



PLANNING COMMISSION

Tuesday, February 13, 2024 at 6:00 PM
HYBRID: Council Chambers & Zoom (details below)

AGENDA

6:00 P.M. CALL TO ORDER & FLAG SALUTE

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

CONSENT AGENDA

- A. Planning Commission Minutes Dated January 9, 2024

PUBLIC HEARING AGENDA (times are earliest start time)

- B. 6:05 p.m. Variance at 1170 Columbia Blvd - Hubbard

DISCUSSION ITEMS

- C. Planning Commission Interview Committee Recommendation
- D. Historic Resource Review HRR.1.22 Plan Revisions
- E. 2024 Development Code Amendments Continued

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

- F. Temporary Use Permit at 175 Bowling Alley Lane - CCPOD, LLC
- G. Partition & Lot Line Adjustment at 80 S 21st Street - Vintage Friends, LLC

PLANNING DEPARTMENT ACTIVITY REPORT

- H. Planning Department Activity Report - January

PROACTIVE ITEMS

- I. Architectural Standards
- J. Vacant Storefronts

FOR YOUR INFORMATION ITEMS

ADJOURNMENT

NEXT REGULAR MEETING: March 12, 2024

VIRTUAL MEETING DETAILS

Join:

<https://us06web.zoom.us/j/82440203612?pwd=R44bjgrJFv7qIAVGj8PTdIla0Raw4E.1>

Meeting ID: 824 4020 3612

Passcode: 840963

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

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to City Hall at 503-397-6272.

Be a part of the vision and get involved...volunteer for a City Board or Commission! For more information or for an application, go to www.sthelensoregon.gov or call 503-366-8217.



PLANNING COMMISSION

Tuesday, January 9, 2023, at 6:00 PM

DRAFT MINUTES

Members Present: Chair Dan Cary
 Vice Chair Jennifer Shoemaker
 Commissioner Russ Low
 Commissioner David Rosengard
 Commissioner Charles Castner

Members Absent: Commissioner Ginny Carlson
 City Councilor Mark Gunderson

Staff Present: City Planner Jacob Graichen
 Associate Planner Jenny Dimsho
 Community Development Admin Assistant Christina Sullivan

Others: Brady Preheim

CALL TO ORDER & FLAG SALUTE

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

Preheim, Brady. Preheim was called to speak. He expressed objection to Commissioner Rosengard and Commissioner Castner being on the Commission. He said they would have a hard time recruiting new individuals, because of the respect lost for having these commissioners on the board. He said he was pleased to see the vacant storefronts on the agenda.. He also discussed that he would like to see the Planning Commission work on a solution for the plaza.

CONSENT AGENDA

A. **Planning Commission Minutes Dated December 12, 2023**

Motion: Upon Vice Chair Shoemaker's motion and Commissioner Rosengard's second, the Planning Commission unanimously approved the Draft Minutes dated December 12, 2023. [AYES: Vice Chair Shoemaker, Commissioner Rosengard, Commissioner Low, Commissioner Castner; NAYS: None]

B. **Joint Planning Commission / City Council Minutes Dated December 13, 2023**

Motion: Upon Vice Chair Shoemaker's motion and Commissioner Rosengard's second, the Planning Commission unanimously approved the Draft Minutes dated December 13, 2023. [AYES: Vice Chair Shoemaker, Commissioner Rosengard, Commissioner Low, Commissioner Castner; NAYS: None]

DISCUSSION ITEMS

C. **2023 Year End Summary**

City Planner Jacob Graichen mentioned shared some of the differences between the years. He said it seemed from 2018 to 2022 there was a very busy and almost burnout year for the Planning Department and how many applications and decisions they were making. He also said there is a

significant uptick in Architectural Review which means there is activity in the Riverfront District which is good. He also said there was one Columbia County referral this year.

D. **2024 Development Code Amendments**

Graichen started the discussion with the Commission on the amendments with the idea of discussing items they could share at the City Council and Planning Commission Joint meeting.

He shared how he and Associate Planner Jenny Dimsho went to a legal workshop and there was a discussion on validity periods. He said validity periods are when a land use decision is made, and you have so long to act on the decision. If you do nothing, the validity dies. He said it varies depending on the type of decision. He said this discussion was to see if there were any adjustments needed.

Dimsho shared a table that explained the validity periods. She shared that each decision has a default period, a time extension period, and then a total validity period. She said some of the decisions can be phased. She mentioned the validity periods were all over the place in timelines and there was no reason for this. She said it makes it more complicated when trying to track the projects. She shared some different cities validity period timelines that have similar populations as ours.

Commissioner Rosengard suggested that if you were to make all the validity periods one year each and then made the time extensions available an unlimited use, there might be different total values, but at least they would all be the same amount of time from the start.

There was a discussion on making the time extensions the same amount as the original validity period for ease of use for both the Planning Department and applicants.

Graichen turned the discussion to residential development. He shared the definition of a dwelling unit and advised that the current code allows for anywhere that a single-family dwelling is allowed a duplex is allowed. He said some of the regulations associated with this set the stage for cottage clusters. Cottage cluster development is one property with multiple single-family dwellings on it. Currently the multi-family term refers to three or more units on a property, but those units must be within a building that itself has three or more units. He mentioned in the draft code text the suggestion would be to change the language to say that it did not matter if the units were detached or attached. The difference between would just be the number of units on the property. This would allow more flexibility.

Vice Chair Shoemaker asked about the regulations or suggestions on the size of the buildings that would be allowed on the property for cottage clusters. Graichen said the minimum size would be driven by the Building Code. He also mentioned all the parking requirements, yard design, and setbacks would still apply as well. The size of the structures would be based on meeting all those requirements.

The Commission agreed that cottage clusters were a great addition to the code amendments.

Graichen shared a table for the long-term residential uses by zoning district. He shared some different options on the types of units allowed in different zones.

There was a discussion on the proposed changes to the table. Graichen discussed the residential unit allowed on the same level in non-residential zone. He said in some zones it is specified whether it is allowed or not, but some zones are silent about it. He specifically mentioned the Highway Commercial zone. He said the zone currently is silent on how many residential units are allowed, but he suggested that maybe there should be a more formal regulation on this, as to avoid a lot of residence in these commercial areas. The Commission agreed that two residential units is an appropriate cap for the Highway Commercial zone.

Graichen moved the discussion to Single Room Occupancies (SROs), and he said it is now moved into a category of its own (in State law) and so they cannot deny those types of residences. An SRO is

composed of sleeping units with some shared amenity like cooking or sanitation as opposed to a dwelling units which is all inclusive in its living amenities. He said if the zone allows detached single-family dwellings, they will also have to allow an SRO with up to six units in it (by definition an SRO has at least 4 units). He did mention the statute does not require them to treat SROs the same as single family dwellings, so they could create more guidelines around them, especially around parking.

Graichen discussed building conversions that are sometimes allowed by state law for a conversion of a building that is not in an industrial zone to a residence. He said they cannot impose a Conditional Use Permit, a zone change, and there are parking requirement limitations. He said there is not much more they can do with them other than live with it. But he said they adopted a resolution in December to address the system development charge component of the law. He also mentioned there was some code around allowing affordable housing and building conversions in religious buildings. He said it was more restrictive.

There was a small discussion about using historical buildings as a building conversion for housing.

Graichen said there would be more discussion as the text progresses and the Commission would see more on the changes proposed for Code Amendments.

E. Chair and Vice Chair Selection

Vice Chair Shoemaker said she signed on to be in this role to help but did not want to be Chair. She said she travels and did not feel comfortable committing to the role of Chair. She was willing to stay in Vice Chair though if no one else wanted to.

Chair Dan Cary said he was okay with staying in the position of Chair.

Motion: Upon Commissioner Rosengard's motion and Vice Chair Shoemaker's second, the Planning Commission unanimously approved that Chair Dan Cary should remain Chair. [AYES: Vice Chair Shoemaker, Commissioner Rosengard, Commissioner Low, Commissioner Castner; NAYS: None]

Motion: Upon Commissioner Rosengard's motion and Commissioner Low's second, the Planning Commission unanimously approved that Vice Chair Jennifer Shoemaker should remain Vice Chair. [AYES: Vice Chair Shoemaker, Commissioner Rosengard, Commissioner Low, Commissioner Castner; NAYS: None]

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

- F. Partition at 535 S Columbia River Hwy – Nikhel Chand
- G. Sign Permit at 58551 Kavanagh Ave – Deer Meadow RV Park
- H. Site Design Review (Minor) at 230/240 Strand Street – SOLARC Architecture
- I. Home Occupation at 335 S 19th Street – Amy Nevitt

There was no discussion on the Planning Director Decisions.

PLANNING DEPARTMENT ACTIVITY REPORT

- J. Planning Department Activity Report – December

There was no discussion on the Planning Department Activity Report.

PROACTIVE ITEMS

- K. Architectural Standards

There was no discussion on Architectural Standards.

- L. Vacant Storefronts

Vice Chair Shoemaker shared that she felt very optimistic about the conversation that took place at the joint meeting with the City Council. She said she was encouraged that the MainStreet Program might get involved. She said she did speak with the Erin Salisbury, the president of the St Helens Mainstreet Alliance board. They were interested in helping. She also asked about forming a community committee around creating policy around the subject of vacant storefronts. She said she wanted to move forward with having an ADHOC committee. Dimsho said there would need to be some questions asked of staff and Council before they could move forward with forming it.

Graichen asked if they could discuss it at the March joint meeting, and both Vice Chair Shoemaker and Commissioner Charles Castner said they would like to see it happen as soon as possible. Graichen said if they would like to be on the City Council Agenda to discuss it beforehand, it could get the dialogue moving forward. Vice Chair Shoemaker said she would be willing to do that.

There was a discussion about having Mainstreet come to the next meeting to help do a presentation for the Council.

FOR YOUR INFORMATION ITEMS

Dimsho shared the revised site plan for the Columbia View Park project. She shared that when they went to bid, they came in over budget by \$2 million. They went back and looked at the project and removed items that were not grant funded. She said they were trying to minimize costs by not changing the riverwalk with all the structural calcs, but there may be some areas that shrink or have some flexible space for future improvements when funding is available.

Chair Cary asked about if the funding came about in the future for these other projects if there was still room for them in this revised design. Dimsho said yes, they were careful to leave space for those items without much change to the design.

ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Christina Sullivan

Community Development Administrative Assistant

**CITY OF ST. HELENS PLANNING DEPARTMENT
STAFF REPORT
Variance V.1.24**

DATE: February 5, 2024
TO: Planning Commission
FROM: Jacob A. Graichen, AICP, City Planner

APPLICANT: Russ and Mary Hubbard
OWNER: same as applicant

ZONING: Mixed Use, MU
LOCATION: 4N1W-4AC-305
PROPOSAL: Variance to allow a reduced distance between windowed wall and walkway for dwelling unit, which is part of a mixed-use building under construction.

SITE INFORMATION / BACKGROUND

The mixed-use building development that this Variance focuses on was approved by the Planning Commission in 2020 (files CUP.4.20, and Variances V.13.20 and V.14.20). The 2020 application was specifically for a new 7-unit multi-dwelling complex with one commercial suite, including a Variance for a reduced front yard setback (20' to 0') and side yard (10' to 5') and a Variance for increased dwelling unit density (5 to 7 units). The proximity of windowed walls to a walkway through the center of the complex was identified as an issue to be addressed in the 2020 decision. Mid-construction and after being notified of the staff observed issue, the applicant has opted to seek another Variance.

PUBLIC HEARING & NOTICE

Public hearing before the Planning Commission: February 13, 2024

Notice of this proposal was sent to surrounding property owners within 100 feet of the subject property(ies) on January 23, 2024 via first class mail. Notice was sent to agencies by mail or e-mail on the same date.

Notice was published on January 31, 2024 in The Chronicle newspaper.

