENS, OR 97051

Consultant
MEARS DESIGN GROUP
LANDSCAPE ARCHITECTURE & PLANNING
PO Box 23338 | Portland, Oregon | 97281
Phone: 503.601.4516 | Fax: 503.924.4686

Revisions

No.	Description	Date

Stamp
REGISTERED 540 LANDSCAPE ARCHITECT OREGON TROY FOR CONSTRUCTION DOCUMENTS MEARS 07/21/2003

Issuance
LAND USE SUBMITTAL

Date
05/07/2021

Project Number
18103

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Sheet No
L1.03

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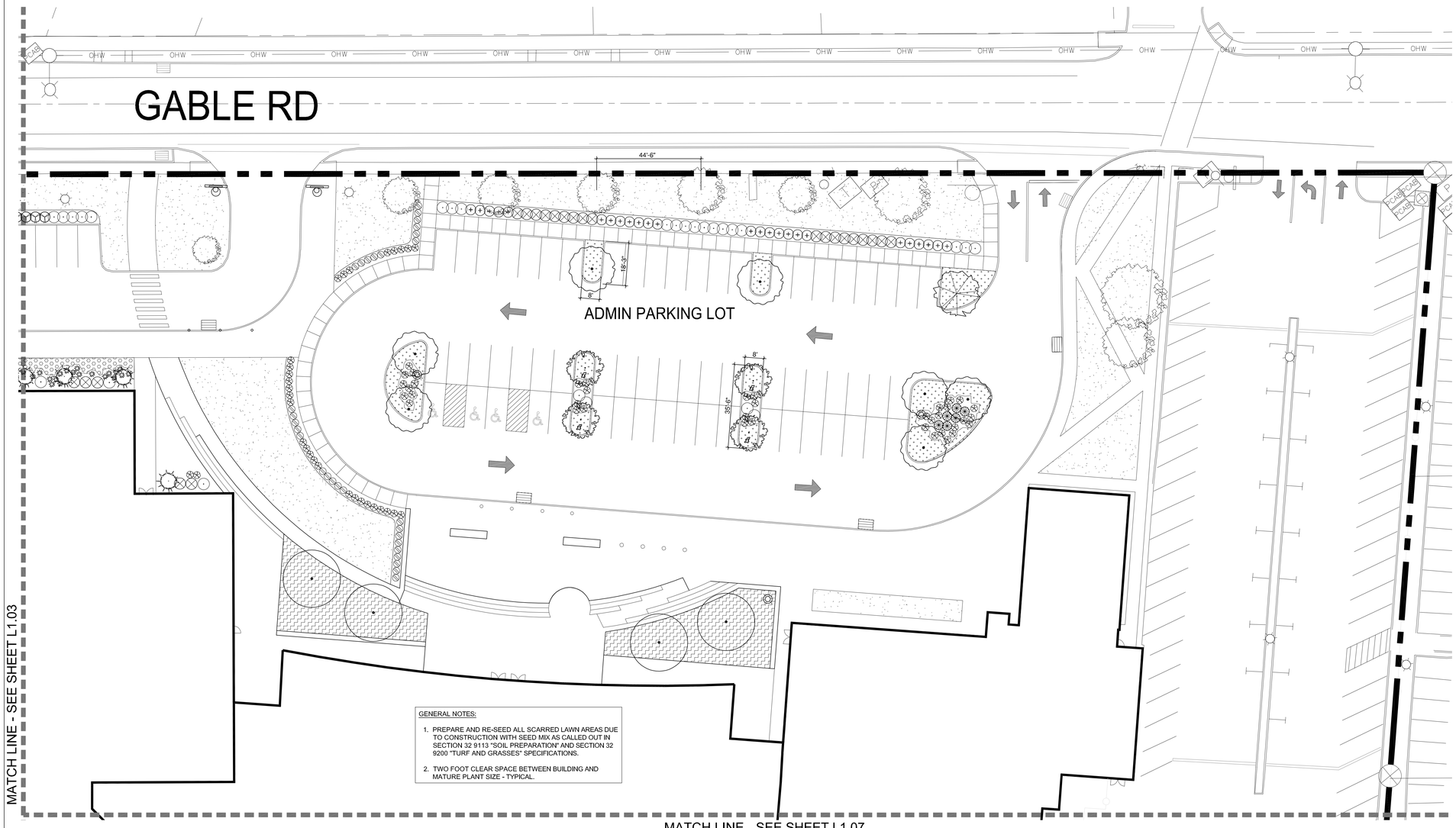

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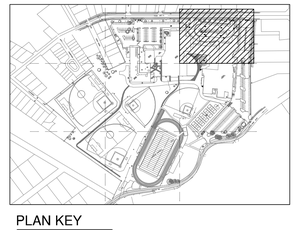

PLAN KEY

SCALE: 1" = 20'-0"

20' 10' 0' 20' 40'

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Revisions

No.	Description	Date

Stamp

REGISTERED 540 TROY E. MEARS OREGON 07/21/2003 LANDSCAPE ARCHITECT
NOT FOR CONSTRUCTION

Issuance

LAND USE SUBMITTAL

Date

05/07/2021

Project Number

18103

Drawing Title

PLANTING PLAN

Sheet No

L1.04

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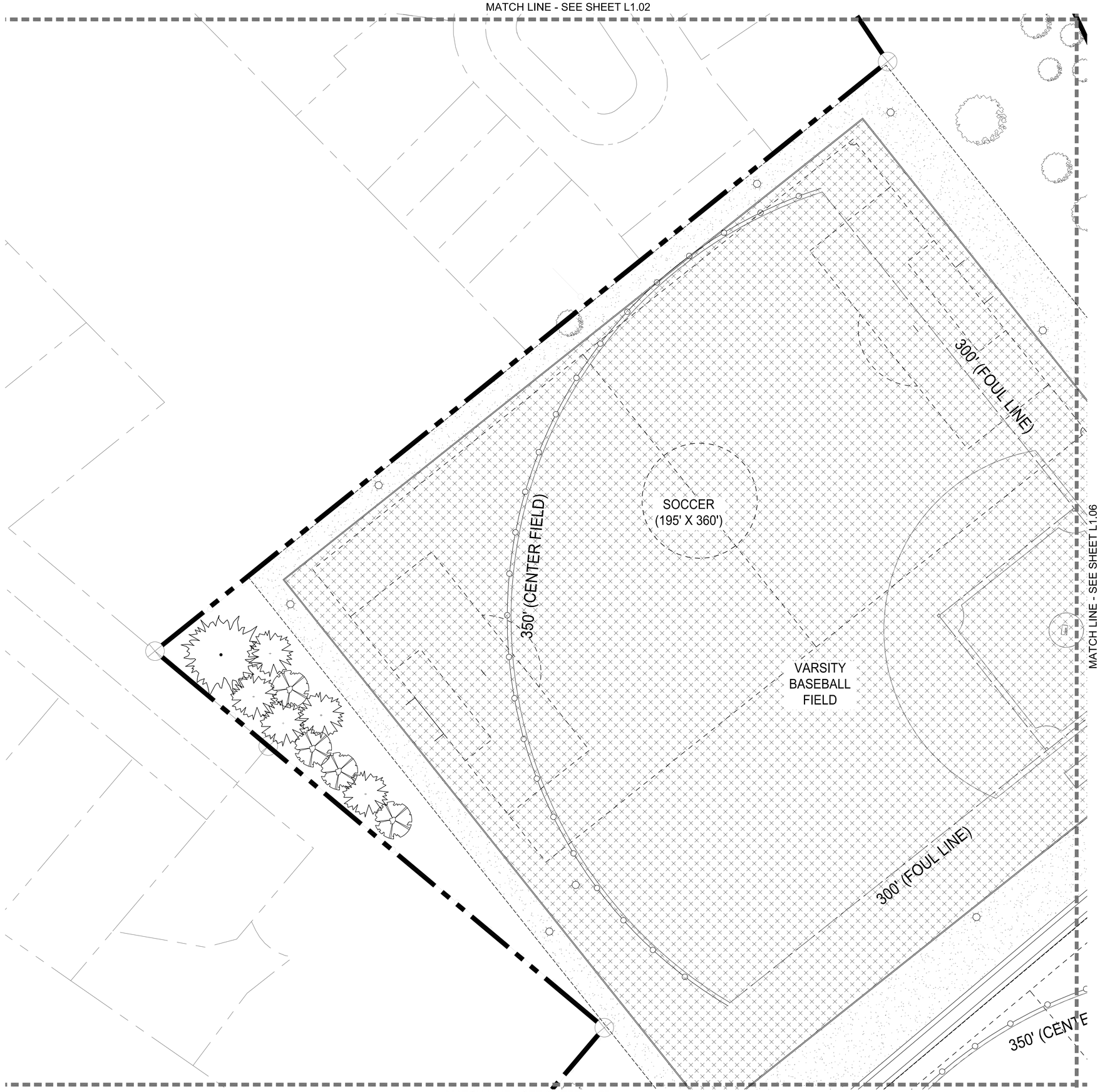

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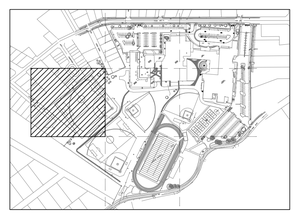

PLAN KEY

SCALE: 1" = 20'-0"
20' 10' 0' 20' 40'

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Revisions

No.	Description	Date

Stamp
REGISTERED 540 LANDSCAPE ARCHITECT OREGON 07/21/2003 TROY MEARS
NOT FOR CONSTRUCTION

Issuance
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Date
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Project Number
18103

Drawing Title
PLANTING PLAN

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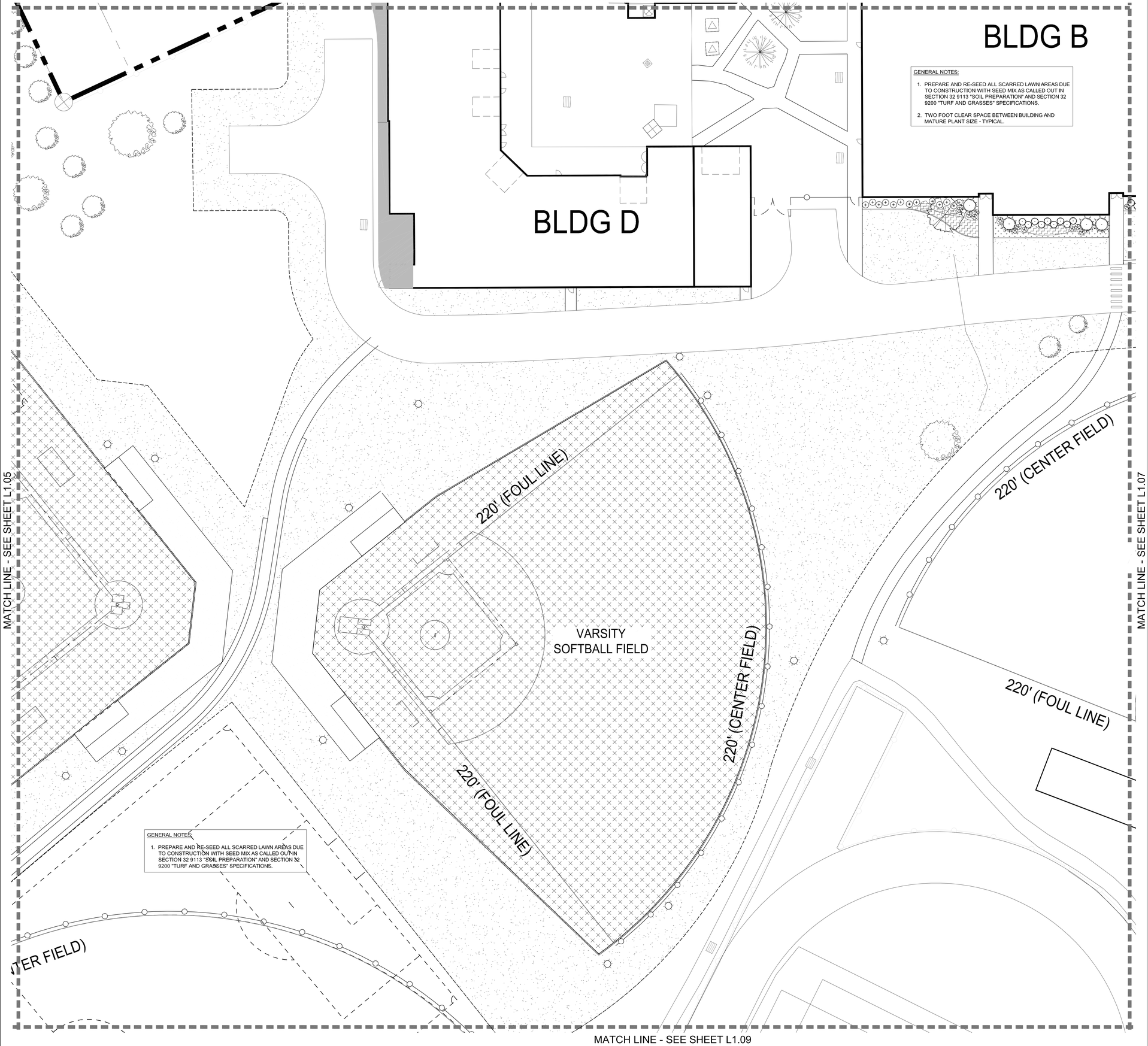
MATCH LINE - SEE SHEET L1.03



MATCH LINE - SEE SHEET L1.05

MATCH LINE - SEE SHEET L1.07

MATCH LINE - SEE SHEET L1.09

PLANT MATERIALS LISTING: (SITE PLANTING)

BOTANICAL NAME
COMMON NAME

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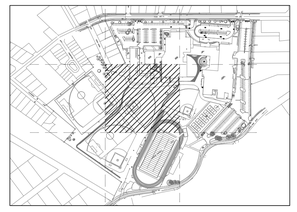

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Revisions

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Issuance
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~~DESIGN DEVELOPMENT~~

Date
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Project Number
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Drawing Title
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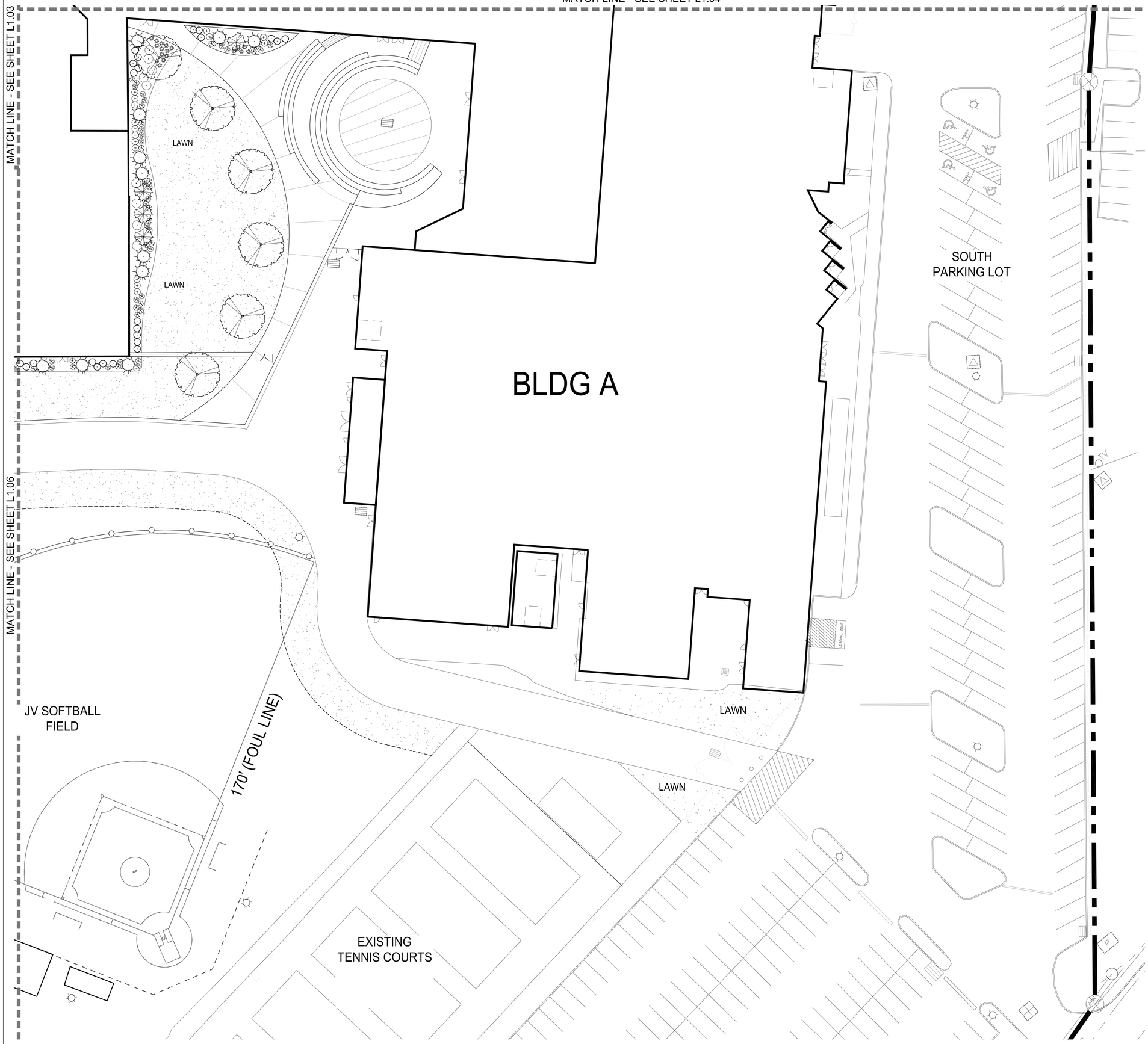

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	Hakonechloa macra 'All Gold' All Gold Japanese Forest Grass	65	1 gal	Pots	24" O.C.
	Rubus calycinoides Creeping Raspberry	590	1 gal	Pots	36" O.C.
	Lawn - hydroseed (new & restoration)	137,875 square feet (approximate)			
	Field Turf (synthetic field) - base bid	186,075 square feet			

Notes:
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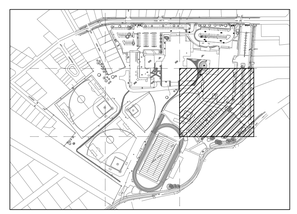
5. All new plantings to be irrigated for at minimum two years.



PLAN KEY

SCALE: 1" = 20'-0"
20' 10' 0' 20' 40'

Soderstrom Architects
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Portland, OR 97209
T 503-228-5617
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sdra.com

Project
ST HELENS SCHOOL DISTRICT
ST HELENS HIGH SCHOOL - ADDITION & RENOVATION
2375 GABLE RD,
ST HELENS, OR 97051

Consultant
MEARS DESIGN GROUP
LANDSCAPE ARCHITECTURE & PLANNING
PO Box 23338 | Portland, Oregon | 97281
Phone: 503.601.4516 | Fax: 503.924.4688

Revisions

No.	Description	Date

Stamp
REGISTERED 540 LANDSCAPE ARCHITECT TROY E. MEARS OREGON 07/21/2003 EXPIRES FOR CONSTRUCTION

Issuance
LAND USE SUBMITTAL
Date
05/07/2021

Project Number
18103

Drawing Title
PLANTING PLAN

Sheet No
L1.07

DATE 12/9/2020 8:43:31 PM
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MATCH LINE - SEE SHEET L1.05

300' (FOUL LINE)

MATCH LINE - SEE SHEET L1.09

PLANT MATERIALS LISTING: (SITE PLANTING)

BOTANICAL NAME
COMMON NAME

SYM	TREES	QTY.	SIZE	CONDITION	REMARKS
	Cedrus atlantica 'Glauca' Blue Atlas Cedar	1	2" Cal.	B&B	Mitigation Tree
	Cercidaphyllum japonicum Katsura	9	2" Cal.	B&B	
	Chamaecyparis obtusa 'Gracilis' Gracilis Hinoki Cypress	26	5-6'	B&B	
	Cornus kousa Kousa Dogwood	4	2" Cal.	B&B	Mitigation Tree
	Fagus sylvatica 'Tricolor' Tricolor European Beech	11	2" Cal.	B&B	
	Magnolia grandiflora 'Alta' Alta Magnolia	6	1.5" Cal.	B&B	
	Parrotia persica Persian Ironwood	5	2" Cal.	B&B	
	Prunus yedoensis 'Akebono' Akebono Yoshino Cherry Tree	4	2" Cal.	B&B	
	Pseudotsuga menziesii Douglas Fir	5	2" Cal.	B&B	Mitigation Tree
	Thuja plicata 'Hogan' Hogan Cedar	18	6-7'	B&B	Mitigation Tree
	Cupressus macrocarpa 'Donard Gold' Donard Gold Leyland Cypress	4	6-7'	B&B	
	Zelkova 'Green Village' Green Village Zelkova	6	2" Cal.	B&B	
	Tree Total (Mitigation Tree Total)	99 (28)			

SYM	SHRUBS	QTY.	SIZE	CONDITION	MIN. SIZE
	Azalea x 'Hino-Crimson' Hino-Crimson Azalea	30	2 Gal	Can	12-15"
	Berberis thunbergii 'Crimson Pygmy' Crimson Pygmy Barberry	149	1 Gal	Can	12-15"
	Euonymus japonicus 'Aureovariegatus' Gold Spot Euonymus	52	5 Gal	Can	10-12"
	Cornus alba 'Elegantissima' Variegated Redtwig Dogwood	88	5 Gal	Can	
	Polystichum munitum Sword Fern	67	1 Gal	Can	
	Prunus 'Otto Luken' Ottoluken Laurel	41	5 Gal	Can	
	Rhododendron 'Nova Zembla' Nova Zembla Rhododendron	53	15-18"	B&B	
	Rosa 'Double Red Knockout' Knockout Rose	18	3 Gal	Can	12-15"
	Viburnum tinus 'Spring Bouquet' Spring Bouquet Viburnum	129	5 Gal	Can	15-18"

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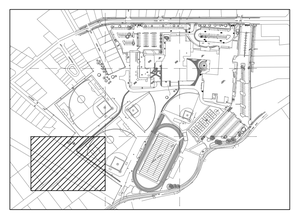

PLAN KEY

SCALE: 1" = 20'-0"

20' 10' 0' 20' 40'

Soderstrom Architects

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Portland, OR 97209

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Project

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ST HELENS HIGH SCHOOL - ADDITION & RENOVATION
2375 GABLE RD,
ST HELENS, OR 97051

Consultant

MEARS DESIGN GROUP
LANDSCAPE ARCHITECTURE & PLANNING
PO Box 23338 | Portland, Oregon | 97281
Phone: 503.601.4516 | Fax: 503.924.4688

Revisions

No.	Description	Date

Stamp

REGISTERED 540 LANDSCAPE ARCHITECT OREGON 07/21/2003 TROY C. MEARS NOT FOR CONSTRUCTION

Issuance

LAND USE SUBMITTAL

Date

05/07/2021

Project Number

18103

Drawing Title

PLANTING PLAN

Sheet No

L1.08

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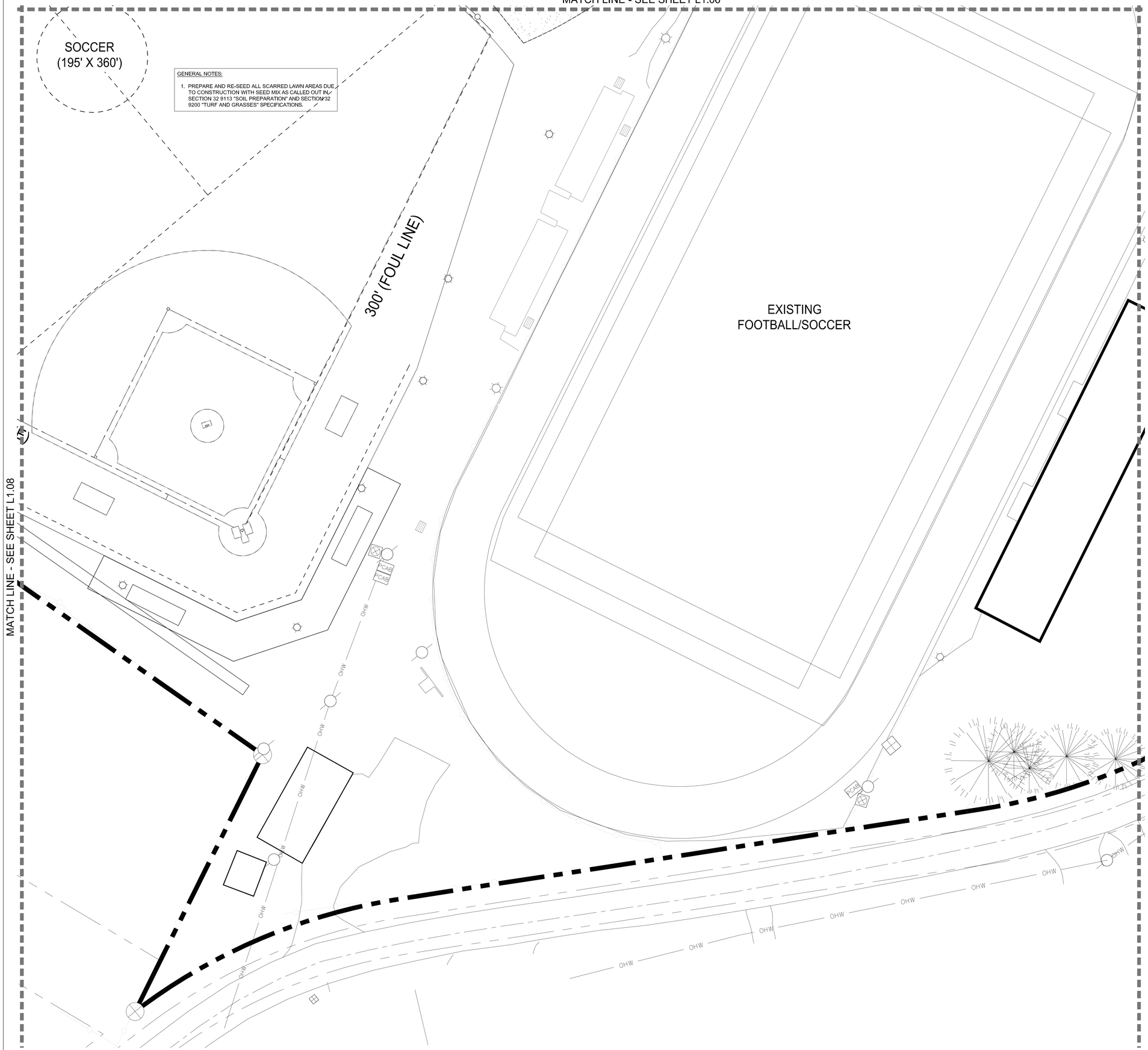

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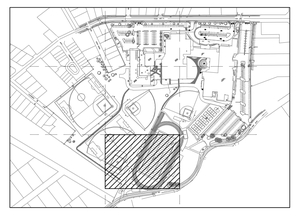

PLAN KEY

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20' 10' 0' 20' 40'

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Project
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ST HELENS HIGH SCHOOL - ADDITION & RENOVATION
2375 GABLE RD,
ST HELENS, OR 97051

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LANDSCAPE ARCHITECTURE & PLANNING
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Revisions

No.	Description	Date

Stamp
REGISTERED 540 TROY E. MEARS OREGON 07/21/2003 LANDSCAPE ARCHITECT
TROY E. MEARS

Issuance
LAND USE SUBMITTAL

Date
05/07/2021

Project Number
18103

Drawing Title
PLANTING PLAN

Sheet No
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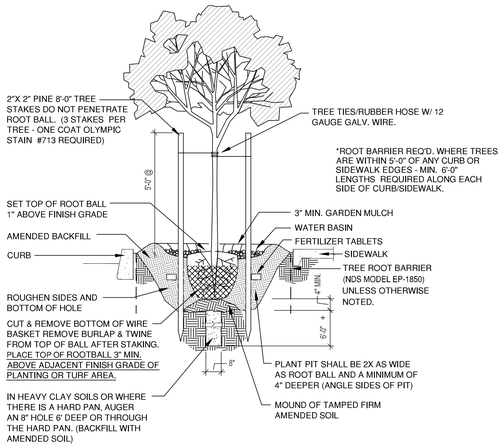
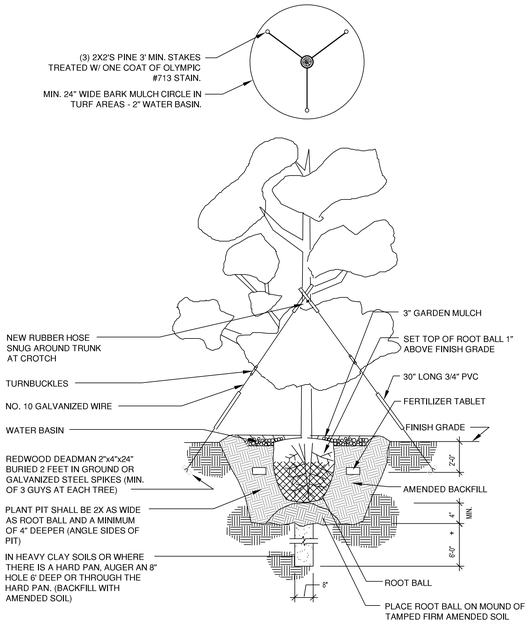


TREE PLANTING DETAIL

N.T.S.

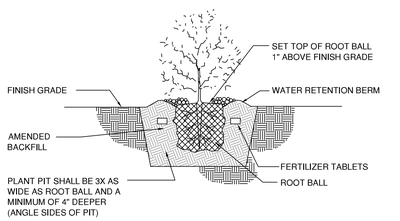
TYPICAL PLANTING NOTES:

1. B&B stock may be substituted with container stock of equal grade.
2. Container stock may be substituted with b&b stock of equal grade.
3. Plant material shall conform with American Standard for Nursery Stock, ANSI Z60.1, 2014 edition.
4. All trees shall be branched.
5. Refer to project technical specification for topsoil requirement. All planting beds shall have a minimum of 18 inches topsoil. Re-use of existing topsoil is recommended, but must meet specifications.
6. Garden mulch all planting beds with 3" min. Layer of specified garden mulch.
7. In the event of a discrepancy between this material listing and the drawings, the drawings shall govern the plant species and quantities required.
8. In the event of question or lack of clarity on drawings, Landscape Contractor is to call Landscape Architect before proceeding.
9. Landscape contractor is to notify Landscape Architect prior to installation of plant material to approve final placement.
10. Landscape Contractor to verify plant material quantities quantities.
11. Contractor will provide a one year warranty on all provided & installed plant material from date of final approval by owner's representative.



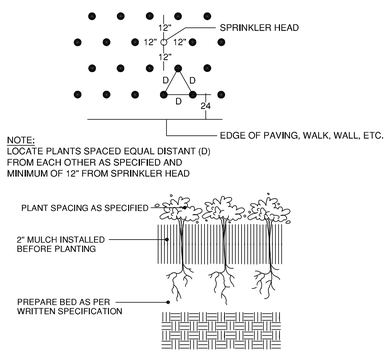
EVERGREEN TREE PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.



GROUNDCOVER PLANTING DETAIL

N.T.S.

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Project

ST HELENS SCHOOL DISTRICT
ST HELENS HIGH SCHOOL - ADDITION & RENOVATION
2375 GABLE RD,
ST HELENS, OR 97051

Consultant

MEARS DESIGN GROUP
LANDSCAPE ARCHITECTURE & PLANNING
PO BOX 23338 | PORTLAND, OREGON | 97281
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REGISTERED 540 LANDSCAPE ARCHITECT OREGON 07/21/2003 TROY MEARS

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Project Number
18103

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PLANTING DETAILS & NOTES

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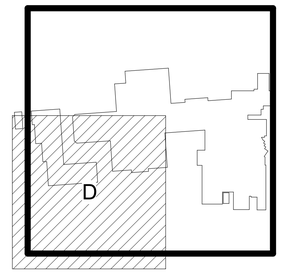
LUMINAIRE SCHEDULE

TAG	DESCRIPTION	FINISH	LAMP			CCT	MANUFACTURER	MODEL	POWER SUPPLY		VOLTAGE	LOAD	MOUNTING		COMMENTS
			TYPE	LUMENS	CRI				DRIVER	DIMMING TYPE			TYPE	HEIGHT	
SA1	LED BOLLARD; PROVIDE WITH SYMMETRIC DISTRIBUTION	TBD BY ARCHITECT	LED	888	70+	4000K	LUMIERE	ASPEN	INTEGRAL ELECTRONIC	NA	277 V	12.0 W	GRADE		
SB1	SINGLE HEAD POLE FIXTURE, PROVID T4W DISTRIBUTION	TBD BY ARCHITECT	LED	6500	70+	4000K	MCGRAW EDISON	GLEON PEDESTRIAN COMPANION	INTEGRAL ELECTRONIC	NA	277 V	51.0 W	POLE		
SC1	12-IN NOMINAL DIAMETER HALF SPHERE; WITH INTEGRAL LED	TBD BY ARCHITECT	LED	1000	90+	3000K	CONCORD	AMERICAN STARGAZER	REMOTE ELECTRONIC	NA	277 V	13.0 W	GRADE		PROVIDE AND CONCEAL REMOTE DRIVER. PRODUCT DETAILS TO BE CONFIRMED BASED ON FLAG SIZING.
SD2	DOUBLE HEAD POLE FIXTURE; PROVIDE WITH T4M DISTRIBUTION	TBD BY ARCHITECT	LED	15507	70+	4000K	MCGRAW EDISON	GLEON	INTEGRAL ELECTRONIC	NA	277 V	134.0 W	POLE		
SE1	PROVIDE WITH SOLITE LENS AND 55-DEG BEAM	TBD BY ARCHITECT	LED	2475	80+	4000K	USAI	B3SD	INTEGRAL ELECTRONIC	0-10V	277 V	20.0 W	RECESSED		
SF1	TRAPEZOID LED WALL MOUNT LUMINAIRE; PROVIDE WITH 350mA DRIVER; AND T3 DISTRIBUTION	TBD BY ARCHITECT	LED	2710	70+	4000K	MCGRAW EDISON	IST	INTEGRAL ELECTRONIC	0-10V	277 V	23.0 W	WALL		

Key Plan



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Project

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2375 GABLE RD,
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A TETRA TECH COMPANY
engineers for a sustainable future™
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Portland, OR 97204
www.glumac.com
T. 503.227.5280
Project Manager: Dan Slavic
Job. No.: 150-21US00101

Revisions

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1 SITE PLAN - LIGHTING

SCALE: 1" = 60'-0"

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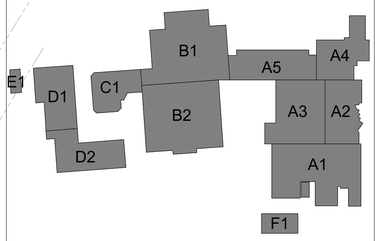

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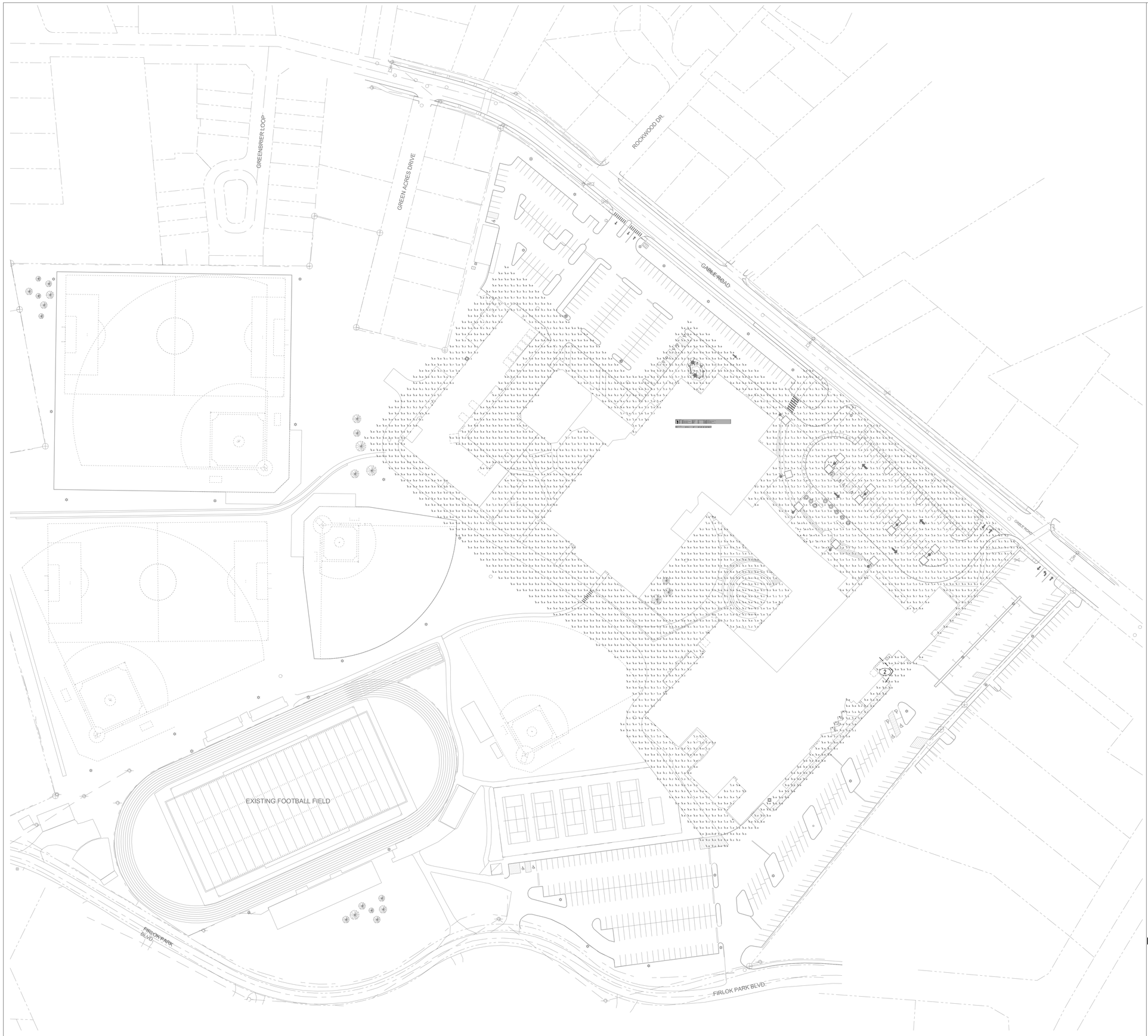
Drawing Title
LIGHTING SITE PLAN

Sheet No
E1.01



1 SITE PLAN - LIGHTING PHOTOMETRICS

SCALE: 1" = 60'-0"

DATE 5/10/2021 3:11:25 PM
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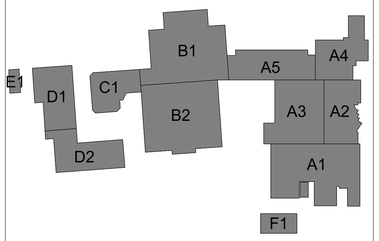

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LAND USE SUBMITTAL

Date
05/13/2021

Project Number
18103

Drawing Title
SITE PHOTOMETRICS

Sheet No
E1.02

Exhibit B: Title Report

2534 Sykes Road, Ste C
(503)397-3537

OWNERSHIP AND ENCUMBRANCES REPORT WITH GENERAL INDEX LIENS
Informational Report of Ownership and Monetary and Non-Monetary Encumbrances

To ("Customer"): Cornerstone Management
1437 NE 51st Avenue
Portland, OR 97213

Customer Ref.: St. Helens High School
Order No.: 360420006703
Effective Date: September 17, 2020 at 08:00 AM
Charge: $400.00

The information contained in this report is furnished by Ticor Title Company of Oregon (the "Company") as a real property information service based on the records and indices maintained by the Company for the county identified below. THIS IS NOT TITLE INSURANCE OR A PRELIMINARY TITLE REPORT FOR, OR COMMITMENT FOR, TITLE INSURANCE. No examination has been made of the title to the herein described property, other than as specifically set forth herein. Liability for any loss arising from errors and/or omissions is limited to the lesser of the charge or the actual loss, and the Company will have no greater liability by reason of this report. THIS REPORT IS SUBJECT TO THE LIMITATIONS OF LIABILITY STATED BELOW, WHICH LIMITATIONS OF LIABILITY ARE A PART OF THIS REPORT.

THIS REPORT INCLUDES MONETARY AND NON-MONETARY ENCUMBRANCES.

Part One - Ownership and Property Description

Owner. The apparent vested owner of property ("the Property") as of the Effective Date is:

Columbia County Administrative School District #502, Columbia County, Oregon also known as School District No. 502, Columbia County, Oregon

Premises. The Property is:

(a) Street Address:

2375 Gable Road, Saint Helens, OR 97051

(b) Legal Description:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Part Two - Encumbrances

Encumbrances. As of the Effective Date, the Property appears subject to the following monetary and non-monetary encumbrances of record, not necessarily listed in order of priority, including liens specific to the subject property and general index liens (liens that are not property specific but affect any real property of the named person in the same county):

EXCEPTIONS

1. All or a part of the Land herein described does not appear to be assessed on the Tax Roll for the year(s) 2019-2020. Said Land is subject to the possible assessment and collection of property taxes for current and prior years.

2. City Liens, if any, of the City of St. Helens.

3. Rights of the public to any portion of the Land lying within the area commonly known as Gable Road and Firlok Park Road.

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: City of St. Helens, a municipal corporation, Columbia County, Oregon
   Purpose: construct, reconstruct, maintain and repair underground pipelines and mains for the purpose of conveying water over, across, through and under the land etc.
   Recording Date: January 14, 1959
   Recording No: Book 138, Page 444
   Affects: Parcel 1

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: QWEST Corporation, a Colorado corporation, d/b/a CenturyLink QC
   Purpose: construct, modify, add to, maintain and remove such telecommunications and electrical facilities etc.
   Recording Date: March 7, 2013
   Recording No: 2013-001891
   Affects: Parcels 1, 2, 4 and 5

End of Reported Information

There will be additional charges for additional information or copies. For questions or additional requests, contact:

Lori Johnston
503-397-3537
Lori.Johnston@ticortitle.com

Ticor Title Company of Oregon
2534 Sykes Road, Ste C
St Helens, OR 97051

EXHIBIT "A"

Legal Description

Parcel 1: Beginning at a point which is South 64°07' West 979.93 feet from the Northwest corner of the Thomas H. Smith Donation Land Claim in Section 8, Township 4 North, Range 1 West, Willamette Meridian, Columbia County, Oregon; said point also being the intersection of the Southeasterly line of Greenwood Acres with the Southerly right of way line of the C.N. Gable County Road; thence along said Southeasterly line of the plat of Greenwood Acres and Southwesterly extension thereof, South 64°07' West a distance of 1660.07 feet to the Northerly right of way line of easement for road, as described in deed from Marco Valpiani to Caley A. Stanwood, recorded March 3, 1943 in Book 71, Page 522, Deed Records of Columbia County, Oregon; thence along the said Northerly right of way line of said road right of way as described in Book 71, Page 522, Deed Records of Columbia County, Oregon, South 89°33' East a distance of 20.71 feet; thence along the arc of a 306.48 foot radius curve to the right (the long chord of which curve bears South 75°16'30" East 151.14 feet) a distance of 152.72 feet; thence South 61°00' East a distance of 293.91 feet; thence along the arc of a 338.10 foot radius curve to the left (the long chord of which curve bears South 70°28' East 111.22 feet) a distance of 111.72 feet; thence South 79°56' East a distance of 62.05 feet; thence along the arc of a 170.99 foot radius curve to the left (the long chord of which bears North 75°20'30" East 143.04 feet) a distance of 147.57 feet; thence North 50°37' East a distance of 143.92 feet; thence along the arc of a 91.62 foot radius curve to the right (the long chord of which bears North 89°14'30" East 114.38 feet) a distance of 123.53 feet; thence South 52°08' East a distance of 139.96 feet; thence along the arc of a 123.24 foot radius curve to the left (the long chord of which curve bears South 80°08' East 115.71 feet) a distance of 120.45 feet; thence North 71°52' East a distance of 114.86 feet; thence leaving the said Northerly right of way line of said road as described in Book 71, Page 522, Deed Records of Columbia County, Oregon, North 36°42' East a distance of 518.10 feet to the most Westerly corner of that tract of land described in deed to Howard Budlong recorded in Book 76, Page 529, Deed Records of Columbia County, Oregon; thence along the Northwesterly side of said Howard Budlong tract as described in Book 76, Page 529, North 41°55' East a distance of 323.83 feet to the Southerly right of way line of the C.N. Gable County Road; thence North 52°27' West a distance of 417.80 feet to the point of beginning. EXCEPTING THEREFROM tract conveyed to Columbia County, Oregon, a municipal corporation by deed recorded September 18, 1958 in Book 137, Page 518, Deed Records of Columbia County, Oregon. ALSO EXCEPTING THEREFROM tract conveyed to the City of St. Helens by deed recorded November 27, 2000 in Fee Number 00-11449, Records of Columbia County, Oregon.

