



PLANNING COMMISSION

Tuesday, April 12, 2022 at 7:00 PM
HYBRID: Council Chambers & Zoom (details below)

AGENDA

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

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

CONSENT AGENDA

- A. Planning Commission Minutes Dated March 8, 2022

WATER MASTER PLAN - Keller Associates

PUBLIC HEARING AGENDA (times are earliest start time)

- B. 7:30 p.m. Variance at vacant lot on S. 10th Street north of the lot addressed as 484 S. 10th Street - Bonilla

DISCUSSION ITEMS

- C. Preferred alternatives for Grey Cliffs Park
- D. Proactive Planning Commission Framework Discussion
- E. Planning Commission Interview Committee

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

- F. Sign Permit at 524 Milton Way - Carrick, Inc.
- G. Site Development Review, minor at 1370 Columbia Blvd - Tanner
- H. Sign Permit at 2774 Columbia Blvd & 2750 Columbia Blvd (x2) - SHHS
- I. Sign Permit at 1421 Columbia Blvd - Columbia Pacific Food Bank
- J. Sensitive Lands Permit at 150 Belton Road - Schlumpberger
- K. Home Occupation at 724 McBride Street - Herbert
- L. Site Design Review Modification at 454 Milton Way - Crown Castle
- M. Extension of Time for Temporary Use Permit at 2225 Gable Road - Kniffin

PLANNING DEPARTMENT ACTIVITY REPORT

- N. Planning Department Activity Report - March

FOR YOUR INFORMATION ITEMS

ADJOURNMENT

NEXT REGULAR MEETING: May 10, 2022

VIRTUAL MEETING DETAILS

Join: <https://us06web.zoom.us/j/85377698102?pwd=dkpnVGt0bndYSy9MRnhzZGFINmhSUT09>

Meeting ID: 853 7769 8102

Passcode: 355606

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, March 8, 2022, at 7:00 PM

DRAFT MINUTES

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

Members Absent: None

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

Others: Matt Duffy
Andrew Niemi
Chase Berg
Jay Echternach
Shawn Clark
Randy May
Jimmy May
Tyra Hilton
Brandi Brown
Juanita Riley
Kelly Blake
Joe Haskett
Bernadette Haskett
Joanne Rothwell
Andrew Bremner – Zoom

CALL TO ORDER & FLAG SALUTE

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

There were no topics from the floor.

CONSENT AGENDA

A. Planning Commission Minutes Dated February 8, 2022

Motion: Upon Commissioner Semling's motion and Commissioner Webster's second, the Planning Commission unanimously approved the Draft Minutes dated February 8, 2022. [AYES: Vice Chair

Hubbard, Commissioner Webster, Commissioner Semling, Commissioner Lawrence, Commissioner Pugsley, Commissioner Toschi; NAYS: None]

PUBLIC HEARING AGENDA (times are earliest start time)

B. 7:05 p.m. Variance at 434 S 2nd Street – Echternach

Associate Planner Dimsho presented the staff report dated March 1, 2022. She explained where the property was located. She said in 2008, the City approved a building permit for the current single-family dwelling with plans showing compliance with the normal rear yard setback. It was also reviewed under Scenic Resource Review which reviews new development over 15-feet in height or two-story buildings on certain streets. At both of those times the setback was ten feet, the minimum of the Apartment Residential zone. She mentioned the applicant had submitted new plans for development in the basement at this property and the plans showed an existing deck that was right up to the property line. She said sometime between 2008 and now, the deck was built and did not comply with the approved permits the City had on file. She did say the applicant did not build the deck; it was already in place when he purchased the property, so they wanted to bring the home up in to compliance.

She showed the map of the property and how the abutting neighbors also had decks with similar footprints, so there was already precedence along this block to use all the yard space. She mentioned there was no visual impact to any other neighbors on S. 2nd Street, since the deck was in the back of the property. She also mentioned that the height of the topography in the back could be used as vertical setback as allowed in the Riverfront District zone.

She said the applicant wanted to permit the existing deck, not modify the size in anyway.

Echternach, Jay. Applicant. Echternach was called to speak. He mentioned that he moved to the area and was very excited to be a part of the community. He said they did not know that the deck was not in compliance and after applying for the building permit. They wanted to be sure to get everything into compliance.

In Favor

No one spoke in favor.

Neutral

No one spoke in neutral.

In Opposition

No one spoke in opposition.

Rebuttal

There was no rebuttal from the applicant.

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 was no further discussion about the Variance.