APPLICABLE CRITERIA, ANALYSIS & FINDINGS

DISCUSSION:

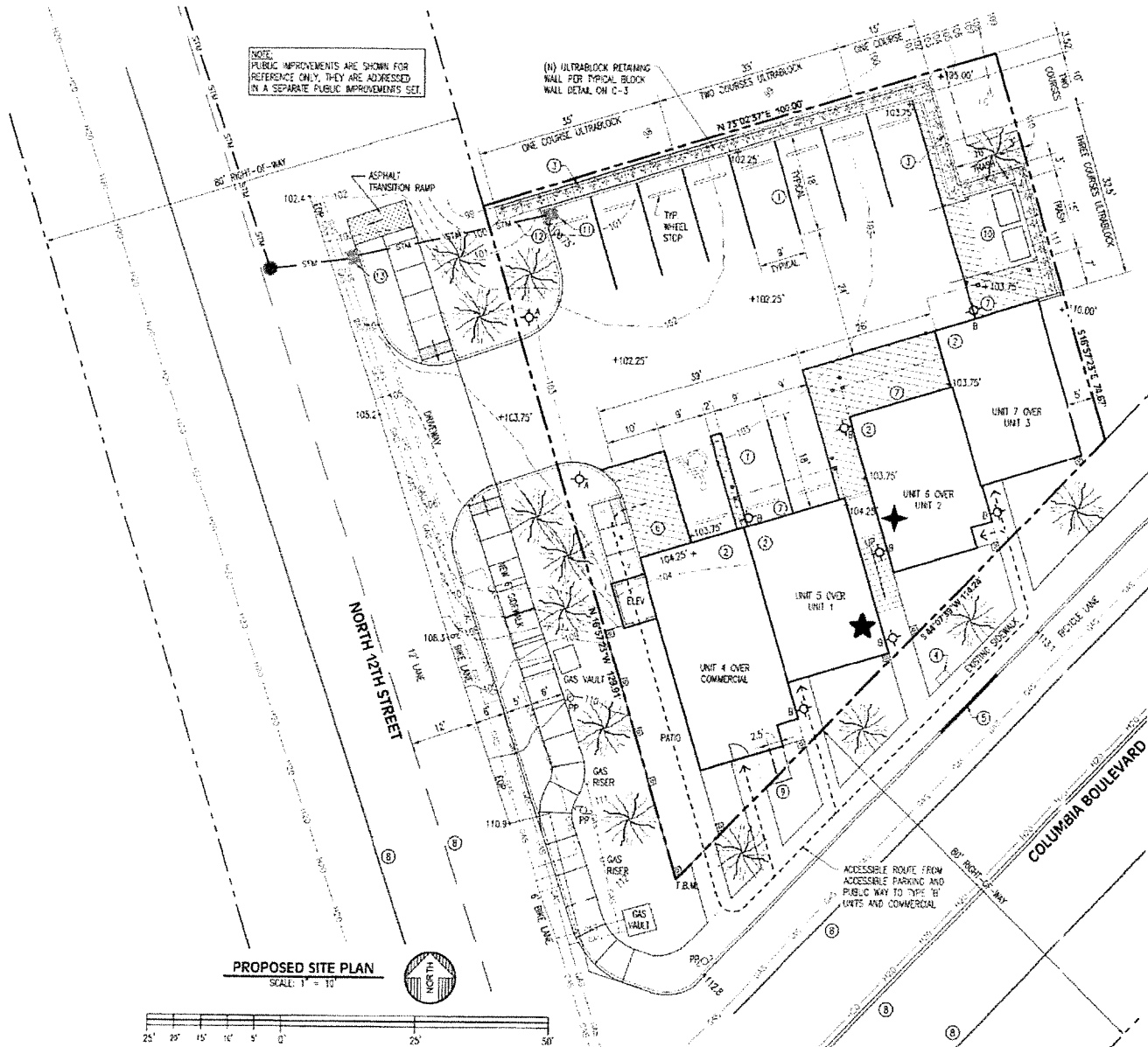
The specific law that this Variance pertains to is SHMC 17.96.180(11)(c):

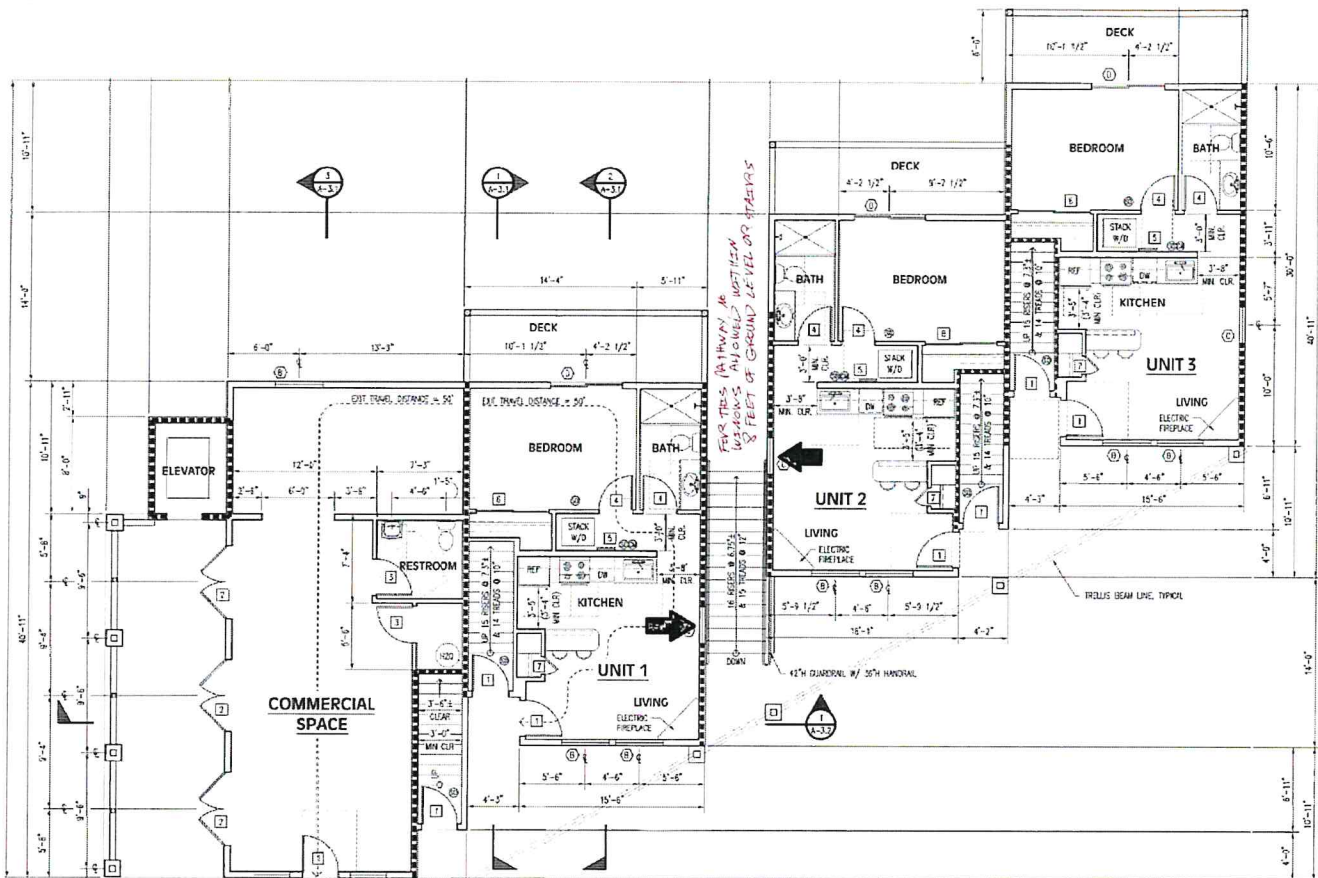
(c) Driveways, parking lots, and common or public walkways shall maintain the following separation for dwelling units within eight feet of the ground level:

(i) Driveways and parking lots shall be separated from windowed walls by at least eight feet; walkways running parallel to the face of the structures shall be separated by at least five feet; and

(ii) Driveways and parking lots shall be separated from living room windows by at least 10 feet; walkways running parallel to the face of the structure shall be separated by at least seven feet;

There is a windowed wall within 8' of ground level immediately adjacent to a walkway. The minimum distance is not met, and the Variance request is to allow zero feet.





Above: Excerpt of the street level floor plan for the development proposed. The walkway in question cuts through the center. The arrow on the left points to the window in question, which has been installed. The arrow on the right points to a window that was originally proposed but omitted. **Below left:** The window in question. **Below right:** The walkway area in question. Note no window along the abutting wall on the right side which was omitted for construction.



CRITERIA:**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.**

- Staff comment(s): The standard can be thought of as a livability issue. Applicant notes use of opaque glass to remedy the mistake. If the Commission finds it can approve this variance, that is a potential condition of approval.

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

- Staff comment(s): The Commission could consider the site is confined, especially given other variances previously granted for reduces yards (setbacks).

(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.

- Staff comment(s): The walkway will be right up to the window, but the path serves a limited number of people.

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

- Staff comment(s): This criterion is probably moot. If the Variance is not granted, the window would need to be replaced by a wall; otherwise, the development plan would not change.

(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.

- Staff comment(s): Regarding the self-imposed aspect, the proximity to windowed walls to the walkway was identified as an issue, but only one of two that were identified as problems were omitted. Applicant notes that the window was left by the engineer (i.e., the design professionals who prepared the plans) and identifies the issue as a mistake.

The Commission needs to find all these criteria **(a)** – **(e)** are met in order to approve the variances. If you think one of these is not met, we'll need to address why.

Things to consider include requiring opacity to the window to minimize the ability to peer into the dwelling unit area from the outside and maybe more extensive modifications, if the Commission finds it can approve this. If not approved, the window in question will need to be replaced with wall.

The Commission can find all criteria are met based on the above and/or any other findings, or specify which criteria are not met and why as a basis for Variance denial.

CONCLUSION & RECOMMENDATION

Based upon the facts and findings herein, if the Commission approved this, we'll need to start with the default conditions of approval (1 and 3 below) and other potentials (like 2 below). No conditions necessary if denied.

1. This Variance approval is valid for a limited time pursuant to SHMC 17.108.040.
2. — require opaque window or...? —
3. Owner/applicant and their successors are still responsible to comply with the City Development Code (SHMC Title 17), except for the Variance(s) granted herein.



CITY OF ST. HELENS PLANNING DEPARTMENT

MEMORANDUM

TO: Planning Commission acting as Historic Landmarks Commission (HLC)
FROM: Jennifer Dimsho, AICP, Associate Planner
RE: Historic Resource Review HRR.1.22 (251 St. Helens Street – John Gumm School)
 Plan Revisions
DATE: February 6, 2024

Historic Resource Review (HRR.1.22) was approved conditionally by the HLC in December 2022 for renovations to a locally designated landmark at 251 St. Helens Street (John Gumm School). At that time the scope of work approved included:

- New wall signage
- Restoration of original windows, doors, and other architectural features including the pediment, entablature, and cornice
- Removal of non-original wheelchair lift on the west façade with a new accessible ramp to the front entrance
- Balcony restoration and removal of non-original second level exterior stairs on the east and west facades, including installation of new guardrails and handrails
- New trash/mechanical enclosure
- New building lighting

During construction, the applicant (Emerick Architects) on behalf of the property owner (Columbia County) discovered poor soil at the rear of the building, which required remediation. Remediation of the poor soil required removal the rear façade staircase. The staircase was salvaged for storage during soil remediation. The approved HRR.1.22 plans showed repurposing and reinstalling the existing stair with new guard rails and handrails.

They would like to request that the rear staircase be permanently removed from the project because it no longer serves an egress or functional purpose. Removal of the staircase also reduces construction costs and helps with security of the County's administration building. The approved HRR.1.22 plans included removal and replacement of the non-original door with the landing remaining, and the roof over the landing replaced. This would all still occur, with the only change to close the opening to the former stair from the existing landing with a new guardrail to match the approved guardrail from HRR.1.22. All other aspects of the project remain the same.

They have provided a revision package which includes before/after photos and revised elevations with the changes indicated. There were five conditions of approval for HRR.1.22 noted below:

1. Plans submitted with building permits must be materially the same as reviewed with this HRR proposal. **Any alterations or plan revisions which substantially alter the details described in the HRR package or conditions of approval herein shall require a new Historic Resource Review before the Historic Landmarks Commission.**
2. This HRR acknowledges the proposed use per SHMC 17.36.040(3)(c) but a Site Development Review and Sign Permits are still required to allow the overall proposal. **Alterations proposed to the building in conjunction with the overall proposal may be allowed to the extent of this HRR.**

However, this HRR does not mandate an alteration if the scale of the proposal decreases for reasons beyond the applicant's control. For example, if a previous alteration such as window infill is omitted from the proposal and will remain as is, this would not be a revision warranting a new HRR per condition.