Parcel 2: Tract 7, Greenwood Acres, Columbia County, Oregon. EXCEPTING that portion conveyed to M.J. Briggs and Elva M. Briggs, husband and wife by deed recorded April 4, 1941 in Book 68, Page 96, Deed Records of Columbia County, Oregon. ALSO EXCEPTING THEREFROM tract conveyed to the City of St. Helens by deed recorded November 27, 2000 in Fee Number 00-11449, Records of Columbia County, Oregon.

Parcel 3: Beginning at a point on the East line of Tract 5, Greenwood Acres, Columbia County, Oregon that is South 12°27' West 395 feet from the Northeast corner of said Tract 5; thence North 77°22' West 150 feet; thence North 12°27' East to the Southwesterly line of tract conveyed to William O. Cromwell et ux by deed recorded August 1, 1947 in Book 95, Page 119, Deed Records of Columbia County, Oregon; thence North 77°22' West along said Cromwell tract 110.76 feet to the West line of said Tract 5; thence South 3°42' West along the West line of said Tract 5, 796.71 feet to the Southwest corner of said Tract 5; thence North 64°07' East along the South line of said Tract 5, 178 feet to the Southeast corner of said Tract 5; thence North 12°27' East along the East line of said Tract 5 to the point of beginning. EXCEPTING THEREFROM tract conveyed to LeRoy Ehlers and Bessie M. Ehlers, husband and wife by deed recorded December 18, 1968 in Book 171, Page 907, Deed Records of Columbia County, Oregon. ALSO EXCEPTING THEREFROM tract conveyed to Ervin F. Ostoj and Vera Ostoj, husband and wife by deed recorded May 25, 1979 in Book 224, Page 86, Deed Records of Columbia County, Oregon.

Parcel 4: Tract 6, Greenwood Acres, Columbia County, Oregon. ALSO EXCEPTING THEREFROM tract conveyed to the City of St. Helens by deed recorded November 27, 2000 in Fee Number 00-11449, Records of Columbia County, Oregon.

Parcel 5: Beginning at a point where the Southwesterly boundary line of the Gable County Road intersects the Southeasterly line of Tract 7 in Greenwood Acres, Columbia County, Oregon; thence North 52°27' West 130 feet along said road boundary line; thence Southwesterly to a point in the Westerly line of said Tract 7 that is 130 feet Northerly from the Southwest corner of said Tract 7; thence South 12°27' West along said Westerly line to the Southwest corner of said Tract 7; thence North 64°07' East along the Southeasterly line of said Tract 7 to the

EXHIBIT "A"
Legal Description

place of beginning. EXCEPTING THEREFROM tract conveyed to the City of St. Helens by deed recorded November 27, 2000 in Fee Number 00-11449, Records of Columbia County, Oregon.

Parcel 6: Beginning at the Southwest corner of Tract 2 of Greenwood Acres as said Greenwood Acres was platted and on file in the Clerk's Office of Columbia County, Oregon; thence North 64°07' East a distance of 93.6 feet; thence North 12°30 1/2' West a distance of 796.16 feet; thence South 77°51' West a distance of 160.77 feet to the West line of said Tract 2; thence South 17°22 1/2' East a distance of 821.76 feet to the point of beginning. EXCEPTING THEREFROM tract conveyed to Stephen W. Hanson et ux by Parcel 2 of deed recorded February 5, 1986 in Book 260, Page 748, Deed Records of Columbia County, Oregon.

Parcel 7: Beginning at a point on the Easterly line of Lot 2, Greenwood Acres, Columbia County, Oregon, where said line intersects the Southerly boundary line of the County Road known as Gable Road; thence Southerly along said East line of said Lot 2 to the Southeast corner of said Lot 2; thence Westerly along the Southerly line of said Lot 2, 36.4 feet; thence Northerly and parallel with the said East line to the Southerly line of said Gable Road; thence Easterly along said Southerly line 36.4 feet to the place of beginning.

Parcel 8: Tract 3, Greenwood Acres, Columbia County, Oregon.

EXCEPTING THEREFROM the above Parcels 7 and 8, the following described tract: Beginning at the point of intersection of the West line of Tract 3, Greenwood Acres, Columbia County, Oregon with the Southerly right of way line of Gable Road; thence along the Southerly right of way line of said Gable Road South 88°49' West 36.12 feet to the tract first described in deed to Ivan C. Warner et ux recorded September 28, 1945 in Book 78, Page 406, Deed Records of Columbia County, Oregon; thence along the West line of said Warner et ux tract, South 12°30'28" East a distance of 346.80 feet to a point; thence Easterly to a point on the West line of Tract 4, which is South 6°51' East a distance of 341.71 feet from the point of intersection of the West line of said Tract 4 with the Southerly right of way line of Gable Road; thence North 6°51' West along the West line of said Tract 4 a distance of 341.71 feet to the Southerly right of way line of Gable Road; thence along the Southerly right of way line of said Gable Road South 88°49' West a distance of 248.41 feet to the point of beginning.

Parcel 9: Tract 4, Greenwood Acres, Columbia County, Oregon. EXCEPTING THEREFROM the following described tract: Beginning at the point of intersection of the West line of Tract 4, Greenwood Acres, Columbia County, Oregon, with the Southerly right of way line of Gable Road; thence along the West line of said Tract 4, a distance of 341.71 feet to a point; thence Easterly to a point on the East line of said Tract 4, which is 320 feet from the point of intersection of the East line of said Tract 4 with the Southerly right of way line of said Gable Road; thence along the East line of said Tract 4, North 3°42'18" East a distance of 320 feet to the Southerly right of way line of said Gable Road; thence along the Southerly right of way line of said Gable Road North 77°22' West 88.84 feet and South 88°49' West 215.59 feet to the point of beginning.

EXCEPTING FROM ABOVE that portion conveyed to the public for public road and utility purposes by Dedication Deed recorded March 14, 2019 in Fee Number 2019-001798, Columbia County, Oregon.

LIMITATIONS OF LIABILITY

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED**, SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

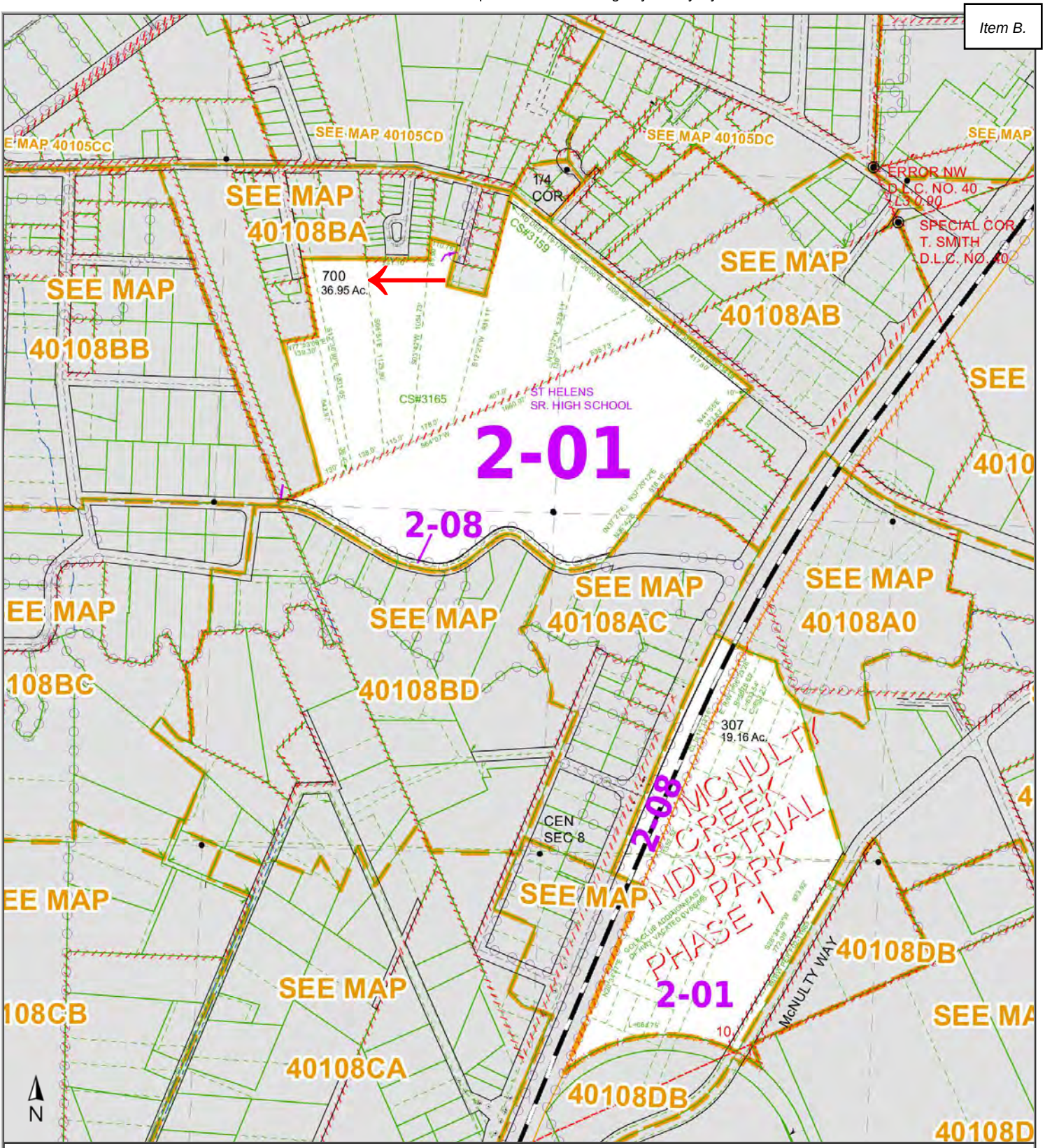
IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

END OF THE LIMITATIONS OF LIABILITY

Item B.



ParcelID: 28982
2375 Gable Rd
St Helens, OR 97051

This map/plat 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.

BOOK 104 PAGE 262

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That I, Marco Valpiani,

an unmarried man, the grantor,

in consideration of TEN and no/100 ----------DOLLARS,

to me in hand paid by SCHOOL DISTRICT NO.2, COLUMBIA COUNTY,OREGON, a municipal corporation, the grantee,

do hereby grant, bargain, sell and convey unto said School District No. 2, Columbia County,Oregon, a municipal corporation, its successors and assigns, all the following real property, with the tenements, hereditaments and appurtenances situated in the County of Columbia and State of Oregon, bounded and described as follows, to-wit:

Beginning at a point which is South 64°07'West 979.93 feet from the Northwest corner of the Thomas H. Smith Donation Land Claim in Section 8,Township 4 North, Range 1 West of the Willamette Meridian, Columbia County,Oregon; said point also being the intersection of the Southeasterly line of Greenwood Acres with the Southerly right-of-way line of the C.N.Gable County Road; thence along said Southeasterly line of the plat of Greenwood Acres and Southwesterly extension thereof South 64°07' West a distance of 1660.07 feet to the Northerly right-of-way line of easement for road as described in deed from Marco Valpiani to Caley A.Stanwood, recorded March 3, 1942, in Book 71, page 522, of Columbia County Deed Records; thence along the said Northerly right-of-way line of said road right of way as described in Book 71, page 522 of Columbia County Deed Records, South 89°32' East a distance of 20.71 feet; thence along the arc of a 306.48 foot radius curve to the right (the long chord of which curve bears South 75°16'30"East 151.14 feet) a distance of 152.72 feet; thence South 61°00' East a distance of 293.91 feet; thence along the arc of a 358.10 foot radius curve to the left(the long chord of which curve bears South 70°28' East 111.22 feet) a distance of 111.72 feet; thence South 79°56' East a distance of 62.05 feet; thence along the arc of a 170.90 foot radius curve to the left(the long chord of which bears North 75°20'30" East 143.04 feet) a distance of 147.57 feet; thence North 50°37' East a distance of 143.92 feet; thence along the arc of a 91.62 foot radius curve to the right (the long chord of which bears North 39°14'30" East 114.23 feet) a distance of 123.53 feet; thence South 52°08' East a distance of 179.90 feet; thence along the arc of a123.24 foot radius curve to the left (the long chord of which bears South 80°08'East 115.71 feet) a distance of 120.48 feet; thence North 71°52'East a distance of 114.30 feet; thence leaving the said Northerly ritht-of-way line of said road as described in Book 71, page 522, deed records of Columbia County,Oregon North 36°42' East a distance of 518.10 feet to the most westerly corner of that tract of land described in deed from Marco Valpiani to Howard Budlong,recorded in Book 76, page 529, deed records of Columbia County; thence along the North-westerly side of said Howard Budlong tract as described in Book 76, page 529, North 41°55' East a distance of 322.83 feet to the southerly right of way line of the C.N.Gable County Road; thence North 52°27' west a distance of 417.80 feet to the point of beginning.
SUBJECT to water rights of record; and
CONVEYING ALSO: The right to travel upon and use that certain road and right-of-way described in Book 71, page 522, Deed Records, in connection with said premises, and which said right shall not be exclusive.
TO HAVE AND TO HOLD the above described and granted premises unto said SCHOOL DISTRICT NO.2,COLUMBIA COUNTY,OREGON, a municipal corporation, its successors and assigns forever.

(Deed p. 1)

BOOK 104 PAGE 263

And Marco Valpiani, the grantor above named, does covenant to and with the above named grantee, its successors and assigns, that he is lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances,

and that he will and his heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

WITNESS his hand and seal this 27th day of December, 1948.

Marco Valpiani (SEAL)

STATE OF OREGON)
: SS
County of Columbia)

December 27th ,1948.

Personally appeared the within named Marco Valpiani and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

J. L. Pratt
Notary Public for Oregon
My com. expires: Sept 30 1951

(Deed p.2)

2167 Recorded 6-14-49 1:15 P.M. C. R. KIRKMAN, County Clerk

WARRANTY DEED

DALE H. COOPER and GENEVIEVE G. COOPER, husband and wife, hereinafter called grantor, convey to SCHOOL DISTRICT NO. 502, COLUMBIA COUNTY, OREGON, all that real property situated in Columbia County, State of Oregon, described as:

Tract 7, Greenwood Acres, Columbia County, Oregon, EXCEPTING that portion conveyed to M. J. Briggs and Elva M. Briggs, husband and wife by deed recorded April 4, 1941 in Book 68, page 96, Deed Records of Columbia County, Oregon.

and covenant that grantor is the owner of the above described property free of all encumbrances except rights of the public in roads and highways, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

Dated this 30th day of August, 1966.

Dale H. Cooper

Genevieve G. Cooper

STATE OF OREGON)
) ss.
County of Columbia)

1966

personally appeared the above-named Dale H. Cooper and

, and acknowledged the foregoing instrument to be

act. Before me:

Notary Public for Oregon
My Commission Expires: May 6, 1970

1315 150

Return

BOOK 156 PAGE 681

WARRANTY DEED

William C. Cromwell and Naomi N. Cromwell, husband and wife, hereinafter called grantor, convey to School District 502, St. Helens in Columbia County, Oregon, all that real property situated in Columbia County, State of Oregon, described as:

Parcel 1: Beginning at a point on the East line of Tract 5, Greenwood Acres, Columbia County, Oregon that is South 12°27' West 395 feet from the Northeast corner of said Tract 5; thence North 77°22' West 150 feet; thence North 12°27' East to the Southwesterly line of tract conveyed to William O. Cromwell et ux by Deed recorded August 1, 1947 in Book 95, page 119, Deed Records of Columbia County, Oregon; thence North 77°22' West along said Cromwell tract 110.76 feet to the West line of said Tract 5; thence South 3°42' West along the West line of said Tract 5 796.71 feet to the Southwest corner of said Tract 5; thence North 64°07' East along the South line of said Tract 5 178 feet to the Southeast corner of said Tract 5; thence North 12°27' East along the East line of said Tract 5 to the point of beginning.

Parcel 2: A non-exclusive right of way for road purposes 40 feet in width described as follows: Beginning at a point on the South line of Gable Road which is North 77°22' West 110 feet from the intersection of said South line with the East line of Tract 5, Greenwood Acres, Columbia County, Oregon; thence South 12°27' West 375 feet; thence North 77°22' West 40 feet; thence North 12°27' East to the South line of said Gable Road which is North 77°22' West 40 feet from the point of beginning; thence South 77°22' East along the South line of said Gable Road 40 feet to the point of beginning.

and covenant that grantor is the owner of the above described property free of all encumbrances except rights of others in 40 foot right of way easement, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

Dated this 12th day of October, 1967.

William O Cromwell

Naomi N. Cromwell

STATE OF OREGON
County of Columbia
October 12, 1967.

Personally appeared the above named William O. Cromwell and Naomi N. Cromwell, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Notary Public for Oregon
My commission expires: Mar. 29, 1970

5189

WARRANTY DEED -1

STATE OF OREGON
COLUMBIA COUNTY
RECORDED ON FILED
OCT 12 4 45 PM '67
COLUMBIA CO. CLK
BY Lenna R. Rhine DEP

2391

May 3, 1968
May 3, 1968
WD

169-15

Ray K. Slauson and Ielleen A. Slauson, h&w
to
School District No. 502, St.Helens, Columbia County, Oregon, a duly organized school district in CCO

----convey---all th real ppty sitd in CC. S of Ore, descbd as:

Tt 6, Greenwood Acres, CCO.

ffe, except ROP W&D, except as shown above.

The true and actual consid for this trans is $19,500.00

Raymond K. Slauson
Ielleen A. Slauson

Ackd Ray K. Slauson and Ielleen A. Slauson, h&w

Aug 5? Filed Record

56048

BOOK 211 PAGE 333

STATUTORY WARRANTY DEED

Leland M. Huffman and Ivalee Huffman, husband and wife, Grantor, convey to School District No. 502, Columbia County, Oregon, a duly organized School District in Columbia County, Oregon, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

ab55 Greenwood Acres

Beginning at a point where the Southwesterly boundary line of the Cable County Road intersects the Southeasterly line of Tract 7 in Greenwood Acres, Columbia County, Oregon; thence North 52°27' West 130 feet along said road boundary line; thence Southwesterly to a point in the Westerly line of said Tract 7 that is 130 feet Northerly from the Southwest corner of said Tract 7; thence South 12°27' West along said Westerly line to the Southwest corner of said Tract 7; thence North 64°07' East along the Southeasterly line of said Tract 7 to the place of beginning.

Subject to and excepting:

Rights of the public in roads and highways.

The true and actual consideration for this conveyance is $37,500.00.

Until a change is requested, all tax statements are to be sent to the following address: 215 S. 2nd Street, St. Helens, Oregon 97051.

Dated this 25 day of April, 1977.

Leland M. Huffman

Ivalee Huffman

STATE OF OREGON
County of Columbia
April 25, 1977.

Personally appeared the above named Leland M. Huffman and Ivalee Huffman, husband and wife, and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Madelyn N. McMahon
Notary Public for Oregon
My commission expires: March 26, 1978

STATUTORY WARRANTY DEED -1.

55

211-333 29801 APR 25 1977

BOOK 211 PAGE 334

STATE OF OREGON)
Columbia County) ss. 2980

I certify that the within instrument of writing was received for record on the 25 day of April A.D. 77 at 1131 o'clock P M., recorded in book 211 on page 333 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Roy A. Nelson County Clerk

By [signature] Deputy

2980

APR 25 1977

60289

WARRANTY DEED—STATUTORY FORM (INDIVIDUAL GRANTOR) 229 818

Mary Jo Simpson, formerly Mary Jo Blackburn Grantor,
conveys and warrants to Columbia County Administrative School District No. 502,
St. Helens, Oregon Grantee, the following described real property free of encumbrances
except as specifically set forth herein situated in Columbia County, Oregon, to-wit:

Parcel I: Beginning at a point on the Southerly line of Tract 2, Greenwood Acres, Columbia County, Oregon, that is South 64°07' West, 36.4 feet from the Southeast corner of said Tract 2; thence North 12°30'30" West, a distance of 796.16 feet to the Northeast corner of that certain tract conveyed to Melvin L. Blackburn et ux by deed recorded August 7, 1968 in Book 170, page 178, Deed Records of Columbia County, Oregon and the true point of beginning; thence continuing North 12°30'30" West to a point on the Northerly line of said Tract 2; thence South 88°49' West along the Northerly line of said Tract 2, to the Northwest corner thereof;
(continued on reverse hereof)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from encumbrances XXXXXXX

The true consideration for this conveyance is $ 147,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 26th day of March, 1980

Mary Jo Simpson

STATE OF OREGON, County of Columbia } ss. March 26, 1980

Personally appeared the above named Mary Jo Simpson, formerly Mary Jo Blackburn and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: Hazel M. Evans
Notary Public for Oregon—My commission expires: 5-4-81

(OFFICIAL SEAL)

WARRANTY DEED

GRANTOR

GRANTEE

After recording, return to:
Columbia County Adm. School
District No. 502
215 South Second Street
St. Helens, Or. 97051

Until a change is requested, all tax statements shall be sent to the following address.

as above

2010

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Columbia } ss.

I certify that the within instrument was received for record on the 27th day of March, 1980, at 8:46 o'clock AM., and recorded in book/reel/volume No. 229 on page 818 or as document/fee/file/instrument/microfilm No. 2010 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Reta C. Kerry Clerk
By Mac Mainigal Deputy

Recorded by Pioneer National Title Insurance Company

5-60289

Rec'd 71. Greenwood Acres

70

MAR 27 1980

229-818

2010

BOOK 229 PAGE 819

Description continued

thence South 17°22'30" East along the Westerly line of said Tract 2, to the Northwest corner of said Blackburn tract; thence North 77°51' East along the Northerly line of said Blackburn tract, 160.77 feet to the true point of beginning.

Parcel II: Beginning at the Southwest corner of Tract 2 of Greenwood Acres as said Greenwood Acres was platted and on file in the Clerk's Office of Columbia County, Oregon; thence North 64°07' East a distance of 93.6 feet; thence North 12°30½' West a distance of 796.16 feet; thence South 77°51' West a distance of 160.77 feet to the West line of said Tract 2; thence South 17°22½ East a distance of 821.76 feet to the point of beginning.------

2010 MAR 27 1980

60421

STATUTORY WARRANTY DEED BOOK 232 PAGE 746

Ivan C. Warner and Rosalee Warner, husband and wife, Grantors, convey and warrant to School District #502, Columbia County, Oregon, a duly organized School District in Columbia County, Oregon, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Parcel 1: Beginning at a point on the Easterly line of Lot No. 2 of Greenwood Acres, where said line intersects the Southerly boundary line of the County road known as the Gable Road; thence Southerly along said East line of said Lot 2 to the Southeast corner of said Lot 2; thence Westerly along the Southerly line of said Lot 2, 36.4 feet; thence Northerly and parallel with the said East line to the Southerly line of said Gable Road; thence Easterly along said Southerly line 36.4 feet to the place of beginning.

Parcel 2: Tract 3, Greenwood acres, columbia County, Oregon, EXCEPTING from the above two parcels, the following described tract: Beginning at the point of intersection of the West line of Tract 3, Greenwood Acres, Columbia County, Oregon with the Southerly right of way line of Gable Road; thence along the Southerly right of way line of said Gable Road South 88°49' West 36.12 feet to the tract first described in deed to Ivan C. Warner et ux, recorded September 28, 1945 in Book 78 page 406, Deed Records of Columbia County, Oregon; thence along the West line of said Warner et ux tract, South 12°30'28" East a distance of 346.80 feet to a point; thence Easterly to a point on the West line of Tract 4, which is South 6°51' East a distance of 341.71 feet from the point of intersection of the West line of said Tract 4 with the Southerly right of way line of Gable Road; thence North 6°51' West along the West line of said Tract 4 a distance of 341.71 feet to the Southerly right of way line of Gable Road; thence along the Southerly right of way line of said Gable Road, South 88°49' West a distance of 248.41 feet to the point of beginning.

The true and actual consideration for this conveyance is $45,000.00.

Until a change is requested, all tax statements are to be sent to the following address: 215 S. 2nd Street, St. Helens, Oregon 97051.

Dated this 16th day of September, 1980.

Ivan C Warner

Rosalee Warner

NOTARY PUBLIC

STATE OF OREGON
County of Columbia

September 16, 1980. Personally appeared the above named Ivan C. Warner and Rosalee Warner, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Scott A Perman
Notary Public for Oregon
My commission expires: 10-1

101

232-746 6039 SEP 17 1980

BOOK 232 PAGE 747

STATE OF OREGON)
Columbia County) ss. 6039

I certify that the within instrument of writing was received for record on the 17 day of September 19 80 at 3:00 o'clock P.M., recorded in Book 232 on page 746 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Rita C. Kelly
County Clerk.

By K Benton Deputy

VAGT, OLSEN & REIMAN
ATTORNEYS AT LAW
ST. HELENS, OREGON

STATUTORY WARRANTY DEED

From:
Ivan Warner & Rosalea Warner

to:
School District #502

6039

SEP 17 1980

60420

STATUTORY WARRANTY DEED

BOOK 235 PAGE 904

HERBERT B and THOMPSON and VENA THOMPSON, Grantors, convey and warrant to COLUMBIA COUNTY ADMINISTRATIVE SCHOOL DISTRICT #502, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Tract 4, Greenwood Acres, Columbia County, Oregon, excepting therefrom the following described tract:

Beginning at the point of intersection of the West line of Tract 4, Greenwood Acres, Columbia County, Oregon, with the Southerly right of way line of Gable Road; thence along the West line of said Tract 4, a distance of 341.71 feet to a point; thence Easterly to a point of intersection of the East line of Tract 4 which is 320 feet from the point of intersection of the East line of said Tract 4 with the Southerly right of way line of said Gable Road; thence along the East line of said Tract 4, North 3°42'18" East a distance of 320 feet to the Southerly right of way line of said Gable Road; thence along the Southerly right of way line of said Gable Road 77°22' West 88.84 feet and South 88°49' West 215.59 feet to the point of beginning.

New Ark 103 for Ark 67 Greenwood Acres

The true and actual consideration for this conveyance is $37,100.00.

Until a change is requested, all tax statements are to be sent to the following address: St. Helens Administrative School District #502
215 South Second
St. Helens, Oregon 97051

DATED this 20th day of February, 1981.

Herbert B Thompson Vena Thompson

STATE OF OREGON)
) ss:
County of Columbia)

Personally appeared the above named HERBERT B THOMPSON and VENA THOMPSON and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon
My Commission Expires:

103

235-904

125

FEB 27 1981

BOOK 235 PAGE 905 1251

STATE OF OREGON)
Columbia County) ss.

I certify that the within instrument of writing was received for record on the 27 day of Feb 19 81 at 4:00 o'clock P M., recorded in Book 235 on page 904 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Rita C. Kerr, County Clerk

By E. Morrison, Deputy

WILLIAMSON & WILLIAMSON
ATTORNEYS AT LAW
[illegible]
P. O. BOX [illegible]
ST. HELENS, OREGON 97051

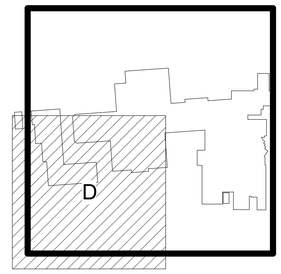
1251 FEB 27 1981

Exhibit C: Lighting Plans and Details

LUMINAIRE SCHEDULE

TAG	DESCRIPTION	FINISH	LAMP			CCT	MANUFACTURER	MODEL	POWER SUPPLY		VOLTAGE	LOAD	MOUNTING		COMMENTS
			TYPE	LUMENS	CRI				DRIVER	DIMMING TYPE			TYPE	HEIGHT	
SA1	LED BOLLARD; PROVIDE WITH SYMMETRIC DISTRIBUTION	TBD BY ARCHITECT	LED	888	70+	4000K	LUMIERE	ASPEN	INTEGRAL ELECTRONIC	NA	277 V	12.0 W	GRADE		
SB1	SINGLE HEAD POLE FIXTURE, PROVID T4W DISTRIBUTION	TBD BY ARCHITECT	LED	6500	70+	4000K	MCGRAW EDISON	GLEON PEDESTRIAN COMPANION	INTEGRAL ELECTRONIC	NA	277 V	51.0 W	POLE		
SC1	12-IN NOMINAL DIAMETER HALF SPHERE; WITH INTEGRAL LED	TBD BY ARCHITECT	LED	1000	90+	3000K	CONCORD	AMERICAN STARGAZER	REMOTE ELECTRONIC	NA	277 V	13.0 W	GRADE		PROVIDE AND CONCEAL REMOTE DRIVER. PRODUCT DETAILS TO BE CONFIRMED BASED ON FLAG SIZING.
SD2	DOUBLE HEAD POLE FIXTURE; PROVIDE WITH T4M DISTRIBUTION	TBD BY ARCHITECT	LED	15507	70+	4000K	MCGRAW EDISON	GLEON	INTEGRAL ELECTRONIC	NA	277 V	134.0 W	POLE		
SE1	PROVIDE WITH SOLITE LENS AND 55-DEG BEAM	TBD BY ARCHITECT	LED	2475	80+	4000K	USAI	B3SD	INTEGRAL ELECTRONIC	0-10V	277 V	20.0 W	RECESSED		
SF1	TRAPEZOID LED WALL MOUNT LUMINAIRE; PROVIDE WITH 350mA DRIVER; AND T3 DISTRIBUTION	TBD BY ARCHITECT	LED	2710	70+	4000K	MCGRAW EDISON	IST	INTEGRAL ELECTRONIC	0-10V	277 V	23.0 W	WALL		

Key Plan



Soderstrom Architects

1200 NW Naito Parkway, Suite 410
Portland, OR 97209

T 503-228-5617
F 503-227-8584

sdra.com

Project

ST HELENS SCHOOL DISTRICT
ST HELENS HIGH SCHOOL - ADDITION AND RENOVATION
2375 GABLE RD,
ST HELENS, OR 97051

Consultant

GLUMAC
A TETRA TECH COMPANY
engineers for a sustainable future™
900 SW Fifth Ave., Suite 1600
Portland, OR 97204
www.glumac.com
T. 503.227.5280
Project Manager: Dan Slavic
Job. No.: 150-21US00101

Revisions

No.	Description	Date

Stamp

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Issuance
LAND USE SUBMITTAL

Date
05/13/2021

Project Number
18103

Drawing Title
LUMINAIRE SCHEDULE

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E0.07

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1 SITE PLAN - LIGHTING

SCALE: 1" = 60'-0"

Soderstrom Architects

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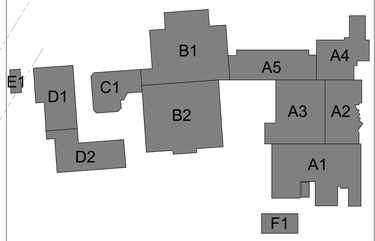
Revisions

No.	Description	Date

Stamp

NOT FOR CONSTRUCTION

Key Plan



Issuance
LAND USE SUBMITTAL

Date
05/13/2021

Project Number
18103

Drawing Title
LIGHTING SITE PLAN

Sheet No
E1.01

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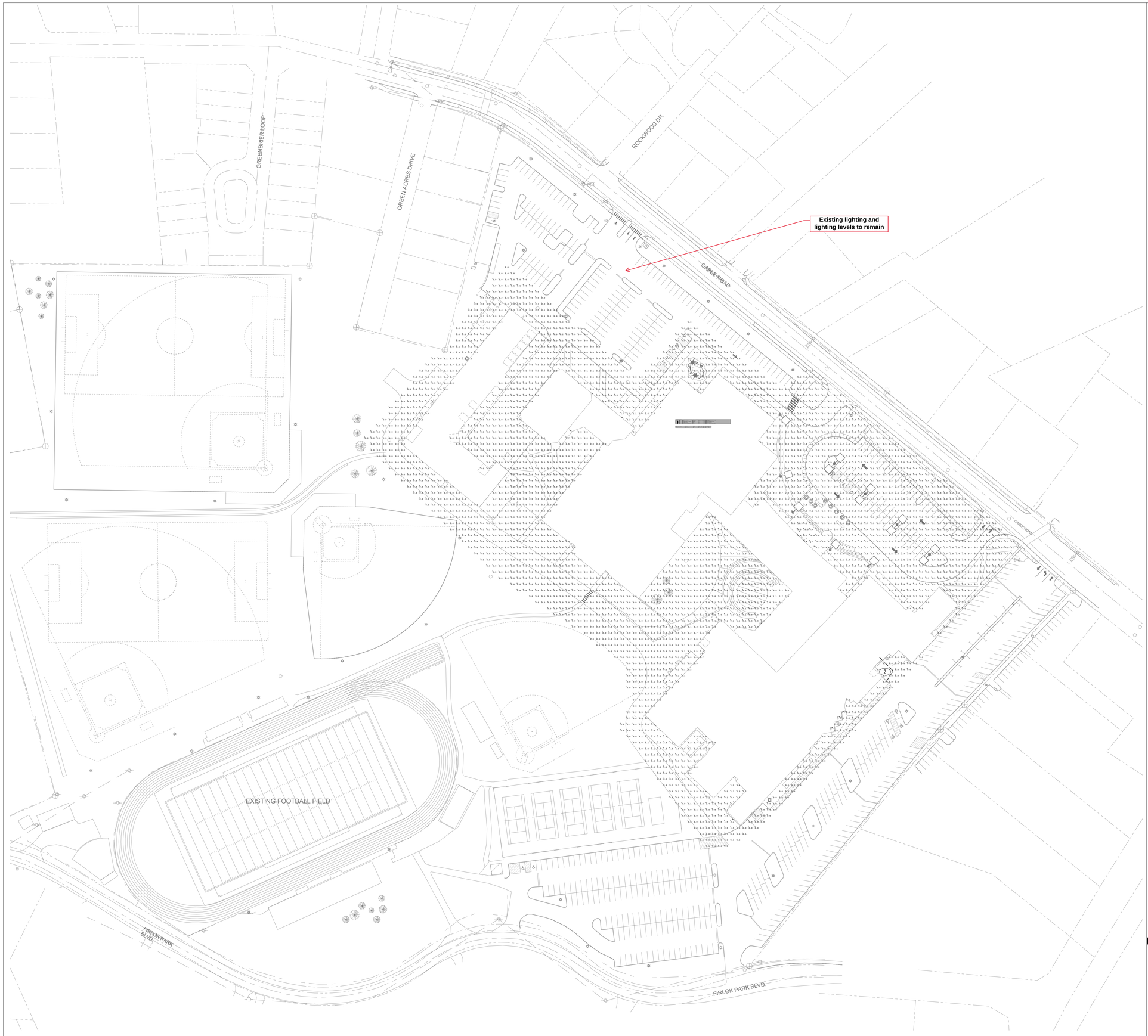

1 SITE PLAN - LIGHTING PHOTOMETRICS

SCALE: 1" = 60'-0"

DATE 5/10/2021 3:11:25 PM
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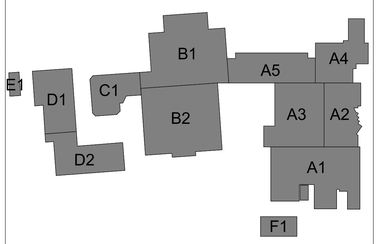
Revisions

No.	Description	Date

Stamp

NOT FOR CONSTRUCTION

Key Plan



Issuance
LAND USE SUBMITTAL

Date
05/13/2021

Project Number
18103

Drawing Title
SITE PHOTOMETRICS

Sheet No
E1.02

SHHS

CUTSHEET PACKAGE

05/10/21

GLUMAC lightingstudio

Lumière

DESCRIPTION

The Aspen 1900-OA bollard features a sleek, contemporary aesthetic and low glare fixed optics. Lamp source selections include LED, incandescent PAR lamps or low voltage MR16 halogen lamps. Luminaires with a halogen source are available with an integral or remote 12V transformer option. Our patented LumaLevel™ leveling system provides quick installation, easy adjustment, secure mounting and protection from vibration. Aspen bollards are available in two standard heights of 24" [610mm] and 30" [762mm].

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Material
Mounting base and housing are precision-machined from corrosion-resistant 6061-T6 aluminum billet and extrusion.

Finish
Fixture and mounting base are double protected by a RoHS compliant chemical film undercoating and polyester powdercoat paint finish, surpassing the rigorous demands of the outdoor environment. Fixture housing is available in a variety of standard colors. Mounting base is painted black.

Lens
Lens is machined from solid U.V. stabilized clear acrylic and is designed to produce maximum light output with low brightness.

Adjustable Mounting Base
Machined 6061-T6 aluminum mounting base assembly is equipped with the patented LumaLevel™ leveling system that includes mounting chassis, 70 shore neoprene base pad, stainless steel hardware and 3/4" conduit entry. The LumaLevel™ leveling system provides quick installation, easy adjustment, secure mounting and protection from vibration.

Anchor Bolts & Template
Three (3) 3/8" x 12" galvanized anchor bolts and a galvanized steel anchor bolt template are standard. Anchor bolts and template are available to ship in advance of fixture for rough-in purposes (specify option -LAB and order anchor bolts/template kit separately). (Catalog: 7048-PK).

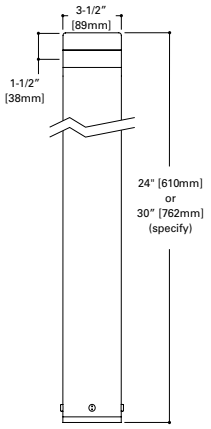
Hardware
Stainless steel hardware is standard to provide maximum corrosion-resistance.

Socket
PAR20: Ceramic socket with 250° CTeflon® coated lead wires and medium base. 50MR16: Ceramic socket with 250° CTeflon® coated lead wires and GU5.3 bi-pin base.

Electrical
Long life LED system coupled with electronic driver (120-277V/50-60Hz) is compatible with TRIAC (Leading Edge Dimming), ELV (Trailing Edge Dimming) and 0-10V dimming to deliver optical performance. Light can be dimmed from 100-1% while maintaining constant CCT. It will operate in -30°C to 50°C unless noted otherwise. The driver incorporates surge protection. LED's are available in 2700K, 3000K, 3500K, and 4000K at 80CRI. 50MR16: 12V transformer required (not included). Remote transformer is available from Lumière as an accessory - see the Accessories & Technical Data section of this catalog for details. 50MR16: XXX/12V includes integral electronic transformer - must specify voltage.

Lamp
Halogen or Incandescent lamp options available. Lamps not included.

Warranty
Lumière warrants its fixtures against defects in materials & workmanship for three (3) years for halogen and incadescent or five (5) years for LED. Auxiliary equipment such as transformers, ballasts and lamps carry the original manufacturer's warranty.



1900-OA
ASPEN

LED
HALOGEN
INCANDESCENT

APPLICATIONS:
OPEN APERTURE BOLLARD
ACCENT MARKER

WORKS WITH SORAA

CERTIFICATION DATA
UL and cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
IP66 Ingressed Protection Rated

TECHNICAL DATA
12W LED
40°C Maximum Temperature Rating
50W (max.) PAR20
50W (max.) MR16
Incandescent and Line Voltage
Low Voltage: 50W Halogen MR16
Halogen, Low Voltage, Line Voltage

ORDERING INFORMATION

Sample Number: 1900-OA-24-50MR16-120/12-BZ-LAB

Series	Height	Source	Voltage	Finish	Options
1900-OA=Aspen Bollard Open Aperture	**24**=24"nominal height **30**=30"nominal height	**LED** **12LED2725**=12W LED, 2700K, 80CRI **12LED3025**=12W LED, 3000K, 80CRI **12LED3525**=12W LED, 3500K, 80CRI **12LED4025**=12W LED, 4000K, 80CRI **Incandescent** **50PAR20**=50W Max Halogen PAR 20, Medium Base **Halogen** **50MR16**=50W Max Halogen MR16, GU5.3	**LED** **UNV**=120-277V (50-60Hz) **Incandescent** **120**=120V **Halogen (12V remote transformer)** **12**=12V Fixture (Remote Transformer Required - Order Separately) **Halogen (integral transformer)** **120/12**=120V to 12V Integral Transformer **277/12**=277V to 12V Integral Transformer	**Painted** **BK**=Black **BZ**=Bronze **CS**=City Silver **VE**=Verde **WT**=White	**LAB**=Less Anchor Bolts & Template (Requires Anchor Kit Be Ordered Separately). **7048-PK**=Anchor Bolt and template

Project		Catalog #		Type	
Prepared by		Notes		Date	

McGraw-Edison

GLEON Galleon

Area / Site Luminaire

Typical Applications

Outdoor • Parking Lots • Walkways • Roadways • Building Areas

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

Product Certifications

Product Features

LumenSafe Technology · Enlighted · WaveLinx · Light ARchitect™

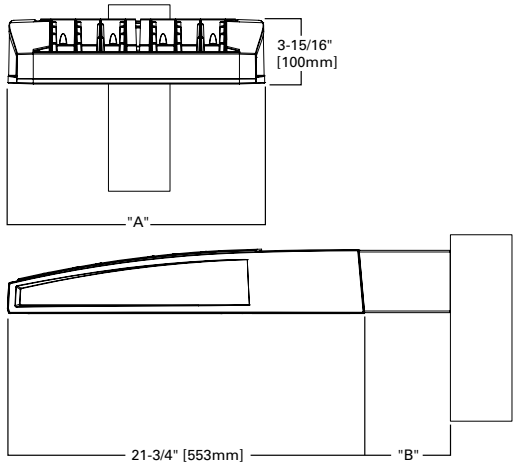
Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt

Connected Systems

- WaveLinx
- Enlighted

Dimensional Details

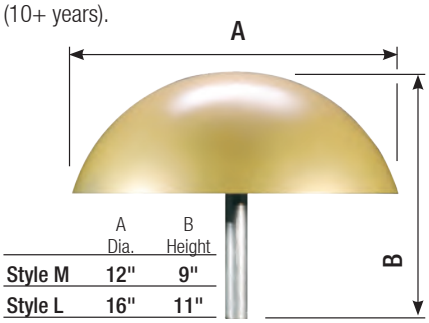


Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Extended Arm Length [1]	"B" Quick Mount Arm Length	"B" Quick Mount Extended Arm Length
1-4	15-1/2"	7"	10"	10-5/8"	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	--
9-10	33-3/4"	7"	16"	--	--

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

American StarGazer -

The **American StarGazer** is a revolutionary Down Light that incorporates the latest LED technology into flagpole lighting. A unique triangulation method of LED placement and the curvature of the fixtures optical design create outstanding performance with the most efficient distribution of light. The down light design prevents your flagpole lighting from contributing to light pollution created by traditional up lights, allowing the American StarGazer to achieve International Dark Sky Association's ***"Dark Sky Approved"*** certification. Two size options… Style M for use on flag sizes up to 12' x 18' and Style L for use on flag sizes up to 20' x 30'… incorporate commercial-grade LED's that are rated for 50,000 hours, providing 25 times longer lamp life than halogen lamps (10+ years).



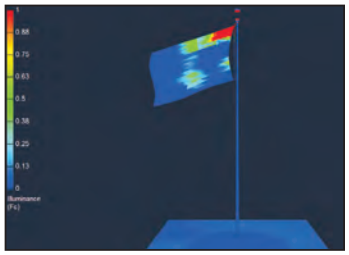
	A Dia.	B Height
Style M	12"	9"
Style L	16"	11"

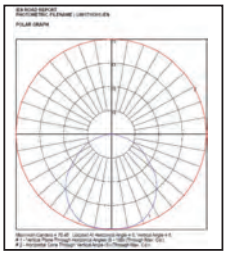
Style M Option Performance – New 12" Diameter
Input Watts / Amps (LM-79 reported): 13 W / 0.50 A
Input Voltage: 24V DC
Color Accuracy (CRI): 90+
Temperature Range: -40°F to 149°F
LED Tape IP Rating: IP67

Style L Option Performance – New 16" Diameter
Input Watts / Amps (LM-79 reported): 29 W / 1.20 A
Input Voltage: 24V DC
Color Accuracy (CRI): 90+
Temperature Range: -40°F to 149°F
LED Tape IP Rating: IP67

c UL us LISTED

ida DARK SKY APPROVED





Flagpole Catalog Number Description

Products are identified by the Design, Power Cord Length, Bulb Type, Dome Finish, and Truck Finish.

Catalog Number Example (SGE3-M-60-3K-GLD-SAT)

Design	Style	Cord Length	Bulb Type	Dome Finish	Truck Finish
SGE3	M	60	3K	GLD	SAT

SGE3 *= External Stationary - 3.5" Top Diameter*
M *= 12" Diameter*
60 *= 60' Power Cord*
3K *= 3000 Kelvin LED Bulb*
GLD *= Gold Dome*
SAT *= Satin Truck*

Design

Code	Description
SGE3	External Stationary - 3.5"
SGE4	External Stationary - 4"
SGER	External Single Revolving
SGED	External Double Revolving
SGIS	Internal Stationary
SGIR	Internal Revolving

Style

Code	Diameter
M	12"
L	16"

Cord Length*

Code	Length
60	60' *(Std. "M")*
00	100' *(Std. "L")*
15	150'

**Splice Kits are available.*

Bulb Type

Code	Color
3K	3000 Kelvin
5K	5000 Kelvin
AM	Amber

Dome Finish

Code	Color
GLD	Gold *(Standard)*
SIL	Silver
BZT	BronzeTone
BLK	Black
WHT	White
CUS	Specify Color

Truck Finish

Code	Description
SAT	Satin
BZT	BronzeTone
BLK	Black
WHT	White
CUS	Specify Color

Contact Customer Service for (CUS) Custom Color Pricing.

CONCORD AMERICAN FLAGPOLE

Power Suppy
Line Voltage to Low Voltage
For use with ALL American StarGazer Dome Down Lights

- No Load Technology
- No Load Technology
- Soft Start Feature
- Constant Voltage Output
- ETL Listed For Outdoor Applications
- Overload/Short Circuit/Over-Voltage/ Thermal Protection
- Input Voltage: 120-277VAC
- Output Voltage: 24VDC
- Max Watts: 40 Watts
- Power Supply Options Will Power Up To Three (3) Fixtures

Direct Burial
Model #: PS120/277-IG
Dimensions: 9" W x 9" L x 5" H
Weight: 5 LBS.
Part No: **DBP-1000**
Price: **$570**

NEMA 3R Above Ground
Model #: PS120/277
Dimensions: 2" W x 3.4" L x 9.3" H
Weight: 2.5 LBS.
Part No: **AGP-1000**
Price: **$416**

Note: *Not recommended for mounting on flagpole or in-ground.*

American In-Ground Series - LED Up Light

The ONLY factory sealed LED In-Ground Flagpole Up Light in the industry that is completely assembled with a 15' power cord preinstalled. Superior Performance. Easy Installation. Just wire and go!

Recommended Flagpole Height: 35' – 80'
Multiple lights may be needed for your application.

Features & Specifications

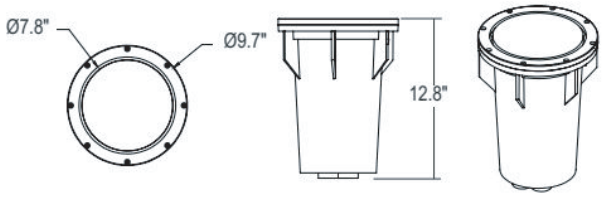
Construction:
Compression molded, fiberglass reinforced polyester composite housing. With proper maintenance, will not peel or flake.

Mounting:
This well light is an in-ground fixture and should be installed according to provided installation instructions. Fixture is supplied with anti-siphon chamber. All drivers are thermally protected and come pre-wired to specific line voltages via quick connects.

- Includes LED Driver, Stainless Steel Ring, Directional Louver & Walk-Over Lens with Etched Slip-Resistant Glass
- Multi-tap 120 - 277VAC
- 25 Watt LED Plate
- 20 Degree Beam Spread
- 4300 lumens / 5000 Kelvin
- CRI: 80
- Lamp hours with photocell (sold separately): 50,000
- Concrete Pour Kit required for concrete installations
- Fixture must be installed by a licensed electrician
- One-year warranty on the fixture and finish.
- 3-year warranty on LED Module

To combat the increasing problem of water build-up inside in-ground fixtures, our in-ground buckets are designed with an anti-siphon chamber. This chamber keeps all electrical components separated from the wiring entering the fixtures, which keeps any water absorbed from the ground in a completely separate section.

In-Ground LED Up Light
Dimensions: 9.7" Dia. x 12.8" H
Weight: 16 LBS.
Part No: **IGUL-1000**
Price: **$2,451**



Concrete Pour Kit
Dimensions:10" Dia. x 6" H
Part No: **CPK-1000**
Price: **$74**

Required for concrete installations.

Project		Catalog #		Type	
Prepared by		Notes		Date	

McGraw-Edison

GLEON Galleon

Area / Site Luminaire

Typical Applications

Outdoor • Parking Lots • Walkways • Roadways • Building Areas

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

Product Certifications

Product Features

LumenSafe Technology · Enlighted · WaveLinx · Light ARchitect™

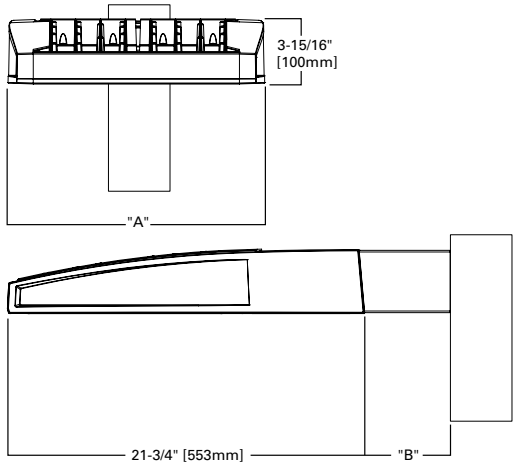
Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt

Connected Systems

- WaveLinx
- Enlighted

Dimensional Details



Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Extended Arm Length [1]	"B" Quick Mount Arm Length	"B" Quick Mount Extended Arm Length
1-4	15-1/2"	7"	10"	10-5/8"	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	--
9-10	33-3/4"	7"	16"	--	--

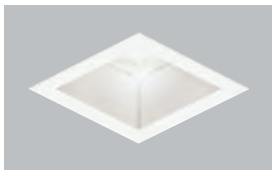
NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

BeveLED Mini® Complete - B3SD
3″ Square Downlight

USAI® Lighting

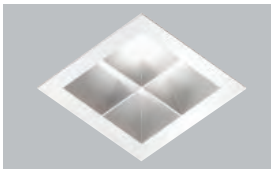
Universal and Field Convertible - Trim | Trimless | Millwork

Trimmed | Trimless | Millwork | Trimless Acoustical Tile



(Above Shown with Beveled Trim Option)

To specify Trimless Acoustical Lighting visit usailighting.



(Above Shown with Cross Baffle Trim Option)

usailighting.com/beveledmini

Introducing new and improved BeveLED Mini, the smallest member of our iconic BeveLED family. BeveLED Mini has been infused with upgraded performance for superior light in every application. Now available with the following features, by popular demand:

FEATURES

- Upgraded performance and more LED color options than ever before!
- Field Flexibility - it's now easy to change trim in the field between trimmed, trimless and millwork
- Dry/damp/wet location rated for bathrooms and showers, including trimless and millwork
- More dimming options and all color technologies available
- Clear overspray protector for installation convenience
- Full family platform
- Iconic beveled look with optional cross-baffle trim for glare control

DOWNLIGHT PERFORMANCE DATA

LED COLOR CHOICES

	DELIVERED* PERFORMANCE:	Classic White 9W	Classic White 15W	Classic White 20W	Warm Glow Dimming 15W	Warm Glow Dimming 20W	Color Select 12W	Color Select 18W
	Source Lumens:	1175	1825	2475	1350	1800	925	1200
BeveLED Performance	Lumens Per Watt:	105	105	101	71	69	66	59
	Delivered Lumens:	950	1475	2025	1050	1425	800	1075
	EM Mode Output:	1000 Delivered Lumens (nominal)			525 Delivered Lumens		500 Delivered Lumens	
Cross Baffle Performance	Lumens Per Watt:	87	87	83	58	57	55	49
	Delivered Lumens:	775	1225	1650	875	1175	650	875
	EM Mode Output:	800 Delivered Lumens (nominal)			425 Delivered Lumens		400 Delivered Lumens	

*Based on 3000K, 80+ CRI. Performance varies for each specific beamspread and color temperature. See IES files for exact values at usailighting.com.

CORRELATED COLOR TEMPERATURE MULTIPLIER

Classic White

	2700K			3000K			3500K			4000K		
Color Rendering Index:	80+	90+	95+	80+	90+	95+	80+	90+	95+	80+	90+	95+
Multiplier for Lumen	0.96	0.81	0.70	1.00	0.86	0.74	1.03	0.88	0.79	1.06	0.81	0.81

	Warm Glow Dimming 2700K		Warm Glow Dimming 3000K		Color Select 2200K	Color Select 2700K	Color Select 3000K	Color Select 3500K	Color Select 4000K	Color Select 5000K	Color Select 6000K
Color Rendering Index:	80+	90+	80+	90+	80+	80+	80+	80+	80+	80+	80+
Multiplier for Lumen	1.00	0.78	1.00	0.83	0.92	0.97	1.00	1.03	1.05	1.10	1.13

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13 Crosby Street
New York, NY 10013
845-234-4090
showroom@usailighting.com

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info@usailighting.com

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Revised 01/27/2021

Project		Catalog #		Type	
Prepared by		Notes		Date	

McGraw-Edison

Impact Elite LED

Wall Mount Luminaire

Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Energy and Performance Data page 3
- Control Options page 4

Product Certifications

Quick Facts

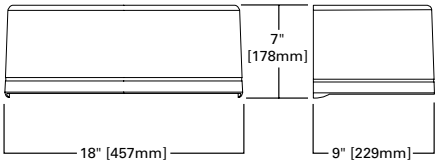
- 10 Optical Distributions
- Lumen packages range from 2,459 to 8,123 (20W - 66W)
- Efficacy up to 143 lumens per watt

Connected Systems

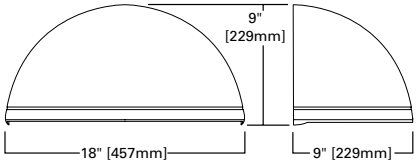
- WaveLinx
- Enlighted

Dimensional Details

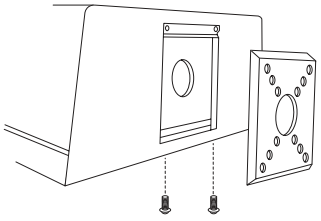
Cylinder



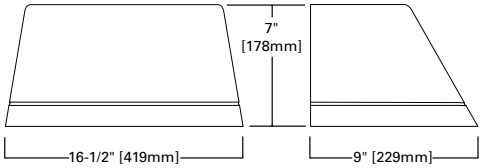
Quarter Sphere



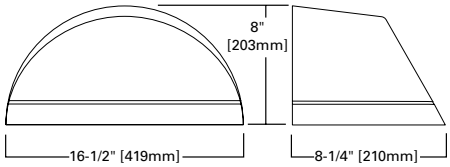
Hook -n- Lock



Trapezoid



Wedge



Saint Helens High School BB SB SO

Saint Helens,OR

NOTES: Pole B4 is in a glare zone for the Soccer 2 field a issues with playability.

Lighting System

Pole / Fixture Summary

Pole ID	Pole Height	Mtg Height	Fixture Qty	Luminaire Type	Load	Circuit
A1-A2	70'	70'	4	TLC-LED-1500	5.72 kW	A
		16'	1	TLC-BT-575	0.58 kW	A
A4	70'	70'	4	TLC-LED-1500	5.72 kW	C
		16'	1	TLC-BT-575	0.58 kW	C
A5-A6	60'	60'	3	TLC-LED-1200	3.51 kW	E
		16'	1	TLC-BT-575	0.58 kW	E
A7-A8	60'	60'	3	TLC-LED-1200	3.51 kW	F
		16'	1	TLC-BT-575	0.58 kW	F
B1	80'	80'	6	TLC-LED-1500	8.58 kW	B
		80'	1	TLC-LED-900	0.89 kW	B
		16'	1	TLC-BT-575	0.58 kW	B
B2	80'	80'	7	TLC-LED-1500	10.01 kW	B
		16'	1	TLC-BT-575	0.58 kW	B
B3-B4	80'	80'	5	TLC-LED-1500	7.15 kW	D
		80'	2	TLC-LED-900	1.78 kW	D
		16'	1	TLC-BT-575	0.58 kW	D
B5-B6	70'	70'	5	TLC-LED-1500	7.15 kW	E
		16'	1	TLC-BT-575	0.58 kW	E
B7, C8	70'	70'	5	TLC-LED-1500	7.15 kW	F
		16'	1	TLC-BT-575	0.58 kW	F
C1	70'	70'	5	TLC-LED-1500	7.15 kW	B
		16'	2	TLC-BT-575	1.15 kW	B
C2	70'	70'	5	TLC-LED-1500	7.15 kW	B
		70'	4	TLC-LED-1500	5.72 kW	C
		16'	2	TLC-BT-575	1.15 kW	B
		16'	1	TLC-BT-575	0.58 kW	C
C3	70'	70'	4	TLC-LED-1500	5.72 kW	D
		70'	1	TLC-LED-900	0.89 kW	D
		16'	2	TLC-BT-575	1.15 kW	D
C4	70'	70'	4	TLC-LED-900	3.56 kW	D
		16'	2	TLC-BT-575	1.15 kW	D
C5	70'	70'	1	TLC-LED-1500	1.43 kW	D
		70'	3	TLC-LED-900	2.67 kW	D
C6	70'	70'	5	TLC-LED-900	4.45 kW	D
F1-F4	70'	70'	15	SC-2	24.00 kW	G
25			***188***		***245.68 kW***	

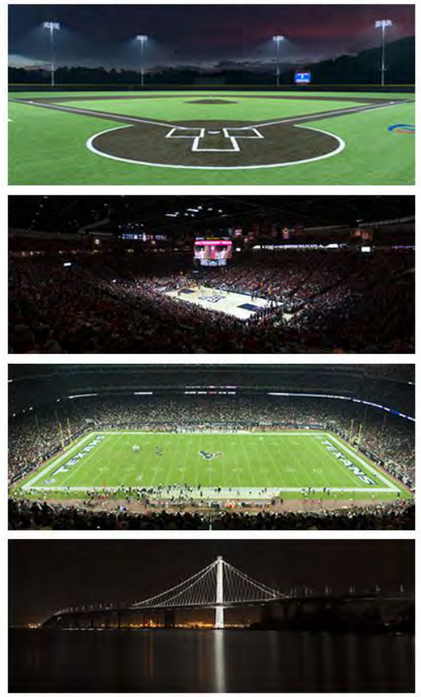
Circuit Summary

Circuit	Description	Load	Fixture Qty
A	Baseball 1 Infield	12.59 kW	10
B	Baseball 1 Outfield	37.23 kW	30
C	Baseball 2 Infield	12.59 kW	10
D	BB2/SO	40.03 kW	38
E	Softball 1	23.62 kW	20
F	Softball 2	23.62 kW	20
G	Existing Football	96.0 kW	60

Fixture Type Summary

Type	Source	Wattage	Lumens	L90	L80	L70	Quantity
TLC-LED-900	LED 5700K - 75 CRI	890W	89,600	>120,000	>120,000	>120,000	18
TLC-LED-1500	LED 5700K - 75 CRI	1430W	160,000	>120,000	>120,000	>120,000	74
TLC-LED-1200	LED 5700K - 75 CRI	1170W	136,000	>120,000	>120,000	>120,000	12
TLC-BT-575	LED 5700K - 75 CRI	575W	52,000	>120,000	>120,000	>120,000	24
SC-2	1500W MZ	1600W	155,000	--	--	--	60

From Hometown to Professional



We Make It Happen.

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Saint Helens High School BB SB SO

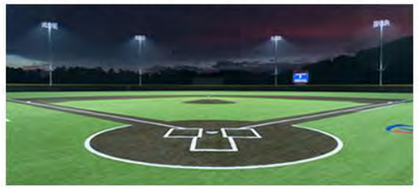
Saint Helens,OR

Light Level Summary

Calculation Grid Summary

Grid Name	Calculation Metric	Illumination					Circuits	Fixture Qty
		Ave	Min	Max	Max/Min	Ave/Min		
Baseball 1 (Infield)	Horizontal Illuminance	51.1	35	64.1	1.81	1.46	A,B	40
Baseball 1 (Outfield)	Horizontal Illuminance	31.5	19	44.9	2.32	1.66	A,B	40
Baseball 2 (Infield)	Horizontal Illuminance	53	37	65	1.76	1.43	C,D	48
Baseball 2 (Outfield)	Horizontal Illuminance	33.9	23	43.3	1.90	1.48	C,D	48
Blanket Grid	Horizontal	12.4	0	72.4	61616.75		A,B,C,D,E, F,G	188
Football	Horizontal Illuminance	45.1	31	68.3	2.24	1.45	G	60
Property Line Spill	Horizontal	0.50	0	5.56	0.00		A,B,C,D,E, F,G	188
Soccer 1	Horizontal Illuminance	30.1	18	41.5	2.30	1.67	B	30
Soccer 2	Horizontal Illuminance	30.3	21	40.5	1.96	1.44	D	38
Softball 1 (Infield)	Horizontal Illuminance	51.7	33	59.3	1.78	1.57	E	20
Softball 1 (Outfield)	Horizontal Illuminance	30.5	21	43.4	2.04	1.45	E	20
Softball 2 (Infield)	Horizontal Illuminance	50.9	36	63.1	1.75	1.41	F	20
Softball 2 (Outfield)	Horizontal Illuminance	31.7	20	44.1	2.17	1.58	F	20

From Hometown to Professional



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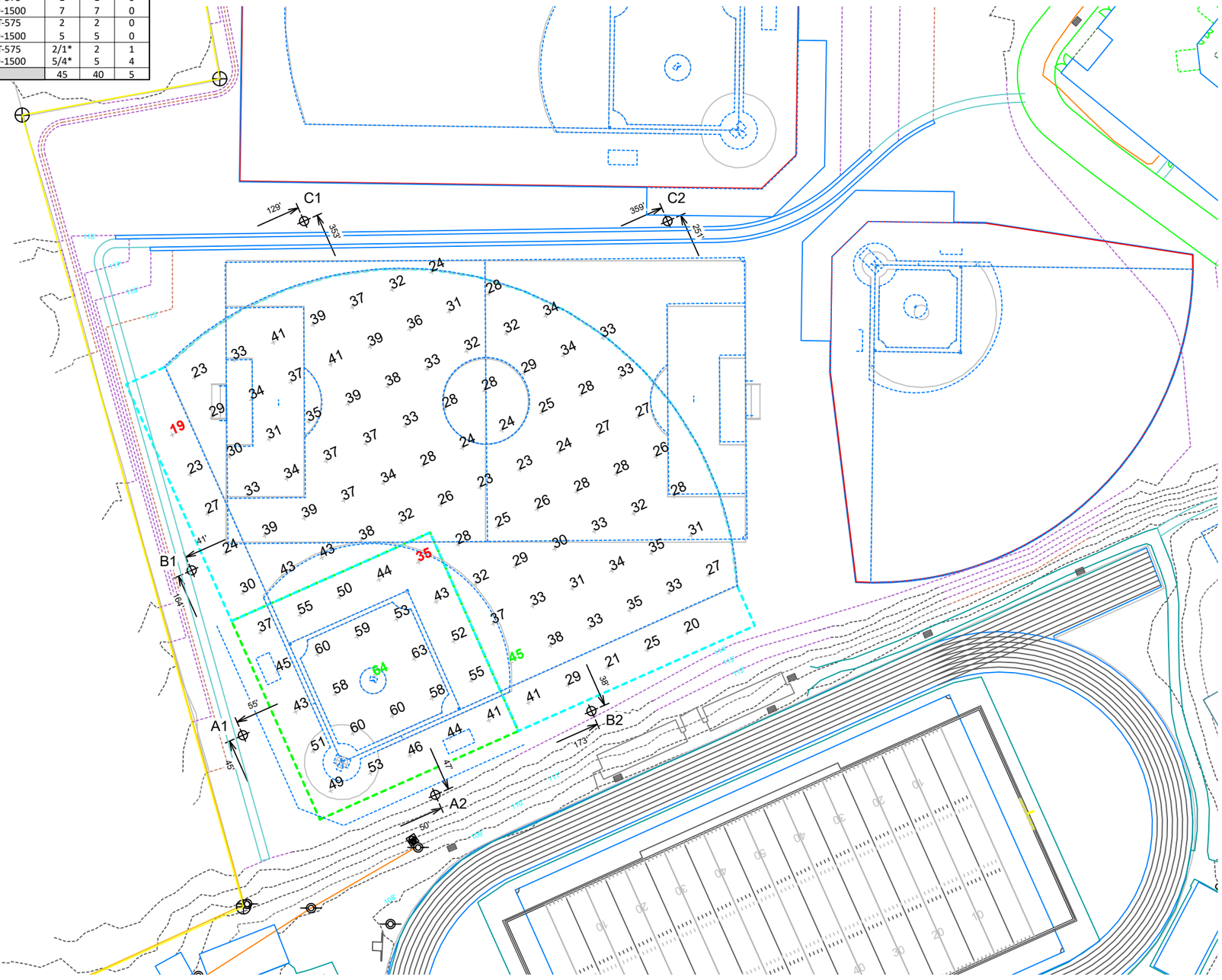
Saint Helens High School BB

Saint Helens,OR

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	A1-A2	70'	-	15.5'	TLC-BT-575	1	1	0
				70'	TLC-LED-1500	4	4	0
1	B1	80'	-	80'	TLC-LED-1500	6	6	0
				15.5'	TLC-BT-575	1	1	0
				80'	TLC-LED-900	1	1	0
1	B2	80'	-	15.5'	TLC-BT-575	1	1	0
				80'	TLC-LED-1500	7	7	0
1	C1	70'	4'	19.5'	TLC-BT-575	2	2	0
				74'	TLC-LED-1500	5	5	0
1	C2	70'	4'	19.5'	TLC-BT-575	2/1*	2	1
				74'	TLC-LED-1500	5/4*	5	4
6	TOTALS					45	40	5

* This structure utilizes a back-to-back mounting configuration



NOTES: Pole B4 is in a glare zone for the Soccer 2 field and can cause issues with playability.

SCALE IN FEET 1 : 80

0' 80' 160'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

GRID SUMMARY

Name:	**Baseball 1**
Size:	300'/350'/300' - basepath 90'
Spacing:	30.0' x 30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

	Infield	Outfield
Guaranteed Average:	**50**	**30**
Scan Average:	51.09	31.50
Maximum:	64.1	44.9
Minimum:	35	19
Avg / Min:	1.45	1.63
Guaranteed Max / Min:	**2**	**2.5**
Max / Min:	1.81	2.32
UG (adjacent pts):	1.49	1.64
CU:	0.68	
No. of Points:	25	88

LUMINAIRE INFORMATION

Applied Circuits:	A, B
No. of Luminaires:	**40**
Total Load:	49.82 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

ENGINEERED DESIGN By: D. Lohman · File #212143B · 05-May-21

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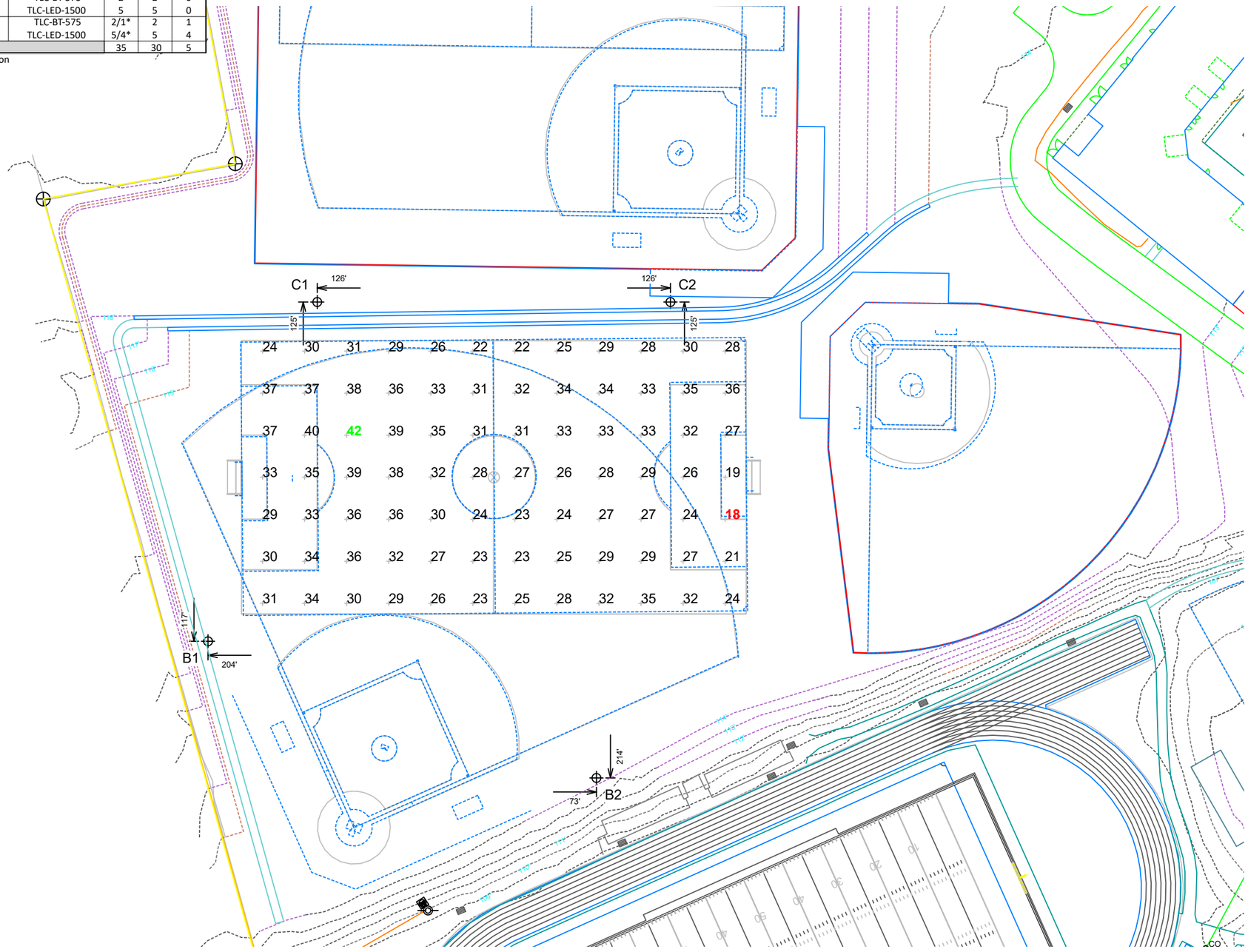
Saint Helens High School BB

Saint Helens,OR

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
1	B1	80'	-	80'	TLC-LED-1500	6	6	0
				15.5'	TLC-BT-575	1	1	0
				80'	TLC-LED-900	1	1	0
1	B2	80'	-	15.5'	TLC-BT-575	1	1	0
				80'	TLC-LED-1500	7	7	0
1	C1	70'	4'	19.5'	TLC-BT-575	2	2	0
				74'	TLC-LED-1500	5	5	0
1	C2	70'	4'	19.5'	TLC-BT-575	2/1*	2	1
				74'	TLC-LED-1500	5/4*	5	4
4	TOTALS					35	30	5

* This structure utilizes a back-to-back mounting configuration



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

SCALE IN FEET 1 : 80

0' 80' 160'

NOTES: Pole B4 is in a glare zone for the Soccer 2 field and can cause issues with playability.

GRID SUMMARY

Name:	**Soccer 1**
Size:	360' x 195'
Spacing:	30.0' x 30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

	Entire Grid
Guaranteed Average:	**30**
Scan Average:	30.11
Maximum:	41.5
Minimum:	18
Avg / Min:	1.67
Guaranteed Max / Min:	**2.5**
Max / Min:	2.30
UG (adjacent pts):	1.53
CU:	0.57
No. of Points:	84

LUMINAIRE INFORMATION

Applied Circuits:	B
No. of Luminaires:	**30**
Total Load:	37.23 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

ENGINEERED DESIGN By: D. Lohman · File #212143B · 05-May-21

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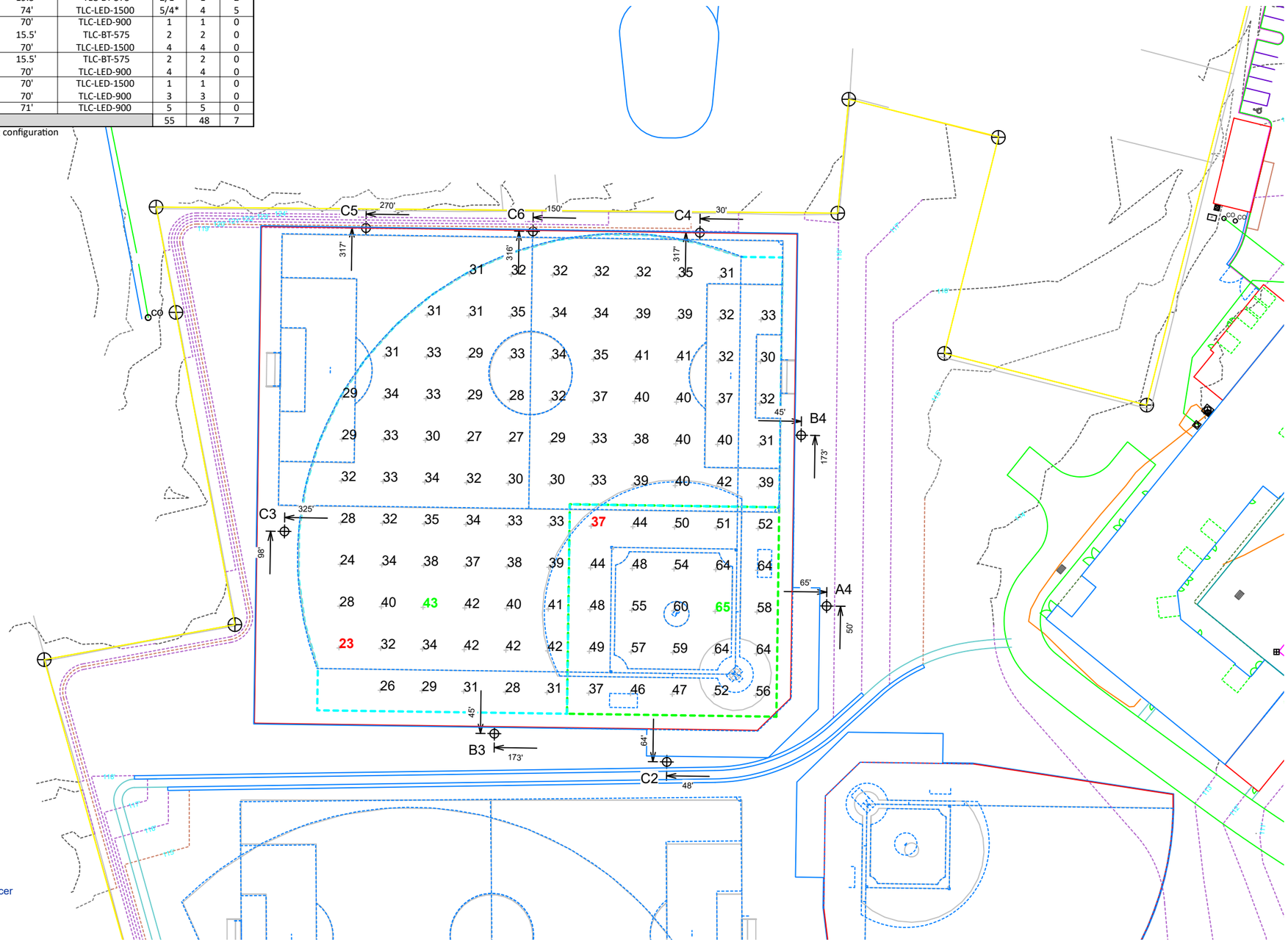
Saint Helens High School BB

Saint Helens,OR

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
1	A4	70'	-	15.5'	TLC-BT-575	1	1	0
				70'	TLC-LED-1500	4	4	0
2	B3-B4	80'	-	80'	TLC-LED-1500	5	5	0
				15.5'	TLC-BT-575	1	1	0
				80'	TLC-LED-900	2	2	0
1	C2	70'	4'	19.5'	TLC-BT-575	2/1*	1	2
				74'	TLC-LED-1500	5/4*	4	5
1	C3	70'	-	70'	TLC-LED-900	1	1	0
				15.5'	TLC-BT-575	2	2	0
				70'	TLC-LED-1500	4	4	0
1	C4	70'	-	15.5'	TLC-BT-575	2	2	0
				70'	TLC-LED-900	4	4	0
1	C5	70'	-	70'	TLC-LED-1500	1	1	0
				70'	TLC-LED-900	3	3	0
1	C6	70'	1'	71'	TLC-LED-900	5	5	0
8	TOTALS					55	48	7

* This structure utilizes a back-to-back mounting configuration



NOTES: Pole B4 is in a glare zone for the Soccer 2 field and can cause issues with playability.

SCALE IN FEET 1 : 80

0' 80' 160'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

GRID SUMMARY

Name:	**Baseball 2**
Size:	300'/350'/300' - basepath 90'
Spacing:	30.0' x 30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

	Infield	Outfield
Guaranteed Average:	**50**	**30**
Scan Average:	53.01	33.94
Maximum:	65.0	43.3
Minimum:	37	23
Avg / Min:	1.44	1.49
Guaranteed Max / Min:	**2**	**2.5**
Max / Min:	1.76	1.90
UG (adjacent pts):	1.30	1.48
CU:	0.70	
No. of Points:	25	88

LUMINAIRE INFORMATION

Applied Circuits:	C, D
No. of Luminaires:	**48**
Total Load:	52.62 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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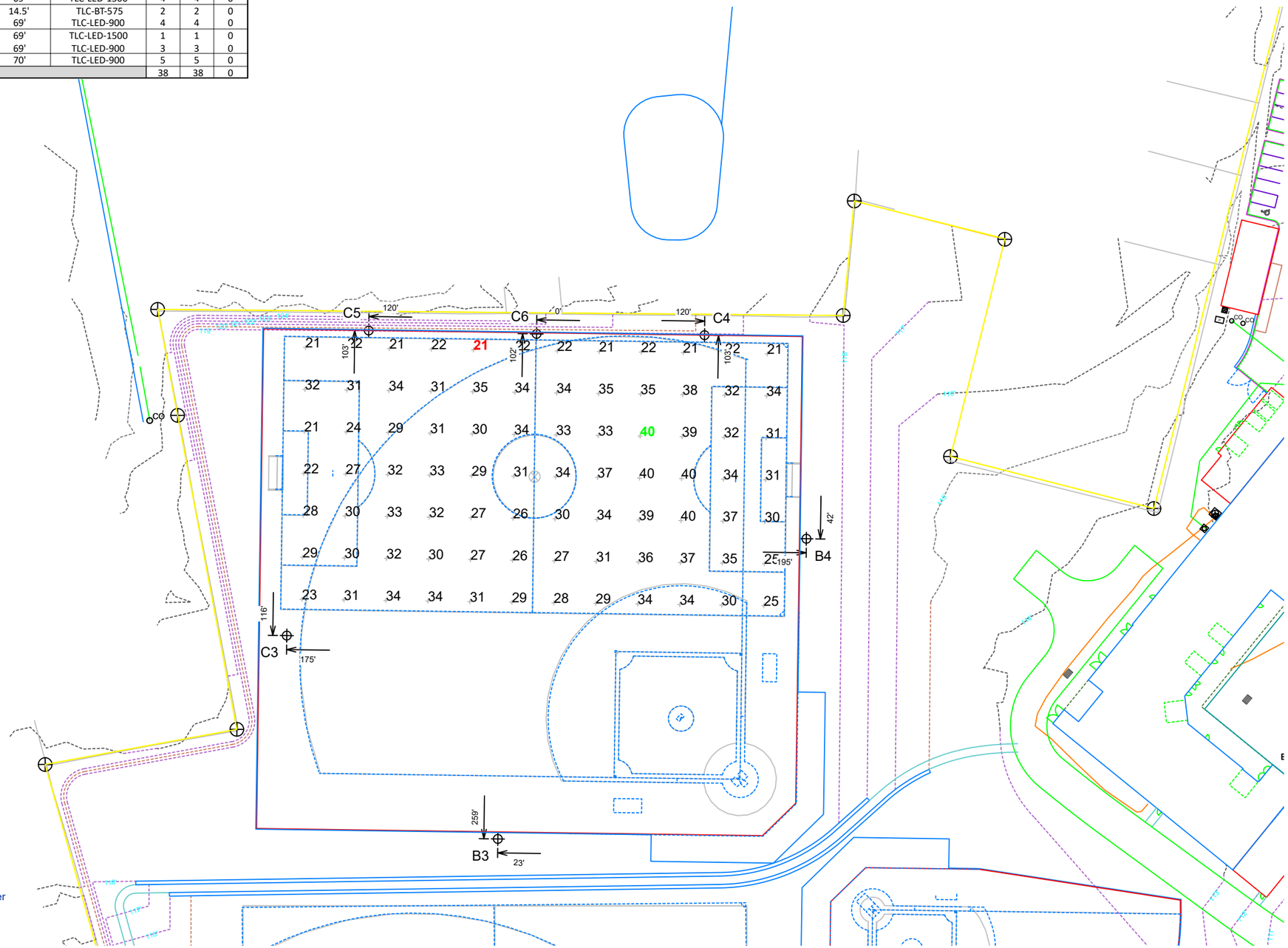
Saint Helens High School BB

Saint Helens,OR

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	B3-B4	80'	-1'	79'	TLC-LED-1500	5	5	0
				14.5'	TLC-BT-575	1	1	0
				79'	TLC-LED-900	2	2	0
1	C3	70'	-1'	69'	TLC-LED-900	1	1	0
				14.5'	TLC-BT-575	2	2	0
				69'	TLC-LED-1500	4	4	0
1	C4	70'	-1'	14.5'	TLC-BT-575	2	2	0
				69'	TLC-LED-900	4	4	0
1	C5	70'	-1'	69'	TLC-LED-1500	1	1	0
				69'	TLC-LED-900	3	3	0
1	C6	70'	-	70'	TLC-LED-900	5	5	0
6	TOTALS					38	38	0

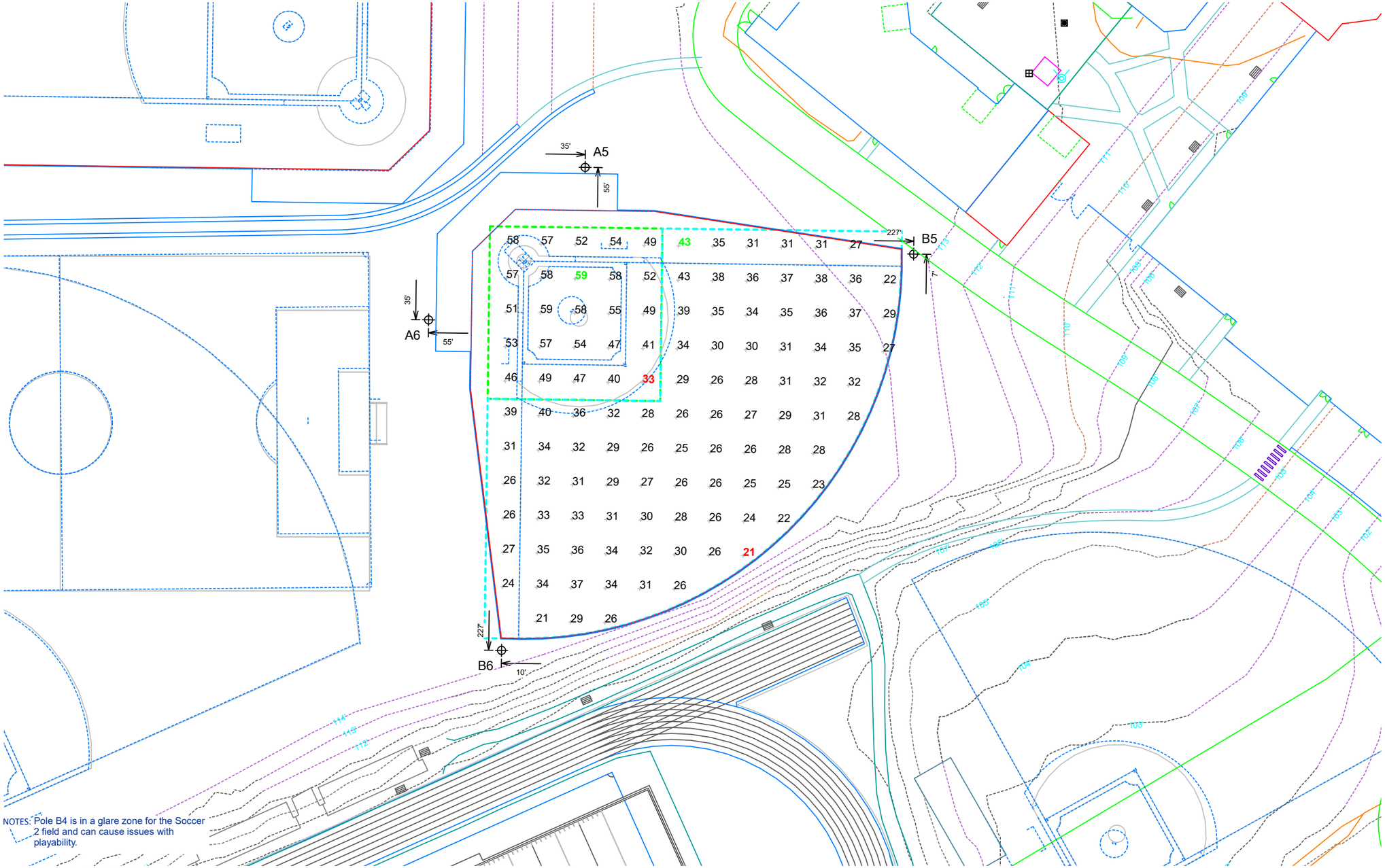

C5
120'
C6
0'
120'
C4
103'
102'
103'
21 22 21 22 21 22 21 22 21 22 21 22 21
32 31 34 31 35 34 34 35 35 38 32 34
21 24 29 31 30 34 33 33 40 39 32 31
22 27 32 33 29 31 34 37 40 40 34 31
28 30 33 32 27 26 30 34 39 40 37 30
29 30 32 30 27 26 27 31 36 37 35 25
23 31 34 34 31 29 28 29 34 34 30 25
42'
B4
195'
116'
C3
175'
259'
B3
23'
45'
116'
116'
116

Saint Helens High School BB

Saint Helens,OR

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	A5-A6	60'	-	15.5'	TLC-BT-575	1	1	0
				60'	TLC-LED-1200	3	3	0
2	B5-B6	70'	-	15.5'	TLC-BT-575	1	1	0
				70'	TLC-LED-1500	5	5	0
4	TOTALS					20	20	0



NOTES: Pole B4 is in a glare zone for the Soccer 2 field and can cause issues with playability.