3. All new features, including but not limited to, the windows on the southern façade, shall match the old in design, color, texture, and, where possible (including environmental considerations), materials.
4. No damaging physical or chemical treatments are to be used as part of this project.
5. The color of the guard rails, handrailing, pickets/tube posts, mechanical louvers, and non-historic wall pack mount lighting shall be painted to match the existing building.

There are two relevant criteria for alteration of historic resources in this case:

SHMC 17.36.040(3) Criteria for Alteration

(d) The historic character of a property shall be retained and preserved. The removal or relocation of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.

(g) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Staff Comments

In reviewing the approved conditions 1 and 2, staff feels that this alteration of the originally approved HRR plans is not substantial enough to warrant a full new HRR application. **Does the Commission agree that this plan revision does not trigger a new HRR review per HRR.1.22 Conditions 2 and 3?**

Removal of the rear staircase seems consistent with the criteria for alteration of historic resources because it is not a distinctive architectural feature that characterizes the property. In fact, removal of the stairs will allow more of the restored basement-level windows, which staff feels are a more of a character-defining feature to the building, to be visible from the exterior ground level. The applicant is also replacing the non-original door and restoring the landing with a new roof and replacing the deteriorated decking, which are arguably more character-defining features to the building than the staircase itself. **Does the Commission agree that this proposal meets the criteria for alteration SHMC 17.36.040(3) (d) & (e)?**

EMERICK ARCHITECTS

HISTORIC RESOURCE REVIEW: REVISION REQUEST
JOHN GUMM BUILDING #2141

St. Helens Planning Department
Attn: Jenny Dimsho, AICP | Associate Planner
265 Strand Street, St. Helens, OR 97051
jdimsho@sthelensoregon.gov

RE: Historic Resource Review, HRR.1.22 (dated 12.15.22)

January 15, 2024

Dear Jenny,

This memo requests a revision to the proposed alterations to the John Gumm Building, located at 251 St. Helens Street, which were previously reviewed and approved by the St. Helens Planning Department and Historic Landmark Commission through Historic Resource Review 1.22.

During construction, unexpectedly poor soils were discovered at the rear of the building. Remediation of this issue required removal of the exterior stair at the back of the building. As there are no longer egress or functional uses for this stair, the project team proposes to permanently remove this element from the building to avoid the building security issues and cost associated with its reconstruction. The stair is not a character-defining feature of the building and its removal is in conformance with SHMC 17.36.040 Criteria for Alteration. Removal of the stair will also improve views to and from the basement windows on the rear façade.

To illustrate this proposed change, proposed revisions to the permitted construction documents are attached to this memo. Proposed changes are "clouded" for clarity.

Also included are photos of the stair prior to the start of construction and a current photo of the condition during construction. In the current construction photos, the project team plans to reinstall the roof per the original design, and to close the opening to the former stair from the landing with a new guardrail (continuing the previously approved approach), as noted in the permitted construction documents.

As the John Gumm Building is a contributing building to the St. Helens Downtown Historic District, this revision will also be coordinated with the State Historic Preservation Office.

Thank you for your review and consideration of this request.

Thank you,



Brendan Hart, RA

EMERICK ARCHITECTS

CONSTRUCTION PHOTOS:



2A. View from SW during construction showing full facade



1B. View from SW during construction showing close-up of porch

EMERICK ARCHITECTS
321 SOUTHWEST FOURTH AVE SUITE 200
PORTLAND OR 97204
P 503.233.9400 W EMERICKARCHITECTS.COM

DEMOLITION GENERAL NOTES

- A. PERFORM DEMOLITION AS REQUIRED FOR COMPLETION OF PROJECT. WHETHER NOTED ON THIS OR OTHER PLANS, REFER TO STRUCTURAL, CIVIL & M.E.P. DRAWINGS FOR ADD'L DEMO SCOPE.
- B. PRIOR TO PERFORMING DEMO, COORDINATE STRUCTURAL DEMOLITION W/ PROJECT ENGINEER AND COORDINATE TEMPORARY SUPPORT REQUIREMENTS.
- C. DEMO DIMENSIONS INDICATED ON PLANS REFER TO MINIMUM SCOPE; GC TO EXERCISE DISCRETION IN AMOUNT OF DEMO REQUIRED FOR COORDINATION OF DETAILS.
- D. THE PROCEDURES TO BE USED FOR DEMOLITION SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK, CAREFUL REMOVAL AND DISPOSITION OF MATERIALS, PROTECTION OF PROPERTY WHICH IS TO REMAIN UNDISTURBED AND COORDINATE WITH OTHER WORK IN PROGRESS.
- E. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGE TO PROPERTY AND NEIGHBORING PROPERTIES AS A RESULT OF THIS WORK, INCLUDING DAMAGE TO CITY UTILITIES/INFRASTRUCTURE.
- F. FIELD VERIFY EXISTING CONDITIONS PRIOR TO DEMOLITION. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR IF ACTUAL CONDITIONS DIFFER FROM THOSE INDICATED IN THE DRAWINGS. NO ADDITIONAL COSTS WILL BE ACCEPTED FOR EXPOSED CONDITIONS THAT HAVE NOT BEEN FIELD VERIFIED PRIOR TO BIDDING.
- G. SALVAGE & STOCKPILE ANY & ALL REUSABLE ITEMS CALLED OUT TO BE DEMOLISHED. COORDINATE SELECTION OF REUSABLE ITEMS W/ OWNER.
- H. NON-SALVAGEABLE MATERIALS CALLED OUT TO BE DEMOLISHED OR REMOVED ARE TO BE PROPERLY DISPOSED OF OFF-SITE, UNLESS NOTED OTHERWISE.
- I. THE EXISTING BUILDING IS REPORTED TO HAVE HAZARDOUS MATERIALS. COORDINATE WITH OWNER FOR SCOPE OF WORK. COORDINATE WITH CITY AND STATE REQUIREMENTS FOR REQUIRED ABATEMENT.
- J. SCOPE OF WORK INCLUDES COORDINATION WITH UTILITIES, AS REQUIRED.

- K. RETAIN AS MUCH ORIGINAL EXTERIOR MATERIAL AND DETAIL AS POSSIBLE. IT IS EXPECTED THAT SOME MATERIALS MAY NEED TO BE REPLACED DUE TO DAMAGE OR ROT. CONTRACTOR TO VERIFY EXISTING CONDITION OF EXTERIOR MATERIALS AND COORDINATE EXTENT OF ANY REMOVAL WITH OWNER AND ARCHITECT PRIOR TO DEMOLITION.
- L. WHERE SELECTIVE DEMOLITION OCCURS AT FINISHED AREAS, PATCH AND REPAIR EXISTING WORK TO MATCH EXISTING ADJACENT CONDITIONS.
- M. PRESERVE (E) RADON SYSTEM AS POSSIBLE; COORDINATE DEMO AND RECONSTRUCTION OF SYSTEM AS NECESSARY IN COORDINATION WITH OWNER AND ARCHITECT.
- N. (E) STRUCTURE TO BE PREPARED FOR NEW FINISHES AS PROPOSED.
- O. DEMO (E) FINISHES AS REQ. FOR NEW SYSTEMS. COORD. DEMO W/ ARCH. & OWNER
- P. DEMO (E) ALL UNUSED M.E.P. LINES IN BASMENT, INCLUDING ALL STEAM LINES THAT SERVED ORIGINAL RADIATOR SYSTEM. COORD. EXTENT OF DEMO W/ ARCH. & M.E.P. CONSULTANTS
- Q. GC TO STORE AND PROTECT ALL DOORS THAT ARE FOUND ON-SITE OR SHOWN AS REMOVED ON DEMO PLANS FOR POTENTIAL REUSE.
- R. COORD. DEMO OF (E) EXPOSED SPRINKLER LINES W/ ARCH.

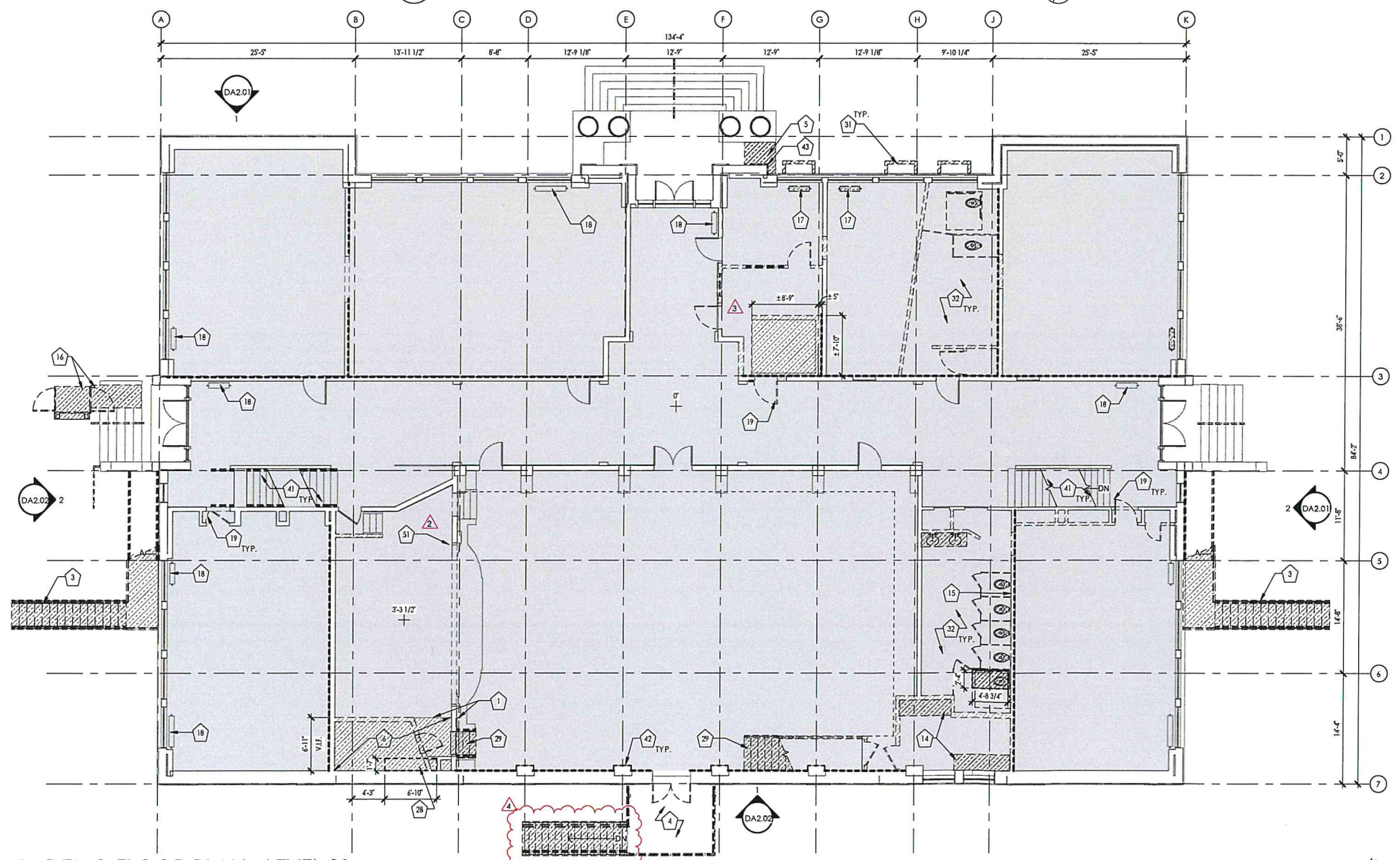
DEMOLITION LEGEND

- ITEM TO BE REMOVED
- FINISHES, FIXTURES, PIPING, AND MEP SYSTEMS TO BE REMOVED TO STUDS ON SIDE OF WALL INDICATED
- DEMO AREA OF (E) FLOOR OR WALL FRAMING TO BE REMOVED; DEMO OF (E) EQUIPMENT AND FIXTURES
- DEMO AREA OF (E) FLOOR FINISHES (IE CARPET, RESILIENT FLOORING ETC.)