SCALE IN FEET 1 : 60

0' 60' 120'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

GRID SUMMARY

Name:	**Softball 1**
Size:	220'/220'/220' - basepath 60'
Spacing:	20.0' x 20.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

	Infield	Outfield
Guaranteed Average:	**50**	**30**
Scan Average:	51.66	30.51
Maximum:	59.3	43.4
Minimum:	33	21
Avg / Min:	1.55	1.43
Guaranteed Max / Min:	**2**	**2.5**
Max / Min:	1.78	2.04
UG (adjacent pts):	1.23	1.61
CU:	0.64	
No. of Points:	25	90

LUMINAIRE INFORMATION

Applied Circuits:	E
No. of Luminaires:	**20**
Total Load:	23.62 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

ENGINEERED DESIGN By: D. Lohman · File #212143B · 05-May-21

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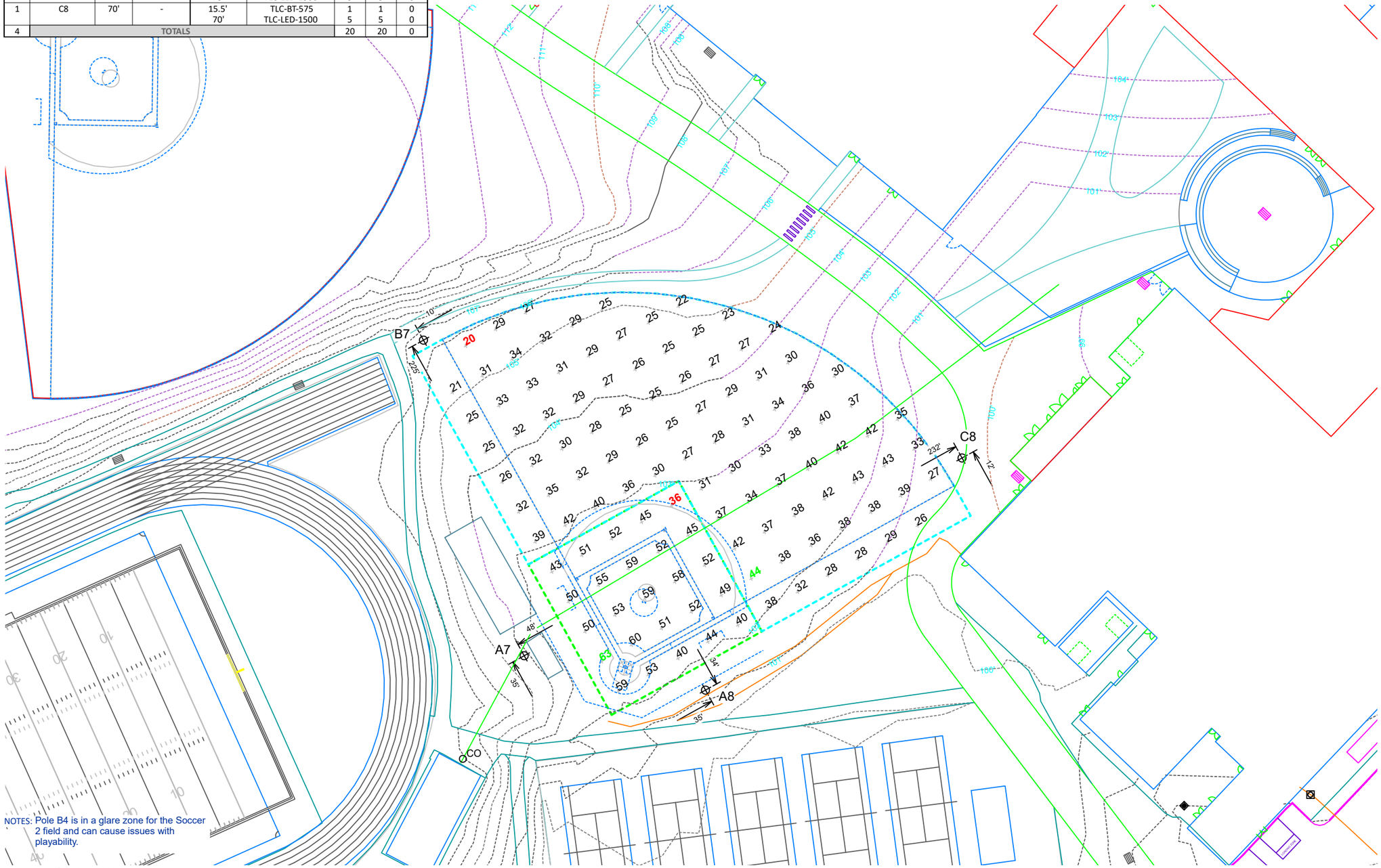
EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
1	A7	60'	3'	18.5'	TLC-BT-575	1	1	0
				63'	TLC-LED-1200	3	3	0
1	A8	60'	-	15.5'	TLC-BT-575	1	1	0
				60'	TLC-LED-1200	3	3	0
1	B7	70'	5'	20.5'	TLC-BT-575	1	1	0
				75'	TLC-LED-1500	5	5	0
1	C8	70'	-	15.5'	TLC-BT-575	1	1	0
				70'	TLC-LED-1500	5	5	0
4	TOTALS					20	20	0



NOTES: Pole B4 is in a glare zone for the Soccer 2 field and can cause issues with playability.

SCALE IN FEET 1 : 60

0' 60' 120'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

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Saint Helens High School BB

Saint Helens,OR

GRID SUMMARY

Name:	**Softball 2**
Size:	220'/220'/220' - basepath 60'
Spacing:	20.0' x 20.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

	Infield	Outfield
Guaranteed Average:	**50**	**30**
Scan Average:	50.87	31.65
Maximum:	63.1	44.1
Minimum:	36	20
Avg / Min:	1.41	1.55
Guaranteed Max / Min:	**2**	**2.5**
Max / Min:	1.75	2.17
UG (adjacent pts):	1.34	1.53
CU:	0.66	
No. of Points:	25	90

LUMINAIRE INFORMATION

Applied Circuits:	F
No. of Luminaires:	**20**
Total Load:	23.62 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

musco Lighting
We Make It Happen.

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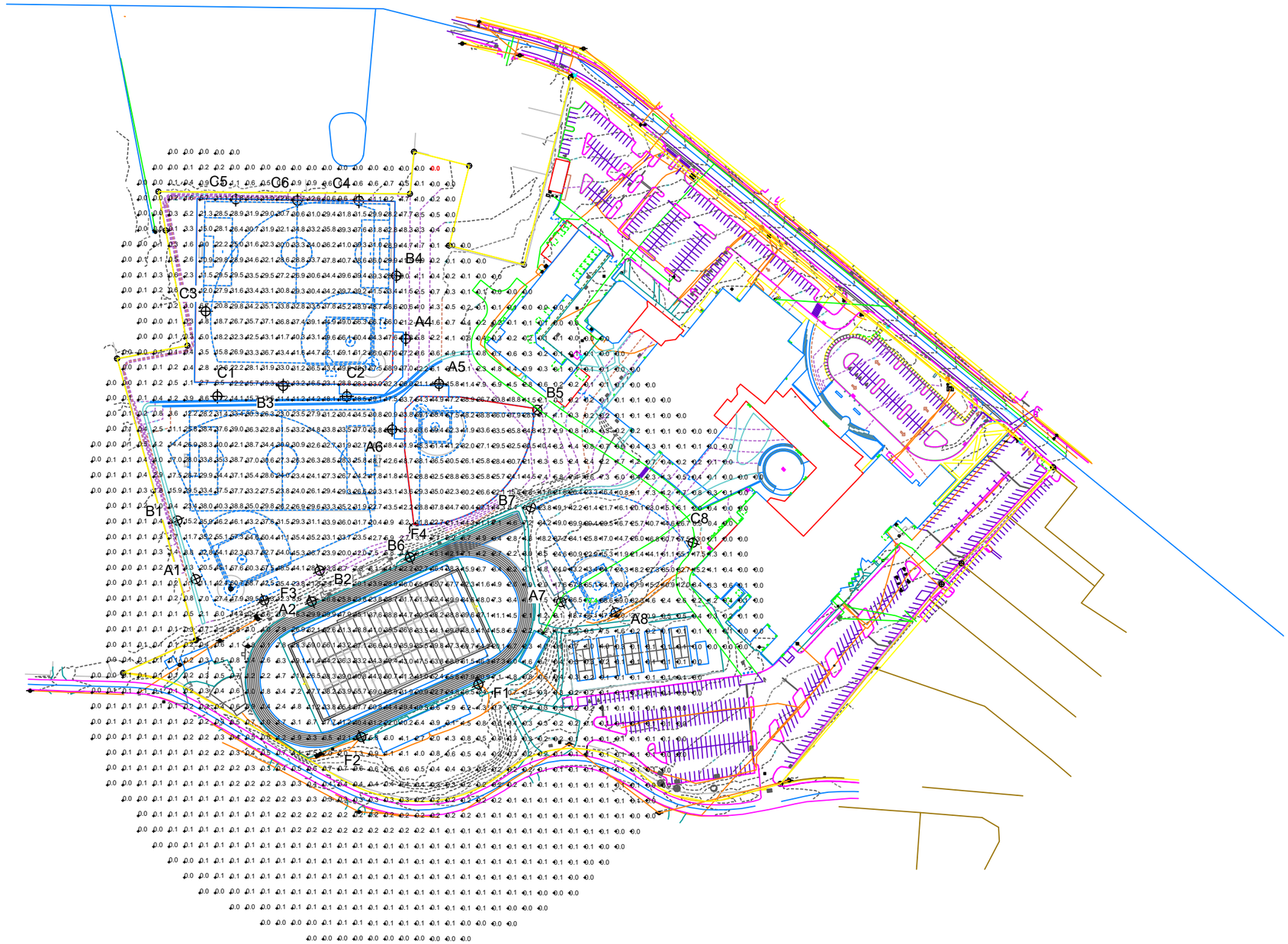
Saint Helens,OR



GRID SUMMARY

Name:	**Blanket Grid**
Spacing:	30.0' x 30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

	Entire Grid
Scan Average:	**12.38**
Maximum:	72.4
Minimum:	0
Avg / Min:	10540.85
Max / Min:	**61616.75**
UG (adjacent pts):	94.43
CU:	0.84
No. of Points:	1720

LUMINAIRE INFORMATION

Applied Circuits:	A, B, C, D, E, F, G
Average LLF:	0.904
No. of Luminaires:	**188**
Total Load:	245.68 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

NOTES: Pole B4 is in a glare zone for the Soccer 2 field and can cause issues with playability.

Spill numbers shown on this page reflect ALL fixtures on ALL fields being on at the same time. This includes the existing football field which includes a 0.7 light loss factor to account for the age of the lights.

450'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

ENGII ı · File #212143B · 05-May-21

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Saint Helens High School BB

Saint Helens,OR

GRID SUMMARY

Name:	**Property Line Spill**
Spacing:	30.0'
Height:	5.0' above grade

ILLUMINATION SUMMARY

HORIZONTAL FOOTCANDLES

	Entire Grid
Scan Average:	0.4961
Maximum:	5.558
Minimum:	0.00
No. of Points:	199

LUMINAIRE INFORMATION

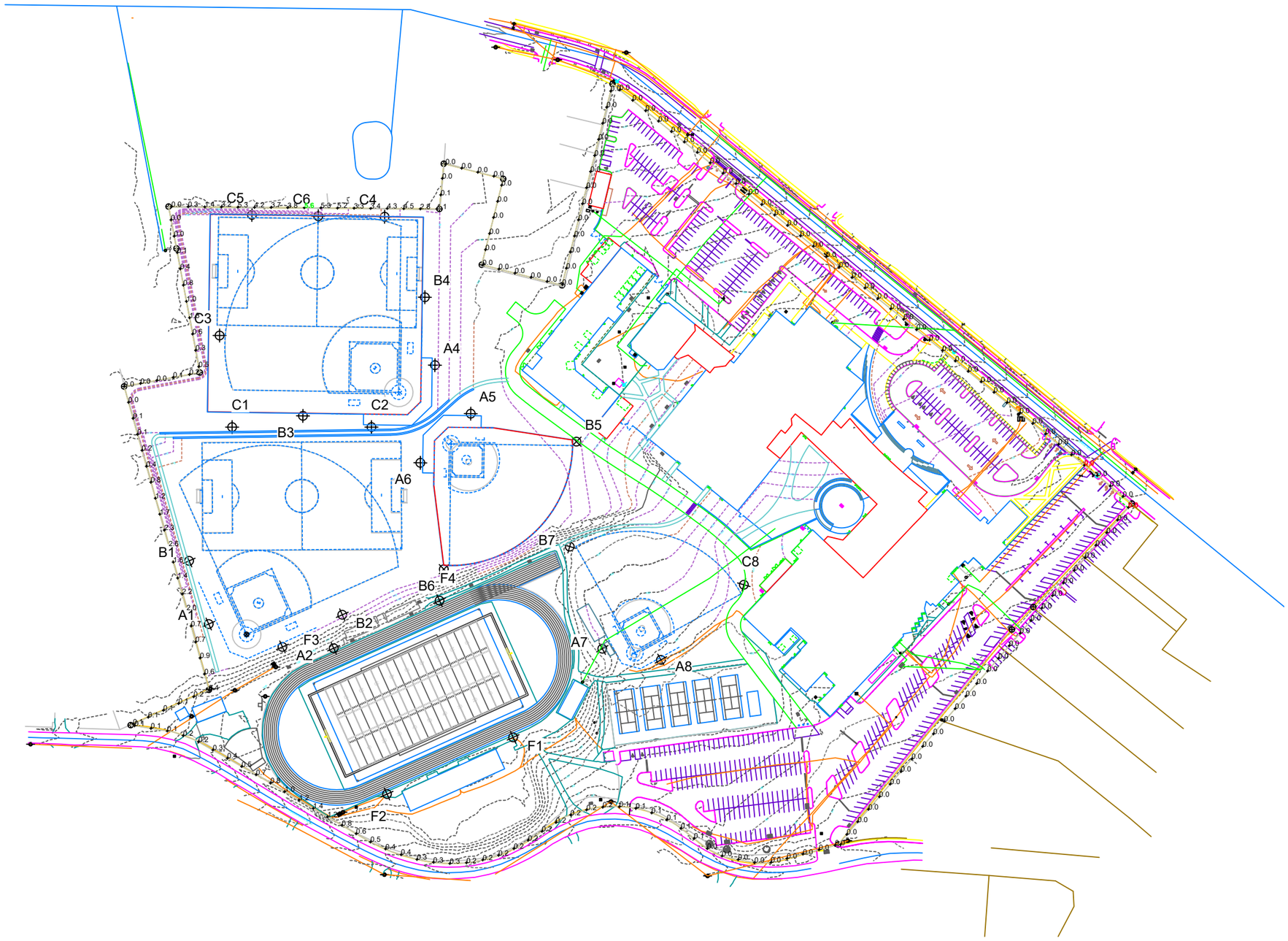
Applied Circuits:	A, B, C, D, E, F, G
Average LLF:	0.904
No. of Luminaires:	**188**
Total Load:	245.68 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



NOTES: Pole B4 is in a glare zone for the Soccer 2 field and can cause issues with playability.

Spill numbers shown on this page reflect ALL fixtures on ALL fields being on at the same time. This includes the existing football field which includes a 0.7 light loss factor to account for the age of the lights.

400'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

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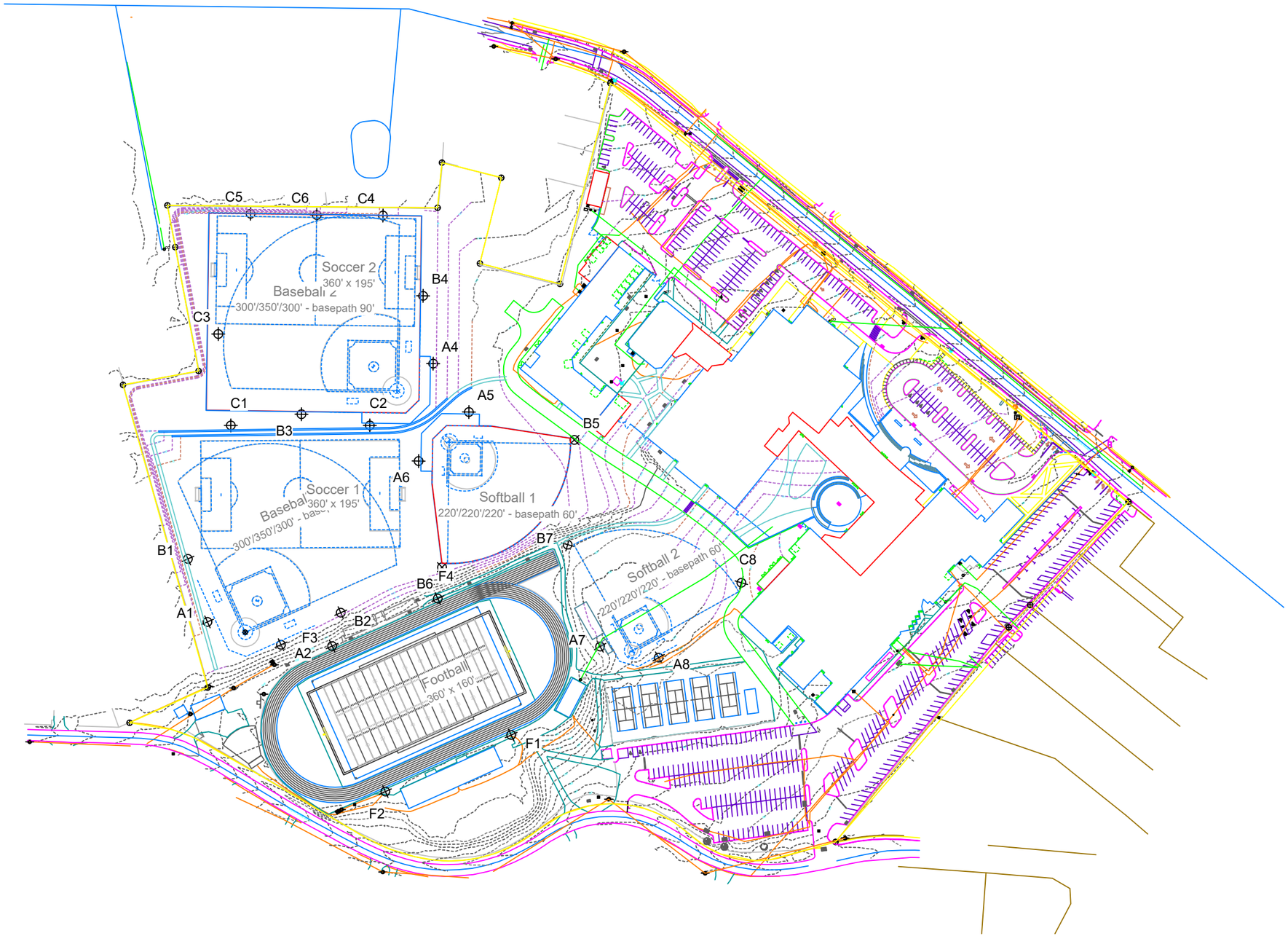
NOTES: Pole B4 is in a glare zone for the Soccer 2 field and can cause issues with playability.



SCALE IN FEET 1 : 200

0' 200' 400'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

ENGINEERED DESIGN By: D. Lohman · File #212143B · 05-May-21

Saint Helens High School BB

Saint Helens,OR

EQUIPMENT LAYOUT

INCLUDES:

- Baseball 1
- Baseball 2
- Football
- Soccer 1
- Soccer 2
- Softball 1
- Softball 2

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

EQUIPMENT LIST FOR AREAS SHOWN

		Pole		Luminaires		
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE
3	A1-A2, A4	70'	-	15.5' 70'	TLC-BT-575 TLC-LED-1500	1 4
3	A5-A6, A8	60'	-	15.5' 60'	TLC-BT-575 TLC-LED-1200	1 3
1	A7	60'	3'	18.5' 63'	TLC-BT-575 TLC-LED-1200	1 3
1	B1	80'	-	80' 15.5' 80'	TLC-LED-1500 TLC-BT-575 TLC-LED-900	6 1 1
1	B2	80'	-	15.5' 80'	TLC-BT-575 TLC-LED-1500	1 7
2	B3-B4	80'	-	80' 15.5' 80'	TLC-LED-1500 TLC-BT-575 TLC-LED-900	5 1 2
3	B5-B6, C8	70'	-	15.5' 70'	TLC-BT-575 TLC-LED-1500	1 5
1	B7	70'	5'	20.5' 75'	TLC-BT-575 TLC-LED-1500	1 5
1	C1	70'	4'	19.5' 74'	TLC-BT-575 TLC-LED-1500	2 5
1	C2	70'	4'	19.5' 74'	TLC-BT-575 TLC-LED-1500	2/1* 5/4*
1	C3	70'	-	70' 15.5' 70'	TLC-LED-900 TLC-BT-575 TLC-LED-1500	1 2 4
1	C4	70'	-	15.5' 70'	TLC-BT-575 TLC-LED-900	2 4
1	C5	70'	-	70' 70'	TLC-LED-1500 TLC-LED-900	1 3
1	C6	70'	-	70'	TLC-LED-900	5
3	F1-F3	70'	-	70' 70'	SC-2 1500W MZ 3D SC-2 1500W MZ 4	4 11
1	F4	70'	-	70' 70'	SC-2 1500W MZ 3D SC-2 1500W MZ 4	5 10
25	TOTALS					188

* This structure utilizes a back-to-back mounting configuration

SINGLE LUMINAIRE AMPERAGE DRAW CHART

Ballast Specifications (.90 min power factor)	Line Amperage Per Luminaire (max draw)						
Single Phase Voltage	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)
TLC-LED-900	5.3	5.0	4.6	4.0	3.2	2.9	2.3
TLC-LED-1500	8.5	8.1	7.4	6.4	5.1	4.7	3.7
TLC-LED-1200	7.0	6.6	6.1	5.2	4.2	4.0	3.0
TLC-BT-575	3.4	3.2	2.9	2.5	2.0	1.8	1.5
1500 watt MZ	8.1	7.7	7.1	6.1	4.8	4.4	3.5

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Exhibit D: Existing Easement and Dedication Documents

COLUMBIA COUNTY, OREGON 2019-001798
DEED-DD
Cnt=1 Pgs=5 HUSERB 03/14/2019 02:28:26 PM
This is a no fee document NO FEE

Item B.

GRANTOR'S NAME AND ADDRESS
St. Helens School District
474 North 16th Street
St. Helens, OR 97051

AFTER RECORDING, RETURN TO GRANTEE:
Columbia County, Oregon
Board of County Commissioners
230 Strand, Room 331
St. Helens, OR 97051

00255560201900017980050056

I, Elizabeth E. Huser, County Clerk for Columbia County, Oregon certify that the instrument identified herein was recorded in the Clerk records.

Elizabeth E. Huser - County Clerk

DEDICATION DEED

St. Helens School District, a school district organized under the laws of the State of Oregon, hereinafter "Grantor," does hereby forever dedicate to the public for public road and utility purposes the real property described in Exhibit A and depicted in Exhibit B, which is also filed as CS No. 22 in the Columbia County Survey Records. Exhibits A and B are attached hereto and incorporated herein by this reference.

The property described in Exhibit A and depicted in Exhibit B is to be dedicated as a County Road for public road and utility purposes only.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010".

The true and actual consideration for this conveyance is $0.00, stated in terms of dollars.

DATED this 25 day of February, 2019.

GRANTOR:

By: _____
Authorized Representative
St. Helens School District

STATE OF OREGON)
) ss.
County of Columbia)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 25TH day of FEBRUARY, ____, by Scot A. Sackett as authorized representative of St. Helens School District, upon whose authority and on whose behalf this instrument is signed.

_____
Notary Public for Oregon

OFFICIAL STAMP
STEPHANIE ANN WARE
NOTARY PUBLIC-OREGON
COMMISSION NO. 964212
MY COMMISSION EXPIRES JULY 05, 2021

ACCEPTANCE

Columbia County, a political subdivision of the State of Oregon, by and through its Board of County Commissioners, hereby accepts the above dedication of land as a County Road for public road and utility purposes forever on behalf of the public.

DATED this 13th day of March, 2019.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Henry Heimuller, Chair

By: _____
Margaret Magruder, Commissioner

By: _____
Alex Tardif, Commissioner

EXHIBIT A

Gable Road Sidewalk and Bike Lane Project
Columbia County
September 7, 2018

File No. 22
Tax Map 040108
Tax Lot 700

PARCEL 1 (RIGHT-OF-WAY DEDICATION)

A parcel of land situate in the northwest one-quarter of Section 8 and in the John McNulty DLC No. 50 in Township 4 North, Range 1 West of the Willamette Meridian, City of St. Helens, Columbia County, Oregon and being a portion of that property conveyed to School District No. 502 in that Warranty Deed, recorded May 5, 1968 in Book 169, Page 154, Columbia County Clerk's Office; said parcel being that portion of said property included in a strip of land 30.00 feet wide and lying on the southwesterly side of the construction centerline for Gable Road, which centerline is described below.

CONSTRUCTION CENTERLINE DESCRIPTION OF A PORTION OF GABLE ROAD

A construction centerline situate in the southwest one-quarter of Section 5, the northwest and northeast one-quarters of Section 8, and in the John McNulty DLC No. 50, Township 4 North, Range 1 West of the Willamette Meridian, City of St. Helens, Columbia County, Oregon.

Beginning at a point in Gable Road (County Road No. 40), which bears South 88° 46' 31" East 11.45 feet from a found 5/8" iron rod with a yellow plastic cap in a monument box at the intersection of said Gable Road and Parkwood Drive as shown on Parkwood Crossing Phase 1, recorded November 24, 1997 in Plat Book 4, Pages 93-97 as Instrument No. 97-12782, Columbia County Plat Records, said point being Station 100+00.00 for the purpose of this description; thence North 87° 19' 55" East 216.75 feet to a point of curvature (Station 102+16.75); thence on the arc of a 23,975.35 foot radius curve to the left, through a central angle of 01° 13' 07", an arc distance of 509.93 feet (the long chord of which bears North 86° 43' 22" East 509.92 feet) to a point of tangency (Station 107+26.68); thence North 86° 06' 48" East 147.83 feet to a point of curvature (Station 108+74.51); thence on the arc of a 2,908.16 foot radius curve to the right, through a central angle of 02° 31' 11", an arc distance of 127.89 feet (the long chord of which bears North 87° 22' 24" East 127.88 feet) to a point of tangency (Station 110+02.40); thence North 88° 37' 59" East 740.31 feet to a point of curvature (Station 117+42.71); thence on the arc of a 939.99 foot radius curve to the right, through a central angle of 14° 14' 24", an arc distance of 233.62 feet (the long chord of which bears South 84° 14' 49" East 233.02 feet) to a point of tangency (Station 119+76.33); thence South 77° 07' 37" East 173.35 feet to a point of curvature (Station 121+49.68); thence on the arc of a 432.63 foot radius curve to the right, through a central angle of 24° 32' 58", an arc distance of 185.37 feet (the long chord of which bears South 64° 51' 08" East 183.95 feet) to a point of tangency (Station 123+35.05); thence South 52° 34' 39" East 1,482.02 feet to the terminus of this centerline

description (Station 138+17.07), which bears North 69° 43' 59" East 79.14 feet from a found 5/8" iron rod with yellow plastic cap stamped "Swenson LS 2596" at R/W 806+05.00 47.00' as shown on Survey Number 4,515, Columbia County Survey Records.

The parcel of land to which this description applies contains 205 square feet, more or less, excepting therefrom the existing right-of-way of Gable Road.

The bearings of this description are based on Oregon Coordinate Reference System, Columbia River West zone.

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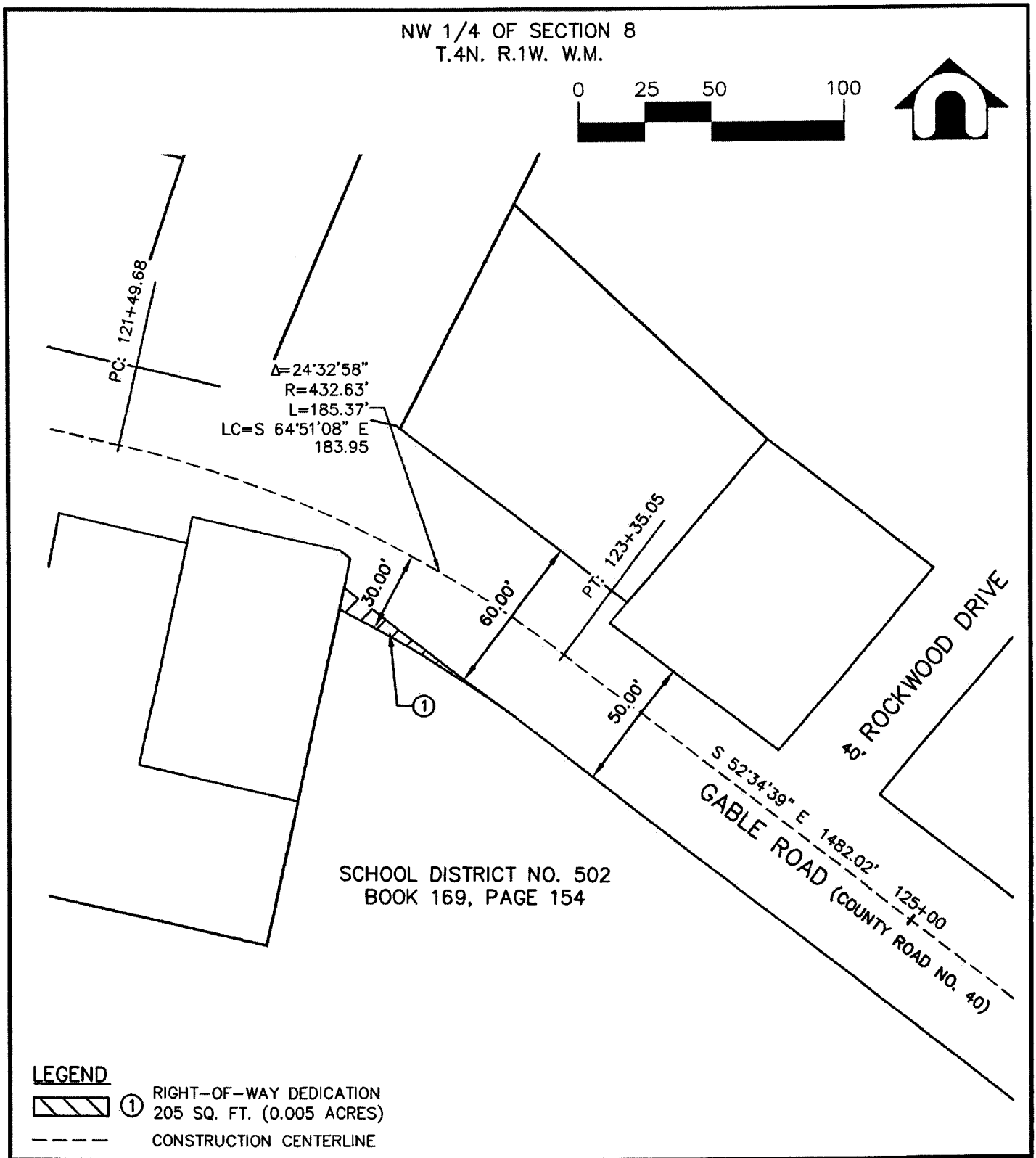


DAVID EVANS AND ASSOCIATES INC.
2100 SW River Parkway
Portland Oregon 97201
Phone: 503.223.6663

PROJECT	EXHIBIT B
TITLE	GABLE ROAD
	FILE 22

DWG. REF.	PROJECT	SCALE	AMENDMENT NO.
SV-EM-22-CMCD0004	CMCD0000-0004	1" = 50'	0
DRAWN BY	**DESIGN BY**	**APPROVED BY**	**DATE**
TAS	TXI	SCW	09/07/2018

SHEET 1 OF 1

After recording return to:
CenturyLink QC
8021 SW Capitol Hill Rd., Room 160
Portland, OR 97219
Attn: Lynn M Smith

Job E.284278 ST. HELENS

SEND TAX STATEMENTS TO: NO CHANGE

COLUMBIA COUNTY, OREGON 2013-001891
DEED-EAS
Cnt=1 Pgs=4 HUSERB 03/07/2013 12:46:40 PM
$20.00 $11.00 $15.00 $5.00 $10.00 =$61.00

00168071201300018910040046

I, Elizabeth E. Huser, County Clerk for Columbia County, Oregon certify that the instrument identified herein was recorded in the Clerk records.

Elizabeth E. Huser - County Clerk

RECORDING INFORMATION ABOVE

EASEMENT

Corporate Easement

The undersigned **COLUMBIA COUNTY AD SCHOOL DISTRICT 502-ST HELENS** an Oregon corporation, ("Grantor"), whose address is 474 16th St. N., St. Helens, Oregon 97051, for and in consideration of mutual benefit and other good and valuable consideration, does hereby grant and convey unto QWEST CORPORATION, a Colorado corporation, d/b/a CenturyLink QC ("CenturyLink"), ("Grantee"), whose address is 100 CenturyLink Drive, Monroe, LA 71203, Attention Construction Services, and its successors, assigns, affiliates, lessees, licensees, and agents, a perpetual non-exclusive easement to construct, modify, add to, maintain, and remove such telecommunications and electrical facilities as needed for CenturyLink equipment, provided by the local power utility, and other appurtenances, from time to time, as Grantee may require upon, over under and across the following described property situated in the County of Columbia, State of Oregon which Grantor owns or in which Grantor has an interest ("Easement Area"), to wit:

An easement located in the northeasterly portion of the Grantor's property, being a ten foot by 20 foot area of Tax Lot 700 along Gable Road, which is described in its entirety on EXHIBIT "A-1" page 3 and depicted on EXHIBIT "A-2" page 4, which are attached hereto and by this reference made a part hereof, all of which is situated in the NE ¼ of Section 8, Township 4N, Range 1W, of the Willamette Meridian.

This easement cancels and supersedes that easement granted to Pacific Northwest Bell Telephone Company, dated June 19, 1989, and recorded as Instrument #89-5896, two pages.

In the event the Grantee shall fail to use the Easement Area for the purposes stated herein for a continuous period of five (5) years at any time after the initial installation of equipment, then this Easement shall terminate and all rights granted hereunder shall automatically revert to the present property owner.

Grantor further conveys to Grantee the right of ingress and egress to and from the Easement Area during all periods of construction, maintenance, installation, reinforcement, repair and removal over and across Grantor's lands with the right to clear and keep cleared all trees and other obstructions, from the Easement Area, as may be necessary for Grantee's use and enjoyment of the Easement Area.

Grantee shall indemnify Grantor for all damages caused to Grantor as a result of Grantee's negligent exercise of the rights and privileges herein granted. Grantee further agrees to return any ground disturbed by its construction to as good as or better condition than existed prior to construction. Grantee shall have no responsibility for environmental contamination, which is either pre-existing or not caused by Grantee.

Grantor reserves the right to occupy, use and cultivate the Easement Area for all purposes not inconsistent with the rights herein granted.

Grantor covenants that Grantor is the fee simple owner of the Easement Area or has an interest in the Easement Area. Grantor will warrant and defend title to the Easement Area against all claims.

Grantor hereby covenants that no excavation, structure or obstruction will be constructed, or permitted on the Easement Area and no change will be made by grading or otherwise that would adversely affect Grantee's use and enjoyment of the Easement Area.

The rights, conditions and provisions of this Agreement shall run with the land and shall inure to the benefit of and be binding upon Grantor and Grantee and their respective successors and assigns.

Any claim, controversy or dispute arising out of this Agreement shall be settled first by mediation. If necessary, then by arbitration in accordance with the applicable rules of the American Arbitration Association, and judgement upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. The arbitration shall be conducted in the county where the Easement Area is situated.

Corporate Easement

SCHOOL DISTRICT NO. 502

By: Mark G. Davalos

Name: Mark Davalos

Title: Superintendent

GRANTOR

STATE OF OREGON)
) ss:
COUNTY OF Columbia)

The foregoing instrument was acknowledged before me this 24th day of January, 2012, by Mark Davalos as Superintendent of Columbia County AD School District 502-St. Helens.

Witness my hand and official seal:

[NOTARY SEAL]
OFFICIAL SEAL
KRISTI A. WARD
NOTARY PUBLIC-OREGON
COMMISSION NO. 465545
MY COMMISSION EXPIRES FEBRUARY 05, 2016

Kristi A. Ward
Notary Public
My commission expires: Feb. 5, 2016

R/W#: OR040912DI01 **Job E.284278**
Exchange: St. Helens **County: Columbia**
¼ Section: NE Section 8, Township 4N, Range 1Wof W.M.

HERITAGE SURVEYING

EXHIBIT A-1
(PAGE 3 0F 4)

LEGAL DESCRIPTION — APRIL 10, 2012
E.284278.C.07
TELECOMMUNICATION EASEMENT — HERITAGE JOB NO. 144-844-12

A PORTION OF THAT TRACT OF LAND CONVEYED TO SCHOOL DISTRICT NO. 2, COLUMBIA COUNTY BY DEED RECORDED IN BOOK 104, PAGE 262, COLUMBIA COUNTY DEED RECORDS (TAX LOT 700 MAP 4010800) LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF ST. HELENS, COLUMBIA COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF GABLE ROAD (30.0 FEET FROM CENTERLINE) AT THE MOST EASTERLY CORNER OF SAID SCHOOL DISTRICT TRACT; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID TRACT, SOUTH 41°55'00" WEST, 10.00 FEET; THENCE NORTH 52°27'00" WEST, 20.00 FEET; THENCE NORTH 41°55'00" EAST, 10.00 FEET TO SAID SOUTHWESTERLY RIGHT OF WAY LINE; THENCE ALONG SAID RIGHT OF WAY LINE, SOUTH 52°27'00" EAST, 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 199 SQUARE FEET, MORE OR LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

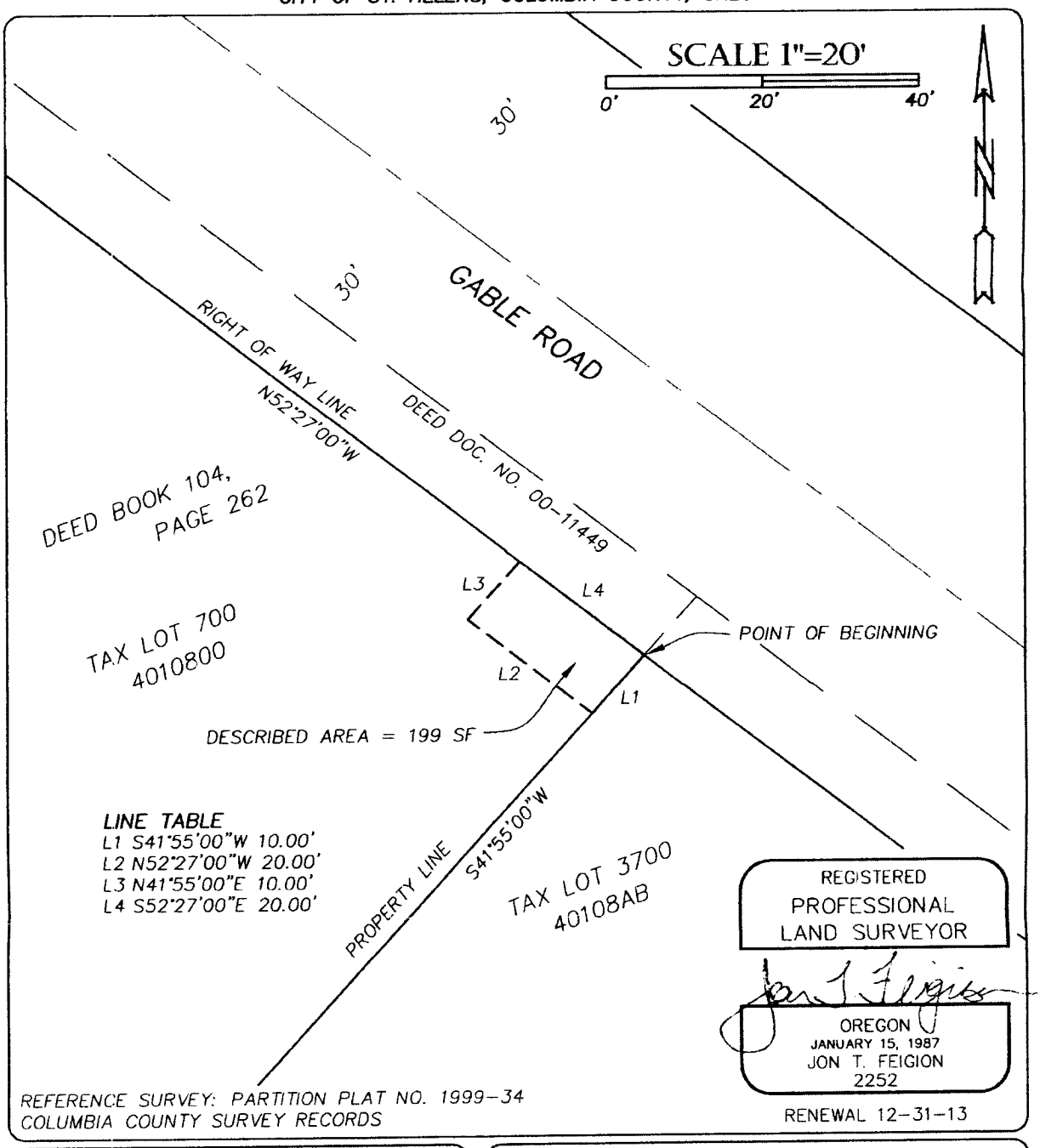
OREGON
JANUARY 15, 1987
JON T. FEIGION
2252

RENEWAL 12-31-13

REFERENCE SURVEY: PARTITION PLAT 1999-34 COLUMBIA COUNTY SURVEY RECORDS

EXHIBIT A–2

A PORTION OF TAX LOT 700, MAP 4010800
LOCATED IN THE JOHN McNULTY D.L.C. NO. 50
IN THE N.E. 1/4 OF SEC. 8, T.4N., R.1W., W.M.
CITY OF ST. HELENS, COLUMBIA COUNTY, OREGON



DRAWN BY: JTF DATE: 4/10/12
PROJECT NO.: E.284278.C.07
SCALE: 1"=20'
PAGE 4 OF 4
144-844-12

HERITAGE SURVEYING
CONSULTING. GPS. SURVEYING SERVICES
8413 N.E. HUMBOLDT ST. PORTLAND, OREGON 97220
OFFICE 503-255-6558 FAX 503-255-6765

BOOK 138 PAGE 444

EASEMENT

This INDENTURE made this 15 day of December, 1958, by and between SCHOOL DISTRICT NO. 502-C of Columbia County, Oregon, of the first part, and the CITY OF ST. HELENS, a municipal corporation, Columbia County, Oregon, of the second part.

W I T N E S S E T H:

That for and in consideration of the sum of One and No/100 Dollars ($1.00) paid, the receipt whereof is hereby acknowledged, the party of the first part has this day bargained and sold, and by these presents does bargain, sell, convey, transfer, and deliver unto the party of the second part a permanent easement and right of way, including the perpetual right to enter upon the real estate hereinafter described, at any time that it may see fit, and construct, reconstruct, maintain, and repair underground pipelines and mains for the purpose of conveying water over, across, through, and under the lands hereinafter described, together with the right to excavate and refill ditches and trenches for the location of said pipelines and mains, and the further right to remove shrubbery and other obstructions interfering with the location, construction, and maintenance of said pipelines and mains, PROVIDED, HOWEVER, that the City of St. Helens, should it be found necessary to construct, reconstruct, maintain and repair said underground pipelines and mains, the City of St. Helens agrees to place the property of the first party back in the same condition as it was prior to the commencement of such work by the second party, including the replacement of all improvements of the first party.

The land affected by the grant of this easement and right of way is located in the County of Columbia, State of Oregon, and is more particularly described as follows:

Beginning at a point which is North 36°42' East 15.62 feet from the intersection of the North line of Firlok County road with the Easterly line of that property of District 502-C as described in Book 104, page 262, Columbia County deed records; said point being in Section 8, Township 4 North, Range 1 West Willamette Meridian, thence along the center line of a water main as now constructed South 82°21' West 145.0 feet; thence North 75°55' West 294.0 feet; thence South 81°20' West 453.0 feet; thence North 64°36' West 188.0 feet to the said North line of Firlok County road.

To Have and to Hold said easement and right of way unto the CITY OF ST. HELENS, a municipal corporation, its successors and assigns forever.

Witness our hands and seals this 15 day of December, 1958.

John K. Zaniker - Chairman

L. Ione Mankins - Clerk

STATE OF OREGON)
) ss.
County of Columbia)

On this 15th day of December, 1958, before me appeared John Zaniker and L. Ione Mankins, both to me personally known, who being duly sworn, did say, each for himself: that he, the said John Zaniker, is the Chairman, and she, the said L. Ione Mankins, is the Clerk of School District No. 502-C of Columbia County, Oregon, and that the said instrument was signed and sealed in behalf of said School District by authority of its School Board, and John Zaniker and L. Ione Mankins acknowledged said instrument to be the free act and deed of said School District.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written.

John L. Poole
Notary Public for Oregon
My Commission expires Sept. 30-1959

NOTARY PUBLIC STATE OF OREGON

I HEREBY CERTIFY that I have examined the above instrument and have approved the same as to form.

John L Poole
Attorney for School District No. 502-C
of Columbia County, Oregon.

The terms of this easement are approved and accepted by the City of St. Helens on this 6th day of January, 1959.

CORPORATE SEAL (SEAL)

Attest:

Gilbert E. Hughston
Recorder

S. Housman
Mayor

BOOK 138 PAGE 446

2.50

JV

STATE OF OREGON } ss. 143
Columbia County }

I certify that the within instrument of writing was received for record on the 14th day of January 1959 at 11:15 o'clock A M.; recorded in Book 138 on page 444 Records of Deeds of said County.

Witness my hand and seal of County affixed.

H. F. Jensen
County Clerk.

By Fannie Rhine Deputy

City of St Helens.

Exhibit E: Modular Buildings Temporary Campus (During Construction)

Exhibit E: Modular Buildings Temporary Campus (During Construction)

During the renovations at St. Helen's High School (SHSS), it will be necessary to provide temporary classrooms for students to occupy as construction occurs in the existing buildings. The District will establish a temporary Modular Campus in the location shown on the overall SHHS Site Plan. Ten (10) modular buildings will be located on an existing vehicle parking area in the northern parking lot of SHHS (See Figure: Site Plan). While the Modular Campus will be temporary in duration (24 months), this period exceeds the length of what the City normally considers a Temporary Use. Therefore, the applicant has included the Modular Campus as a part of the Development Review application for the overall renovations at SHHS. Use of the modular buildings for classrooms will provide for safe operations during the renovation. The following summarizes the operational and physical characteristics of the modular buildings.

A. Modular Buildings

Ten (10) modular buildings will be provided. Each modular contains two classrooms – so a total of 20 classrooms will be provided. The dimensions of the modular buildings are shown on the site plan exhibit and summarized as:

- Modular buildings are 28' wide x 64' length (1,792 sf for each modular)
- 8 'to 9' from floor line to eaves
- 2'6" off ground
- Steel ramps / platforms will provide access to each modular
- Attached figures provides the floor plan, elevations and plumbing layout of the modular buildings

B. Restrooms

Girls and Boys Restrooms will be provided in the modular building noted on the Site Plan. The restroom modular will be 12' x 40' (480 sf) and include:

- Girls - 6 toilets
- Boys - 3 toilets and 3 urinals

C. Infrastructure

- Electrical – each building will have electrical service.
- Water – each classroom in the building will have water coolers.
- Restroom building will not be connected to sanitary or water. It will have its own water supply.

D. Lighting

- Wall-mounted lighting will be provided on each modular building.
- Pedestrians paths will be lit.
- City staff indicated that a light plan for the wall-mounted building lights will not be needed for the land use application

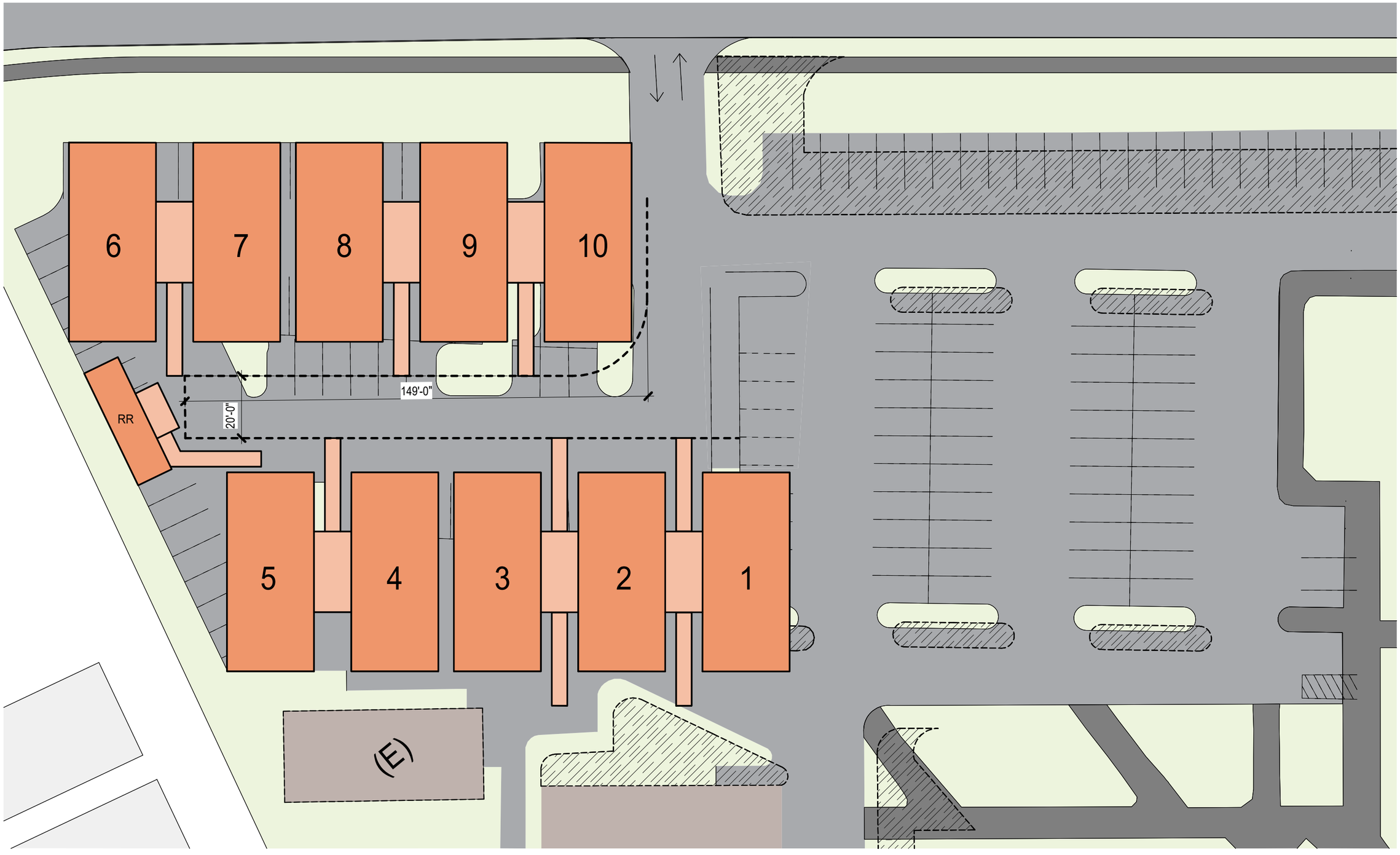
E. Fencing
- Six (6') foot fencing will be provided to secure the Modular Campus.
- Paths to modular buildings will be fenced.

F. Parking
- Locating the Modular Campus on an existing vehicle parking area for 24 months.
- SHSS has a total of 514 vehicle parking spaces
- A minimum of 235 vehicle parking spaces will be available to SHSS during the 24 month construction period and will provide sufficient parking during to the overall high school. (54 additional spaces will be added after the first 14 months of construction)

G. Fire Lane
- A fire lane that meets lane width standards is provided.
- Truck maneuvering room is sufficient for fire apparatus.

H. School Lunches

- The District is considering its options for providing lunches to students in the modular buildings.



MODULARS

(10) TEMP MODULARS

1" = 30'-0"

ST HELENS HIGH SCHOOL - ADDITION & RENOVATION

ST HELENS SCHOOL DISTRICT

MOD2r2

05/04/2021

Soderstrom Architects

Hillsboro

APPROVED

STR1900140
04/26/19

INFORMATION ONLY
STATE APPROVED
PREFAB STRUCTURE

FLOOR PLAN

	QTY.	SIZE	DESCRIPTION	LOCK	REMARKS
DOORS (1)	2	36 x 6'-8"	INSULATED GALV. STEEL WITH STEEL JAMB AND WEATHERSTRIPPING DEFAULT .60 U-FACTOR	DTOU	SS BRK/ARP (BRASS PAINT FINISH ON 1461 CLOSER)
WINDOWS (1)	20	72 x 48	HORIZ. SLIDER-DUAL GLAZE-LOW E VINYL FINISH- SOLAR BRONZE TINT SPEC .37 U-FACTOR - SHADING COEFFICIENT .24		
(2)	6	48 x 36	FRAMED OPENING		

FILE COPY
APPROVED
APPROVED EXCEPT AS NOTED
REVISE AS NOTED AND RESUBMIT
APPROVED By: _____ Date: 8-5-04

8-5-04

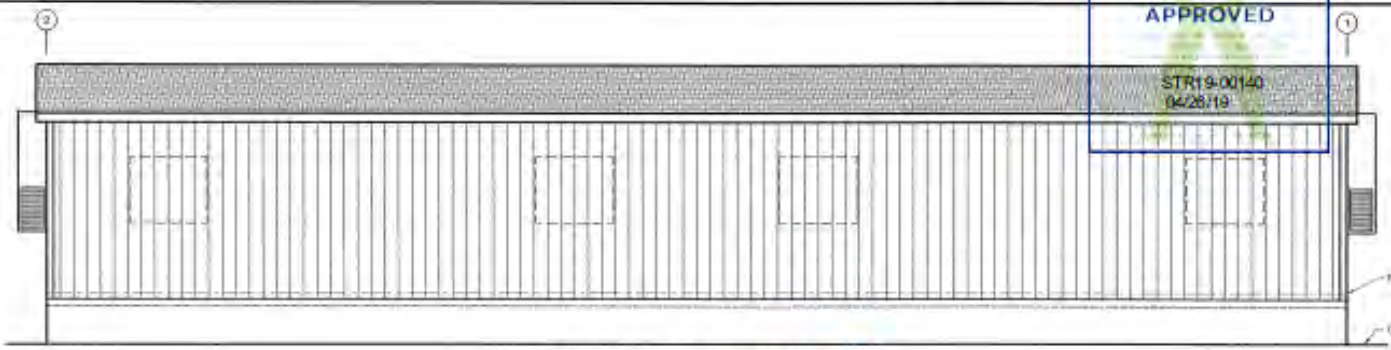
REVISION	PRELIM REVIEW - SP	STR	COPYRIGHT 2004 BLAZER INDUSTRIES, INC. THIS MATERIAL IS THE EXCLUSIVE PROPERTY OF BLAZER INDUSTRIES, INC. AND SHALL NOT BE REPRODUCED, USED, OR DISCLOSED TO OTHERS EXCEPT AS AUTHORIZED BY THE WRITTEN PERMISSION OF BLAZER INDUSTRIES.	Blazer	MOBILE	Classroom for: Lease Unit	TITLE: FLOOR PLAN
					28 x 64	Pacific Mobile	ISSUED DATE: 7-30-04
					OK, WA, ID	04 BUMP-07, A1	DRAWN BY: MA
DATE		BY					DATE: 7-20-04
							JOB NO.: 12664-05

A-1

Hillsboro

APPROVED

STR19-00140
04/28/19



WALL 'A' ELEVATION

1/4" = 1'-0"

WALL 'C' ELEVATION

1/4" = 1'-0"

INFORMATION ONLY
STATE APPROVED
PREFAB STRUCTURE

WALL '1' ELEVATION

1/4" = 1'-0"

WALL '2' ELEVATION

1/4" = 1'-0"

TYP ENDWALL FASTENING:

-INSTALL 5/8" DURATEMP T1-11 SIDING WITH ALL EDGES SUPPORTED AND FASTEN WITH 0.092 x 1 3/4" GALV. NAILS AT 4" oc EDGE, 12" oc FIELD.

-INSTALL ST2215 STRAPS WHERE SHOWN WITH 7- 10d x 1½" NAILS EACH END OF EACH STRAP.

8-5-04

REGISTERED PROFESSIONAL ENGINEER 19300 JULY 15, 1994 JASON M. SHELTER

REGISTERED PROFESSIONAL ENGINEER 9086 STATE OF OREGON JASON M. SHELTER

EXPIRES: 6/30/2005 EXPIRES: 7/31/2005

DATE	REVISION	BY

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Blazer

P.O. BOX 490 ■ NAMPA, ID 83653-0490

MODEL	
28 x 64	
OR, WA, ID	

Classroom for:
Lease Unit
Pacific Mobile
04 BLMP-07, A1

TITLE:	ELEVATIONS
Issue Date:	7-20-04
DRAWN BY:	EAP
DATE:	7-20-04
JOB NO:	12004-05

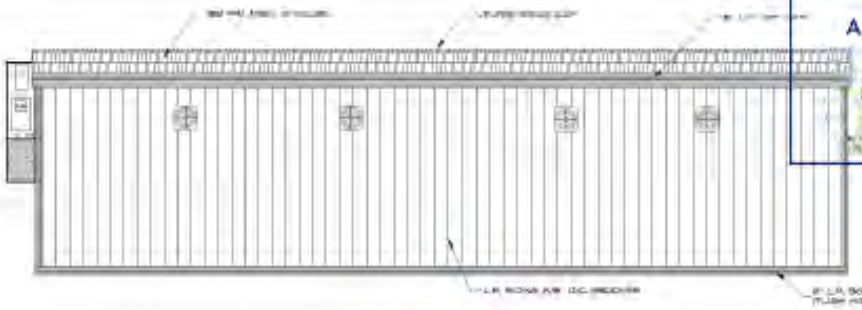
A-3

Approved

Hillsboro

APPROVED

STR19-00140
04/26/19

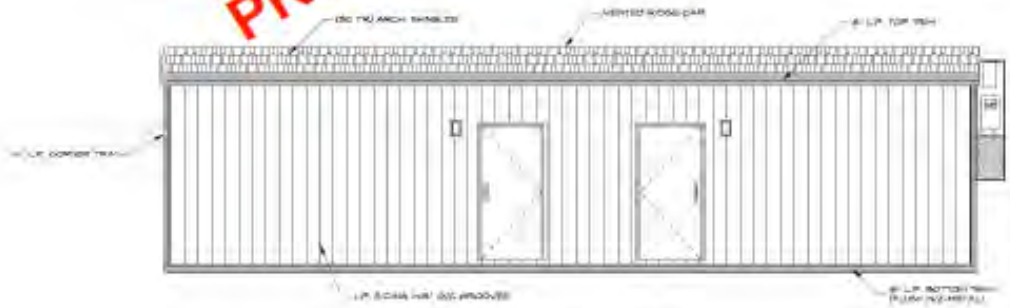


NORTH ELEVATION

WEST ELEVATION

EAST ELEVATION

INFORMATION ONLY
STATE APPROVED
PREFAB STRUCTURE



SOUTH ELEVATION

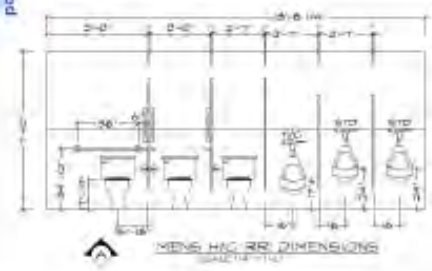
DATE / REVISION	REV. BY	NOTE: SPECIFICATIONS, DESIGN AND DESIGN AUTHORITY ARE THE DEALER / CLIENT RESPONSIBILITY AND ARE INTENDED FOR USER EXCLUSIVE USE.	JOB #17185 THRU 17190	PROJECT: 12' x 40' RESTROOM FACILITY	NWBS	SHT. 4
		THIS DRAWING SHALL NOT BE COPIED, REVISED OR ALTERED WITHOUT WRITTEN AUTHORIZATION FROM N.W.B.S.	DATE: MAY 22, 2017	CUSTOMER: DEALER STOCK - DESIGN MASTER		
			DRAWN BY: KD APP. BY: KD	DEALER: PACIFIC MOBILE STRUCTURES - JACOB DORTCH DLR. LOCATION: MARYSVILLE, WA (360) 572-5006		

Approved

Hillsboro

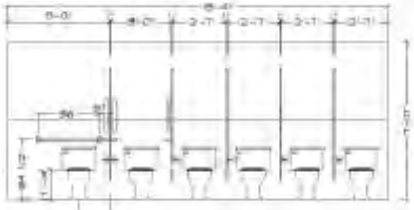
APPROVED

STR19-00140
04/26/19

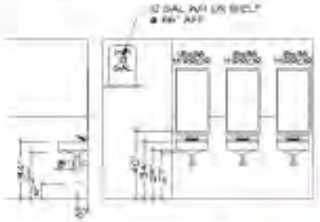


MENS H/C RR DIMENSIONS

(NOTES)
1) PROVIDE R-11 INSULATION @ ALL INTERIOR WALLS
2) PROVIDE (48" H) FRP AROUND ALL RESTROOM WALLS



WOMENS H/C RR DIMENSIONS



SINK AREA DIMENSIONS

FLOOR PLAN

INFORMATION ONLY
STATE APPROVED
PREFAB STRUCTURE

(BUILDING CLASSIFICATION)

TOTAL BLDG FLOOR AREA	480 SQ. FT.
FLOOR LIVE LOAD	50 PSF
ROOF LIVE LOAD	40 PSF
WIND LOAD	98 MPH(ExP, C
SEISMIC CAT	D
OCCUPANCY GROUP	B
TYPE OF CONST	TYPE V-B(NON-RATED)

OCCUPANCY LOAD PER IBC/TABLE 1004.1
BUSINESS AREA 100 SQ. FT. GROSS ÷ 9 OCCUPANTS

SERVICE WATER PIPING

WASTE WATER PIPING

3997 STATE OF IDAHO BRIAN W. BRIGGS

DATE:	JOB #17180 (NRU 17180)	PROJECT: 12' x 40' RESTROOM FACILITY
	DATE: MAY 22, 2017	CUSTOMER: DEALER STOCK - DESIGN MASTER
	DRAWN BY: KD APP. BY: KD	DEALER: PACIFIC MOBILE STRUCTURES — JACOB DOETCH
		N.R. LOCATION: MARYSVILLE, WA. (360) 572-3016

NWBS

SHEET 2

CITY OF ST. HELENS PLANNING DEPARTMENT
STAFF REPORT
Conditional Use Permit CUP.1.21

DATE: June 30, 2021
TO: Planning Commission
FROM: Jacob A. Graichen, AICP, City Planner

APPLICANT: City of St. Helens
OWNER: same as applicant

ZONING: Apartment Residential, AR
LOCATION: 2625 Gable Road
PROPOSAL: Establish new principal location for the city's Recreation Center in an existing building originally developed for and used as a church. The current location at 1810 Old Portland Road will still be used for a secondary location of Recreation Center related activities, at least for a yet to be determined time.

SITE INFORMATION / BACKGROUND

The site was undeveloped when the city received an application to develop it as a church in 1999 (file Conditional Use Permit CUP.2.99). The site was developed based on this approval and has been used for religious assembly since.

PUBLIC HEARING & NOTICE

Public hearing before the Planning Commission: July 13, 2021

Notice of this proposal was sent to surrounding property owners within 300 feet of the subject property(ies) on June 24, 2021 via first class mail. Notice was sent to agencies by mail or e-mail on the same date.

Notice was published on June 30, 2021 in The Chronicle newspaper.

AGENCY REFERRALS & COMMENTS

As of the date of this staff report, no agency referrals/comments have been received that are pertinent to the analysis of this proposal.

APPLICABLE CRITERIA, ANALYSIS & FINDINGS

Site Development Review and Zoning Standards.

Zoning Compliance: The site is zoned Apartment Residential, AR.

The current use, a church, is consider *religious assembly* in this zoning district which is a conditional use. This required a Conditional Use Permit to establish the church, which was obtained in 1999.

The city's recreation center is considered a *major public facility*. This is also a conditional use in this zoning district and requires a Conditional Use Permit to be established, thus this proposal.

No new buildings are structures are proposed to consider yard (setback) requirements, building height, and building/structure lot coverage. No obvious non-compliance observed.

Only one principal building is allowed. There is one building with a few sheds (accessory structures). There is one principal building.

Minimum landscaping is 25% of total lot area. The property is 1.44 acres or 62,726.4 square feet. 25% of that, minimum overall landscaping required is 15,681.6 square feet. There is about 30,000 square feet of landscaping.

* * *

Sensitive Lands: There are no known sensitive lands as identified in the Development Code.

* * *

Landscaping/buffering/screening: Street trees were recently installed as part of a frontage improvement project to Gable Road between Columbia River Highway and Columbia Boulevard.

The parking lot and use are existing and no significant modifications to it are proposed. The impact of the use in the surrounding neighborhood is anticipated to be comparable to the church: congregation of people at various time with parking lot use impacts. However, outdoor activities may be greater compared to the church use.

With this in mind there are several landscaping and screening factors to consider.

1. The screening and buffering between adjacent residential uses.
2. Parking lot landscaping.
3. Screening of service facilities and equipment (e.g., HVAC and other mechanical unit).
4. Screening of refuse.

1. The screening and buffering between adjacent residential uses.

There is sight obscuring fencing between the subject property and residential uses abutting the west and east sides. No building or parking space is immediately abutting a residential property; there is some separation in all cases. Buffering was not an issue discussed as part of the 1999 Conditional Use Permit that established the church.

Planning Commission. No additional requirement recommended notwithstanding what we learn from any public testimony.

2. Parking lot landscaping

When off-street parking lots have more than 20 spaces, landscape islands are required with trees. Rows of parking spaces are not to exceed 7 spaces, generally. This requirement did not exist in 1999 and because there are no substantial improvements proposed to the site, requiring this is not warranted.

Having a parking lot larger than three spaces requires landscaping along the perimeter that includes a balance of low lying and vertical shrubbery and trees for screening purposes. The purpose of this is to soften the hardscape of the parking lot. The site's lot exceeds three spaces, so this needs to be considered.

There is sight-obscuring fencing along the west and east sides of the property abutting some landscaping area within the boundary of the subject property.

Viewing the property from the Gable Road side there is a purple leaved tree in the NW corner whose shape, size and location help achieve the screening goal. In addition, about half of the parking spaces are behind the principal building from this vantage point.

The entire south side of the property is maintained grass (and some trees) open space for a depth of approximately 100 feet. This distance and the large oak tree, the biggest tree on the site, provides ample visual reduction of hardscape from the Alexandria Lane side. The south side abuts the St. Helens High School property's athletic fields; the 100 deep landscaping area is also a suitable visual reduction of hardscape from the south side.

Planning Commission. No additional requirement recommended notwithstanding what we learn from any public testimony.

Below left: Site as seen form Alexandra Lane. Note the turnaround which is discussed below. **Below right**: West side of the site from Gable Road.

3. Screening of service facilities and equipment (e.g., HVAC and other mechanical unit).

Service facilities and equipment (e.g., HVAC and other mechanical unit) visible from a public street, customer or residential parking area, any public facility or residential area are required to be screened whether they are ground, wall or roof mounted. In addition, rooftop facilities and equipment are required to be screened from street and adjacent properties.

The current placement of such equipment is on the east side of the site. The units are screened by vegetation from the Gable Road side and from most other directions by the building or sight-obscuring fence along the property line.

Right top: east side of site from Gable Road. The evergreen tree (behind the fire hydrant in the photo) and street tree (once it matures further) provide screening for units behind this landscaping as shown in the **right middle** and **right bottom** photos.

4. Screening of refuse.

Refuse container or collection area are required to be screened (e.g., trash enclosure). In fact, this was a specific condition of Conditional Use Permit CUP.2.99: *"Outdoor trash receptacles must be screened."* Also, the final report notes that the applicant testified they would install screening for outdoor storage. Thou shalt not bear false witness against thy neighbor?

There is no trash enclosure on site. This was probably never adequately addressed. Now it's time.

Left: It is clear there is no trash enclosure, despite it being a condition of the 1999 CUP.

* * *

Visual Clearance: Chapter 17.76 SHMC requires proper sight distances at intersections to reduce traffic hazard potential. The required area to maintain clear vision is greater for arterial streets.

The site has one access point from Gable Road. No changes are proposed in this area.

* * *

Off-Street Parking/Loading: The site is developed with a paved parking area. No gravel or other nonpaved surfaces are utilized, which would not be allowed.

The site has about 40 off-street parking spaces. There are no compact spaces, all appear to be standard size. Per Conditional Use Permit CUP.2.99, a minimum of 42 spaces was required. There are some parking spaces obstructed by sheds, resulting in the 40 count.

Parking required for "community parks and recreation" is "as required for the facility." The floor space for the existing principal building is roughly 6,000 - 7,000 square feet. 40 off-street parking spaces/6,000 or 7,000 = one space per 150 to 175 of building square feet. This should be a suitable quantity of parking as long as event organizers are cognizant of available parking and limited adjacent on-street parking limitations.

Bike parking. 1 lockable space is required at a rate of 20% of vehicle spaces. Bicycle spaces are required to be within 50' of primary entrances, under cover when possible, and not located in parking aisles, landscape areas, or pedestrian ways.

There is no bike parking currently. Addition of some bicycle parking accommodation is warranted because of the anticipated increased public use of the site.

Accessible (disabled person) spaces. Required to comply with State and Federal Standards. Per the 2019 Oregon Specialty Code when there are approximately 40 parking spaces, at least two accessible spaces are required, one of which is required to be van-accessible are required.

Prior to around July of 2016 (via Google Earth) the site had two disabled person spaces. A parallel one and an angled space with the wheelchair access aisle on the passenger side, typical of today's standard. However, sometime after July 2016, the spaces were reconfigured to two parallel spaces and one standard, though, those changes where not done in compliance with the disabled person space standards in effect at the time. There is no building or pole mounted signage for any of the spaces, which has been a standard for many years.

Because of the anticipated increased public use of the site, this issue needs to be remedied with at least two properly designed disabled person spaces meeting current requirements.

Wheel stops. Wheel stops are required along the boundaries of a parking lot, adjacent to interior landscape area, and along pedestrian ways.

Wheel stop rules require them to be 3 feet from the front of the parking stall. Thus, an up to 3-foot vehicular overhang is assumed. Walkways are required to be at least 4' in width. Thus, if a parking space fronts a sidewalk with a curb less than 7' in width, a wheel stop is necessary. Also, when walkways are the same grade as the drive surface, wheel stops are necessary.

Wheel stops required along walkways for this proposal.

Above: Wheel stops are necessary, especially along unprotected walkways like this on the back side of the building.

* * *

Access/egress/circulation:

The site has access from Gable Road. It has the potential of having access from Alexandria Lane, but such is not proposed at this time.

Pedestrian access (interior walkways). Walkways shall extend from the ground floor entrances or from the ground floor landing of stairs, ramps, or elevators of all commercial, institutional, and industrial uses, to the streets which provide the required access and egress.

The site has walkways connecting exterior accesses of the principal building to the Gable Road sidewalk.

Further, code also required that, unless impractical, walkways should be constructed between a new development and neighboring developments.

The School District and city have had discussions about the school's use of this site in addition to the recreation partnerships already in place. Because the subject property abuts the high school property, pedestrian site circulation between the subject property and abutting high school property makes sense. Gable Road could also be used, but an off-street path would be more direct and pleasant for users.

This would be impractical if the School District was resistant. A condition should be included that the city and school district will work together to provide off-street pedestrian connection between the two properties. Because both the School District property and subject property abut each other and the east side of Alexandra Lane, if the School District had a path from Alexandria Lane to the site (as discussed in file Site Development Review SDR.4.21) that could provide the connection.

* * *

Signs: There is an existing freestanding sign along Gable Road. There is also a cross on the church façade facing Gable Road.

New or altered signs will require permits as applicable per Chapter 17.88 SHMC.

Right: Site's Gable Road frontage. Existing Freestanding sign is visible.

* * *

Solid Waste/Recyclables: Chapter 17.92 SHMC includes provisions for functional and adequate space for on-site storage and efficient collection of mixed solid waste and recyclables subject to pick up and removal by haulers.

The minimum trash enclosure size is 10 s.f. + (4 s.f. / 1,000 gross floor area). At approximately 7,000 square feet (building size), the minimum size is 38 square feet. Minim 6' high fence or wall required. 10' wide gate openings normally required.

New required trash enclosure will need to comply with the provisions of this chapter.

* * *

Accessory Structures: Per Chapter 17.124 accessory structures are example from permitting if in residential zoning districts and do not exceed 200 square feet in gross floor area or 15' in height.

There are three sheds on the property under this threshold. Two in the back are proposed to be replaced. Though exempt from development code permitting, it is advised to inquire with city officials about placement due to other development code laws that may apply (e.g., blocking or displacing parking spaces). In addition, Building Code has a separate set of standards; a building permit could be required even if no development code permitting is.

* * *

Tree Removal/Preservation: Chapter 17.132 SHMC addresses the preservation of trees with a diameter at breast height (DBH) >12 inches. Protection is preferred over removal per this Chapter and Site Development Review Chapter 17.96 SHMC.

There is one oak tree on the site that is >12" DBH and several other trees <12" DBH.

Note that the Site Development Review chapter also includes protections for trees at least 6" DBH.

No trees are proposed to be removed.

* * *

Street/Right-of-Way Standards: Gable Road is fully built out.

Alexandra Lane is sufficient in right-of-way width and is improved, but lacking curb and sidewalk, which is in place for most of the street. Further frontage improvements to Alexandria Lane are not warranted but could be with future proposals.

Alexandria Lane is a no-outlet street over 400 feet in length. No-outlet streets, especially when >150 in length, are required to have turn-around provisions. There is a turn-around area on the subject property that acts as this for Alexandria Lane. This is shown on the site plan for Conditional Use Permit CUP.2.99 and in the minutes for the February 9, 1999 Planning Commission meeting the applicant notes *"the church gave permission to the adjacent subdivision (on the west side) owners to use the church parking lot as a dead-head turnaround."*

This turnout is shown on the preliminary plans for the Gable Road Subdivision (dated Feb. 16, 1998). In addition, this turn around is mentioned in the decision documents for this subdivision. In fact, one of the conditions of the preliminary plat decision (dated April 28, 1998) states: *"The Fire Code is to be met on the design of the water and fire hydrant system* ***and turnaround*** *for the deadend street."* In the minutes for the April 14, 1998 Planning Commission meeting, the applicant for CUP.2.99 testified that: *"The church gave both previous owners approval for a*

turn-around, but as yet, the current applicants have not approached the church with a request for a turn-around."

The Alexandria Lane turnaround appears to have been installed to allow residential development along Alexandria Lane. It is paved. However, it appears to have never been established for public preservation or even no parking indicators.

Looking at past aerial photos, there has been a tendency for people to park in this area. At the very least, "no parking," "fire lane" or similar designations need to be installed. Ideally, the area would be dedicated as public right-of-way.

* * * * *

Conditional Use Permit Standards

SHMC 17.100.040(1) – Conditional Use Permit approval standards:

(1) The planning commission shall approve, approve with conditions, or deny an application for a conditional use or to enlarge or alter a conditional use based on findings of fact with respect to each of the following criteria:

(a) The site size and dimensions provide adequate area for the needs of the proposed use;

(b) The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, and natural features;

(c) All required public facilities have adequate capacity to serve the proposal;

(d) The applicable requirements of the zoning district are met except as modified by this chapter;

(e) The supplementary requirements set forth in Chapter 17.88 SHMC, Signs; and Chapter 17.96 SHMC, Site Development Review, if applicable, are met; and

(f) The use will comply with the applicable policies of the comprehensive plan.

(a) This criterion requires that the site size and dimensions provide adequate area for the needs of the proposed use.

Having been developed for a church about 20 years ago (as opposed to many decades ago when standards were scant) the site is developed to handle groups of people anticipated for public recreation use.

(b) This criterion requires that the characteristics of the site be suitable for the proposed use.

The site has good access and a reasonably size parking lot and other design accommodations for the recreation center, which some updates per the conditions established herein.

(c) This criterion requires that public facilities have adequate capacity to serve the proposal.

There is no evidence to the contrary.

(d) This criterion requires that the requirements of the zoning district be met except as modified by the Conditional Use Permit (CUP) chapter.

The CUP chapter does include additional requirements or exceptions specific to community recreation. Per SHMC 17.100.150(3)(f):

> (f) Community Recreation and Parks.
> (i) Setbacks. All building setbacks shall be a minimum of 30 feet from any property line;
> (ii) Off-street parking requirements, as necessary (see Chapter 17.80 SHMC);

Buildings are not set back 30 from property lines. The Planning Commission will need to accept this as a preexisting circumstance to approve this Conditional Use Permit or require compensatory measures.

Off-street parking is addressed above.

(e) This criterion requires analysis of the sign chapter and site design review chapter.

This is addressed above.

(f) This criterion requires compliance with the applicable policies of the Comprehensive Plan.

There are no known conflicts with the Comprehensive Plan.

* * *

SHMC 17.100.040(3)

> (3) The planning commission may impose conditions on its approval of a conditional use, which it finds are necessary to ensure the use is compatible with other use in the vicinity. These conditions may include, but are not limited to, the following:
> (a) Limiting the hours, days, place, and manner of operation;
> (b) Requiring design features which minimize environmental impacts such as noise, vibration, air pollution, glare, odor, and dust;
> (c) Requiring additional setback areas, lot area, or lot depth or width;
> (d) Limiting the building height, size or lot coverage, or location on the site;
> (e) Designating the size, number, location, and design of vehicle access points;
> (f) Requiring street right-of-way to be dedicated and the street to be improved;
> (g) Requiring landscaping, screening, drainage and surfacing of parking and loading areas;
> (h) Limiting the number, size, location, height, and lighting of signs;
> (i) Limiting or setting standards for the location and intensity of outdoor lighting;
> (j) Requiring berming, screening or landscaping and the establishment of standards for their installation and maintenance;
> (k) Requiring and designating the size, height, location, and materials for fences; and
> (l) Requiring the protection and preservation of existing trees, soils, vegetation, watercourses, habitat areas, and drainage areas.

Discussion: These are items the Commission may consider for this proposal.

Finding: Depends on if the Commission determined additional conditions are needed.

CONCLUSION & RECOMMENDATION

Based upon the facts and findings herein, staff recommends approval of this Conditional Use Permit with the following conditions:

1. This **Conditional Use Permit** approval is valid for a limited time (to establish the use) pursuant to SHMC 17.100.030. This Conditional Use Permit approval is valid for 1.5 years. A 1-year extension is possible but requires an application and fee. If the approval is not vested within the initial 1.5 year period or an extension (if approved), this is no longer valid and a new application would be required if the proposal is still desired. See SHMC 17.100.030.

2. If building permit is required to establish the use, plans, subject to review and approval, shall reflect how the following will be met:

    a. Trash enclosure meeting Development Code requirements shall be installed in a location approved by the city.

    b. Addition of some bicycle parking accommodation shall be installed as approved by the city.

    c. Two disabled person parking spaces meeting current requirements shall be installed.

    d. Wheel stops shall be installed for all parking spaces facing walkways.

    e. The city and School District shall work together to provide an off-street pedestrian connection between the two properties (subject property and adjacent school property).

    f. "No parking" signage or other indicators shall be installed for the Alexandria Lane turnaround on the subject property.

    g. Any other condition? For example, to compensate for not meeting the 30' setback for community recreation. Anything based on public testimony received?

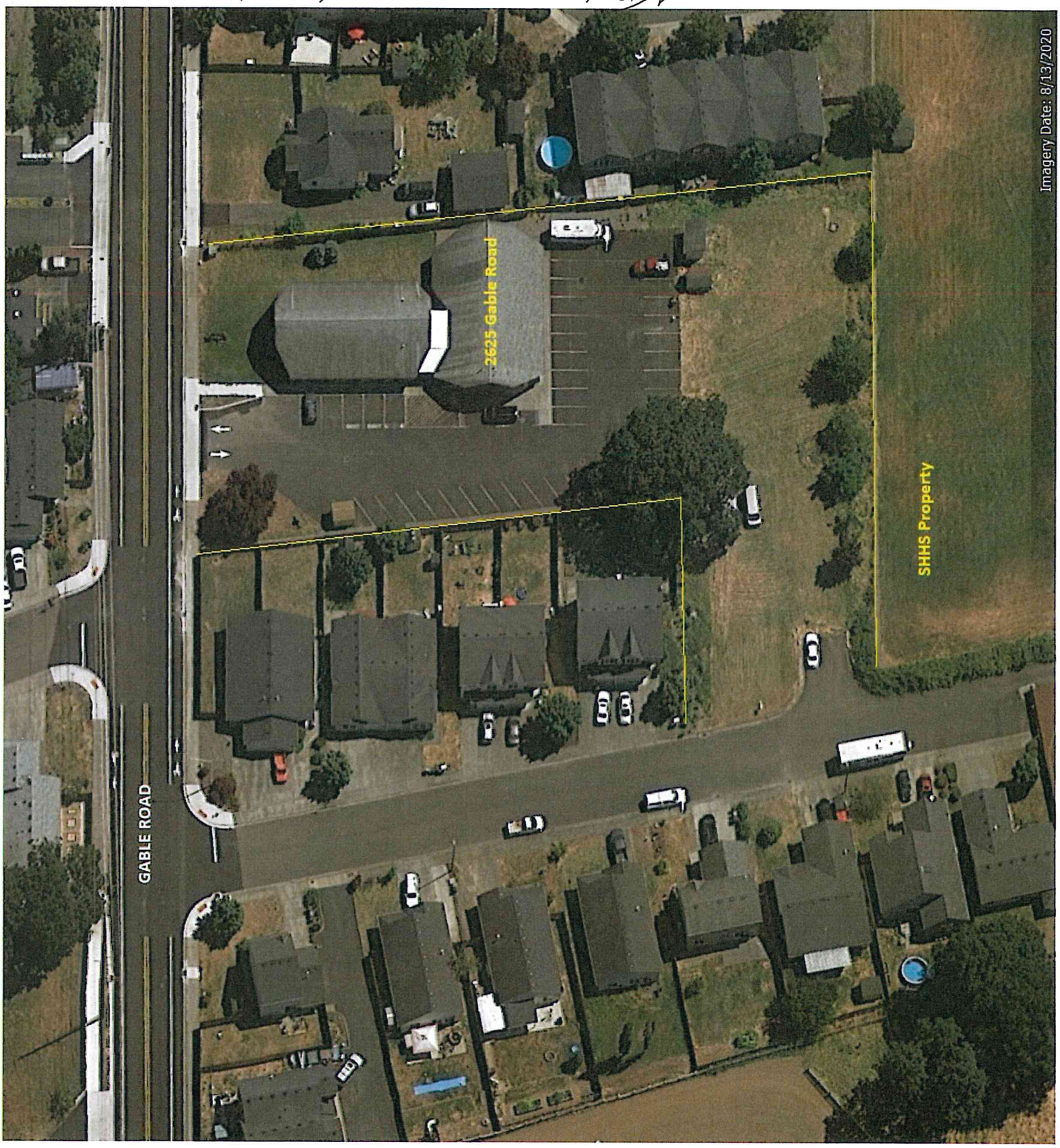
3. Prior to commencement of use all improvements and requirements per condition 2 shall be completed.

4. The Planning Commission recommends the turnaround area on the subject property for Alexandria Lane be dedicated as public right-of-way.

5. Owner/applicant and their successors are still responsible to comply with the City Development Code (SHMC Title 17).

Attachment(s): Aerial photo "site plan"

CUP.1.21 SITE PLAN



CITY OF ST. HELENS PLANNING DEPARTMENT
STAFF REPORT
Conditional Use Permit CUP.2.21 & Variance V.2.21

DATE: June 30, 2021
TO: Planning Commission
FROM: Jennifer Dimsho, AICP, Associate Planner

APPLICANT: Lower Columbia Engineering, LLC
OWNER: Sunset Park Community Church

ZONING: Apartment Residential (AR)
LOCATION: 174 Sunset Boulevard; 4N1W-4BC-1300
PROPOSAL: Establish public facility (major) use on a property with an existing religious assembly use and daycare facility

The 120-day rule (ORS 227.178) for final action for this land use decision is **October 5, 2021**.

SITE INFORMATION

This 3.29-acre site is developed with a church (Sunset Park Community Church), a daycare with a large outdoor playground (Snoopeeland Child Development Center), and parking areas. The property abuts three streets: Sunset Boulevard, Shore Drive, and Bradley Street. Currently, the Bradley Street access is chained off to limit ingress/egress (pictured below), but this application proposes re-opening the approach with a new standard driveway apron. There are sidewalks along Sunset Boulevard, but not along Shore Drive or Bradley Street. The parking lot improvements along Shore Drive appear to extend about 10 feet into the public right-of-way of Shore Drive.

Shore Drive frontage looking west.

Bradley Street frontage looking north.

BACKGROUND

In 2003, Sunset Community Park Church applied for a Conditional Use Permit (CUP.5.03) for an approximately 3,200 sq. ft. addition with an office wing, a lobby, and a new entry. The daycare facility and outdoor playground had already been established at that time.

This proposal is to re-locate Columbia Health Services' 24' x 42' modular building (1,008 sq. ft.) which is currently located at 2370 Gable Road. The new proposed location is at the corner of Shore Drive and Bradley Street in the existing parking lot of the church and daycare facility. Columbia Health Services will provide the WIC program (Woman, Infants, and Children) to families from this location. WIC is a publicly funded national nutritional education program for families with pregnant women or children ages 0-5 years old. This use is considered a public facility (major), which is a Conditional Use in the Apartment Residential zone. In the AR zone, SHMC 17.32.080 (4) (j) states only one principal building is allowed per property, which is why the applicant is also applying for a variance.

Proposed location of the modular building. Snoopeeland daycare playground in the background.

PUBLIC HEARING & NOTICE

Public hearing before the Planning Commission: July 13, 2021

Notice of this proposal was sent to surrounding property owners within 300 feet of the subject property on June 24, 2021 via first class mail. Notice was sent to agencies by mail or e-mail on the same date.

Notice was published on June 30, 2021 in The Chronicle newspaper.

AGENCY REFERRALS & COMMENTS

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

APPLICABLE CRITERIA, ANALYSIS & FINDINGS

CONDITIONAL USE PERMIT CUP.2.21

SHMC 17.100.040(1) - CUP Approval standards and conditions

(1) The planning commission shall approve, approve with conditions, or deny an application for a conditional use or to enlarge or alter a conditional use based on findings of fact with respect to each of the following criteria:
   (a) The site size and dimensions provide adequate area for the needs of the proposed use;
   (b) The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, and natural features;
   (c) All required public facilities have adequate capacity to serve the proposal;
   (d) The applicable requirements of the zoning district are met except as modified by this chapter;
   (e) The supplementary requirements set forth in Chapter 17.88 SHMC, Signs; and Chapter 17.96 SHMC, Site Development Review, if applicable, are met; and
   (f) The use will comply with the applicable policies of the comprehensive plan.

(a) This criterion requires that the site size and dimensions provide adequate area for the needs of the proposed use.

Finding: The site is very large at 3.29 acres or 143,312 square feet. There are no indications that the site size and dimensions are not adequate for the placement of a 1,008 sq. ft. modular building. Off-street parking requirements and circulation are discussed later in the report.

(b) This criterion requires that the characteristics of the site be suitable for the proposed use.

Discussion: Since the site is already developed, there are limitations to the improvements that can be required with this proposal. Currently, the parking lot encroaches into the Shore Drive right-of-way, including into the required vision clearance area at the intersection of Bradley Street. This proposal will remove two parking spaces within the vision clearance area and replant the area with a landscape planter to help screen the parking lot. In addition, the access closest to the modular building will be improved with a new concrete driveway apron outside of the vision clearance area, which will help define the approach. It is wide enough to accommodate two-way traffic and circulation.

The applicant also notes that many of their clients (families with children) live in the surrounding residential areas and utilize the daycare services on the site.

Finding: With the proposed improvements, the site is suitable for the proposed use.

(c) This criterion requires that public facilities have adequate capacity to serve the proposal.

Finding: The proposal includes connection to City sewer via the church's private lateral and City water via the church's existing water meter. Any requirements of the Building Official and/or Fire Marshall shall be met. This includes, but his not limited to, any private lateral connections, occupancy change of the building if warranted, and any building improvements that may be required for this change. The abutting roadways are improved and have capacity to serve the site.

(d) This criterion requires that the requirements of the zoning district be met except as modified by the Conditional Use Permit (CUP) chapter.

Discussion: A front setback of 20' is maintained on both frontages. The building will not exceed 35' in height, and buildings will not occupy more than 50 percent of the lot. Landscaping will not be reduced with the placement of this structure since it is being placed on an existing developed parking area.

"Public facility, major" is a conditionally permitted use in the Apartment Residential (AR) zone. Also in the AR zone, SHMC 17.32.080 (4) (j) states only one principal building is allowed per property, which is why the applicant is also applying for a variance.

"Office" use is not an allowed use in the AR zone. Therefore, a condition is needed which states using the modular building for a "public facility, major" use will not allow "office" use as a separate principal use not associated with religious assembly.

Finding: If Columbia Health Services no longer wishes to provide services out of the modular building, "office" use (as a separate principal use not associated with religious assembly), is not an allowed use of the modular building. Given approval of the variance (discussed later in the report) and the proposed condition, this criterion is met.

(e) This criterion requires analysis of the sign chapter and site design review chapter.

Findings: With regards to signs, any new sign or modified sign shall require a sign permit per Chapter 17.88 SHMC. The applicant indicates a mural may be placed on the modular building. Murals are not regulated as signage, unless there is a commercial message being conveyed.

With regards to site development review standards, as the site is already mostly developed, many aspects do not apply. The noteworthy aspects are as follows:

Per Chapter 17.72 Landscaping and screening, new developments fronting public streets more than 100' in length are required to plant street trees. The applicant is proposing street trees along Bradley Street, since Shore Drive is already completely paved to the street. Small trees (less than 25' in height at maturity) shall be used given the proximity of overhead power, and they shall be planted within 8' of the property line.

Since the parking lot is greater than three spaces, if it were brand new, it would be required to be screened. For screening in this case, the City usually requires landscaping along the perimeter that includes a balance of low lying and vertical shrubbery and trees. The street trees along

Bradley Street helps meet this requirement. In addition, the applicant is proposing replacing existing asphalt and two parking spaces at the corner of Bradley Street and Shore Drive with a landscape planter to help meet this requirement.

Service facilities, like air conditioners, that are visible from any public street or parking area, shall be screened from view by placement of a solid wood fence or wall between 5' and 8' in height, or landscaped to provide adequate screening. Photos of the modular building show a mounted HVAC unit on the northeast side of modular building. This facility and new service facilities, regardless if such screening is absent on any plan reviewed by the City, shall be screened according to SHMC 17.72.110 (2). This includes, but is not limited to, ground mounted, roof mounted or building mounted units.

Screening of refuse containers is required. It is unclear if this new use will share an existing refuse collection area for the church, and if so, if it is already screened. Any new or shared existing refuse collection area which would be visible from a public street or parking lot shall be screened or enclosed from view and shall meet the requirements of SHMC 17.92.060.

Regarding Chapter 17.76 Visual clearance areas, the applicant proposes removal of two existing parking spaces within the vision clearance area. However, the landscaped planter which will replace the spaces shall contain no planting exceeding 3' in height, except trees may be placed in this area, provided they are taller than 8' and all branches below 8' are removed.