KEYNOTES - DEMO

- 1 ALIGN
- 2 DEMO (E) BUILT-IN FURNITURE
- 3 DEMO (E) FIRE ESCAPES, WALL BRACKETS, AND CONCRETE PAD. REPAIR (E) WALL FINISH AS REQ'D
- 4 DEMO (E) ROOFING & DETERIORATED DECKING. PREPARE FOR REPLACEMENT, CLEAN (E) STRUCTURE & PREP FOR STRUCTURAL IMPROVEMENTS, S.S.D.
- 5 DEMO (E) WALL IN PREPARATION FOR (N) RAMP. PROTECT ADJACENT WALLS AND COLUMNS
- 6 DEMO PORTION OF (E) PLATFORM/STAGE. PREP FLOOR AND FRAMING FOR NEW PLATFORM LIFT AS REQUIRED
- 7 DEMO (E) RAMP, FRAMING, AND HANDRAIL. AS REQ FOR NEW LAYOUT.
- 8 DEMO (E) MECHANICAL EQUIPMENT AND DUCTWORK; CLEAN AND PREPARE (E) FLOOR AND WALLS FOR NEW FINISH
- 9 DEMO (E) RAILING
- 10 PROTECT (E) COLUMN DURING DEMO TYP. U.N.O.
- 11 PARTIAL DEMO OF RAMP TO INSTALL (N) SLOPED AREA
- 12 PROTECT (E) FOOTINGS DURING DEMO
- 13 DEMO (E) CASEWORK
- 14 DEMO (E) KITCHEN EQUIPMENT AND CASEWORK
- 15 PROVIDE TEMPORARY SHORING AT BEARING WALL. AS REQ. PREP FOR NEW STRUCTURE
- 16 DEMO (E) WHEELCHAIR LIFT, REPAIR CONCRETE STAIRS AND WALL AS REQ'D
- 17 REMOVE AND SALVAGE (E) RADIATOR FOR HISTORIC PRESERVATION
- 18 (E) RADIATOR TO REMAIN, GC TO PROTECT DURING DEMO AND CONSTRUCTION
- 19 SALVAGE (E) DOOR FRAME AND DOOR FOR REUSE
- 20 DEMO (E) ROOF ACCESS LADDER AND HATCH
- 21 DEMO PORTION OF EXISTING PLANTER BED IN PREPARATION FOR NEW RAMP. SEE PLANS
- 22 DEMO FLOOR SLAB AS REQUIRED FOR NEW WASTE LINE CONNECTION TO (E), REF PLUMB
- 23 DEMO WINDOW, PREPARE FOR NEW OPENING OR PATCH AND REPAIR WALL, AS REQUIRED
- 24 REMOVE (E) MESH FROM WINDOWS; PRESERVE (E) WINDOW AND PREP FOR RESTORATION, TYP @ ALL LOCATIONS WHERE MESH OCCURS.
- 25 REMOVE WINDOW INFILL PANEL
- 26 REMOVE BUILDING LETTERING, PATCH AND REPAIR PLASTER AS NECESSARY. FINISH TO MATCH ADJACENT.
- 27 DEMO PORTIONS OF (E) MEZZANINE FLOOR WHERE INDICATED.
- 28 DEMO EXTENT OF FIRST FLOOR BELOW STAGE AS SHOWN
- 29 DEMO (E) STAIR, P&R FLOOR AS REQ. FOR NEW LAYOUT.
- 30 DEMO PORTION OF WALL IN PREPARATION FOR NEW WINDOW. SEE ELEVATIONS FOR DIMENSIONS. PROVIDE SHORING, AS REQUIRED.
- 31 DEMO (E) WINDOW WELL AND BASEMENT WINDOW. SEE STRUCTURAL FOR REQUIRED INFILL
- 32 REMOVE PLUMBING FIXTURES; CAP OFF. SPD FOR EXTENT OF DEMO.
- 33 ASSUMED EXTENT HIGH BASEMENT LEVEL SLAB-ON-GRADE
- 34 ASSUMED EXTENT LOW BASEMENT LEVEL SLAB-ON-GRADE
- 35 ASSUMED EXTENT OF CRAWLSPACE, VIF
- 36 REMOVE ALL (E) FRAMING OVER EXPOSED EARTH AND EXCAVATE/PREP GRADE AS REQUIRED FOR NEW CONSTRUCTION
- 37 DEMO EXTERIOR FINSH AS REQ. FOR STRUCTURAL REPAIR
- 38 REMOVE ALL (E) FRAMING OVER EXPOSED EARTH AND EXCAVATE/PREP GRADE AS REQUIRED FOR NEW CONSTRUCTION
- 39 DEMO OF (E) BUILT-IN CASEWORK. PATCH & REPAIR (E) FINISHES TO MATCH (E) ADJACENT.
- 40 COORDINATE DEMO OF FRAMING W/ NEW WORK ON A8.06
- 41 DEMO (E) ASPHALT, AS REQ AND SCD, TYP.
- 42 REMOVE (E) HANDRAILS AND (E) STAIR FINISH FOR INSTALL OF (N) BLOCKING AND HANDRL, TYP. (E) STAIRS TO REMAIN.
- 43 PARTIAL DEMO OF FINSH, WHERE REQ. P&R TO MATCH (E) ADJACENT.
- 44 GRIND BACK CONCRETE AS REQ. TO PREP FOR CONTINUATION OF (E) ADJACENT FINISHES
- 45 DEMO (E) PLASTER FINISH TO SUBSTRATE. COORDINATE SUBSEQUENT DEMO (INCLUDING POTENTIAL REMOVAL OF GLASS BLOCK INFILL) WITH ARCHITECT AS REQUIRED; PREP (E) OPENING FOR NEW WORK, COORD. OPENING DEMO W/ STRUCT.
- 46 DEMO (E) RAIN LEADER, CONDUCTOR BOX, AND DRAIN CONNECTION
- 47 REMOVE (E) LIGHT FIXTURE
- 48 REMOVE (E) FAN HOOD IN THIS LOCATION
- 49 REMOVE ROTTEN DECKING @ LANDING AS REQ.
- 50 REMOVE (E) POWER & TELECOM LINES & SUPPORT, COORD. W/ UTILITIES
- 51 DEMO MEZZANINE PROJECTION INTO SECOND FLOOR CORRIDOR AS REQ'D FOR NEW WORK
- 52 DEMO (E) DRAPERY; PRESERVE (E) TRACK AND HARDWARE

2 EXISTING FLOOR PLAN - MEZZANINE
1/8" = 1'-0"



1 DEMO FLOOR PLAN - LEVEL 01
SCALE: 1/8" = 1'-0"

HISTORIC RESOURCE REVIEW: REVISION REQUEST

JOHN GUMM BUILDING
CIVIC OFFICES
251 St. Helens Street
St. Helens, Oregon 97051

DEMO PLAN - LEVEL 01
& MEZZANINE

PROJECT NO: 2141
DRWN BY: XX CHKD BY: XX
DATE: 03.22.2023

DA1.11

EMERICK ARCHITECTS
321 SOUTHWEST FOURTH AVE SUITE 200
PORTLAND OR 97204
P 503.235.7400 W EMERICKARCHITECTS.COM

REV. #:	DATE:	DESCRIPTION:
1	1.16.24	ASJ 10

JOHN GUMM BUILDING
CIVIC OFFICES
251 St. Helens Street
St. Helens, Oregon 97051

DEMO ELEVATIONS

PROJECT NO: 2141
DRWN BY: XX | CHKD BY: XX
DATE: 03.22.2023

DA2.02

KEYNOTES - DEMO

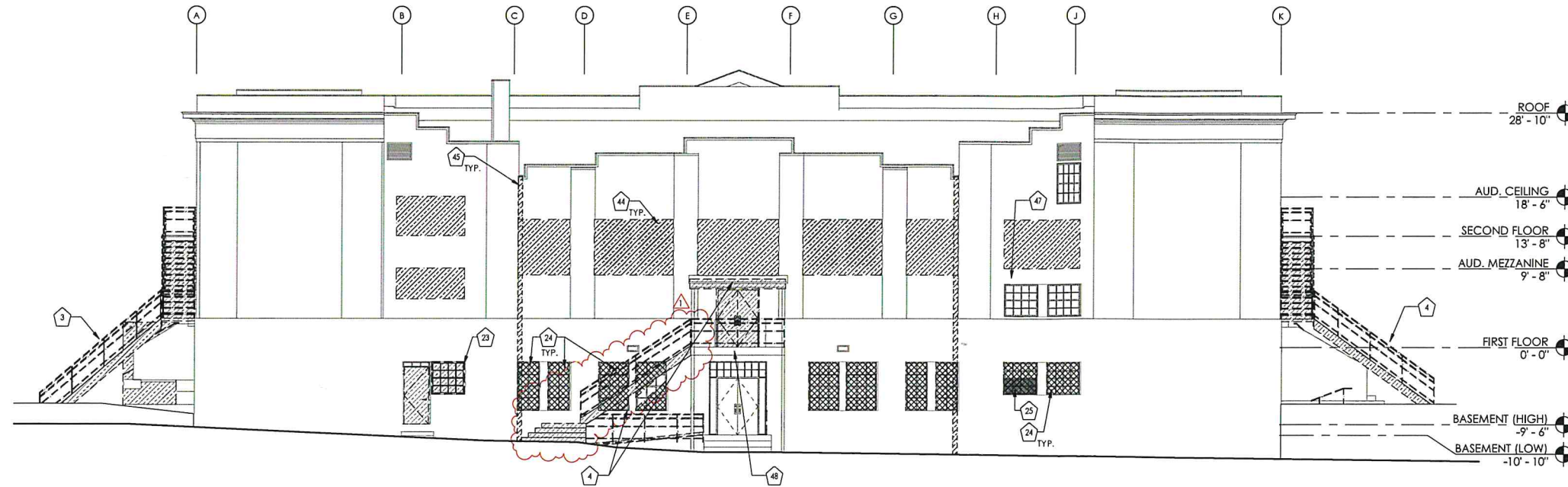
- ALIGN
- DEMO (E) BUILT-IN FURNITURE
- DEMO (E) FIRE ESCAPES, WALL BRACKETS, AND CONCRETE PAD. REPAIR (E) WALL FINISH AS REQ'D
- DEMO (E) ROOFING & DETERIORATED DECKING. PREPARE FOR REPLACEMENT. CLEAN (E) STRUCTURE & PREP FOR STRUCTURAL IMPROVEMENTS, S.S.D.
- DEMO (E) WALL IN PREPARATION FOR (N) RAMP. PROTECT ADJACENT WALLS AND COLUMNS
- DEMO PORTION OF (E) PLATFORM/STAGE. PREP FLOOR AND FRAMING FOR NEW PLATFORM LIFT AS REQUIRED
- DEMO (E) RAMP, FRAMING, AND HANDRAIL, AS REQ FOR NEW LAYOUT.
- DEMO (E) MECHANICAL EQUIPMENT AND DUCTWORK; CLEAN AND PREPARE (E) FLOOR AND WALLS FOR NEW FINISH
- DEMO (E) RAILING
- PROTECT (E) COLUMN DURING DEMO TYP. U.N.O.
- PARTIAL DEMO OF RAMP TO INSTALL (N) SLOPED AREA
- PROTECT (E) FOOTINGS DURING SLAB DEMO
- DEMO (E) CASEWORK
- DEMO (E) KITCHEN EQUIPMENT AND CASEWORK
- PROVIDE TEMPORARY SHORING AT BEARING WALL, AS REQ. PREP FOR NEW STRUCTURE
- DEMO (E) WHEELCHAIR LIFT, REPAIR CONCRETE STAIRS AND WALL AS REQ'D
- REMOVE AND SALVAGE (E) RADIATOR FOR HISTORIC PRESERVATION
- (E) RADIATOR TO REMAIN, GC TO PROTECT DURING DEMO AND CONSTRUCTION
- SALVAGE (E) DOOR FRAME AND DOOR FOR REUSE
- DEMO (E) ROOF ACCESS LADDER AND HATCH
- DEMO PORTION OF EXISTING PLANTER BED IN PREPARATION FOR NEW RAMP. SEE PLANS
- DEMO FLOOR SLAB AS REQUIRED FOR NEW WASTE LINE CONNECTION TO (E), REF PLUMB
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- DEMO MEZZANINE PROJECTION INTO SECOND FLOOR CORRIDOR AS REQ'D FOR NEW WORK.
- DEMO (E) DRAPERY; PRESERVE (E) TRACK AND HARDWARE