Per Chapter 17.80 Off-street parking and loading requirements:

Dimension and type. Standard spaces are a minimum of 9' x 18'. This is shown. No compact spaces are shown. Existing parking lot striping has faded, especially in the area along Shore Drive near the modular building. Faded spaces shall be re-striped as approved in the plan.

Accessible (disabled person) spaces. Required to comply with State and Federal standards. One ADA space is required. It must be located on the shortest route to the accessible pedestrian entrance. This is shown.

Bicycle parking. One space for bike parking is required. A bike rack is shown on the site next to the building.

Number of off-street parking spaces required. The new use requires three spaces, including one ADA space, which are shown along the modular building. The religious assembly use requires one space per 50 sq. ft. of assembly area. With a 3,260 sq. ft. assembly area, 66 spaces are required. Daycare services require one space per 400 sq. ft. of gross floor area. With a 3,850 sq. ft. area, ten spaces are required. The proposal removes five off-street parking spaces with the placement of the modular building and the removal of two spaces within the vision clearance area. This leaves 91 spaces available on the site, while only a total of 76 spaces are required.

Aisle width. The aisle width remains at least 24' wide at the entrance to the parking lot and along the length of the proposed modular. This is wide enough for two-way traffic and the head-in parking that is proposed.

Surface area. All areas used for parking, storage or maneuvering of vehicles (including things towed by vehicles) shall be paved. The parking area is already paved.

Wheel stops. Wheel stops are required along the boundaries of a parking lot, adjacent to landscaping, and along pedestrian ways. There are proposed wheel stops along the new parking spaces. The two spaces which are proposed to be removed shall have the wheel stops removed.

Drainage. Any City Public Works requirements shall be met regarding stormwater runoff.

Per Chapter 17.84 Access, egress and circulation, the spacing from a public street to a private drive along a local street (Bradley Street) is 50' measured from the centerline of the proposed driveway and roadway. This is met with the new improved driveway approach.

Regarding interior walkways, walkways should extend from the entrance to the street (Bradley Street) which provides access. This area is already improved (paved) with a hard surface, but the route conflicts with the proposed parking spaces and the drive aisle. Walkways must be a minimum of 4' in width exclusive of vehicle overhangs, and other obstructions like mailboxes, bike racks, and sign posts.

Crime prevention. Based on exterior photos of the modular building, there are existing exterior lights at both entrances/exits to the building. The site is highly visible given the location on the corner of two streets. Additional lighting is not needed.

(f) This criterion requires compliance with the applicable policies of the Comprehensive Plan.

Finding: There are no known discrepancies between this proposal and the Comprehensive Plan.

SHMC 17.100.040(3) - CUP Approval standards and conditions

(3) The planning commission may impose conditions on its approval of a conditional use, which it finds are necessary to ensure the use is compatible with other use in the vicinity. These conditions may include, but are not limited to, the following:
- (a) Limiting the hours, days, place, and manner of operation;
- (b) Requiring design features which minimize environmental impacts such as noise, vibration, air pollution, glare, odor, and dust;
- (c) Requiring additional setback areas, lot area, or lot depth or width;
- (d) Limiting the building height, size or lot coverage, or location on the site;
- (e) Designating the size, number, location, and design of vehicle access points;
- (f) Requiring street right-of-way to be dedicated and the street to be improved;
- (g) Requiring landscaping, screening, drainage and surfacing of parking and loading areas;
- (h) Limiting the number, size, location, height, and lighting of signs;
- (i) Limiting or setting standards for the location and intensity of outdoor lighting;
- (j) Requiring berming, screening or landscaping and the establishment of standards for their installation and maintenance;
- (k) Requiring and designating the size, height, location, and materials for fences; and
- (l) Requiring the protection and preservation of existing trees, soils, vegetation, watercourses, habitat areas, and drainage areas.

Discussion: These are the items the Commission may consider for this proposal.

*****

VARIANCE V.2.21

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 comment: In the AR zone, which surrounds the subject property on three sides, multi-dwelling structures are allowed to have more than one principal building, which is the case across the street on Shore Drive. The Commission could find that this helps make this proposal seem consistent with the surrounding properties.

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

- See applicant's narrative.
- Staff comment: This church property is a very large site, which lends itself to having multiple principal buildings, especially given the small size of the modular building. In addition, the Commission could find that the similar clientele between the daycare facility and the WIC program is a unique and special circumstance to this proposal.

(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 comments: The applicant is proposing improvements in proximity to the modular building that bring the already-developed site closer to compliance with access, landscaping, screening, and visual clearance standards.

(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 applicant is not increasing the amount of impervious surface on the site. In fact, the vision clearance area will have two existing paved parking spaces removed and replaced with a landscaped area. In addition, street trees are proposed along Bradley Street, which will help screen the parking lot. Traffic circulation will be improved by establishing a standard driveway approach which meets spacing and width standards.

(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.

Finding: This variance is not self-imposed and is the minimum necessary to allow two principal buildings on the site.

*****

CONCLUSION & RECOMMENDATION

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

1. This **Conditional Use Permit** approval is valid for a limited time (to establish the use) pursuant to SHMC 17.100.030. This Conditional Use Permit approval is valid for 1.5 years. A 1-year extension is possible but requires an application and fee. If the approval is not vested within the initial 1.5 year period or an extension (if approved), this is no longer valid and a new application would be required if the proposal is still desired. See SHMC 17.100.030.

2. This **Variance** approval is valid for a limited time pursuant to SHMC 17.108.040.

3. The following shall be required **prior to** any development or building permit issuance:

    a. Revised plans which reflect all requirements of conditions 4 (a) – 4(f).

4. The following shall be required **prior to** Certificate of Occupancy by the City Building Official, or commencement of the proposal**:**

    a. Landscape planter within the vision clearance area shall contain no landscaping exceeding 3' in height, except trees may be placed in this area provided they are taller than 8' and all branches below 8' are removed.

b. Street trees along Bradley Street shall meet the requirements of the attached street tree memo, be of the "small" variety given the overhead utilities, and be planted within 8' from the property line.
c. Pedestrian walkway of 4' wide needed from entrance of the modular building to Bradley Street.
d. The HVAC unit on the northeast side of the building and any new service facilities, regardless if such screening is absent on any plan reviewed by the City, shall be screened according to SHMC 17.72.110 (2). This includes, but is not limited to, ground mounted, roof mounted or building mounted units.
e. Any refuse collection area which would be visible from a public street or parking lot shall be screened or enclosed from view and shall meet the requirements of SHMC 17.92.060.
f. Faded parking lot striping to be re-striped as approved in the plan, including removal of two spaces and their respective wheel stops at the intersection.

5. The disabled person parking space shall comply with local, State, and Federal standards (see attached standards).

6. This Variance allows the building to be used as a "public facility, major." "Office" use (as a separate principal use not associated with religious assembly) is **not** an allowed use of the modular building.

7. Any **new** sign or modified sign shall require a sign permit per Chapter 17.88 SHMC.

8. Any requirements of the Building Official and/or Fire Marshall shall be met. This includes, but his not limited to, any private lateral connections, occupancy change of the building if warranted, and any building improvements that may be required for this change.

9. Any Public Works requirements regarding stormwater runoff shall be met.

10. Owner/applicant and their successors are still responsible to comply with the City Development Code (SHMC Title 17), except for the Variance granted herein.

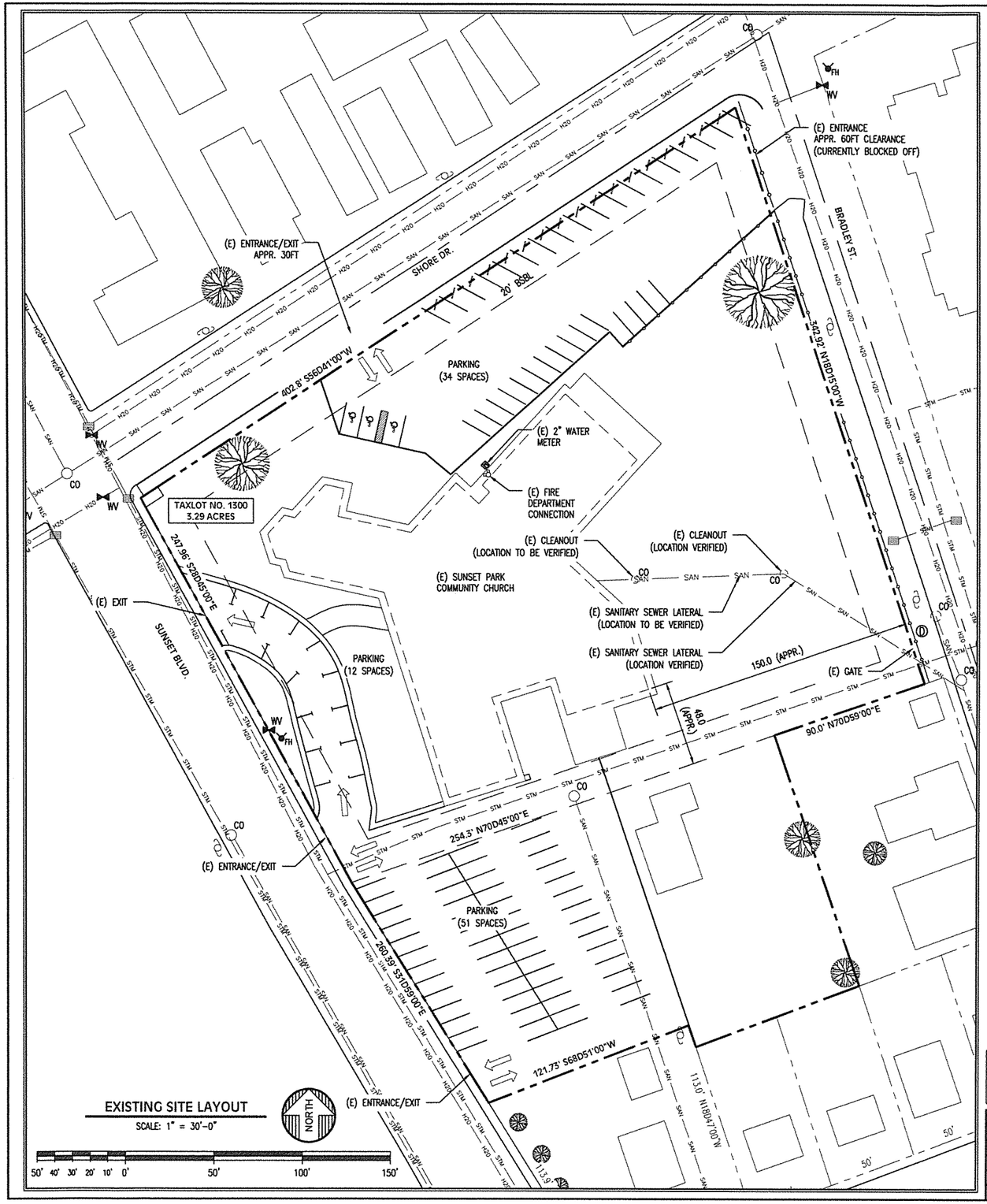
Attachments

- *Existing Conditions*
- *Site Plan*
- *Applicant's Narrative & Building Photos (10)*
- *Street Tree Memo*
- *Standards for Accessible Spaces (August 2018)*

COLUMBIA HEALTH SERVICES

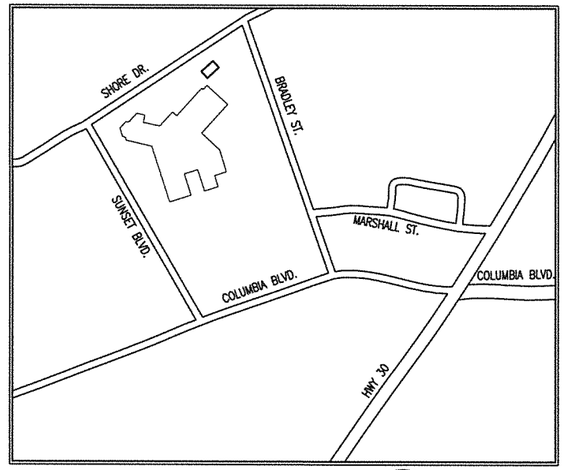
MODULAR RELOCATION

ST. HELENS, OR



LEGEND

(E)	EXISTING
(N)	NEW
CO	CLEAN OUT
	STORM SEWER MANHOLE
	SANITARY SEWER MANHOLE
	NEW CATCH BASIN
FH	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
TR	TELEPHONE RISER
	SLOPE ARROW
	TRAFFIC FLOW ARROW
	SIGN
	POWER POLE
	WHEEL STOP
	SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE
	SIDEWALK
	CURB
	(E) ROAD CENTERLINE
	(E) FENCE
GAS	GAS LINE
STM	(E) STORM LINE
SAN	(N) SANITARY SEWER LINE
SAN	(E) SANITARY SEWER LINE
H2O	(N) WATER LINE
H2O	(E) WATER LINE
	(E) TREE



VICINITY MAP

SCALE: NTS

NORTH

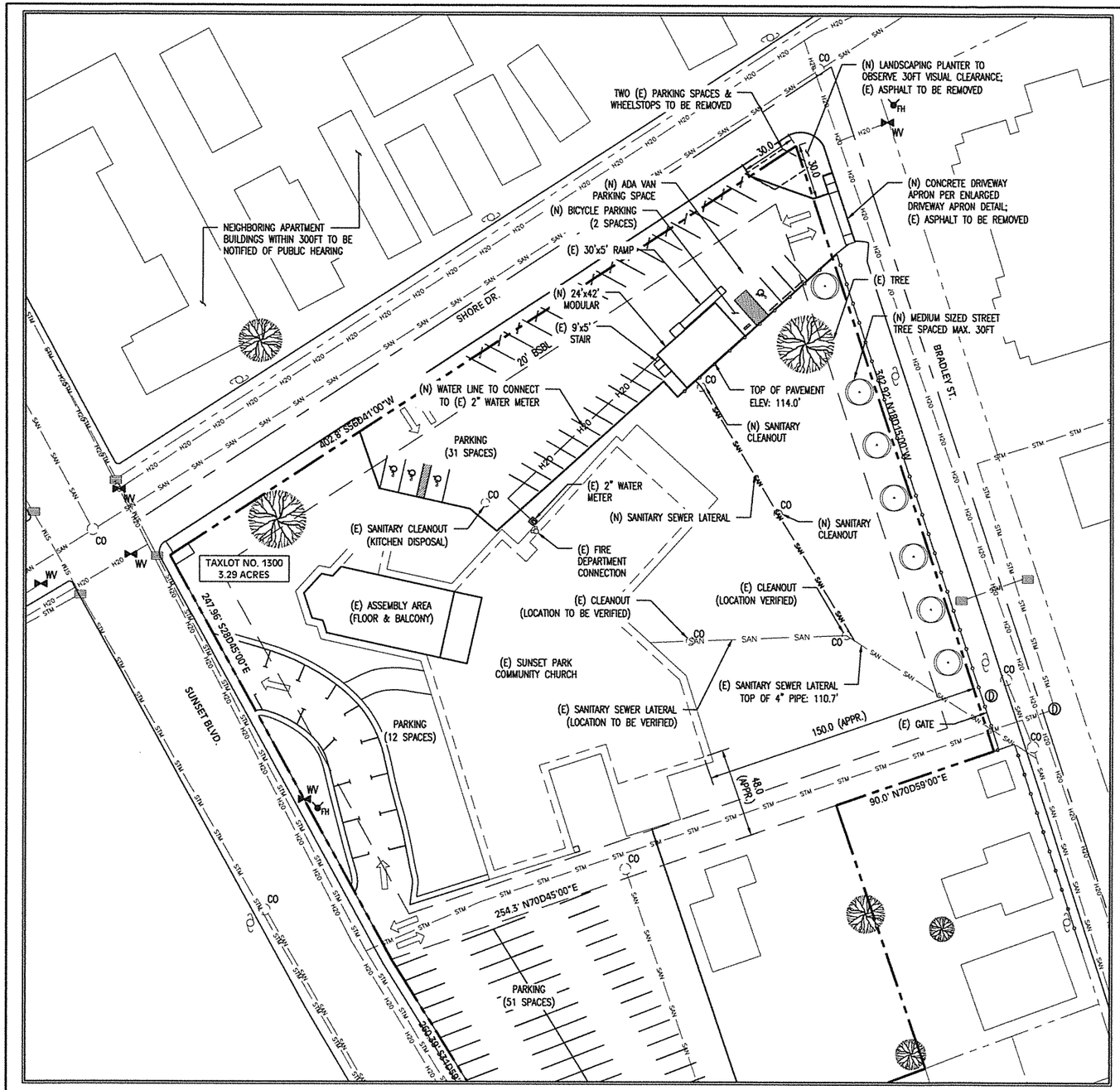
DATE: 02/18/2021
PRELIMINARY
NOT
FOR CONSTRUCTION

DATE: 04/28/2021
REVISED PRINT
VOID ALL PREVIOUS

REV.	REVISION RECORD	DATE
A	UPDATES PER 3/1/21 PRE-APP WITH CITY	03/02/21

Lower Columbia Engineering
St. Helens, Oregon
(503) 366-0399

PROJ. NO.	3145	EXISTING SITE PLAN	
DWG. BY	HBO	MODULAR RELOCATION	
APPR. BY		COLUMBIA HEALTH SERVICES	SHEET C-1
FILE	D-3145-C-1	DATE 01/18/21	



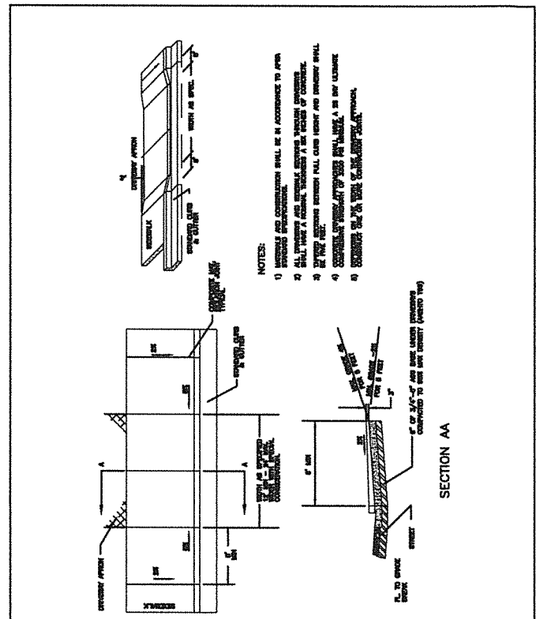
LEGEND

(E)	EXISTING
(N)	NEW
CO	CLEAN OUT
D	STORM SEWER MANHOLE
S	SANITARY SEWER MANHOLE
	NEW CATCH BASIN
FH	FIRE HYDRANT
WV	WATER VALVE
	WATER METER
	TELEPHONE RISER
	SLOPE ARROW
	TRAFFIC FLOW ARROW
	SIGN
	POWER POLE
	WHEEL STOP
	SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE
	SIDEWALK
	CURB
	(E) ROAD CENTERLINE
	(E) FENCE
GAS	GAS LINE
STM	(E) STORM LINE
SAN	(N) SANITARY SEWER LINE
SAN	(E) SANITARY SEWER LINE
H2O	(N) WATER LINE
H2O	(E) WATER LINE
	(E) TREE
	(N) STREE TREE
100.0' XXX	SPOT ELEVATION
TOC	TOP OF CONCRETE
TOP	TOP OF PAVEMENT

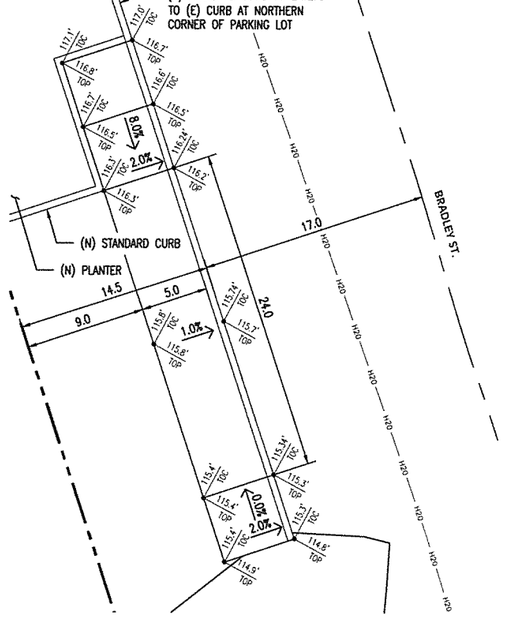
PARKING SPACES COUNT	
EXISTING LAYOUT:	97 TOTAL
	3 ADA
PROPOSED LAYOUT:	94 TOTAL
	4 ADA

PARKING ANALYSIS	
ASSEMBLY AREA	3260 SQFT
GROUND FLOOR:	2660 SQFT
BALCONY:	600 SQFT
SPACES REQUIRED FOR CHURCH:	66
SPACES PROVIDED ON SITE:	94

NOTES
1. PRIVATE UTILITIES INCLUDING NEW DOMESTIC WATER LINE AND NEW SANITARY SEWER LATERAL SHALL COMPLY WITH OREGON PUBLIC SPECIALTY CODE.
2. NEW SANITARY SEWER LINE SHALL BE PVC PIPE WITH MINIMUM 2% SLOPE. CLEANOUTS SHALL BE INSTALLED FOR EVERY 100FT OF PIPE.
3. NEW DRIVEWAY APRON SHALL COMPLY WITH ST HELENS STANDARD DETAIL NO. 252 INCLUDING ALL SLOPES AND MINIMUM/MAXIMUM DIMENSIONS.
4. ALL EXISTING AND PROPOSED PARKING IN THE NORTHEASTERN LOT SHALL BE RE-STRIPED UPON PROJECT COMPLETION.



DRAWN BY: J. GRAHAM	CITY OF ST.HELENS 265 THE STRAND, ST.HELENS, OR 97051 PH (503)397-6272 FAX (503)397-4016	REVISIONS: NC
CHECKED BY:	TITLE: STANDARD ADA SIDEWALK APPROACH	DRAWING NO: 252
DATE:		
SCALE:		



ENLARGED DRIVEWAY APRON
SCALE: 1" = 5'-0"

PROPOSED SITE LAYOUT
SCALE: 1" = 30'-0"

NORTH

50' 40' 30' 20' 10' 0' 50' 100' 150'

DATE: 02/18/2021
PRELIMINARY
NOT FOR CONSTRUCTION

DATE: 04/28/2021
REVISED PRINT
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REV.	REVISION RECORD	DATE
A	UPDATES PER 3/1/21 PRE-APP WITH CITY	03/02/21

Lower Columbia Engineering
St. Helens, Oregon
(503) 366-0399

PROJ. NO. 3145	PROPOSED SITE PLAN	
DWG. BY HBO	MODULAR RELOCATION	
APPR. BY	COLUMBIA HEALTH SERVICES	SHEET C-2
FILE D-3145-C-2	DATE 02/16/2021	

Lower Columbia Engineering
58640 McNulty Way
St. Helens, OR 97051
503.366.0399

May 19, 2021
LCE Project No. 3145

Jacob Graichen
City of St. Helens
265 Strand Street
St. Helens, OR 97051

LAND USE APPLICATION NARRATIVE

This land use application is presented to the City of St Helens by Lower Columbia Engineering, LLC on behalf of Sherrie Ford at Columbia Health Services. The following narrative provides an overview of the proposed project, approval standards for a conditional use permit, approval standards for a variance, and photos of the structure's exterior elevations.

PROJECT OVERVIEW

It is proposed that the existing modular building that houses Columbia Health Services be relocated from its current location at 2370 Gable Road to 174 Sunset Blvd. (Taxlot No. 1300), a distance of approximately 1.5 miles north via Highway 30. The new site contains Sunset Park Community Church, including the daycare, Snoopeeland.

The modular is referred to within this document as the Annex, and is 24'x42', or 1,008sf. The proposed location is the northeastern region of the property which is currently paved for parking. The relocation will require:

- re-striping the existing northeastern parking lot;
- tying-into the existing 2" domestic water meter;
- installing a new sanitary sewer lateral from the Annex to the existing lateral servicing the church;
- removing wheel stops and constructing a new landscaping planter in the northeastern-most corner of the parking lot;
- installing a concrete driveway apron per City of St Helens standards; and,
- planting of street trees along Bradley Street.

These improvements are described in greater detail in the following narrative and the attached plans. Approval standards of the municipal code are shown in black with the responses in red.

17.100.040 CONDITIONAL USE APPROVAL STANDARDS AND CONDITIONS

The zoning of 174 Sunset Blvd. is defined as apartment residential. The Annex is being categorized as a Public Facility, Major and is allowed per conditional use according to the municipal code. Columbia Health Services will provide the WIC program (Woman,

Infants, Children) to families from this new location. WIC is a publicly funded national nutrition education program for families with pregnant women or children ages 0-5 years. Once per year, 1200-1500 clients will access the Annex for nutrition education, weigh, measure, and renewal of benefits. If CHS vacates the Annex in the future, the building will be transferred to the church for complementary use and would not be leased for external, general office use.

(1) The planning commission shall approve, approve with conditions, or deny an application for a conditional use or to enlarge or alter a conditional use based on findings of fact with respect to each of the following criteria:

(a) The site size and dimensions provide adequate area for the needs of the proposed use;

The Annex is 24'x42' or 1,008 SF. There is sufficient area in the parking lot for the building, the entrance from Bradley Street, and proper circulation (see proposed site plan, attached).

(b) The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, and natural features;

The site has two proposed entrances (connecting to Shore Drive and Bradley Street), is already paved, is separated from the daycare with a fence, and has a subtle slope to facilitate drainage. In addition, the location is suitable because the daycare and the surrounding residential apartments serve many of the existing clients of CHS. CHS, Snoopeeland, and Sunset Park Community Church have similar objectives to offer services to children, youth, women, and families.

(c) All required public facilities have adequate capacity to serve the proposal;

Utilities: The existing water meter is a 2" meter with sufficient capacity to serve the church and CHS. The parking lot has existing stormwater infrastructure that will not be affected by the modular relocation. There is a sanitary sewer lateral extending from the southeast corner of the property, northwest across the existing field to the church. There are two cleanouts in the field, and it is proposed that a new sanitary sewer lateral be extended from the southern edge of the northeastern parking lot (where the modular is to be relocated) to a point just south of the existing southeast cleanout. Sufficient elevation change has been verified to provide the requisite slope defined by Oregon Plumbing Specialty Code (OPSC). Two new cleanouts will be installed along the new lateral to comply with OPSC.

Parking: The Annex will require 3 spaces, including 1 ADA van space. With approximately 3,260 SF of assembly area, the church requires 66 parking spaces per 17.80.030 2 (i). The proposed site would provide 94 spaces, which exceeds the requirement for parking. In addition to exceeding the number of required spaces, the

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proposed Annex would operate on different peak hours than the church, with the peak operation of the church on Sundays and peak operation of CHS on weekdays. CHS will operate during similar hours as the daycare, however, the daycare only requires 10 spaces which is also exceeded by the 31 spaces provided in the northeastern parking lot that will service both the daycare and the Annex. Church personnel have confirmed that there is not currently a parking shortage during typical operations.

(d) The applicable requirements of the zoning district are met except as modified by this chapter;

A 20-ft building setback is observed on all street facing property lines, the building height of the Annex is less than the maximum height of 35ft, and lot coverage is less than 35%. The proposed relocation does not comply with requirement 17.32.080 4 (j) that prohibits more than one principal building per lot, therefore, approval criteria for a variance is summarized in a subsequent section.

(e) The supplementary requirements set forth in Chapter 17.88 SHMC, Signs; and Chapter 17.96 SHMC, Site Development Review, if applicable, are met; and

CHS will not be installing signage. The Annex may commission a mural to be painted on the side of the building that will face the daycare, however, the mural will not have text or marketing content.

(f) The use will comply with the applicable policies of the comprehensive plan.

(2) An enlargement or alteration of an existing conditional use shall be subject to the development review provisions set forth in Chapter 17.96 SHMC.

Not Applicable

(3) The planning commission may impose conditions on its approval of a conditional use, which it finds are necessary to ensure the use is compatible with other use in the vicinity. These conditions may include, but are not limited to, the following:

(a) Limiting the hours, days, place, and manner of operation;

CHS currently operates Monday through Friday, 8:00am – 4:30pm.

(b) Requiring design features which minimize environmental impacts such as noise, vibration, air pollution, glare, odor, and dust;

Understood

(c) Requiring additional setback areas, lot area, or lot depth or width;

Understood

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(d) Limiting the building height, size or lot coverage, or location on the site;

Understood

(e) Designating the size, number, location, and design of vehicle access points;

The proposed entrance/exit from Bradley Street is designed to conform with the standard ADA sidewalk approach shown in Detail 252.

(f) Requiring street right-of-way to be dedicated and the street to be improved;

Understood; A new standardized driveway apron is proposed to improve the entrance from Bradley Streets. Street trees are proposed to extend from the Bradley Street entrance southward to the southeastern property corner, terminating before the final power pole.

(g) Requiring landscaping, screening, drainage and surfacing of parking and loading areas;

Additional landscaping is proposed with a new landscape planter on the northeastern property corner to enforce visual clearance and increase infiltration. The new planter will take the space currently occupied by two parking spaces and will also define the width of the new entrance/exit.

(h) Limiting the number, size, location, height, and lighting of signs;

CHS will not be installing signage. The Annex may commission a mural to be painted on the side of the building that will face the daycare, however, the mural will not have text or marketing content.

(i) Limiting or setting standards for the location and intensity of outdoor lighting;

Existing street lights and parking area lights will service the Annex.

(j) Requiring berming, screening or landscaping and the establishment of standards for their installation and maintenance;

Medium sized street trees are proposed along the private side of Bradley Street to provide adequate screening. The trees will extend from the new entrance/exit to the power pole at the southeast corner of the property (see proposed site plan). A new landscape planter is proposed at the northeastern corner of the parking lot that will extend 30ft in either direction of the property corner to comply with visual clearance requirements.

(k) Requiring and designating the size, height, location, and materials for fences; and

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Not applicable- chain link fence shown on the plan is existing.

(l) Requiring the protection and preservation of existing trees, soils, vegetation, watercourses, habitat areas, and drainage areas. (Ord. 2875 § 1.140.040, 2003)

No tree removal is required by the proposed plan nor will any sensitive lands be impacted.

17.108.050 CRITERIA FOR GRANTING A VARIANCE

Variance is required to allow more than one principal building on Taxlot No. 1300. The proposed Annex would complement the objectives of the Church and Snoopeeland by providing services to women, infants, and children as well as general health resources to the community. While more than one principal building per taxlot is not permitted by 17.32.080 4 (j) (hence the variance), multiple principal buildings are allowed for multi-family developments under the same zoning.

(1) The commission shall approve, approve with conditions, or deny an application for a variance based on finding that the following criteria are satisfied:

(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;

Columbia Héalth Services will provide WIC services at this new location, offering nutrition education and benefits to women, infants, and children. These objectives align with the needs of the surrounding apartments and the objectives of Sunset Park Community Church and Snoopeeland Daycare.

(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;

The proposed location is already paved and has sufficient space for parking and circulation. It also has an existing entrance/exit that is currently blocked off but will be enhanced with a standard driveway apron to facilitate safe access and egress.

(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;

The objectives of CHS align well with those of the daycare and the church to promote community well-being and resources for women, infants, and families in general.

Improvements to the site will include new street trees and a standard driveway apron that will comply with city engineering standards and details. The public facilities, major category is permitted under conditional uses of apartment residential zoning.

(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

The proposed building will be placed on existing impervious surface and will not create additional impervious surface. Neither will it be located over existing stormwater facilities. There will still be sufficient space within the area to facilitate normal traffic circulation and parking.

(e) The hardship is not self-imposed and the variance requested is the minimum variance which would alleviate the hardship.

There is sufficient space on the lot for an additional structure and the building setbacks, lot coverage, and impervious area constraints will not be exceeded.

(2) The commission shall approve, approve with modifications, or deny an application for an access variance in accordance with the criteria set forth in SHMC 17.84.150.

Understood

(3) The planning commission shall approve, approve with modifications, or deny an application for a subdivision variance subject to the criteria set forth in SHMC 17.136.120.

Understood

(4) The setback requirements in the applicable zone may be reduced up to 20 percent (a reduction of 20 percent of the required setback) and/or the lot coverage standards increased up to five percent (maximum specified lot coverage plus five percent) without a variance, provided the following standards are satisfied:

Not applicable

(a) The reduction of the setback area or increase in lot coverage established by the applicable zoning district shall be necessary to allow for the enlargement or remodeling of an existing building, accessory structure, or auxiliary dwelling unit;

(b) The increase in lot coverage established by the applicable zoning district may also allow for new accessory structures or auxiliary dwelling units;

(c) The garage setback to the front property line satisfies the requirements of the applicable zoning district;

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(d) The standards of Chapter 17.76 SHMC, Visual Clearance Areas, shall be satisfied;

(e) The proposed building, accessory structure, addition, or auxiliary dwelling unit shall not encroach upon any existing easements;

(f) When the proposed building or addition is within the rear yard, the setback adjacent to the rear property line shall be landscaped with sight-obscuring plantings in accordance with the standards set forth in SHMC 17.72.080, Buffering and screening requirements; and

(g) Setback, buffering and screening requirements that apply when commercial and industrial zones abut a residential zone shall be satisfied.

(5) Reasonable Accommodation.

Not applicable

(a) This development code has been developed to achieve the policy set out in ORS 197.663 to afford persons or groups of persons with disabilities an equal opportunity to use and enjoy housing within the city of St. Helens. Nevertheless, it may at times be necessary to make reasonable accommodations in land use and zoning policies or procedures to avoid discrimination against persons with disabilities.

(i) Upon request by an applicant, the director shall waive a requirement of this development code where the requested modification is reasonable and necessary to make a reasonable accommodation in compliance with the Federal Fair Housing Act. A requested modification shall be considered unreasonable when it would impose an undue burden or expense on the city or create a fundamental alteration in the zoning scheme. (Ord. 3232 § 2 (Att. A), 2018; Ord. 3189 § 2 (Att. A), 2015; Ord. 3032 § 1(5), 2007; Ord. 2875 § 1.144.050, 2003)

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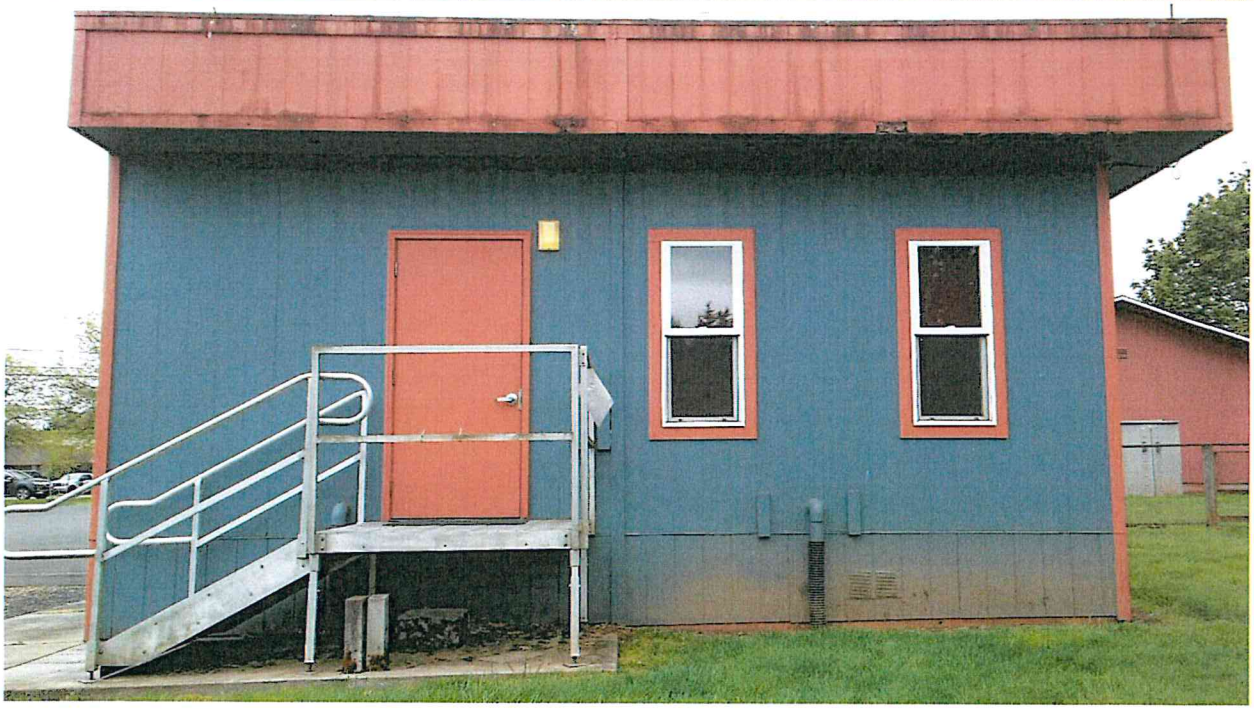
PHOTOS OF EXTERIOR ELEVATIONS



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CITY OF ST. HELENS PLANNING DEPARTMENT

MEMORANDUM

TO: Homebuilders developing newer subdivisions within the City of St. Helens
RE: Guidelines for street trees along local classified streets
DATE: March 2021

This memo is intended to summarize the City's requirements for street trees along local classified streets and to help homebuilders and similar developers understand and meet these requirements.

In subdivisions and other places where street trees are required along local classified streets, the street trees should be indicated on all site plans. **Site plan should reflect general location and intended species (or at the very least intended size category as noted below)**. The City's recommended street tree list can be found in Chapter 17.76 of the St. Helens Municipal Code (SHMC). **If the tree plan will differ from that originally proposed, the changes, including species (change from original site plan or indication of species if not originally disclosed) need to be approved by the City prior to tree installation and final approval of the project.** Substantial changes will require a revised site plan.

The tree species used determines the quantity of trees needed as the type determines the minimum spacing. The City's approved street tree list breaks down species categories and respective spacing as follow:

SIZE CATEGORY	SPACING REQUIREMENT
• **Small** (<25 feet tall and <16 feet wide branching):	**1 tree per 20 feet** of street frontage
• **Medium** (25 to 40 feet tall, 16 to 35 feet wide branching):	**1 tree per 30 feet** of street frontage
• **Large** (>40 feet tall and >35 feet wide branching):	**1 tree per 40 feet** of street frontage

SPECIES SELECTION CONSIDERATIONS:

- If **overhead utility lines** are present along the street frontage, only trees from the "small" category mentioned above should be selected. Per Columbia River PUD, power friendly trees are those that grow no higher than 25' at maturity.

- In large developments, its best to use a variety of trees. This helps prevent a total loss of trees if a particular species succumbs to a disease, parasite or other species-specific health issue.

GENERAL CONSIDERATIONS:

- Generally, street trees should remain outside easements where the tree would be contrary to the purpose of the easement. For example, a tree planted in the middle of an access easement will hinder access and is not a proper street tree location. See below for PUE exception.

- When possible, street trees should be planted within the public right-of-way. This isn't always possible due to lack of available right-of-way area, especially for local classified streets. The development code does allow for street trees to be planted within dedicated landscape easements or public utility easements (PUE) which are usually parallel and adjacent to a public right-of-way.

If these easements will be used for street tree location, street trees should not be planted outside the easement on the side of the easement opposite from the street.

- Every precaution should be taken to avoid or minimize future utility/tree conflicts when considering tree locations. This includes sub-surface, at-surface, and above-ground utilities.

- Trees should be distributed along the property's street frontage as even as possible for optimal streetscape (the appearance or view of the street).

SPECIFIC CONSIDERATIONS:

- When planted, street trees are required to be a minimum caliper of two inches measured four feet from the ground.

- Street trees shall not be planted closer than 20 feet from a street intersection, nor closer than two feet from private driveways (measured at the back edge of the sidewalk), *fire hydrants, or utility poles in order to maintain visual clearance. Trees may be closer if the intersection is signalized, subject to City approval.

  *A 3-foot clear space is required around the circumference of fire hydrants per Oregon Fire Code 507.5.5.

- Tree pits shall be located so as not to include services (water and gas meters, etc.) in the tree well. On-premises services (water and gas meters, etc.) shall not be installed within existing tree well areas.

- Street trees shall not be planted closer than 20 feet to light standards.

- Trees shall be planted at least two feet from the face of the curb. For example, if the curb is separated from the sidewalk. Usually local classified streets have curb-tight sidewalks.

- Where there are overhead power lines, the street tree species selected shall be of a type which, at full maturity, will not interfere with the lines (as described above).

- Trees shall not be planted within two feet of any permanent hard surface paving or walkway.

Additional details such as installation of utilities next to existing trees, recommended tree species and street classification can be found in Chapter 17.72 SHMC and the City of St. Helens Transportation Systems Plan. These documents can be view online via the City's website http://www.ci.st-helens.or.us/ or at City Hall.

This memo is a guide only and does not act as a substitute for City law. If you have any questions, please contact The Planning Department at (503) 397-6272.

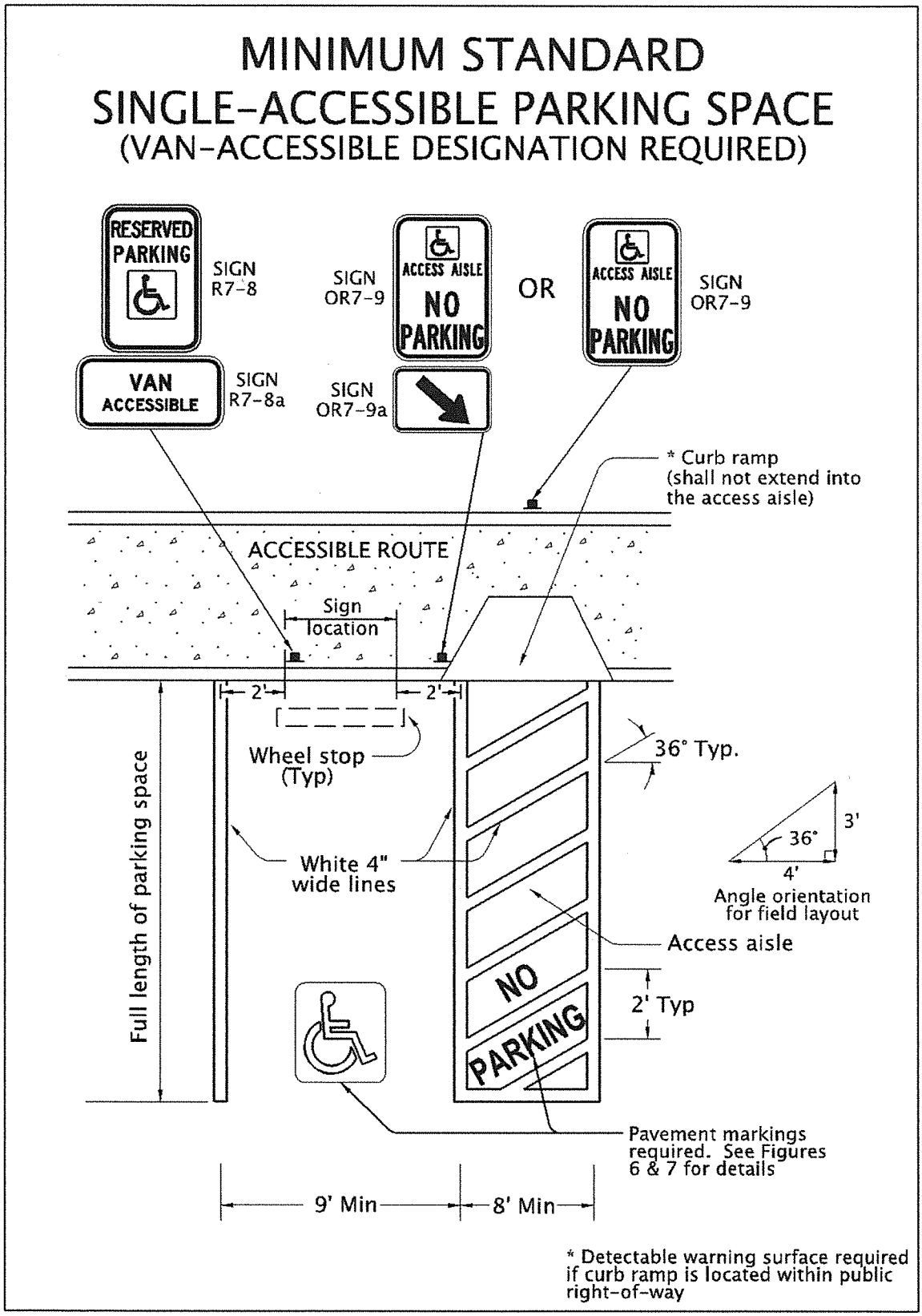

MINIMUM STANDARD
SINGLE-ACCESSIBLE PARKING SPACE
(VAN-ACCESSIBLE DESIGNATION REQUIRED)
RESERVED PARKING
SIGN R7-8
VAN ACCESSIBLE
SIGN R7-8a
SIGN OR7-9
ACCESS AISLE
NO PARKING
SIGN OR7-9a
OR
ACCESS AISLE
NO PARKING
SIGN OR7-9
* Curb ramp (shall not extend into the access aisle)
ACCESSIBLE ROUTE
Sign location
2'
2'
Wheel stop (Typ)
36° Typ.
3'
36°
4'
Angle orientation for field layout
White 4" wide lines
Access aisle
Full length of parking space
NO PARKING
2' Typ
Pavement markings required. See Figures 6 & 7 for details
9' Min
8' Min
* Detectable warning surface required if curb ramp is located within public right-of-way

Figure 1

CITY OF ST. HELENS PLANNING DEPARTMENT

MEMORANDUM

TO: Planning Commission
FROM: Jennifer Dimsho, AICP, Associate Planner / Community Development Project Manager
RE: Riverfront Redevelopment Update
DATE: July 2, 2021

As you may know, there are two simultaneous public infrastructure projects in the process of being designed for the former Veneer site. The first is the Riverwalk Project and the second is the Streets & Utilities Extension Project.

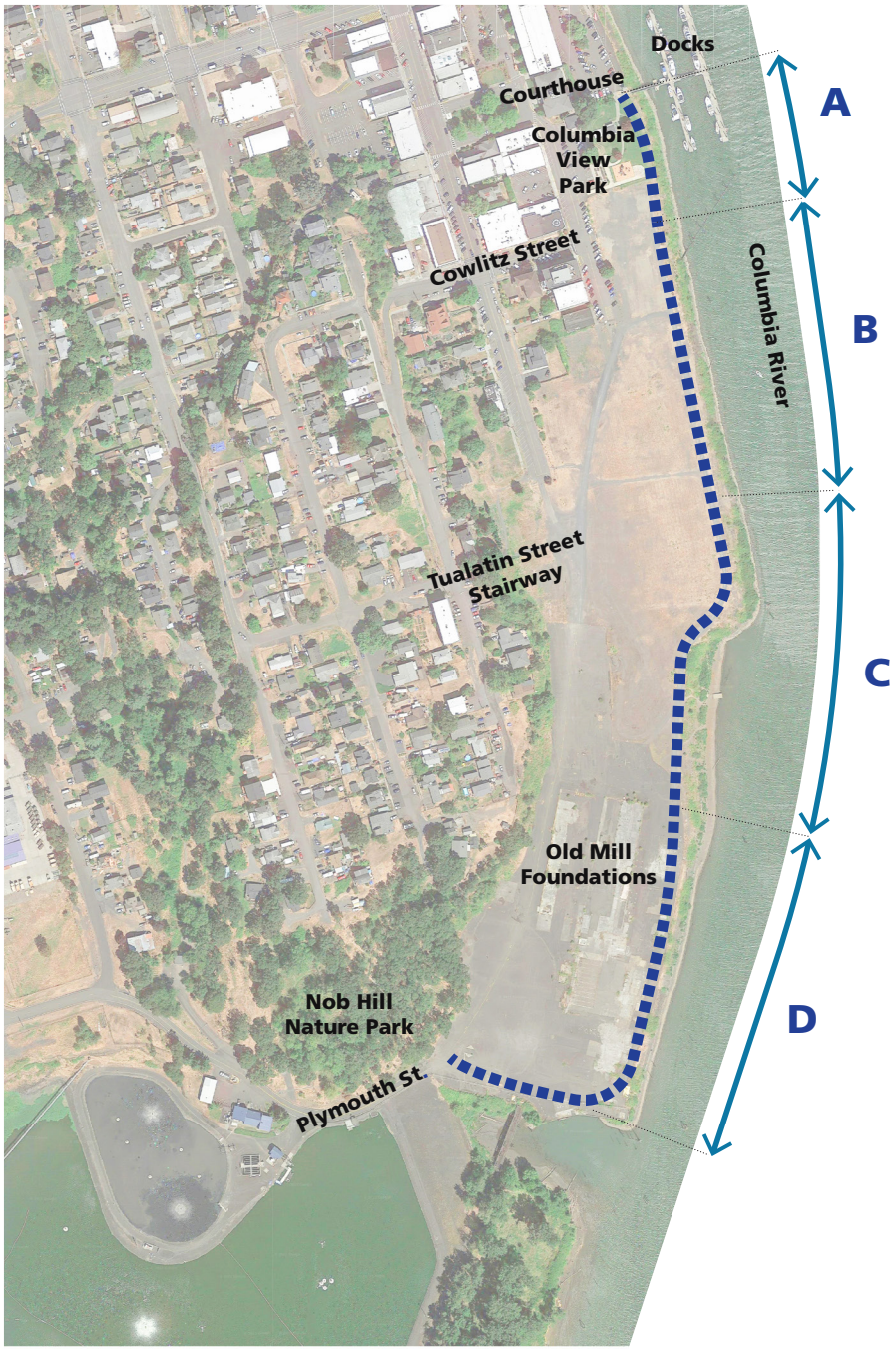
Both projects are FYI items for the Commission, as the Riverwalk Project and Streets & Utilities Extension Project have already been approved in concept by the Planning Commission with the adoption of the St. Helens Waterfront Framework Plan (2016). Because this site is of interest to the Commission, I wanted to provide a brief high-level update.

Attached to this memo is the following:

1. Mayer/Reed - Riverwalk Project Community Survey Results (Excerpts from Summary)
2. Mayer/Reed - Riverwalk Project Site Framework
3. Mayer/Reed - Riverwalk Project Timeline
4. OTAK – Site Analysis
5. OTAK – Alignment Alternatives Memo
6. OTAK – East & West Alignments
7. OTAK – Streets & Utilities Project Timeline

The Riverwalk Project has a website which includes additional detail about the project and will include project documents as they are prepared.

HOW DO YOU USE THE RIVERFRONT TODAY?



ZONE A

- Walking
- Dog Walking
- Dock Access
- Picnic
- City Park
- Concerts/Events
- Socializing
- Playground
- Biking
- Splash Pad
- Views
- Don't Use
- Drive/Park
- Kayaking
- Beach
- Sleeping
- Children Recreation
- Excercise
- Birding

ZONE B

- Walking
- Dog Walking
- Socializing
- Events
- Beach
- Views
- Exercise
- Kite Flying
- Don't Use
- Birding
- Biking
- Picnic
- Drive/Park

ZONE C

- Walking
- Dog Walking
- Don't Use
- Socializing
- Beach
- Views
- Exercise
- Meditating
- Birding
- Kite Flying
- Fishing
- Reading

ZONE D

- Walking
- Dog Walking
- Boating
- Views
- Socializing
- Beach
- Don't Use
- Drive/Park
- Skating
- Birding
- Excercise
- Kite Flying

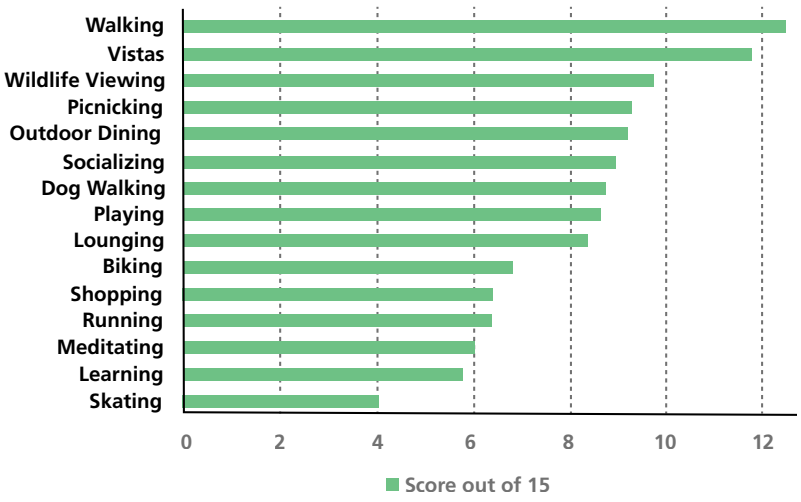
KEY

10-MORE RESPONSES — All Zones

3-9 RESPONSES — Some Zones

1-2 RESPONSES — Unique

LAND RELATED ACTIVITIES | RANKED

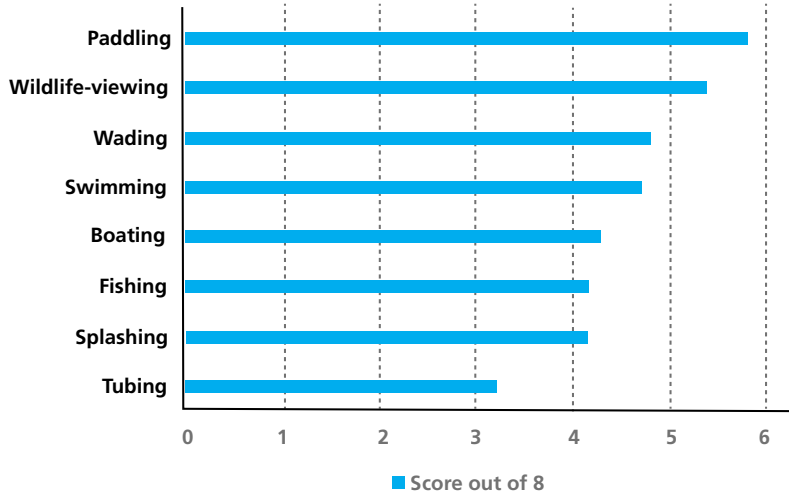


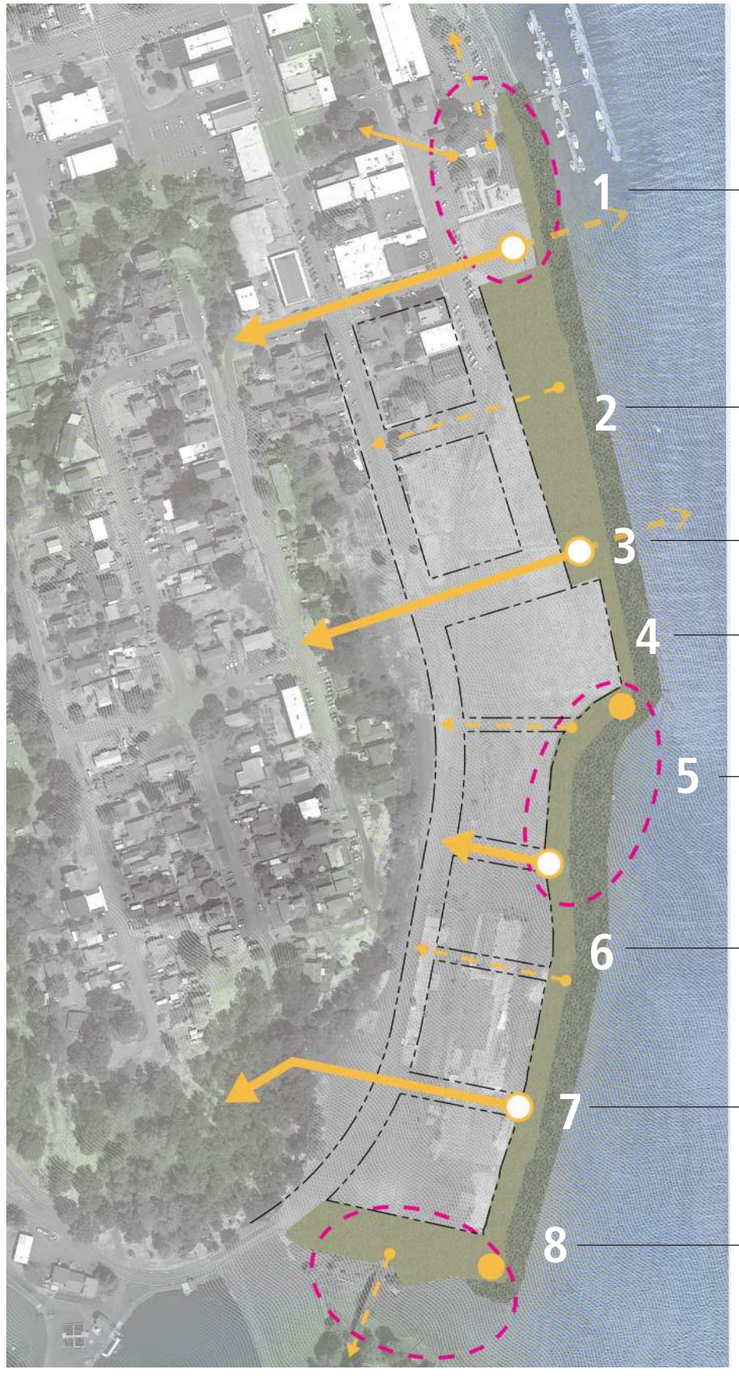
OTHER ACTIVITIES WRITE-INS

- Markets
- Beach
- Barbeque
- Recreational Activity
- Educational Elements
- Waste Removal
- Jet Skiing
- Water Slide
- Seating
- Public Art
- Pet Off Leash Areas
- Kite Flying
- ADA Access
- Fishing
- Biking Trails
- Concerts
- Sand Island Access
- Venue Space
- Snack Kiosk
- Food Cart
- Entertainment
- Birding
- Skating
- Seating
- Bumper Boats

- 5-MORE RESPONSES
- 3-4 RESPONSES
- 1-2 RESPONSES

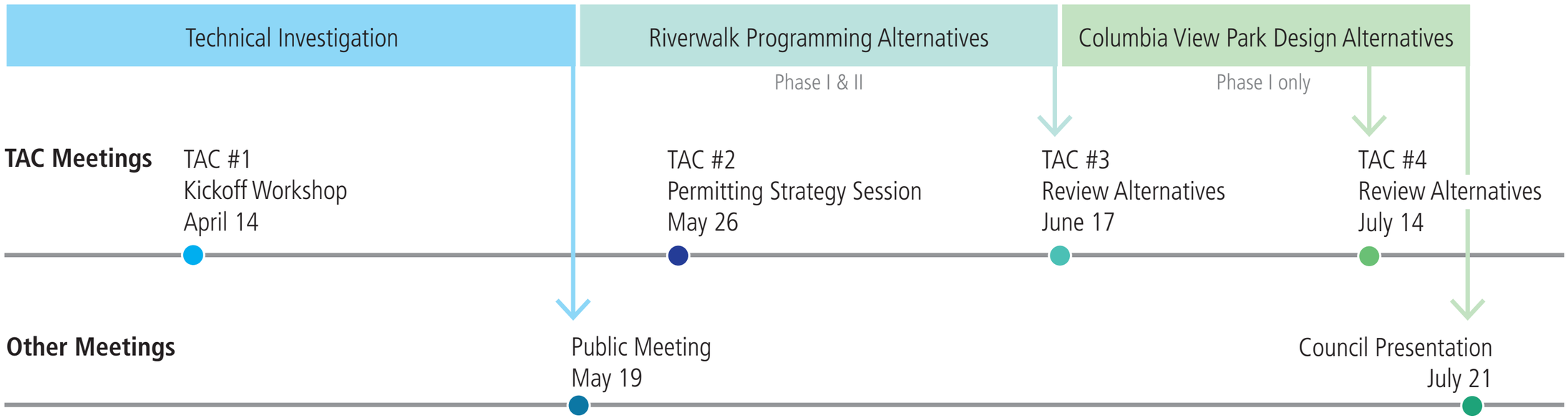
WATER RELATED ACTIVITIES | RANKED




1
Community Gathering
2
Riverwalk Typical Section - North
3
Tualatin Node
4
Riverwalk/Hotel
5
Shoreline Access
6
Riverwalk Typical Section - South
7
Nob Hill Node
8
Recreation Hub
N

APRIL	MAY	JUNE	JULY

Tasks

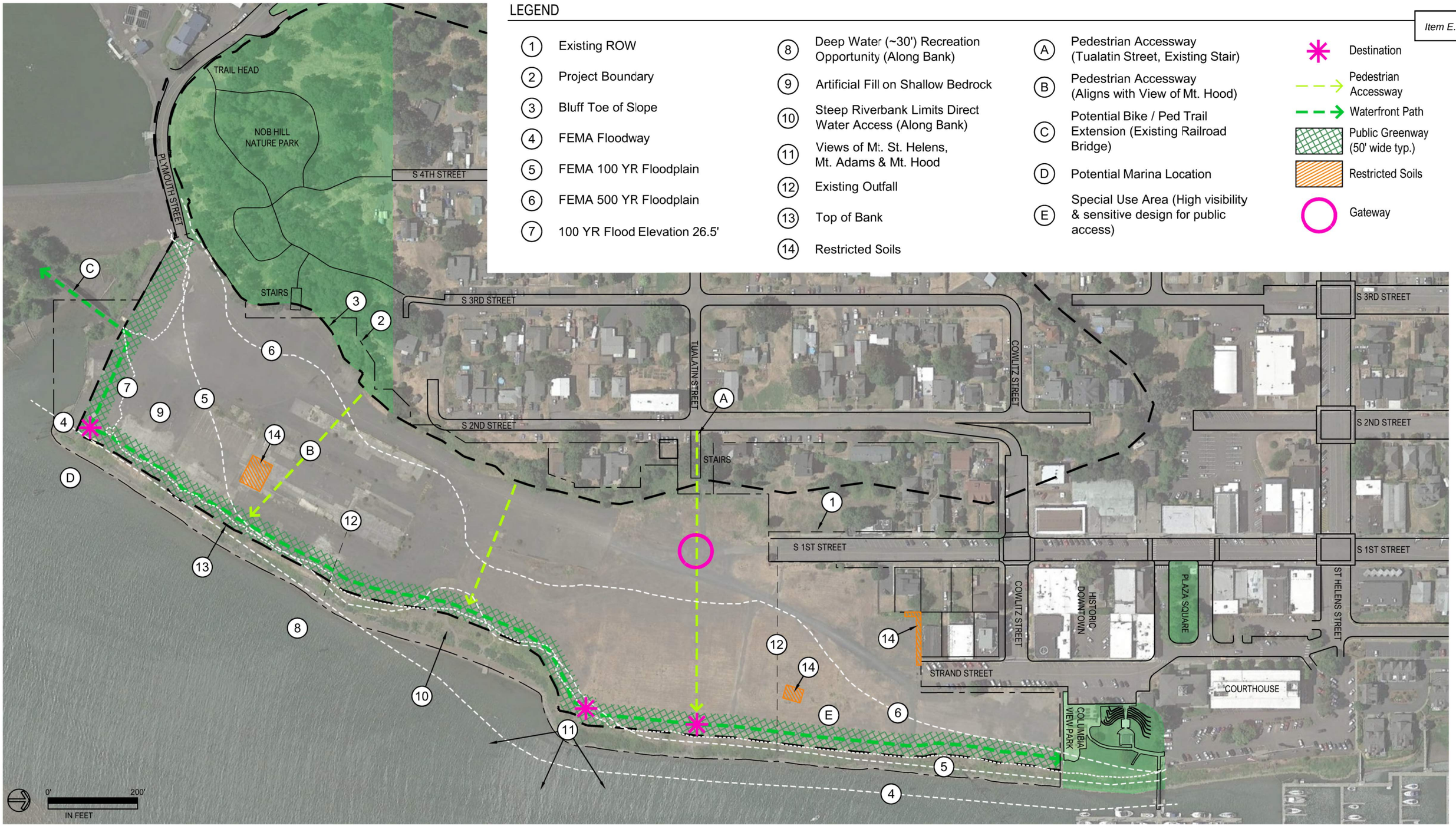


LEGEND

1. Existing ROW
2. Project Boundary
3. Bluff Toe of Slope
4. FEMA Floodway
5. FEMA 100 YR Floodplain
6. FEMA 500 YR Floodplain
7. 100 YR Flood Elevation 26.5'
8. Deep Water (~30') Recreation Opportunity (Along Bank)
9. Artificial Fill on Shallow Bedrock
10. Steep Riverbank Limits Direct Water Access (Along Bank)
11. Views of Mt. St. Helens, Mt. Adams & Mt. Hood
12. Existing Outfall
13. Top of Bank
14. Restricted Soils

A. Pedestrian Accessway (Tualatin Street, Existing Stair)
B. Pedestrian Accessway (Aligns with View of Mt. Hood)
C. Potential Bike / Ped Trail Extension (Existing Railroad Bridge)
D. Potential Marina Location
E. Special Use Area (High visibility & sensitive design for public access)

- Destination
- Pedestrian Accessway
- Waterfront Path
- Public Greenway (50' wide typ.)
- Restricted Soils
- Gateway



S. 1st AND STRAND STREETS | SITE ANALYSIS

JUNE 9, 2021 | #19823

Memorandum

To:	Sue Nelson, PE, City Engineer City of St. Helens
From:	Keith Buisman, PE
Copies:	Project files
Date:	June 9, 2021
Subject:	S. 1st/Strand - Alignment Alternatives Evaluation
Project No.:	019823.000

INTRODUCTION

The 1st/Strand Street project team developed two potential S. 1st Street alignment alternatives and their associated development potential. One alignment alternative pushes S. 1st Street closer to the toe of the slope or bluff and is known as the West Alignment. The other alignment alternative (East Alignment) locates S. 1st Street closer to the river with development potential on both sides of the alignment. The development shown in each alternative is conceptual and intended to demonstrate how the property might be developed. This memorandum serves to provide an evaluation and recommendation to the City of St. Helens for choosing street alignments that will be advanced to construction.

ALIGNMENT ALTERNATIVES

The West Alignment locates the S. 1st Street alignment closer to the bluff and toe of slope. In doing so, this alternative proposes development entirely on the east side of S. 1st Street. The concept plan shows the potential to create five different blocks between the south end of the property and Strand Street with each block being roughly 250 feet in length. The concept plan includes the potential for townhomes, multifamily, and a hotel/commercial space. This alternative also creates the potential for a trailhead parking area at the east end of Nob Hill Nature Park along with a meandering multi-use path at the bottom of the bluff.

The East Alignment locates the S. 1st Street alignment closer to the river allowing for development on both sides of the street. The potential development includes smaller block depths. Similar to the West Alignment, the plan includes the potential for townhomes, multifamily, and a hotel/commercial space. A trailhead parking lot at the east end of Nob Hill Nature Park is a potential option, while a meandering multi-use path could be developed part way along the toe of the bluff.

The Strand Street alignment is shown the same in both alternatives as there are limited options for the configuration of this street. In both options, Strand Street is configured to create a right angle intersection with a knuckle as the street turns north to parallel the river.

EVALUATION CRITERIA

The City of St. Helens Framework Plan identifies three core principles that drive this redevelopment. These include the following:

- **Public Access:** Redevelopment should connect to city neighborhoods, reconnect the people to the waterfront, and connect the city to the greater local region. Safe and secure access to the waterfront and other green space is imperative. Redevelopment should also encourage water-related uses and preserve adequate public space while allowing for flexible private enterprise.

- **Natural and Cultural Heritage:** This project is an opportunity to return the highest public benefit to the greatest number of citizens over multiple generations. Green and sustainable development will be encouraged, and planning should anticipate a dynamic and changing future climate. Redevelopment should coexist with the Riverfront District both visually and economically.
- **Sustainable Economic Development**: Redevelopment should focus on a mix of housing, commercial, and recreational uses to create a "working waterfront." This mix of industry and amenities is optimal for creating a space to attract development and drive jobs back to the city.

These are the primary criteria in the Project Team's evaluation of the alternatives. The following summarizes how these are met for each S. 1st Street alternative.

WEST ALIGNMENT – S. 1ST STREET

PUBLIC ACCESS	
PROS	**CONS**
Development focused entirely on the river side provides easiest access to the future Riverwalk	
The multi-use path along the bluff creates a looped trail around the property	
Easy to make direct connections between existing bluff trails and the future Riverwalk	
NATURAL AND CULTURAL HERITAGE	
PROS	**CONS**
The looped trail provides full access to the natural features that surround the property	
Opportunities for art and cultural amenities along the bluff buffer multi-use path and throughout development	
Basalt bluff is maintained as a natural resource	
SUSTAINABLE ECONOMIC DEVELOPMENT	
PROS	**CONS**
Potential for deeper parcels, allowing for flexibility in development and commercial opportunities	Traditionally desirable to utilize both sides of the street for development
More dense development potential	
Full working riverfront is more achievable with development entirely on river side	

EAST ALIGNMENT – S. 1ST STREET

PUBLIC ACCESS	
PROS	**CONS**
Larger open space along the bluff	Development on bluff side of street required to cross street to access river
Shorter pedestrian access to the future Riverwalk from S. 1st Street	
NATURAL AND CULTURAL HERITAGE	
PROS	**CONS**
Separation of alignment from bluff creates additional open space toward the north end of the site	Bluff trail is interrupted with development limiting access to the bluff as a natural resource
A large portion of the bluff is maintained as a natural resource	Open space between road and bluff likely too narrow to develop; creates more maintenance for City
SUSTAINABLE ECONOMIC DEVELOPMENT	
PROS	**CONS**
Development on both sides of the street	Less dense development
	Less parcel flexibility given lot depths

RECOMMENDATION – S. 1st STREET

While there are many benefits to each alignment alternative, the clear distinction between the two lies in the ability to provide sustainable economic development opportunities. The East Alignment allows for limited flexibility and development opportunities in the future, while the West Alignment provides larger parcel opportunities which in turn provide greater flexibility and opportunities for development. Additionally, the West Alignment provides a significant opportunity to create a looped trail along the bluff and river. Therefore, it is our recommendation to proceed with developing the West Alignment.

RECOMMENDATION – STRAND STREET

Strand Street is a shorter section and has less options for variation. The best option for this street is to create a right angle intersection and knuckle. The following reasons are why we believe this configuration to be optimal:

- Creates clear vehicular view or arrival to the river with no parking at intersection
- Intersection allows for obvious pedestrian crossing location
- Creates a natural drop-off area at bulb
- Creates clear cutoff for festival street
- Mirrors block-like layout from north to preserve downtown feel and appearance
- Corner right-of-way creates more developable property on northwest corner

Therefore, we recommend the knuckle configuration for Strand Street which appears in both alternatives.

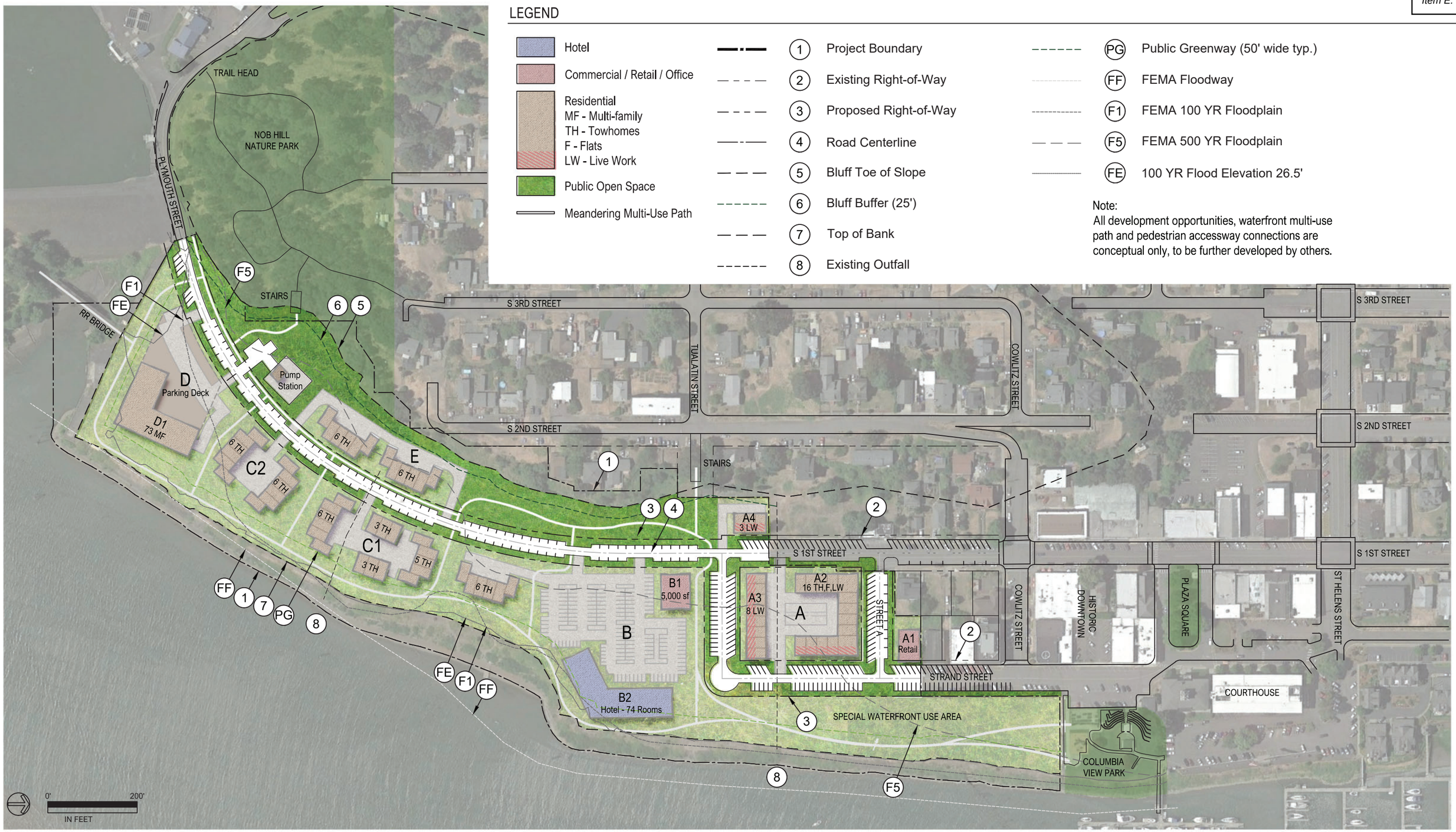
LEGEND

- Hotel
- Commercial / Retail / Office
- Residential
  - MF - Multi-family
  - TH - Towhomes
  - F - Flats
  - LW - Live Work
- Public Open Space
- Meandering Multi-Use Path

1. Project Boundary
2. Existing Right-of-Way
3. Proposed Right-of-Way
4. Road Centerline
5. Bluff Toe of Slope
6. Bluff Buffer (25')
7. Top of Bank
8. Existing Outfall

- PG Public Greenway (50' wide typ.)
- FF FEMA Floodway
- F1 FEMA 100 YR Floodplain
- F5 FEMA 500 YR Floodplain
- FE 100 YR Flood Elevation 26.5'

Note:
All development opportunities, waterfront multi-use path and pedestrian accessway connections are conceptual only, to be further developed by others.



S. 1st AND STRAND STREETS | EAST ALIGNMENT

JUNE 9, 2021 | #19823

	Hotel, commercial, office GFA	Hotel Total NFA (sf)	Hotel Rooms (400 sf average)	Flats	Townhomes / Live work	Multi-family Residential GFA	Total NFA (sf)	Multi-family Units (750 sf average)	Total Units	Required parking (sp)	On-site surface parking (sp)	Garage parking (sp)	Podium parking (sp)	On Street Parking (sp)	Total parking (sp)
A															
A1	3,000 -6,000														
A2 & A3				2	22				24						
A4					3				3						
Total				2	25				27	55	14	41			55
B															
B1 Commercial / Office	5,000									15					
B2 Hotel Floor 1 Restaurant	2,500									37					
B2 Hotel Floor 1 other	14,300									12					
B2 Hotel Floor 2/3	36,800	29,440	74							74	146				
B Townhomes					6				6						
Total					6				6	138	146				146
C															
C1					17				17	34		34			34
C2					12				12	24		24			24
Total					29				29	58		58			58
D															
D1 Multi-family						68,800	55,040	73							
Total								73	73	147	42		105		147
E															
E Townhomes					12					24					
Total					12				12	24		24			24
Project Total		2		72				73	147	422	202	123	105	215	645

LEGEND

- Hotel
- Commercial / Retail / Office
- Residential
  - MF - Multi-family
  - TH - Towhomes
  - F - Flats
  - LW - Live Work
- Public Open Space
- Meandering Multi-Use Path

- (1) Project Boundary
- (2) Existing Right-of-Way
- (3) Proposed Right-of-Way
- (4) Road Centerline
- (5) Bluff Toe of Slope
- (6) Bluff Buffer (25')
- (7) Top of Bank
- (8) Existing Outfall

- (PG) Public Greenway (50' wide typ.)
- (FF) FEMA Floodway
- (F1) FEMA 100 YR Floodplain
- (F5) FEMA 500 YR Floodplain
- (FE) 100 YR Flood Elevation 26.5'

Note:
All development opportunities, waterfront multi-use path and pedestrian accessway connections are conceptual only, to be further developed by others.

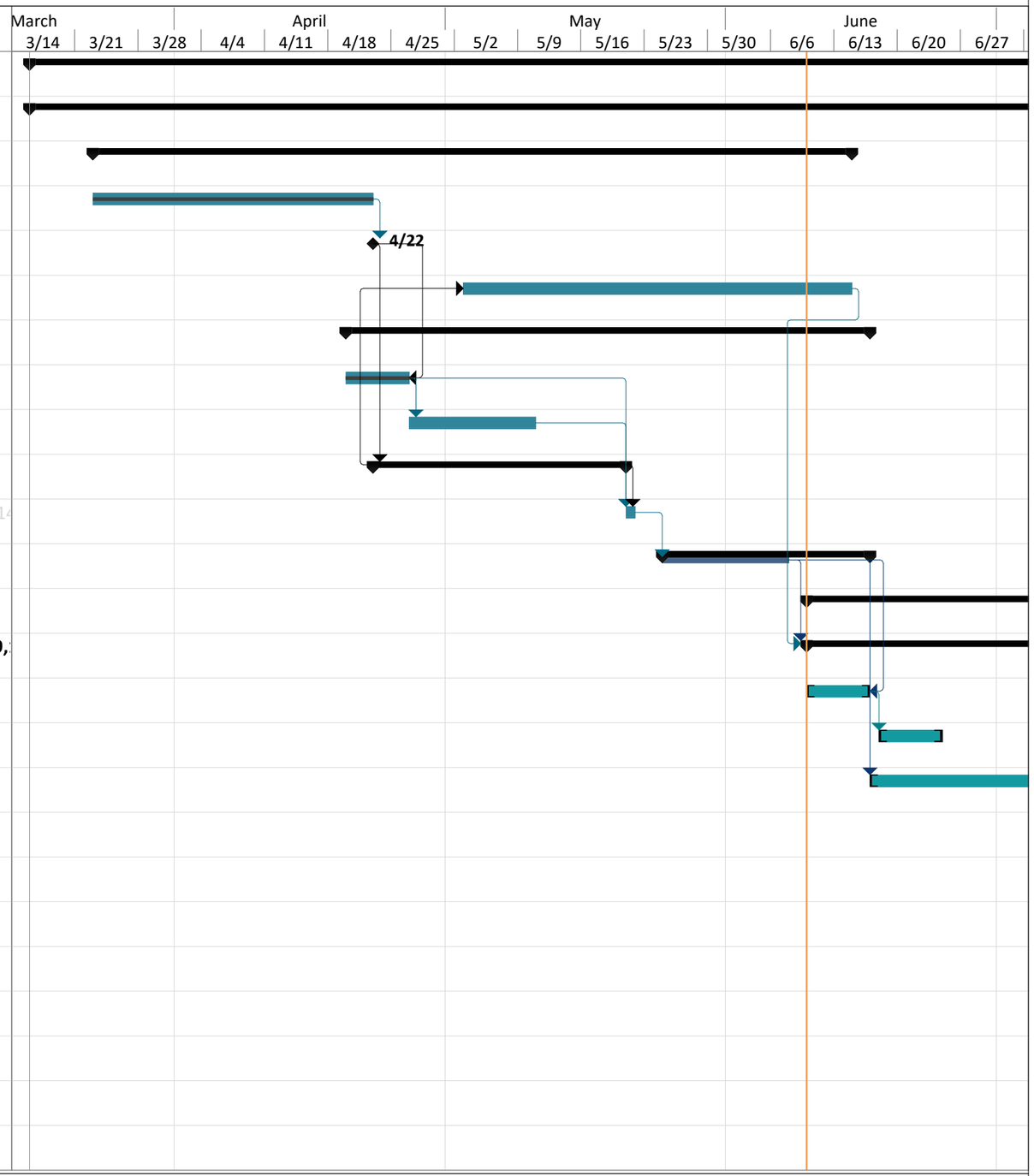
S. 1st AND STRAND STREETS | WEST ALIGNMENT

JUNE 9, 2021 | #19823

	Hotel, commercial, office GFA	Hotel Total NFA (sf)	Hotel Rooms (400 sf average)	Flats	Townhomes / Live work	Multi-family Residential GFA	Total NFA (sf)	Multi-family Units (750 sf average)	Total Units	Required parking (sp)	Surface parking (sp)	Garage parking (sp)	Podium parking (sp)	On Street Parking (sp)	Total parking (sp)
A															
A1	3,000 -6,000														
A2 & A3				2	22				24						
A4					3				3						
Total				2	25				27	55	16	41			57
B															
B1 Commercial / Office	5,000									15					
B2 Hotel Floor 1 Restaurant	2,500									37					
B2 Hotel Floor 1 other	14,300									12					
B2 Hotel Floor 2/3	36,800	29,440	74							74	139				
Total										138	139				139
C															
C1				4	13				17	39	18	22			40
C2				4	15				19	44	22	22			44
C3				4	15				19	44	22	22			44
Total				12	43				55	127	62	66			128
D															
D1 Multi-family						73,200	58,560	78		160					
D2/3 Townhomes					17					40					
Total					17			78	95	200	20		191		210
Project Total		14			85			78	177	520	237	107	191	212	747

St Helens: S. 1st and Strand Roadway/Utilities Design and Permitting

ID	Task Name	Duration	Start	Finish	Predecessors
1	**S. 1st and Strand Streets - Roadway and Utility Extensions**	**44.9 wks**	**Tue 3/16/21**	**Wed 2/2/22**	
2	**Task 1 - Project Management**	**39 wks**	**Tue 3/16/21**	**Mon 12/20/21**	
6	**Task 2 - Topographic Survey and Geotech Investigation**	**11.8 wks**	**Tue 3/23/21**	**Mon 6/14/21**	
7	Field and Office Work	4.6 wks	Tue 3/23/21	Thu 4/22/21	3FS+1 wk
8	DTM Delivery	0 days	Thu 4/22/21	Thu 4/22/21	7
9	Geotechnical Investigation and Environmental Investiga	6 wks	Mon 5/3/21	Mon 6/14/21	13SS+1 wk
10	**Task 3 - Alignment Alternatives/Concept Development Pl**	**8.2 wks**	**Tue 4/20/21**	**Wed 6/16/21**	
11	Draft Planning Code and Zoning Requirements Review	1 wk	Tue 4/20/21	Mon 4/26/21	8FF+2 days
12	Final Planning Code and Zoning Requirements Review	2 wks	Tue 4/27/21	Mon 5/10/21	11
13	**Develop Alignments/Concept Plans**	**4 wks**	**Fri 4/23/21**	**Thu 5/20/21**	**8,4**
16	Present Alternatives to City	1 day	Fri 5/21/21	Fri 5/21/21	13,11,12,15,14
17	**Refine and Present to City Council**	**3.4 wks**	**Tue 5/25/21**	**Wed 6/16/21**	**16**
19	**Task 4 - Preliminary Design (30%)**	**10.7 wks**	**Thu 6/10/21**	**Wed 8/25/21**	
20	**30% Plans and Estimate**	**7.7 wks**	**Thu 6/10/21**	**Wed 8/4/21**	**17FS+1 day,9,**
21	Identify Additional Survey Needs	1 wk	Thu 6/10/21	Wed 6/16/21	17FF
22	Additional Survey	1 wk	Fri 6/18/21	Thu 6/24/21	21
23	30% Design	5 wks	Thu 6/17/21	Thu 7/22/21	17
24	30% Estimate	1 wk	Fri 7/16/21	Thu 7/22/21	23FF
25	30% QA/QC Plans and Estimate	1.7 wks	Fri 7/23/21	Wed 8/4/21	23,24
26	Submittal to City	0 days	Wed 8/4/21	Wed 8/4/21	20
27	City to Review and Provide Input	3 wks	Wed 8/4/21	Wed 8/25/21	26
28	**Task 5 - Final Design (90%, Final)**	**18 wks**	**Wed 8/25/21**	**Wed 1/5/22**	
34	**Task 6 - Permitting**	**10 wks**	**Thu 11/18/21**	**Wed 2/2/22**	
39	**Task 7 - Bidding Documents and Assistance**	**9 wks**	**Wed 2/2/22**	**Wed 4/6/22**	
44	**Task 8 - Construction Management**	**72 wks**	**Wed 4/6/22**	**Wed 8/23/23**	



CITY OF ST. HELENS PLANNING DEPARTMENT ACTIVITY REPORT

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

Date: 05.25.2021

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.

As of late last month, all Graystone Estates residential lots except two with easement issues (so 76 out of 78 residential lots) have building permits that have been submitted. All by one builder.

The City was finally able to greenlight a county building permit for an RV park proposed along Kavanagh Avenue (58551 Kavanagh Ave.) accessed via Firway Lane off US30. Anticipate construction there soon. This property is not yet within city limits, but we have an annexation that is running its course—should be officially annexed by summer.

The Control Solutions Inc. project final inspections occurred this month. This was a long-time vacant lot on the corner of McNulty Way and Industrial Way. Vacant no more.

Another Responsible Entity need came up again for the NW Housing Authority project (239 apartment units) along Gable Road. See attached notice for publication in The Chronicle on May 26, June 2, and June 9.

I received the initial set of St. Helens High School plans for the renovations planned based on the 2020 SHHS bond program. Anticipate public hearing before the Planning Commission in July. The bond is $55 million; not a small project!

SHPO contacted us about our upcoming 4-year review as a Certified Local Government (CLG). This is something we'll need to do this spring/summer. The CLG designation comes from the National Parks Service and provides some benefits such as biannual grant moneys. Since becoming a CLG in 2009 we've done many projects with the grant funds, many of those can be found here: https://www.sthelensoregon.gov/planning/page/historic-preservation-rehabilitation-grant. But of course, there are strings attached to being a CLG; thus the 4-year review.

PLANNING COMMISSION (& *acting* HISTORIC LANDMARKS COMMISSION)

May 11, 2021 meeting (outcome): The Commission recommended approval of two different annexations, one off N. Vernonia Road and the other off Six Dees Lane (from Columbia Boulevard). The Commission also discussed its annual report to the Council.

June 8, 2021 meeting (upcoming): This meeting has been cancelled. Commission gets a spring break this year!

COUNCIL ACTIONS RELATED TO LAND USE

Ordinance No. 3264 for the 2021 code amendments has been adopted as of May 5. The amendments will take effect on June 4, 2021. The deadline is the end of June per Oregon House Bill 2001. With the ordinance adoption, we had some post adoption matters and with that done, this project is now 100% completed this should be the last mention of it in these reports.

Given provisions for converting residential accessory structures to second detached dwellings in Ordinance No. 3264, I wanted to provide guidance on some past laws to help us answer questions and make decisions in the future. It is much easier to remember how we do things now compared to years from now. So whipping the attached memo in conjunction with the adoption of this ordinance was prudent.

GEOGRAPHIC INFORMATION SYSTEMS (GIS)

Performed quarterly update to GIS data. This includes the data used by the Building Department's e-permitting system.

MILLARD ROAD PROPERTY

The Council approved the RFP for development of this property at the May 5, 2021 meeting. There has been developer interest since. More to come in the future.

RIVERFRONT DISTRICT WATERFRONT PROPERTY

The city had a public forum on the Riverwalk project. Much positive feedback. I was just an observer on this one, but the funny thing is we joked the following day that it didn't feel like we were in the same city since most of the feedback was positive. We hear much anti-growth sentiment.

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

NOTICE OF FINDING OF NO SIGNFICANT IMPACT AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

May 26, 2021

City of St. Helens
265 Strand Street
St. Helens, OR 97501
503-397-6272

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the 238 Gable Limited Partnership.

REQUEST FOR RELEASE OF FUNDS

On or about June 10, 2021 the City of St. Helens will authorize the 238 Gable Limited Partnership to submit a request to the HUD for the release of Project-Based Voucher funds under Section 8(o)(13) of the Housing Act of 1937, (42 USC 1437f), as amended, to undertake a project known as St. Helens Housing for the purpose of the new construction of 239 units of affordable housing, using LIHTC and State gap funds in St. Helens, Oregon. The project site is on undeveloped property located adjacent to US30 and Gable Road, but excluding developed lands at the intersection of US30/Gable Road.