DEMOLITION GENERAL NOTES

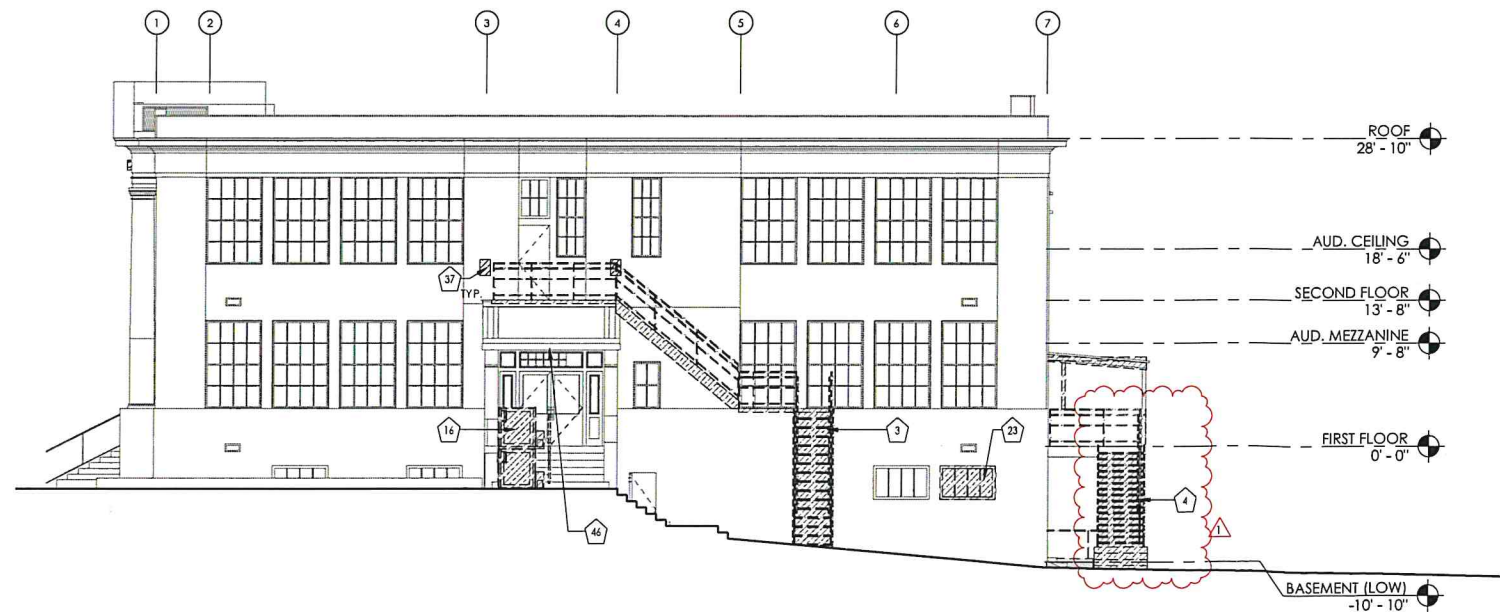
- PERFORM DEMOLITION AS REQUIRED FOR COMPLETION OF PROJECT, WHETHER NOTED ON THIS OR OTHER PLANS.
- DEMOLITION NOTES ARE INCLUDED ON CIVIL DRAWINGS, (C SERIES) AND LANDSCAPE DRAWINGS (L SERIES).
- THE PROCEDURES TO BE USED FOR DEMOLITION SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK, CAREFUL REMOVAL AND DISPOSITION OF MATERIALS, PROTECTION OF PROPERTY WHICH IS TO REMAIN UNDISTURBED AND COORDINATE WITH OTHER WORK IN PROGRESS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGE TO PROPERTY AND NEIGHBORING PROPERTIES AS A RESULT OF THIS WORK, INCLUDING DAMAGE TO CITY UTILITIES/INFRASTRUCTURE.
- FIELD VERIFY EXISTING CONDITIONS PRIOR TO DEMOLITION. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR IF ACTUAL CONDITIONS DIFFER FROM THOSE INDICATED IN THE DRAWINGS. NO ADDITIONAL COSTS WILL BE ACCEPTED FOR EXPOSED CONDITIONS THAT HAVE NOT BEEN FIELD VERIFIED PRIOR TO BIDDING.
- SALVAGE & STOCKPILE ANY & ALL REUSABLE ITEMS CALLED OUT TO BE DEMOLISHED. COORDINATE SELECTION OF REUSABLE ITEMS W/ OWNER.
- NON-SALVAGEABLE MATERIALS CALLED OUT TO BE DEMOLISHED OR REMOVED ARE TO BE PROPERLY DISPOSED OF OFF-SITE, UNLESS NOTED OTHERWISE.
- SCOPE OF WORK INCLUDES COORDINATION WITH SUSTAINABLE CERTIFICATION PROGRAM; SEE SPECIFICATIONS FOR DEMOLITION AND CONSTRUCTION WASTE REMOVAL.
- THE EXISTING BUILDING IS REPORTED TO HAVE HAZARDOUS MATERIALS. COORDINATE WITH OWNER FOR SCOPE OF WORK. COORDINATE WITH CITY AND STATE REQUIREMENTS FOR REQUIRED ABATEMENT.

DEMOLITION LEGEND

- ITEM TO REMAIN
- - - - - ITEM TO BE REMOVED
- ▨ WALL TO BE REMOVED



1 DEMO ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



2 DEMO ELEVATION - WEST
SCALE: 1/8" = 1'-0"

HISTORIC RESOURCE REVIEW: REVISION REQUEST

EMERICK ARCHITECTS
321 SOUTHWEST FOURTH AVE SUITE 200
PORTLAND, OR 97204
P. 503.233.7400 W. EMERICKARCHITECTS.COM

REV. #:	DATE:	DESCRIPTION:
1	04.14.23	REV 01
2	04.23.23	REV 03
3	10.26.23	ASI 07
4	1.16.24	ASI 10

JOHN GUMM BUILDING
CIVIC OFFICES
251 St. Helens Street
St. Helens, Oregon 97051

FLOOR PLAN - LEVEL 01
& MEZZANINE
PROJECT NO: 2141
DRWN BY: XX CHKD BY: XX
DATE: 03.22.2023

A1.11

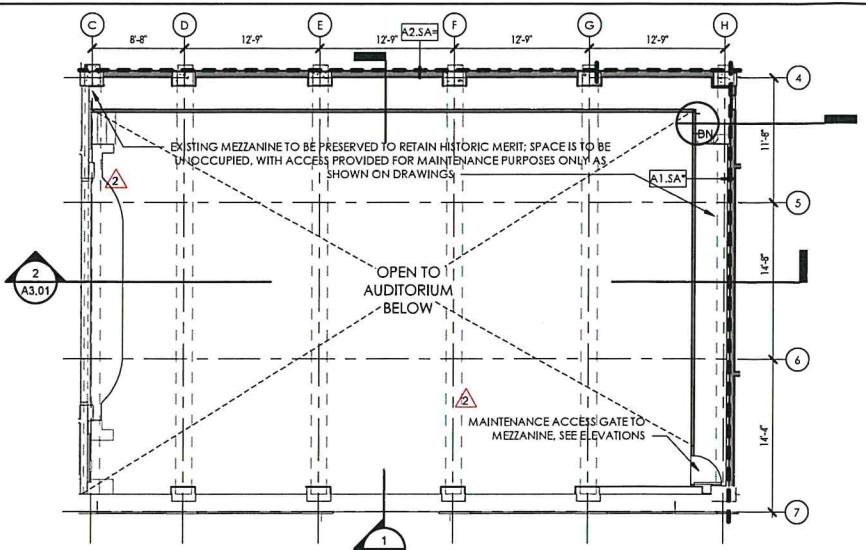
FLOOR PLAN GENERAL NOTES

- A. DIMENSIONS ARE TO FACE FINISH OF (E) WALLS & CENTERLINE OF FRAMING OF NEW WALLS. U.N.O. SEE WALL ASSEMBLIES FOR FINISH FACES OF WALL TYPES. TYP.
- B. UNLESS NOTED OTHERWISE, WHEN DOORS AND WINDOWS ARE SHOWN NEXT TO A WALL AND NOT DIMENSIONED, ALLOW CLEARANCE FOR CASE TRIM PLUS 1" CLEAR SPACE.
- C. TRAVEL SURFACES SHALL BE STABLE AND FIRM AND SLIP RESISTANT. FLOOR SURFACES SHALL COMPLY WITH ANSI A117.1 SECTIONS 301 TO 303.
- D. (E) RADON SYSTEM TO REMAIN, RECONFIGURE AS NEC. TO ACCOMMODATE NEW WORK. CONTRACTOR TO FIELD VERIFY AND PROVIDE ALLOWANCE FOR ADJUSTMENTS TO RADON SYSTEM.
- E. REFER TO STRUCTURAL & A8.00 WALL TYPES FOR PLYWOOD SHEAR DIAPHRAGM LOCATIONS
- F. REFER TO ENLARGED PLANS FOR ADDITIONAL INFORMATION AS INDICATED BY PLAN AREAS AND MATCH LINES SHOWN ON OVERALL FLOOR PLANS.
- G. SEE REFLECTED CEILING PLANS, INTERIOR ELEVATIONS AND FINISH FLOOR PLANS FOR ADDITIONAL INFORMATION REGARDING INTERIOR SCOPE.
- H. AT ALL EXTERIOR WALLS WITH EXISTING SUPPLEMENTAL METAL STUD FRAMING, PROVIDE NEW R-20 BATT INSULATION WITHIN STUD CAVITY WITH VAPOR BARRIER
- I. AT CORE/SHELL AREAS OF BASEMENT, OMIT GWB FINISHES AT NEW WALLS TO ALLOW FOR FUTURE MEP ROUTING
- J. FURNITURE IS SHOWN FOR REFERENCE ONLY AND IS NOT INCLUDED IN PROJECT SCOPE
- K. PROVIDE ALLOWANCE FOR SECURITY CAMERAS AT ALL EXTERIOR DOORS, PRIMARY CIRCULATION, PUBLIC SPACES, AND SUITE RECEPTION AREAS
- L. AT (E) WALLS TO REMAIN, PROTECT (E) FINISHES TO GREATEST EXTENT POSSIBLE. REPAIR (E) LATH & PLASTER FINISHES AND TRIM AS NECESSARY. MATCH ADJ. FINISHES, TYP. AND PREP FOR NEW PAINT.
- M. RESTORE (E) WOOD WINDOW GLASS, FRAMES, SASHES, AND SILL; REPAINT. WEATHER SEAL, AND INSTALL INSULATING INTERIOR PANE TO IMPROVE THERMAL PERFORMANCE. PROVIDE WINDOW RESTRICTOR TO LIMIT OPERATION TO 4" OPENING. TYP. ALL
- N. REFER TO ACCESSIBILITY SHEET FOR TYPICAL RESTROOM STALL CONFIGURATION AND TOILET ACCESSORY REQUIREMENTS

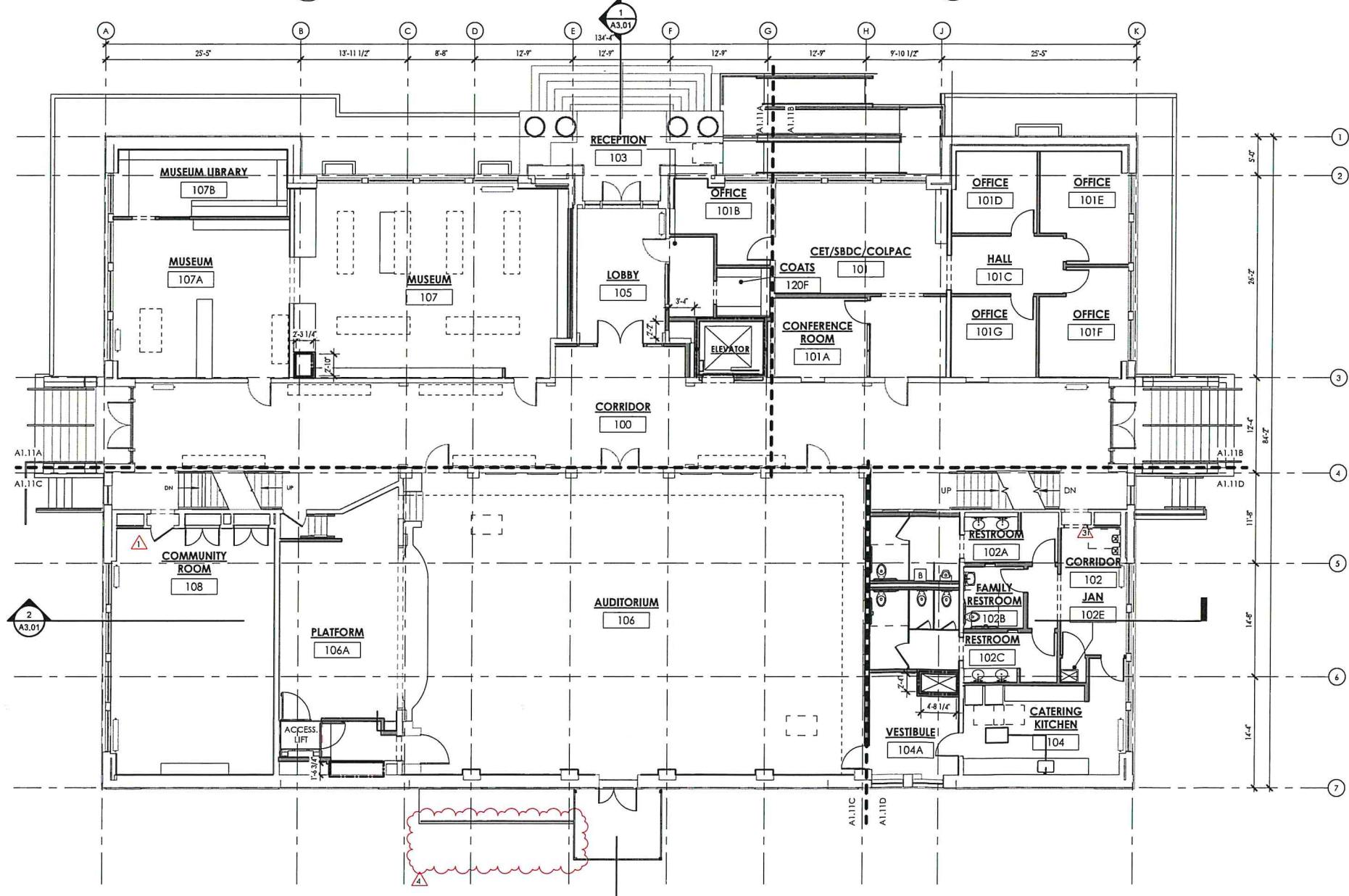
SHEET LEGEND

- OBJECT ABOVE
--- PLAN MATCHLINE
--- (E) TO REMAIN
--- NEW WALLS
--- (E) COLUMNS TO REMAIN
--- NEW COLUMNS
- NEW FLOOR CONSTRUCTION, REF. A8.00 FOR ASSEMBLY TYPES AND A1.20 FOR MORE INFORMATION ON BASEMENT CONDITIONS
- LIMITED SCOPE AREA: CORE AND SHELL PREPARATION ONLY, EXPOSED FRAMING @ WALLS & CEILINGS, (E) FLOORS. REF. MEP DRAWINGS FOR CORE & SHELL SCOPE
- 1 HOUR FIRE PARTITION
2 HOUR FIRE BARRIER
SMOKE BARRIER
EQUIPMENT, SEE SCHEDULE
PLUMBING FIXTURE, SEE SCHEDULE

2 FLOOR PLAN - MEZZANINE
SCALE: 1/8" = 1'-0"



1 FLOOR PLAN - LEVEL 01
SCALE: 1/8" = 1'-0"



REV. #:	DATE:	DESCRIPTION:
1	04.14.23	REV 01
2	05.03.23	ADDENDUM 01
3	10.26.23	ASI 07
4	1.16.24	ASI 10

JOHN GUMM BUILDING
CIVIC OFFICES
251 St. Helens Street
St. Helens, Oregon 97051

ELEVATIONS

PROJECT NO: 2141
DRWN BY: XX CHK'D BY: XX
DATE: 03.22.2023

A2.02

ELEVATION NOTES

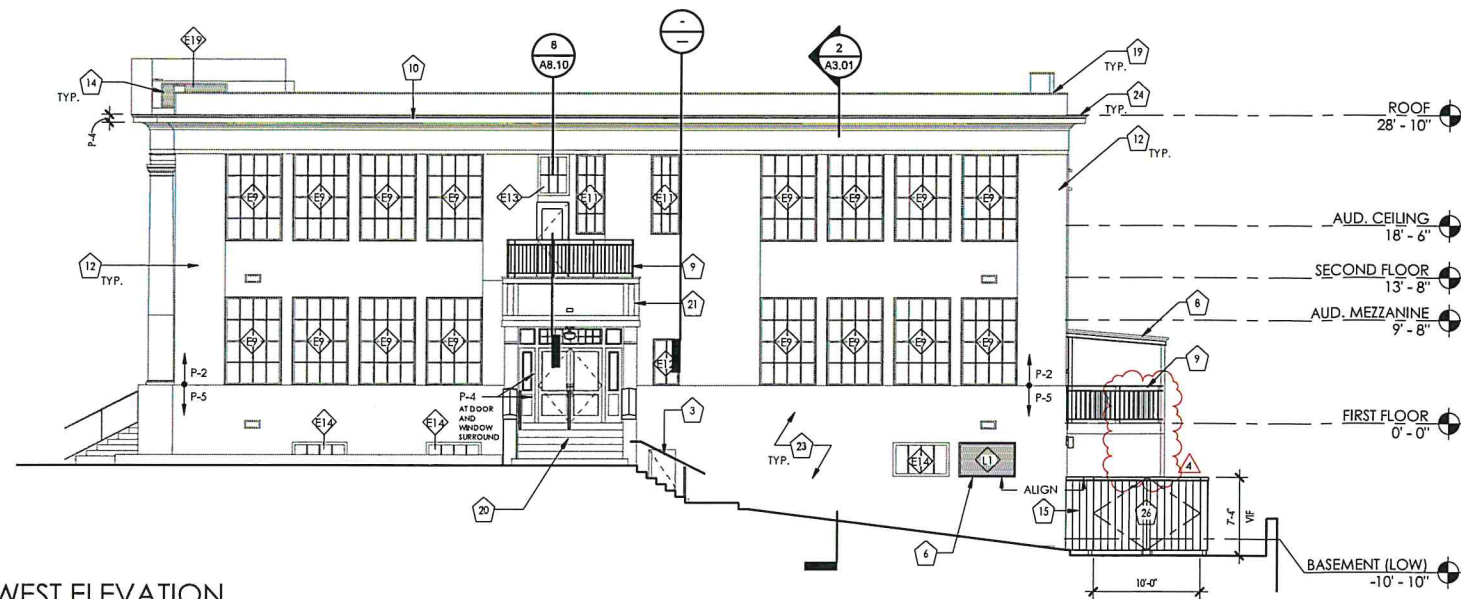
- A. WINDOW AND DOOR FINISH OPENING HEIGHTS SHOWN ON SCHEDULES
B. RESTORE ALL EXISTING EXTERIOR WINDOWS & PROVIDE NEW INTERIOR THERMAL WINDOW PANE AND WINDOW RESTRICTOR TO LIMIT WINDOW OPERATION TO 4"
C. PER THE HISTORIC RESOURCE REVIEW (HRR.1.22) AND SITE DEVELOPMENT REVIEW (SDR.9.22), THE COLOR OF THE GUARD RAILS, HANDRAILING, PICKETS/TUBE POSTS, MECHANICAL LOUVERS, AND NON-HISTORIC WALL PACK MOUNT LIGHTING SHALL BE PAINTED TO MATCH THE EXISTING BUILDING.