FINDING OF NO SIGNIFICANT IMPACT

The City of St. Helens has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at 265 Strand Street, St. Helens, OR 97501 and may be examined or copied weekdays 8:30 A.M to noon and 1 – 5 P.M.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the 265 Strand Street, St. Helens, OR 97501. All comments received by June 9, 2021 will be considered by the City of St. Helens prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The City of St. Helens certifies to HUD that Jacob A. Graichen, AICP in his capacity as City Planner for the City of St. Helens consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its

responsibilities under NEPA and related laws and authorities and allows the 238 Gable Limited Partnership to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of fund and the City of St. Helens certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City of St Helens; (b) the City of St. Helens has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to HUD PIH Portland Field Office at Portland_RROF@hud.gov. Potential objectors should contact Portland_RROF@hud.gov to verify the actual last day of the objection period.

Jacob A. Graichen, AICP, City Planner

CITY OF ST. HELENS PLANNING DEPARTMENT

MEMORANDUM

TO: Current and future staff; interested parties
FROM: Jacob A. Graichen, AICP, City Planner
RE: Residential accessory structure yard (setback) exceptions prior to Ordinance No. 3264, effective June 4, 2021
DATE: May 6, 2021

The Ordinance No. 3264 code amendments focus on 2019 Oregon House Bill 2001, but staff also improved language for other matters too. One of those is when normal residential zoning district yard requirements do not apply to residential accessory structures. This is important given the new provisions for converting accessory structures to second detached single-family dwellings per the new SHMC 17.104.040(5).

Specifically. SHMC 17.104.040(5)(c) of Ordinance No. 3264 reads:

> (c) Any yard associated with the accessory structure is not the result of the exception pursuant to SHMC 17.64.040(3) ***or any applicable laws prior to Ordinance No. 3264 that allowed yard exceptions for accessory structures***;

Specific language was added to the code as part of Ordinance No. 3264, per SHMC 17.64.040(3) for exceptions to yard requirements as referenced in SHMC 17.104.040(5)(c). SHMC 17.64.040(3) reads:

> (3) Detached accessory structures that do not require a permit pursuant to SHMC 17.124.030(1)(a) do not need to comply with the yard requirements of the zoning district but shall still comply with SHMC 17.64.050(6) and shall not encroach into any easement or over any public utility or other infrastructure. Chapter 17.76 SHMC still applies.

SHMC 17.64.050(6) as part of Ordinance No. 3264 reads:

> (6) When there is a minimum yard requirement of the zoning district, no building, structure, or portion thereof, regardless of size and whether or not a permit is required for its placement, shall be placed closer than three feet to a property line or to another building or structure.

SHMC 17.124.030(1)(a) is not affected by Ordinance No. 3264. This is one of the provisions where accessory structures do not need a permit. This section reads:

> (a) Buildings or structures within residential zoning districts which do not exceed 200 square feet in gross floor area and 15 feet or less in height, measured from base to highest point of the structure;

Note that Ordinance No. 3253 (effective June 19, 2020) increased the 200 square foot size per 17.124.030(1)(a) from 120 square feet. 120 square feet was a long time standard.

The remainder of this memo focuses on the provision of 17.104.040(5)(c) that refers to:

> …***applicable laws prior to Ordinance No. 3264 that allowed yard exceptions for accessory structures***.

The provisions that allowed residential accessory structure yard exceptions immediately prior to Ordinance No. 3264, effective June 4, 3021, include:

- SHMC 17.124.030(1)(a). This is referenced above. Note the change from 120 to 200 square feet as noted above. See attached Development Code page 17-198.1. Note prior ordinances listed under the section for further research if needed.

- SHMC 17.64.050. This section was updated by Ordinance No. 3264. Before Ordinance No. 3264, if no permit was required for an accessory structure, staff would assume no standard yard (setback) requirement of the applicable zoning district applied, but (5) of this section still did. See attached Development Code page 17-117. Note prior ordinances listed under the section for further research if needed.

- No interior yard requirements. Ordinance No. 3264 creates a new interior yard standard that is defined in Chapter 17.16 SHMC and listed in the residential zoning districts under Chapter 17.32 SHMC. This Development Code imposed building/structure separation requirement did not exist before this ordinance. Thus, any accessory structure legally in place before June 4, 2021 (the effective date of Ordinance No. 3264) is not subject to the interior yard requirement including SHMC 17.64.050(6) shown on the first page of this memo.

- Do not overlook SHMC 17.124.030(3), also on attached Development Code page 17-198.1. This was adopted by Ordinance No. 3164, effective November 16, 2012. Be aware of the window of time between when this was effective and the Ordinance No. 3264 effective date considering the new interior yard requirements of Ordinance No. 3264.

- This memo provides guidance back to 2003 when the "parent ordinance" (Ordinance No. 2875) for the current Development Code (effective April 4, 2003) was adopted. Accessory structures that predate this will require additional research. For reference, the Development Code "parent ordinance" before Ordinance No. 2875 was Ordinance No. 2785, which was effective July 2, 1999.

Chapter 17.124

ACCESSORY STRUCTURES

Sections:

17.124.010 Purpose.
17.124.020 Definition.
17.124.030 Applicability of provision.
17.124.040 Administration and approval process.
17.124.050 Expiration of approval – Standards for extension of time.
17.124.060 Modification of approved plans.
17.124.070 Approval criteria.
17.124.080 Application submission requirements.

17.124.010 Purpose.

The purpose of this chapter is to:

(1) Establish criteria for regulating the type, size and location of accessory structures in residential zoning districts;

(2) Allow the property to be more useful while not altering the residential character of the principal structures; and

(3) Allow for accessory structures within commercial and industrial zoning districts. (Ord. 2875 § 1.156.010, 2003)

17.124.020 Definition.

(1) "Accessory structure" means a subordinate structure located on the lot, the use of which is clearly incidental to and associated with the principal structure.

(2) Where an accessory structure is attached to the principal structure in a substantial manner, as by a roof, such accessory structure shall normally be considered as a part of the principal structure.

(3) Where an accessory structure is detached, it must comply with all the requirements of this chapter and code.

(4) Examples of accessory structures are barns, garages, carports, playhouses, sheds, private greenhouses, gazebos, storage buildings, boathouses and docks, wind-generating devices, swimming pool pumphouses, radio- and television-receiving antenna towers and dishes and, pursuant to subsection (5) of this section, storage containers.

(5) "Storage container" means any factory-built container or part thereof designed or used for freight or storage and includes, but is not limited to, Conex boxes and sea-land containers. Such containers are typically originally designed for transport, but when intended to be used in a fixed location for more than a year are considered accessory structures for the purposes of this chapter. Placement for less than a year is governed by Chapter 17.116 SHMC, Temporary Uses. (Ord. 3105 § 2, 2009; Ord. 2875 § 1.156.020, 2003)

17.124.030 Applicability of provision.

(1) Review of accessory structures by the director is required except for the following situations:

(a) Buildings or structures within residential zoning districts which do not exceed 200 square feet in gross floor area and 15 feet or less in height, measured from base to highest point of the structure;

(b) Accessory buildings or structures attached to the principal building or structure, as long as they use the same architectural features such as roof lines and exterior building materials. "Attached" means wall-to-wall or any permanent roof attachment such as breezeways. Said structures shall be considered as building additions and shall require building permits and compliance with the applicable setback standards for the principal building or structure;

(c) Accessory buildings or structures for sites that have been approved or should be approved under site design or conditional use processes of this code must additionally comply with those requirements; and

(d) Fences and walls within all zoning districts shall be consistent with SHMC 17.72.090.

(e) Storage container(s) in industrial zones. This provision does not preclude the necessity of site design review, conditional use permit, or temporary use permit for such use(s), as applicable, however.

(2) All of the provisions and regulations of the underlying zone apply unless modified by this chapter.

(3) Multiple accessory structures that individually fall within the parameters of subsection (1)(a) of this section but are within 36 inches from each other as measured from any portion of each structure shall be considered one structure for the purpose of this section. (Ord. 3253 § 2 (Att. A), 2020; Ord. 3164 § 3 (Att. B), 2012; Ord. 3105 § 2, 2009; Ord. 2875 § 1.156.030, 2003)

17.124.040 Administration and approval process.

(1) The applicant for an accessory structure proposal shall be the recorded owner of the property or an agent authorized in writing by the owner.

(2) The director shall approve, approve with conditions or deny any application for an accessory structure. The director shall apply the standards set

(b) Collector Streets. The required setback distance for buildings on collector streets as classified by the transportation system plan is the setback distance required by the zoning district plus 25 feet measured from the centerline of the street.

(3) The minimum yard requirement shall be increased in the event a yard abuts a street having a right-of-way width less than required by its functional classification on the city's transportation plan map and, in such case, the setback shall be not less than the setback required by the zone plus one-half of the projected road width as shown on the transportation map.

(4) The minimum distance from the wall of any building (except fences or other structures allowed in this code) to the centerline of an abutting street, however, shall not be less than 25 feet plus the yard required by the zone. This provision shall not apply to rights-of-way of 60 feet or greater in width. (Ord. 3164 § 3 (Att. B), 2012; Ord. 2875 § 1.104.020, 2003)

17.64.030 No yard required – Structure not on property line.

In zoning districts where a side yard or a rear yard setback is not required, a structure which is not to be built on the property line shall be set back from the property line by a distance in accordance with the applicable building code (as administered by the building official) requirements. (Ord. 3164 § 3 (Att. B), 2012; Ord. 2875 § 1.104.030, 2003)

17.64.040 Exceptions to yard requirements.

(1) If there are dwellings on both abutting lots with front yard depths less than the required depth for the zone, the depth of the front yard for the intervening lot need not exceed the average depth of the front yards of the abutting lots.

(2) If there is a dwelling on one abutting lot with a front yard of less depth than the required depth for the zone, the front yard for the lot need not exceed a depth half-way between the depth of the abutting lot and the required front yard depth. (Ord. 2875 § 1.104.040, 2003)

17.64.050 Projections into required yards.

(1) Cornices, eaves, belt courses, sills, canopies, or similar architectural features may extend or project into a required yard not more than 36 inches provided the width of such yard is not reduced to less than three feet.

(2) Fireplace chimneys may project into a required front, side, or rear yard not more than three feet provided the width of such yard is not reduced to less than three feet.

(3) Open porches, decks, or balconies not more than 36 inches in height and not covered by a roof or canopy may extend or project into a required rear or side yard provided such natural yard area is not reduced to less than three feet and the deck is screened from abutting properties. Porches may extend into a required front yard not more than 36 inches.

(4) Unroofed landings and stairs may project into required front or rear yards only.

(5) No building or portion thereof, regardless of size, shall be placed closer than three feet to a property line. (Ord. 2875 § 1.104.050, 2003)

From: Jennifer Dimsho
To: Jacob Graichen
Subject: May Planning Department Report
Date: Monday, May 24, 2021 12:20:50 PM

Here are my additions to the May Planning Department Report.

GRANTS

1. **OPRD - Local Government Grant – Campbell Park Improvements** ($187k) includes replacement of four existing tennis courts and two basketball courts with two tennis flex courts and one flex sport court, adds a picnic viewing area, improves natural stormwater facilities, expands parking, and improves ADA access. Grant deadline is October 2021. In addition to increased costs related to the soil conditions of the area (Geotech and soil stabilization needed), costs for construction and for the court surfacing have increased substantially since our original quotes. Sue has been working with contractors to try to reduce scope and to document increased cost estimates to prepare a request for staff/council.
2. **CDBG- Columbia Pacific Food Bank Project** – JH Kelly continuing $1.6 million construction bid. Demolition complete. Tracking all requests for information and submittals to ensure questions are answered. Tracking all invoices, and coordinating with grant manager on reimbursement requests and quarterly reports to the state. Project to be completed by December 2021.
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. Resolution to apply approved by Council on 3/17. Submitted a full application in early March. Reviewed Business Oregon staff report and recommendation in May, prepared presentation for board review/approval on June 4.
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.
6. **OPRD** – **Local Government Grant Program** – 500k request submitted back in May 2020 for Riverwalk construction. Our project was recommended for approval for 338k! Less than 30% of the projects were successful and our project was right at the cut off line, which is why we were awarded less than our request. Grant agreements signed and authorized by Council.
7. **Certified Local Government – Historic Preservation Grant Program –** Prepared and uploaded online the outreach materials (solicitation letter, grant fact sheet, grant application, and attachments) for our 2021-2022 cycle. 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. Projects will be scored by the Historic Landmarks Commission (PC) at their 8/10 meeting.

MISC

8. **Bennett Building** (Water Department/ UB) – New transom and storefront windows are being installed. Anticipated completion by 5/28/21.
9. **Riverwalk Design/Engineering** – Worked with Communications to plan for and prepare for the Open House on 5/19. Online survey and hardcopy surveys at Columbia View Park stage live 5/12 – 5/26. Monitored surveys at the park daily. Reviewed and provided feedback on survey materials, open house presentation materials, and press/outreach materials. Attended 2nd TAC meeting on 5/26 to discuss permitting strategy. Prepared Interpretive Signage Focus Group members. First of three meetings is on 6/3.
10. **Waterfront Streets/Utilities Design/Engineering –** Attending weekly check-ins and providing feedback regarding developer interviews, development code requirements as they relate to development concept planning, roadway alignment alternatives, and other aspects of the project. Continued conversations with potential developers of the site.
11. **Millard Road City-Owned Property Request for Proposals** - RFP approved by Council on 4/21. Advertised and published RFP on 4/22 and in the Oregon DJC on 4/23 & 4/26. Prepared summarized list of questions from potential developers and answers and posted onto City website. RFP will close on 6/11.
12. **Waterfront Video Project** – Attended regular meetings with production team. Helped coordinate interview with Columbia County Museum Association and the producer.
13. Assisted with issuing first ever **Parklet Permit** to Running Dogs Brewery. It is for 3 spaces in front of their business and approval is good for 6 months, assuming they can meet all required conditions of approval.

Jenny Dimsho, AICP
Associate Planner / Community Development Project Manager
City of St. Helens
(503) 366-8207
New email address jdimsho@sthelensoregon.gov

CITY OF ST. HELENS PLANNING DEPARTMENT ACTIVITY REPORT

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

Date: 06.28.2021

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.

We received an application for a Popeyes fast food restaurant. I alluded to a new drive-through business (one not in St. Helens or Scappoose) in past reports. This is proposed or the vacant lot between the new Grocery Outlet building and US30.

Conducted the Planning Department's first final inspection for Grocery Outlet. It is very close to being done for the purposes of the Planning Department. Unfortunately, there is an issue with a relocated sanitary sewer line with an unintended belly (i.e., not straight) which has already caused some backup issues for the Legacy Health facility. This is a public line and thus an issue for City Engineering.

We received a county referral for a 5 lots subdivision for property along Bachelor Flat Road. This is an unusual property as the approximate 10-acre site has 5 separate detached dwellings on it and half of the site is outside of the St. Helens Urban Growth Boundary. Lack of sanitary sewer in the area prevents urban densities. See attached.

Presented to the **Columbia County Board of REALTORS®** this month at their membership meeting. It was a continuing education opportunity for them. Talked about the recent Development Code changes, some city projects, and various private projects across the city.

The partitioning of the new veterinarian building property in the Houlton area is completed. Now there are two vacant parcels there for development.

Partition of property adjacent to the Center Court condos was completed. This resolved an unlawful land division that occurred over 20 years ago.

The mini storage expansion at 970 Oregon Street is complet.

DEVELOPMENT CODE ENFORCEMENT

Within the last few months we received a complaint about an ATV repair/tech business in a residential area on Mayfair Drive. Thanks to the efforts of Associate Planner/CDPM Dimsho, this effort has been resolved. They were going to apply for a Home Occupation but ultimately decided to look elsewhere for their business.

Last month we received a complaint about illegal structures on the 400 block of Greycliffs Drive. Finally invested this month. Department sent letter to violator.

PLANNING COMMISSION (& *acting* HISTORIC LANDMARKS COMMISSION)

June 8, 2021 meeting (outcome): This meeting was cancelled.

July 13, 2021 meeting (upcoming): The Commission will have at least three public hearings for the St. Helens High School renovation, the City of St. Helens Recreation Center at 2625 Gable Road and a building for Columbia Health Services at 174 Sunset Boulevard.

COUNCIL ACTIONS RELATED TO LAND USE

The Council discussed the Planning Commission's annual report to the Council at their June 2, 2021 work session. The Council agreed a Planning Commission/City Council in-person work session to discuss long range planning issues, housing, riverfront development and such is a good idea. September is the tentative target date. September will allow for further advances in COVID-19 reductions with the core of Summer in the rearview mirror.

The Council reversed the Commission's denial of the 2-parcel land partition at 160 Belton Road. File reference Appeal AP.1.21 (of Partition PT.1.21). Council's approval includes many conditions including improvements to Belton Road that exceed the original administrative (staff level) decision. If appealed, this matter would go to the State Land Use Board of Appeals (LUBA).

GEOGRAPHIC INFORMATION SYSTEMS (GIS)

Data updates due to recent annexation.

FLOODPLAIN MANAGEMENT (NFIP)

Hydrological study related to floodplain issues around proposed police station in progress.

ST. HELENS INDUSTRIAL BUSINESS PARK PROPERTY

Consultant firm solicitation in progress.

MILLARD ROAD PROPERTY

Developer solicitation in progress.

RIVERFRONT DISTRICT WATERFRONT PROPERTY

Design and other work in progress. Street alignment is the key subject as of late.

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

CITY OF ST. HELENS PLANNING DEPARTMENT

MEMORANDUM

TO: Deborah Jacob, Planner, Columbia County
FROM: Jacob A. Graichen, AICP, City Planner
RE: Columbia County file S 21-02 Glenwood Ridge Subdivision
DATE: June 9, 2021

Please include the following conditions:

- **Redevelopment/shadow plan required prior to the County's approval of the final plat. This shall be subject to city review and approval. This includes both the plat itself and accompanying legal documentation.**

- **Approved redevelopment/shadow plan shall be recorded with the final plat and referenced on the final plat with a line to write the instrument number of the redevelopment/shadow plan.**

- **Additional access points (driveways) from Bachelor Flat road should not be allowed.**

----------basis for conditions and other comments/considerations below----------

The applicant, city staff and county staff have been discussing this matter periodically since 2017. Some issues raised by the city are already addressed on the preliminary plat based on these previous communications such as right-of-way dedication and an easement to facilitate the westerly extension of Taylor Street.

Zoning/Comprehensive Plan Designation: The approximate north half of the property is within the St. Helens Urban Growth Boundary. This area has a St. Helens Comprehensive Plan designation of Rural Suburban Unincorporated Residential, RSUR. If annexed in the future, based on today's assumptions, the most likely zoning would be the City's R7 (7,000 s.f. lot size) or R10 zones (10,000 s.f. lot size).

For the northly four lots, a shadow plat or redevelopment plan is necessary to help ensure these densities are possible once utilities, sanitary sewer in particular, are available in the to-be-determined future. Generally, the conceptual lots should be between 10,000 – 13,999 s.f. (the min. size for R10 and just under twice the size for R7) and lot dimensions to meet city specifications. Proposed streets to meet city specifications too (e.g., right-of-way widths). New buildings shall be required to fit within the future development plan's conceptual property lines. Concept should not result in new accesses along Bachelor Flat Road. Document(s) to be recorded on the deeds of the lots at the same time as the final plat and be binding on all current and future owners.

City Utilities: City sanitary sewer is not available to serve this property at this time. The city is currently working on master planning for its sanitary sewer system, which includes servicing this area in the future. However, in the near-term and for the purposes of this application, it is not available.

Sewer would likely come from the South (Ross Road) and could be extended through Taylor Street. Thus, the westerly extension of Taylor Street is important for the future benefit of the proposed lots.

City water is within about 500 feet to the east towards the southern end of Noble Road. However, this property is within the McNulty Water People's Utility District. Per the Urban Service Agreement between the City of St. Helens and McNulty Water PUD, since the property will remain at county densities, continued use of McNulty water is appropriate and acceptable.

Streets/access: Both Bachelor Flat Road and Taylor Street are currently county roads.

The City's Transportation Systems Plan classifies Bachelor Flat Road as a Collector Street. This calls for a 60' wide public right-of-way. The current right-of-way width appears to be 40 feet. 10' of dedication (resulting in 30' from ROW centerline) should be dedicated. This is already proposed on the preliminary plat.

As a collector street, the city's access requirements are greater than normal. The city's collector street standards call for 100' spacing between driveways. This spacing is approximated now; additional driveway/access points should not be allowed. Consolidation of accesses along Bachelor Flat Road and street improvements would be addressed in the future as necessary when urban densities are proposed.

The City's Transportation Systems Plan classifies Taylor Street as a local street. The right-of-way width is 50 feet wide, which meets the City's normal requirement. The westerly extension of Taylor Street is important to facilitate future utility connections (notably sanitary sewer as described above) and urban densities. The 50' wide easement proposed through the site, as shown on the preliminary plat, will help to preserve this area for future streets (right-of-way dedications and improvements).

Traffic Impact Analysis: The proposal doesn't meet the City's threshold for traffic impact analysis requirements.

Urban Growth Boundary: There is some discrepancy as to the exact location of the Urban Growth Boundary. However, the westerly extension of Taylor Street will create a swath of land providing a fair division between the urban and rural areas. In other words, Taylor Street should make this a moot point.

From: Jacob Graichen
To: Deborah Jacob
Subject: Co. File S 21-02 for Barrick Properties, LLC - ADDITIONAL City Comments
Date: Wednesday, June 16, 2021 4:36:00 PM

Deb,

Please accept this email as addition City of St. Helens Comments for this proposal.

The city supports any requirement for a non-remonstrance agreement to the formation of a Local Improvement District as that is a critical tool to support the expansion of infrastructure. These properties are within the St. Helens Urban Growth Boundary and thus intended for eventual urban scale development. Certain infrastructure, such as sanitary sewer, is vital for urban scale development.

This is also why the extension of Taylor Street, the possibility of which will be preserved by the proposed easement, is so important. Not requiring such is a step backwards for property within the Urban Growth Boundary.

Thank you.

Jacob A. Graichen, AICP, City Planner
City of St. Helens
jgraichen@sthelensoregon.gov ← *new e-addrress!!!*
(503) 397-6272

From: Jacob Graichen
Sent: Wednesday, June 9, 2021 4:10 PM
To: 'Deborah Jacob' <Deborah.Jacob@columbiacountyor.gov>
Subject: Co. File S 21-02 for Barrick Properties, LLC - City Comments

Deb,

Please see attached city comments for this and let me know if you have any questions.

Please respond that you have received this.

Thanks you!

Jacob A. Graichen, AICP, City Planner
City of St. Helens
jgraichen@sthelensoregon.gov ← *new e-addrress!!!*
(503) 397-6272

192-21-000224-PLNG

Item G.

RECEIVED
MAY 17 2021
Land Development Services

COLUMBIA COUNTY
LAND DEVELOPMENT SERVICES
COURTHOUSE
230 STRAND
ST. HELENS, OREGON 97051
(503) 397-1501

SUBDIVISION
General Information

File No. S 21-02

APPLICANT: Name: Barrick Properties LLC, c/o Ron Barrick

Mailing address: 248 S.E. Spokane St. Portland, OR 97202
City State Zip Code

Phone No.: Office 503-482-2228 Home _____

Are you the _____property owner? _____owner's agent?

PROPERTY OWNER: x same as above, OR: Rongb18@gmail.com

Name: _____

Mailing Address: _____
City State Zip Code

Phone No.: Office _____ Home _____

PROPERTY ADDRESS (if assigned): 34474, 34452, 34436, 34414 & 34400 Bachelor Flat Road St. Helens, OR 97051

TAX ACCOUNT NO.: 4107-BD-00100 Acres: 10 Zoning: R-10 & RR-5

PROPOSED PARCEL SIZES (acres): 1.32 Ac+/-, 1.12 Ac.+/-, 1.09 Ac.+/-, 1.15 Ac.+/- & 5.25 Ac.+/-

WATER SUPPLY: _____Private well. Is the well installed? ____Yes ____No

x Community system. Name McNulty Water Assn.

METHOD OF SEWAGE DISPOSAL: _____Community Sewer. Name _____
_____ Not applicable.
x Septic System.

If Septic, does the subject property already have a system? x Yes _____No
If no, is the property approved for a Septic System? _____Yes _____ No

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

Signature: x Ronald A. Barrick Date: x 4-30-21

++

Planning Department Use Only

Date Rec'd. 5/17/21 Hearing Date: _____ or Admin. ____

Receipt No. _____ Staff Member: _____

$ 2345 + $93 x 5 $465 = $2810

SEC $370 Dog kennel stay-Ltr Ok

Columbia County Land Development Services
STATEMENT OF WATER RIGHTS

1. __X__ The subject parcel(s) DO NOT have a water right.

Water is supplied to this property by McNulty Water Assn.

Name (please print): Barrick Properties LLC

Address: 248 S.E. Spokane Street, Portland, OR 97202

Signed: x Ronald A. Barrick Dated: x 4-30-21

Sign this form and file it with your Preliminary Plat. Thank you.

++

2. _____ The subject parcel(s) DO have a water right, as follows:

Permit #_____ Certificate #_____ for_____use

Permit #_____ Certificate #_____ for_____use

Tax Lot Number	Acres	Tax Lot Number	Acres

3. The water right has been put to beneficial use within the past 5 years: _____Yes _____No _____Don't know

4. The water right has been continuously used without a 5 year interruption since it was established and documented:
_____Yes _____No _____Don't know

5. _____The water right WILL NOT be modified for this plat.

_____The water right WILL be modified and the property owner has filed for: _____a change of use.
_____a change in the point of diversion.
_____a change in the place of use.
_____an additional point of diversion.
_____cancellation of the water right.

6. The above information is true and complete to the best of my knowledge and belief:
Name (please print):_____

Address:_____

Signed:_____ Dated:_____

McNulty Water
PEOPLE'S UTILITY DISTRICT

34240 MILLARD ROAD
WARREN OR 97053

PO BOX 260
ST HELENS OR 97051

Office: 503-397-1301
Fax: 503-366-5616
www.mcnultywater.com

May 20, 2021

Proposed service address: 34474.34452,34436,34414, and 34400 Bachelor flat Road St. Helens, Oregon 97051. Barrick Properties.

This letter is to certify the availability of potable water to the above address within the service area of McNulty Water PUD. McNulty Water PUD can continue to provide potable water service to the above addresses.

If you have any further questions or need more information, please call the office at 503-397-1301.

Thank you,

Shannon Tice
Administrative Services
PO Box 260
St. Helens, Oregon 97051
Office:503-397-1301
Cell Phone 503-396-7255

COLUMBIA COUNTY, OREGON 2016-000860
DEED-D
Cnt=1 Pgs=4 HUSERB 02/09/2016 10:10:31 AM
$20.00 $11.00 $20.00 $5.00 $10.00 = $66.00

00212368201600008600040047

I, Elizabeth E. Huser, County Clerk for Columbia County, Oregon certify that the instrument identified herein was recorded in the Clerk records.

Elizabeth E. Huser - County Clerk

Recording requested by:
THE PIXTON LAW GROUP

After recording return to:
THE PIXTON LAW GROUP
5285 Meadows Rd., Ste. 377
Lake Oswego, OR 97035

Until a change is requested, send tax statements to:
BARRICK PROPERTIES, LLC
248 SE Spokane Street
Portland, OR 97202

WARRANTY DEED

RONALD A. BARRICK, Successor Trustee of the GLEN & VIOLA BARRICK TRUST, dated July 18, 2000, conveys and warrants to BARRICK PROPERTIES, LLC, an Oregon Limited Liability Company, Grantee, all of Grantor's interest in the following real property situated in Columbia County, Oregon, to-wit:

REAL PROPERTY AS DESCRIBED IN DEED DATED DECEMBER 30, 1966, AND RECORDED IN BOOK 163, PAGE 755, COLUMBIA COUNTY OREGON DEED RECORDS.

Commonly known as 34400 Bachelor Flat Road, St. Helens, OR 97051

Subject to covenants, conditions, easements, encumbrances and rights-of-way of record, as well as encroachments of any obvious nature.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

This deed is given for estate planning purposes, pursuant to the terms of the Glen & Viola Barrick Trust dated July 18, 2000, as amended, following the deaths of Glen H. Barrick on July 29, 2013 and Viola M. Barrick on August 13, 2015. Death certificates are attached hereto.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL,

AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED January 29, 2016.

Ronald A. Barrick

RONALD A. BARRICK, Successor Trustee
The Glen & Viola Barrick Trust, dated 7/18/2000

STATE OF OREGON)
) ss.
COUNTY OF ~~CLACKAMAS~~ Multnomah)

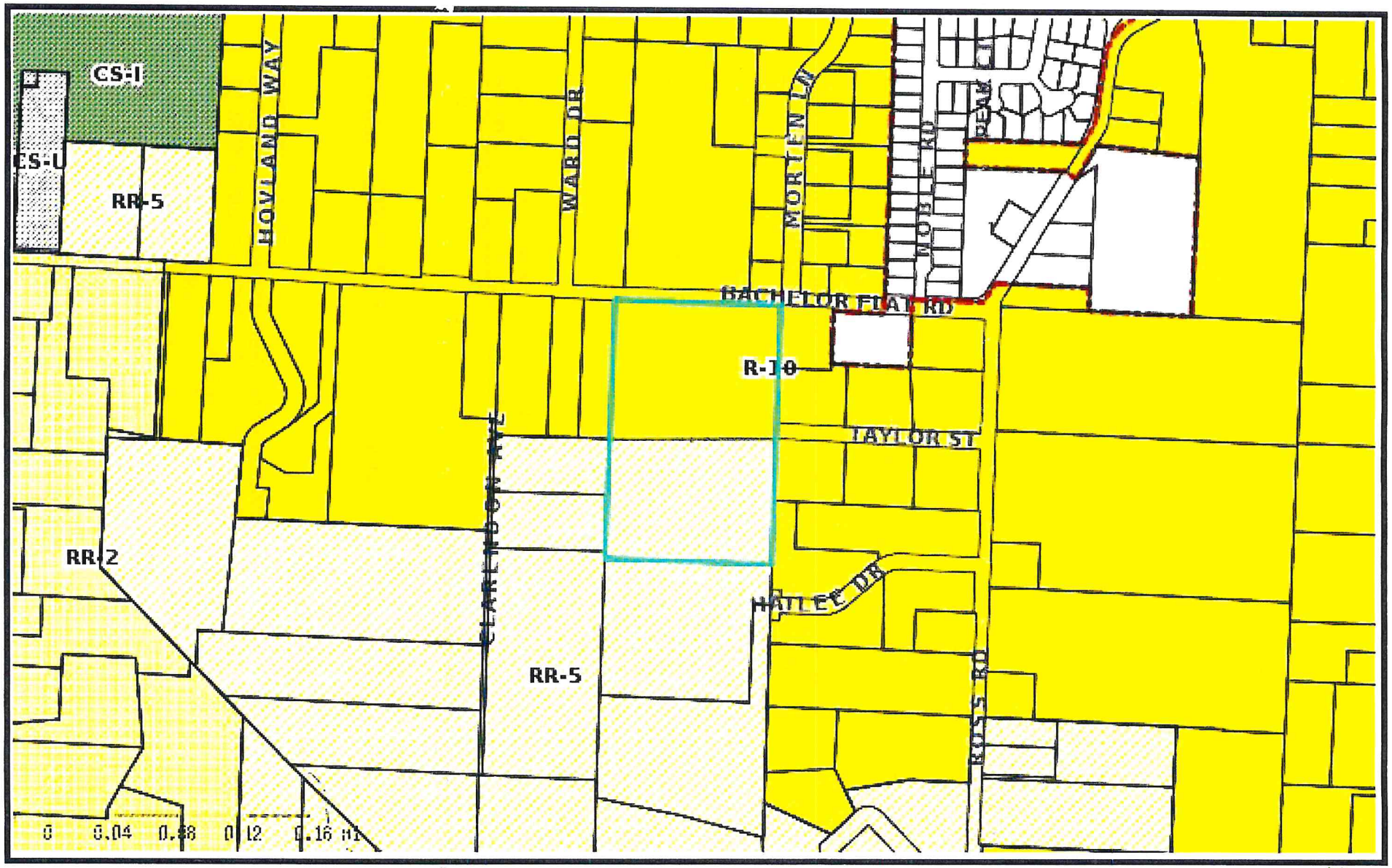
RONALD A. BARRICK, Successor Trustee of the Glen & Viola Barrick Trust, acknowledged this instrument before me on January 29th, 2016.

Treena Kay Surratt

Notary Public for Oregon

OFFICIAL STAMP
TREENA KAY SURRATT
NOTARY PUBLIC-OREGON
COMMISSION NO. 934491
MY COMMISSION EXPIRES FEBRUARY 11, 2019

Zoning Map



Columbia County

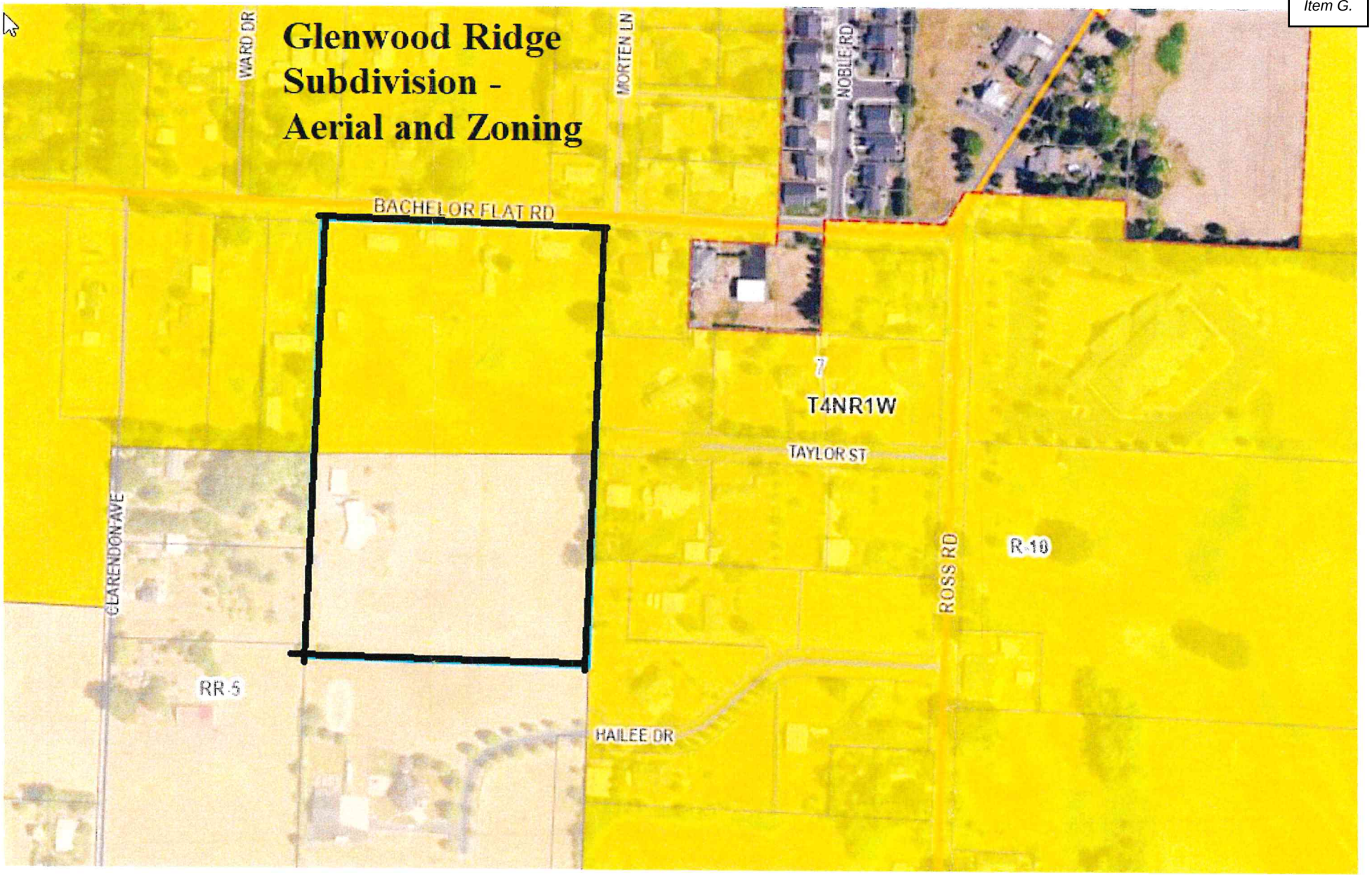
Oregon

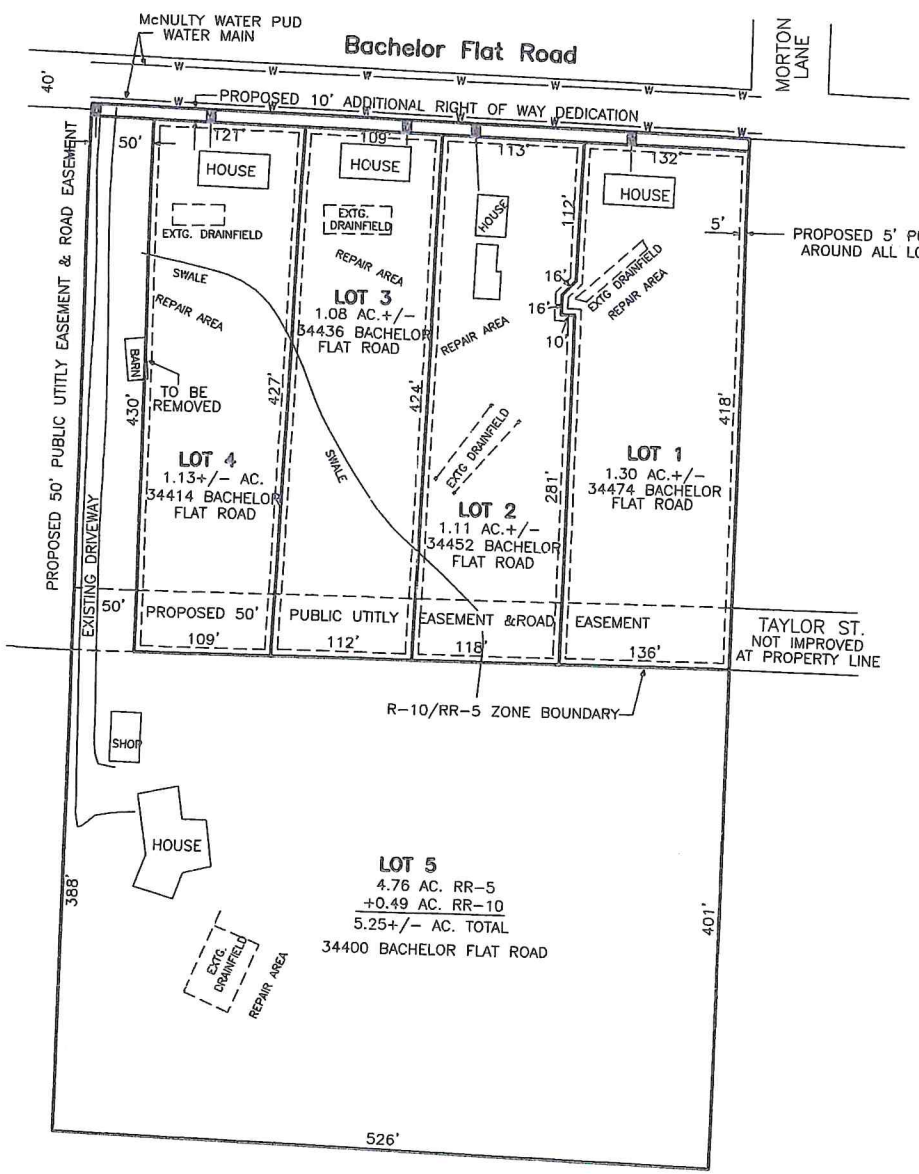
Columbia County Web Maps

GeoMoore

Disclaimer: *This map was produced using Columbia County GIS data. The GIS data is maintained by the County to support its governmental activities and is subject to change without notice. This map should not be used for survey or engineering purposes. Columbia County assumes no responsibility with regard to the selection, performance or use of information on this map.*

Printed 09/19/2018


Glenwood Ridge Subdivision - Aerial and Zoning
WARD DR
MORTEN LN
NOBLE RD
BACHELOR FLAT RD
7
T4NR1W
TAYLOR ST
CLARENDON AVE
ROSS RD
R-10
RR-5
HAILEE DR



RECEIVED
MAY 21 2021
Land Development Services

Preliminary Plat "Glenwood Ridge"

Situated In The N.W. 1/4
Section 7, T.4N.,R.1W.,W.M.
Columbia County, Oregon
Revised May 20, 2021

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 26, 1985
DAVID E. REYNOLDS
2157
RENEWAL DATE: 12-31-2022

N
W E
S

Scale:1"=100'

Reynolds Land Surveying, Inc.
32990 Stone Road
Warren, Oregon 97053
(503) 397-5516

CF:99187E
SF:99187E19
JN:17047B

100 0 100 200 300
GRAPHIC SCALE - FEET

Notes

Property Owner:
Barrick Properties LLC, c/o Ron Barrick
248 S.E. Spokane Street
Portland, OR 97202
Ph. 203-482-2228

Vesting Deed:
Inst. No. 2016-00860

Property Zoning:
R-10 and RR-5

Columbia County Tax Map Parcel No.:
4107-BD-00100

Columbia County Tax Acct. No.:
16870

Water Service Provider:
McNulty Water PUD
P.O. Box 260
St. Helens, OR 97051
Ph. 503-397-1301
Each existing home has an existing separate metered water service.
Denotes McNulty Water PUD Water Meter

Sewage Disposal:
Each existing home has an existing septic systems and repair area.
See Lot Evaluation Reports by Larry Olander dated 6/21/2018.

From: Jennifer Dimsho
To: Jacob Graichen
Subject: June Planning Department Report
Date: Wednesday, June 23, 2021 3:20:02 PM

Here are my additions to the June Planning Department Report.

GRANTS

1. **OPRD - Local Government Grant – Campbell Park Improvements** ($187k) includes replacement of four existing tennis courts and two basketball courts with two tennis flex courts and one flex sport court, adds a picnic viewing area, improves natural stormwater facilities, expands parking, and improves ADA access. Grant deadline is October 2021. In addition to increased costs related to the soil conditions of the area (Geotech and soil stabilization needed), costs for construction and for the court surfacing have increased substantially since our original quotes. Sue received contract approval at the 6/16 Council meeting to begin work ASAP!
2. **CDBG- Columbia Pacific Food Bank Project** – JH Kelly continuing $1.6 million construction bid. Demolition complete. Tracking all requests for information and submittals to ensure questions are answered. Tracking all invoices, and coordinating with grant manager on reimbursement requests and quarterly reports to the state. Project to be completed by December 2021.
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. Resolution to apply approved by Council on 3/17. Submitted a full application in early March. Reviewed Business Oregon staff report and recommendation in May, prepared presentation for board review/approval on June 4 with John Walsh. Successful presentation and approval for the project! 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.
6. **OPRD** – **Local Government Grant Program** – 500k request submitted back in May 2020 for Riverwalk construction. Our project was recommended for approval for 338k! Less than 30% of the projects were successful and our project was right at the cut off line, which is why we were awarded less than our request. Grant agreements signed and authorized by Council.
7. **Certified Local Government – Historic Preservation Grant Program –** Prepared and uploaded online the outreach materials (solicitation letter, grant fact sheet, grant application, and attachments) for our 2021-2022 cycle. 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. Projects will be scored by the Historic Landmarks Commission (PC) at their 8/10 meeting. Outreach about this project reviewed and promoted on social media.

MISC

8. **Bennett Building** (Water Department/ UB) – New transom and storefront windows have been installed and the project has been closed out! Will begin planning for future facade improvements in phases…
9. **Riverwalk Design/Engineering** – Summarized public outreach received through survey. Promoted results and future meetings for this project and the Streets/Utilities project with a press release. Prepared for and attended 3rd TAC meeting where the group narrowed down design alternatives for the entire Riverwalk (including Phase 2). Working through permitting scenarios as they relate to NEPA.
10. **Waterfront Streets/Utilities Design/Engineering –** Attending weekly check-ins and providing feedback regarding developer interviews, development code requirements as they relate to development concept planning, roadway alignment alternatives, and other aspects of the project. Roadway alignment determined and approved by Council at their 6/16 meeting.
11. **St. Helens Industrial Business Park (SHIBP) Public Infrastructure RFQ** – Scored qualifications and discussed next steps for selection and scoping the project with project team for design/engineering services for Phase I of the public infrastructure development at the SHIBP.
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 will be working with them directly on revisions to their site plan and come up with a framework for permitting the type of development they want to propose. Planning for August 5 presentation to City Council.
13. **Waterfront Video Project** – Attended regular meetings with production team. Helped coordinate interviews with the production team. Also de-briefed with team on the April 21 Central Waterfront Public Forum that MFA participated in.
14. **Parklet Permits** – Provided information to two other downtown businesses interested in the parklet permitting process after Running Dogs opened theirs.

Jenny Dimsho, AICP
Associate Planner / Community Development Project Manager
City of St. Helens
(503) 366-8207
New email address jdimsho@sthelensoregon.gov