LEGEND

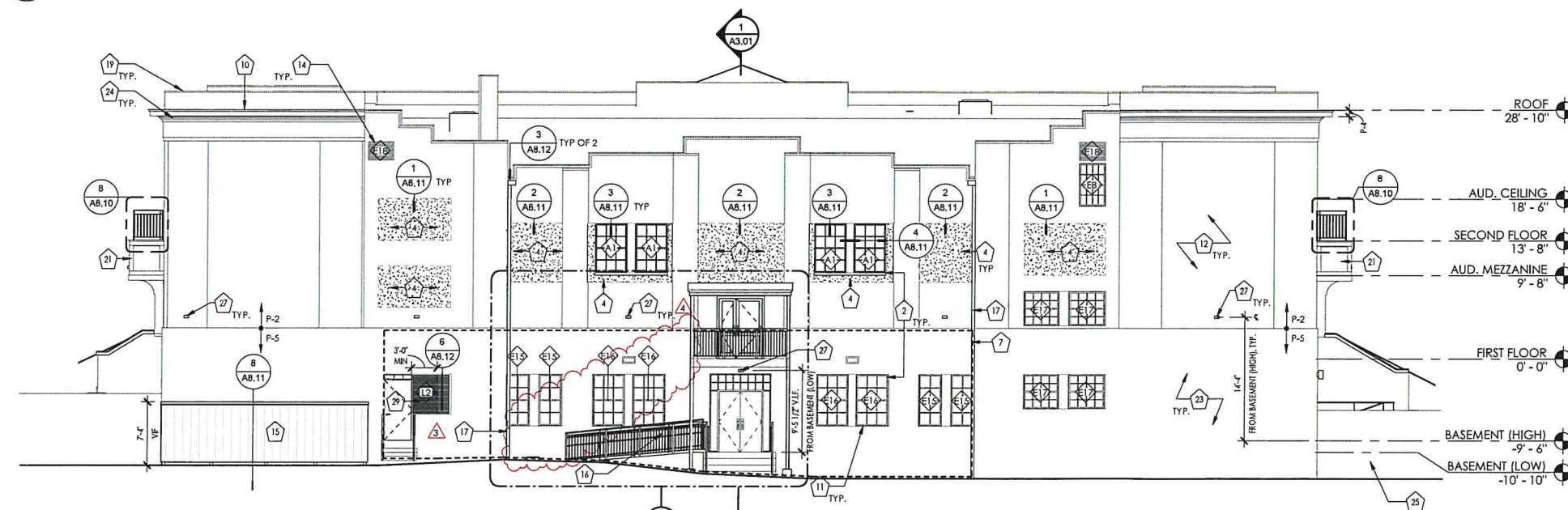
- ◇ NEW WINDOW, SEE SCHEDULE

KEYNOTES - ELEVATION

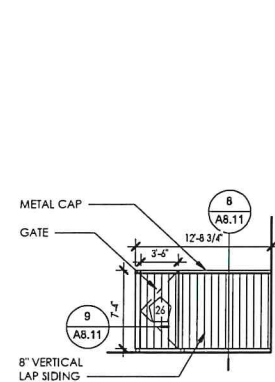
- 1 CONCRETE RAMP, REF PLANS FOR FURTHER DESCRIPTION
2 ALIGN WINDOWS WITH (E) BELOW
3 NEW PAINTED HANDRAILS
4 REPLACE/REPAIR EXISTING MASONRY WINDOW INFILL, FINISH WITH PLASTER SYSTEM TO MATCH (E) ADJACENT CONDITIONS; FLASH AS REQ'D
5 NEW BUILDING SIGNAGE, SEE DETAIL
6 REPLACE (E) WINDOW WITH PAINTED METAL MECHANICAL LOUVER
7 PROVIDE ALLOWANCE FOR CEMENT PLASTER REPAIR WITHIN AREA INDICATED BY DASHED LINE
8 REPLACE (E) ROOF SHEATHING AS REQ'D, REF STRUC; PROVIDE NEW ROOFING PER DETAILS
9 PAINTED STEEL GUARDRAIL
10 RESTORE (E) WOOD ENTABLATURE, PEDIMENT, AND DETAILING AS REQUIRED
11 RESTORE (E) WOOD WINDOW GLASS, FRAMES, SASHES, AND SILL; REPAIR, WEATHER SEAL, AND INSTALL INSULATING INTERIOR PANE TO IMPROVE THERMAL PERFORMANCE (SLIP BY CHOSEN WINDOWS, OR SIMI), PROVIDE WINDOW RESTRICTOR TO LIMIT OPERATION TO 4" OPENING, TYP. ALL
12 REF KEYNOTE 4 FOR AREAS CONFIRMED TO REQUIRE PLASTER REPAIR; ADDITIONAL REPAIR MAY BE REQUIRED AND IS TO BE REVIEWED BY OWNER, ARCHITECT, AND CONTRACTOR DURING CONSTRUCTION ON A CASE-BY-CASE BASIS.
13 PROVIDE KNOX BOX FOR UTILITY ENTRY
14 RESTORE (E) WOOD LOUVERS AND VENTS
15 (N) SCREENING ENCLOSURE, REFER TO CIVIL FOR DETAILS
16 PAINT (E) HANDRAIL
17 NEW DOWNSPOUTS AND CONDUCTOR BOX, REF. PLUMBING FOR CONNECTION
18 DOOR TO BE FITTED W/ (N) HARDWARE & ADJUSTED AS REQ. TO PROVIDE SMOOTH OPERATION
19 REPAIR AND REPAIR (E) COPING AND FLASHING AS REQ'D
20 REPAIR (E) STEEL HANDRAIL
21 RESTORE AND REPAIR (E) WOOD BALCONY, REPLACE DAMAGED WD. AS NEC.
22 REPAIR AND CLEAN (E) WINDOW WELLS AND WINDOW FRAMES
23 REF KEYNOTE 7 FOR AREAS OF EXISTING CONCRETE EXPECTED TO REQUIRE REFINISHING; ADDITIONAL REPAIR MAY BE REQUIRED AND IS TO BE REVIEWED BY OWNER, ARCHITECT, AND CONTRACTOR DURING CONSTRUCTION ON A CASE-BY-CASE BASIS.
24 RESTORE AND REPAIR (E) WOOD ENTABLATURE AND METAL FLASHING
25 (E) WALL TO REMAIN
26 PROVIDE PULLS & PADLOCKS FOR TRASH ENCLOSURE GATES. @ DOUBLE DOOR ALSO PROVIDE SPRING ACTION CASTERS & CANE BOLT
27 EXTERIOR LIGHTING FIXTURE, SEE RCP AND ELECTRICAL DRAWINGS, TYP.
28 CONDUIT FOR PRIMARY ELECTRICAL SERVICE, PAINT TO MATCH ADJACENT SURFACE
29 INSTALL SHI MTL PANEL BEHIND LOUVER TO LIMIT FUNCTIONAL AREA; REF ARCH DETAIL AND MECH



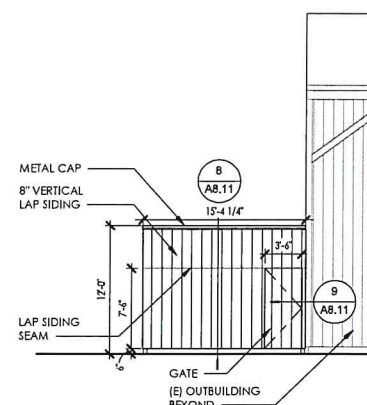
1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



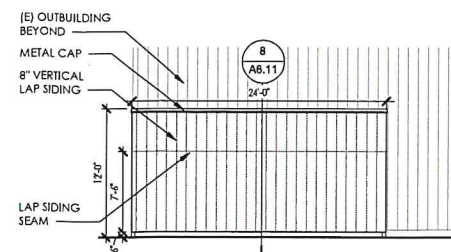
2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



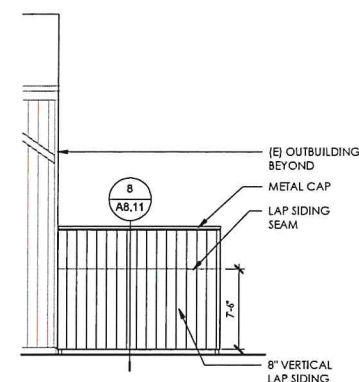
3 MECH./TRASH ENCLOSURE - EAST
SCALE: 1/8" = 1'-0"



4 GENERATOR ENCLOSURE - NORTH
1/8" = 1'-0"
REF. ALTERNATE 01



5 GENERATOR ENCLOSURE - EAST
SCALE: 1/8" = 1'-0"
REF. ALTERNATE 01



6 GENERATOR ENCLOSURE - SOUTH
1/8" = 1'-0"
REF. ALTERNATE 01

HISTORIC RESOURCE REVIEW: REVISION REQUEST



CITY OF ST. HELENS PLANNING DEPARTMENT

M E M O R A N D U M

TO: Planning Commission
 FROM: Jacob A. Graichen, AICP, City Planner
 RE: 2024 Development Code Amendments Workshop for February 2024 meeting
 DATE: February 1, 2024

This is a continuation of the discussion from last month's meeting.

For this second work session we want to discuss and attain feedback on the following items:

1. **Validity period specific to Planned Development Overlay zones.**

Between at least 1978 till the latter 1990s, Planned Developments were approved by Conditional Use Permits. Since around 1999 they are approved by establishing an overlay zone which allows the Planned Development provisions to be applied, though it does not mandate such. With the overlay zone, a development proposal unitizing the advantages of the Planned Development provisions may (but may not) be proposed.

Per SHMC 17.148.020(6) Planned Development Overlay zones are to be identified on the city's official zoning map. Further, per SHMC 17.148.030(1), the planned development overlay zone does not expire.

Though the overlay zone is usually utilized, we have at least a couple examples where it has not. This is messy and the basis for granting such can change. As such, staff proposes a 10-year period to use an overlay zone or it becomes void and removed from the zoning map (**question for PC**).

This could apply to all or just new ones (**question for PC**).

At the meeting we can point out some that have not been used to help contemplate this matter.

2. **Fence height.**

Current rules allow for a fence not exceeding 4 feet in height in front yards except along front yards adjacent to arterial streets. Other sides may be up to 6 feet, including front yards along arterial streets. See SHMC 17.72.090. See attached street classification map.

Fences higher than prescribed require a Variance for residential use but can be greater than the normal maximum as a condition of approval to mitigate against a potential adverse issue for non-residential uses. The catalyst of this discussion is the residential application.

Staff proposes to increase the maximum 6 height to 7 feet (**question for PC**). This is based on years of fence inquiries, stories of neighbors not getting along (and not wanting to see each other), a common practice of have a foot of lattice atop a fence, and that the building code applies once its more than 7 feet.

Also note that barbed wire is possible but only atop a 6' fence (SHMC 8.12.120).

In the US population about 14.5 percent of men and 1% of woman are six feet or taller. Not common but also not "unicorn rare" either. This is a possible consideration.

3. **Residential use on the first floor of buildings in the Riverfront District – Plaza zone.** Currently residential use is not allowed on the first floor of this zone, which the core of the Riverfront District

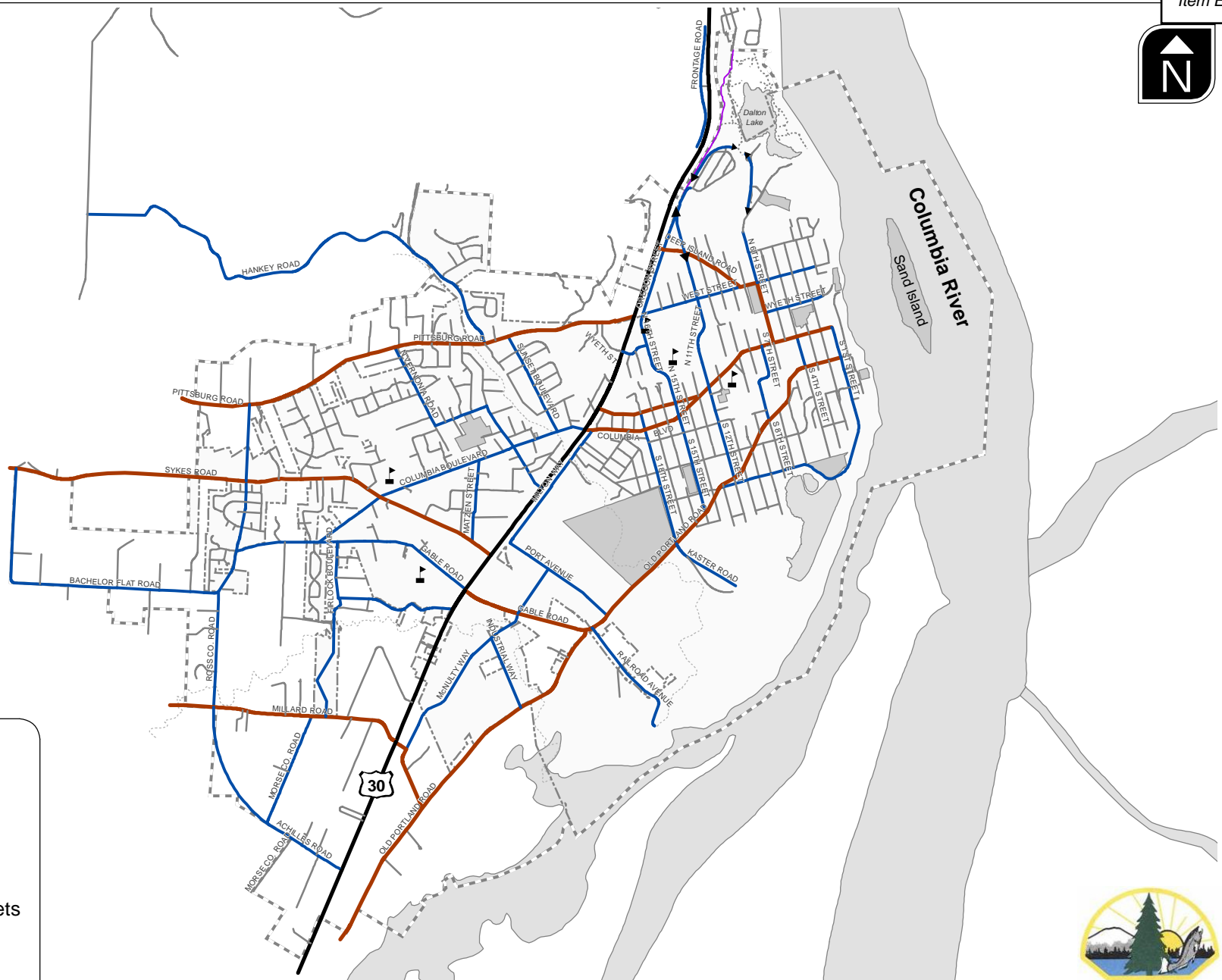
downtown area. At January's meeting, the Commission was receptive to allowing residential use behind non-residential. Because regulations pertaining to residential use needs to be clear and objective per State law, we need to define "behind" as well as some other things.

To start the discussion, staff proposes the following (**many questions for PC**):

- No dwelling unit or residential occupancy within 20 feet of the following streets and shall be behind a non-residential use in the same building at least 20 feet, with no portion of the residential occupancy abutting the wall(s) facing said streets.
 - S. 1st Street
 - The Strand
 - Right of way around the courthouse plaza
 - **Any other streets like St. Helens?**
- Restricted to one dwelling unit.
- Dwelling unit/residential occupancy shall not exceed 25% of the floor area of the first floor.
- Dwelling must be integral to the non-residential occupancy and shall not be a separate unit for rent/lease by a different tenant or owner of the associated non-residential occupancy.

This does create an avenue of possibility but also challenge. The least complicating thing to do would be to maintain the no residential use on ground floor.

Attached: Street classification map
Riverfront District, Plaza Subdistrict zoning area map



LEGEND

-  Schools
-  Major Arterials
-  Minor Arterials
-  Collector Streets
-  Local Streets
-  City Limits
-  City UGB

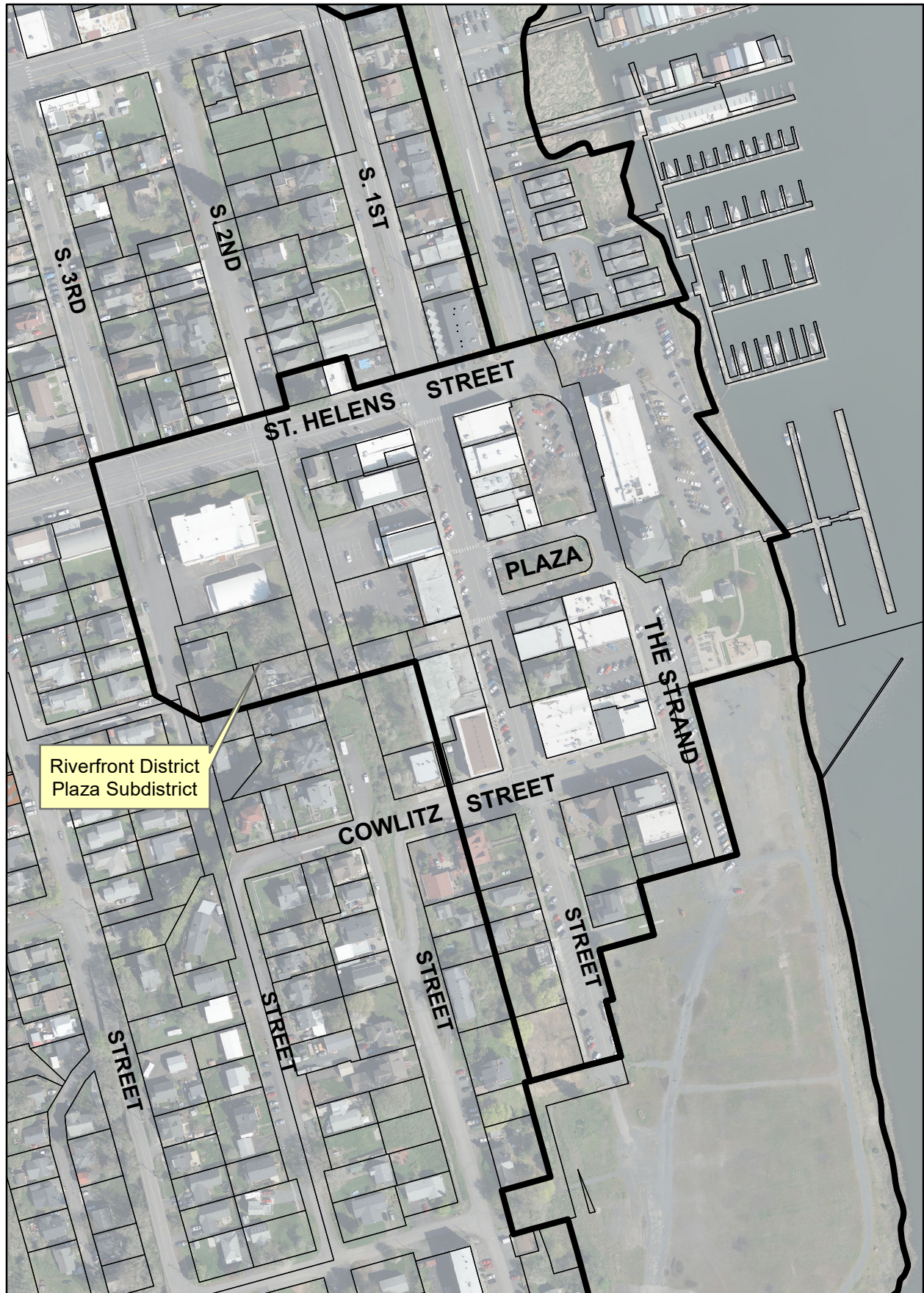


**FUNCTIONAL CLASSIFICATION PLAN
ST. HELENS, OREGON**

**FIGURE
7-1**

H:\profile\10639 - St Helens TSP Update\gis\draft isp\Fig7-1.mxd

Riverfront District Zone, Plaza Subdistrict Map



CITY OF ST. HELENS PLANNING DEPARTMENT ACTIVITY REPORT



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

Date: Jan. 30, 2024

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.

ASSOCIATE PLANNER/PROJECT MANAGER—*In addition to routine tasks, the Associate Planner/Community Development Project Manager has been working on: **See attached.***

PLANNING ADMINISTRATION—PREAPPLICATIONS MEETINGS

Potential new buyer of the old food bank building on Milton Way is serious about it for their needs but inquired with us during their due diligence period. Not a pre-app per se, but somewhat comparable time spent to help and zoning, use and permitting questions.

Also has an inquiry meeting about a potential new condominium project close to the Riverfront District.

PLANNING ADMINISTRATION—MISC.

Conducted public improvements inspection for the Broadleaf Arbor apartments (i.e., new apartment complex on Gable Road) with Engineering and Public Works staff in the early part of the month. Public improvements for the site include two storm water mains within the site and the Gable Road improvements.

Conducted last Planning Department inspections towards the end of the month for the Broadleaf Arbor apartments, as they look to occupy the last building (Building A, the site's biggest and most visible along Gable Road). Aside from processing a sign permit, this ends the permitting effort as it pertains to the Planning Department, which started 2019. Moreover, when I first started with the city in 2007, my predecessor noted this was property to watch and I think there was a recent pre-application meeting or something from that era. In any case, since 2007, there was no serious interest for the property (as far as I know) until Community Development Partners discovered it for the apartment project, now nearly complete.

In December, we had what I thought was going to be a routine renewal of a temporary use permit for a food cart pod, which doesn't take much time. Upon initial inspection, staff observed a wood-framed structure that requires building permitting and was not included on the original Temporary Use Permit. Investigating that led to discovery of unpermitted "connections" of the food service units to the sanitary system with wastewater on the ground around the clean outs the hoses were "connected" to. Such connections require plumbing permits and grease interceptor considerations. This resulted in examining the subject property more closely than past renewals and several other compliance problems observed. It also resulted in staff observing the other sites with food trucks and the "connection" to the sanitary system is a problem for all areas,

though, the subject property is the only one with wastewater spillage and has the highest number of food service units. So, this turned into a much bigger issue.

Budget efforts for FY '25 continue. Estimated year end FY '24 and FY '25 estimates provided to Finance.

Deadline for Planning Commission request for applications for a vacancy and probably 2nd vacancy ended this month. We received a couple applications, and the Planning Commission interview committee will meet with, hopefully, a recommendation to the Planning Commission at their February 13th meeting. Appointment of selected member(s) at the February 21st Council regular session is anticipated.

Portland State University's Population Research Center has released its latest certified population [estimates](#). Based on this, St. Helens has breached 15K and the percentage of growth was 3.5%, which is a big % compared to the last several years.

	July 1, '22	July 1, '23	% increase
St. Helens city	14,506	15,009	3.5%

Conducted what should be the last inspection of the new Burger King site this month and everything is done for Planning Dept. purposes. Engineering is ok too. Still some loose ends with the Building Department.

Continue to work on this year's batch of Development Code amendments. With increased development and zoning inquiries now that January is nearly behind us, it seems the time available for this is waning.

DEVELOPMENT CODE ENFORCEMENT

CRPUD has a drilling contractor doing work in the Grey Cliffs area in the north side of town who has been parking their trucks on private property. A neighbor started to complain last month, which ultimately led to the property owner (who lives out of state) informing the city and CRPUD that they did not grant permission for this. This was a potential zoning conflict but has been resolved.

PLANNING COMMISSION (& acting HISTORIC LANDMARKS COMMISSION)

January 9, 2024 meeting (outcome): The Commission review the annual year end summary, selected the chair and vice chair for 2024, and discussed some of the Development Code amendments proposed by staff. There was also some notable discussion about forming an ad hoc committee for the vacant storefront issue, which was discussed at the last City Council/Planning Commission joint meeting.

February 13, 2024 meeting (upcoming): The Commission will have a public hearing for a Variance related to window and walking path placement for a proposed development under construction along Columbia Boulevard in the Houlton area. Staff also plans to vet

Development Code amendments again, continuing from last month. The Commission will probably discuss the recommendations of the Planning Commission Interview Committee.

As the Historic Landmarks Commission, they will probably have an item related to Columbia County's John Gumm school renovation project for county offices.

From: [Jennifer Dimsho](#)
To: [Jacob Graichen](#)
Subject: January Planning Department Report
Date: Monday, January 22, 2024 9:06:40 AM
Attachments: [image001.png](#)

Here are my additions to the January Planning Department Report.

GRANTS

1. **Safe Routes to School - Columbia Blvd. Sidewalk & County Culvert Project** – Site walkthrough held with ODOT and final walkthrough with TFT. Submitted final reimbursement request/project closeout form to ODOT. Received project closeout approval and final reimbursement is on the way!
2. **Business Oregon – Infrastructure Finance Authority** – Low-interest loan for Streets & Utilities Project and Riverwalk improvements. Working with finance and URA revenue projection consultant to support additional funding for undergrounding work. Provided updates to loan officer.
3. **Riverwalk Project (OPRD Grants x2)** – Project bidding closed on 9/19. All bids came back around \$5 million, which is higher than we had budgeted and estimated. Working on value engineering efforts to reduce project costs rebid the project and to ensure full utilization of grant funding. Presented reduced/revise site plan to Parks & Trails Commission, Council, and Planning Commission. Planning to bid the project in February. Final CDs will be received on 2/2.
4. **Community Development Block Grant (CDBG)** – \$2.5 million grant award to fund design/engineering/permitting for the City's Sanitary Sewer Improvement Project which 3 sanitary sewer basins identified as deficient in the adopted Wastewater Master Plan. Engineering working on contract with Consor. Provided 2 rounds of comments on proposed scope of work.
5. **CLG Historic Preservation Grant Program** – SHPO Certified Local Government Program. Received our contract for 17k. State approved work plan. Executed contract with property owners.
6. **DLCD Technical Assistance Program – Request successful for 60k!** Will fund a new Economic Opportunities Analysis (EOA)! Worked with DLCD on finalizing our grant contract which Council authorized on 12/20. ECONW contract, scope of work, and terms of compensation on 1/24 Council agenda.
7. **SHPO Veterans Memorial Grant Program** - 33k award for an expansion at McCormick Park Veterans Memorial. Project includes 7 branch of service monuments and corresponding flags. Project is almost complete! VFW working to get the correct flag hardware. Submitted and received final reimbursement to close out grant project!
8. **ODOT Community Paths Program** - Received 300k to study a trail route refinement project (30% design) from St. Helens to Scappoose. Award is \$300k, with a match of around 42k split between Scappoose, the County, and us. ODOT has said contracts would come in December, but still no contract. We will keep working on statement of work with ODOT and eventually invite Scappoose and the County to provide comments. Met with 2-3 consultants interested in the project.
9. **Travel Oregon Grant Program – Received 100k grant to fund ADA component of the**

Riverwalk Project! Thanks to Columbia Economic Team and our Regional Destination Marketing Organization for providing support.

10. **ODOT TGM Program** – Assisting Engineering Dept with Transportation Systems Plan. Statement of Work submitted to ODOT for final review and consultant solicitation. ODOT says it could be ~6-9 months before we see movement on this project.

PROJECTS & MISC

11. **Riverfront Streets/Utilities Project** – Attending weekly check-ins. Pump station just missing generator. Bluff trail construction is moving along. Tualatin staircase/bluff trailhead under construction. Landscaping and irrigation near south water quality swale underway. Undergrounding at 1st Street and St. Helens Street design nearly complete. Emergency procurement will begin soon.
12. **2023/2024 Code Amendments** – Working with Jacob on a large batch of code amendments, which has included research and compilation for other communities on various topics. Specifically researched land use decision durations and drafted new proposed amendments during this reporting period.
13. **Safety Committee** – My service of 1 year on the Safety Committee ends on 1/25! Handing off the City Hall/Court representative to our alternate position Jamie Edwards.

Jenny Dimsho, AICP | Community Development Project Manager

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