Motion: Upon Commissioner Webster's motion and Vice Chair Hubbard's second, the Planning Commission unanimously approved the Variance as recommended by staff. [Ayes: Vice Chair Hubbard, Commissioner Semling, Commissioner Webster, Commissioner Lawrence, Commissioner Toschi, Commissioner Pugsley; Nays: None]

Motion: Upon Commissioner Webster's motion and Commissioner Semling's second, the Planning Commission unanimously approved the Chair to sign the Findings when prepared. [Ayes: Vice Chair Hubbard, Commissioner Semling, Commissioner Webster, Commissioner Lawrence, Commissioner Toschi, Commissioner Pugsley; Nays: None]

C. 7:30 p.m. Planned Development (overlay zone) at property beyond the northern termini of N. 10th, N. 9th, and N. 8th Streets – North 8th Street, LLC

City Planner Jacob Graichen presented the staff report dated March 1, 2022. He explained that the overlay amends the zoning map. He said it creates a new layer on top of the zoning map which allows certain development flexibilities on the property. He said this property was approximately 24 acres in size and peppered with wetlands. It is currently a vacant, undeveloped lot.

He mentioned there was a variety of standards that apply to the efficiency of land and the most feasible approach to developing. He mentioned the overlay would be an essential tool for this project to work with all the wetlands..

Graichen said because the zoning map would be amended, the overlay zone stays regardless of what happens during the review of the subdivision proposal.

He mentioned most of the site was zoned Mobile Home Residential and that the Comprehensive Plan had a comparable designation. He said they included a recommended condition that said any development under the overlay could not preclude manufactured homes.

He mentioned the wetland delineation was done and there would be some mitigated wetlands, so the overlay made it possible to have an economic use when developing.

There was a small discussion about the current zoning and what the differences would be with the overlay applied.

Niemi, Andrew. Applicant. Niemi is with Lower Columbia Engineering representing the applicant. He said Lower Columbia stepped in during the discussion on the density of the property. He said the density that was previously proposed was too much to permit at the State and Federal level. He said the overlay would create less impacts to the wetlands.

In Favor

No one spoke in favor.

Neutral

No one spoke in neutral.

In Opposition

No one spoke in opposition.

Rebuttal

There was no rebuttal from the applicant.

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 was a small discussion about the possibilities for development based on the zoning overlay.

Motion: Upon Commissioner Webster's motion and Vice Chair Hubbard's second, the Planning Commission unanimously recommended approval to the City Council of the Planned Development (Overlay Zone) as presented in the staff report. [Ayes: Vice Chair Hubbard, Commissioner Semling, Commissioner Webster, Commissioner Lawrence, Commissioner Pugsley; Commissioner Toschi; Nays: None]

D. 8:00 p.m. Subdivision, Preliminary Plat, Variance, and Sensitive Lands Permit (x3) at property beyond the northern termini of N. 10th, N. 9th, and N. 8th Streets – North 8th Street, LLC

Graichen presented the staff report dated March 1, 2022. He said this was a 66-lot Planned Development with the provision that the Planned Overlay is approved through the City Council. He said there were three properties involved, two of which are for the purposes of the extension of a sanitary sewer line that will connect to a pump station and a pedestrian path in the same area. The larger property was the one being proposed to be divided and created into a subdivision.

He said there was a significant number of wetlands on the property and had protection zones at the City, State and Federal level. He said they will make a great pond area and back yard for those who live in the proposed subdivision. He did mention there was an environmental assessment and a wetland delineation done on this property. He said there was a report from the wetland consultant explaining the removal of some trees and the sewer expansion.

He mentioned a tree plan was required to show how the trees being preserved will be protected during construction and how to mitigate the ones being removed.

He also showed the proposed map of where the 8th and 9th streets merge. He said there was a bulb out that was proposed to remedy the intersection angle. He mentioned there were standards for the maximum perimeter of a block, which is around 1800 square feet. He said the block the applicant proposed to complete the 8th and 9th streets would be a little over the maximum perimeter.

He discussed the sewer connections and said the applicant was pursuing to connect to the pump station near Madrona Court. He also said the other option would be more difficult to permit as it would travel through significant wetlands. He mentioned the storm water would have the typical drains in the street and then a variety of vegetative wells.

He spoke about the traffic impact analysis, and he said the report did not result in any functional issues. He did mention that with the new subdivision during the peak hours the traffic flow would change 250 percent to the North 9th Street. He said 8th Street would not feel the increase as much at a 31 percent increase in traffic flow.

Graichen talked about the variance for the cul-de-sac. The standards say a cul-de-sac should not be longer than 400-feet and provide access to no more than 12 lots. The proposed cul-de-sac exceeds 1000-feet and provides access to 44 lots. He said because of the wetlands the justification for the variance is there as everything was forced to the west side of the property.

He also talked about the Sensitive Lands and the steep slopes and drainage ways. He said the limited site disturbance would be minimal and would be required to follow all the erosion control guidelines.

He discussed some options on how to handle the access through 10th Street. He said there were four different options to open access through 10th street. He said they would need to dedicate the right-of-way to advance the northerly part of 10th street. He then said after there was a right-of-way dedication there could be a pedestrian path put in place with an easement that did not encumber the design plan. He said there could also be the option of a 20-foot alley placed in that same area which would create a fire turn around. He mentioned the alley could deter shortcut users. He also said the other option was to continue the dedication and then create a full street.

Niemi, Andrew. Applicant: Niemi is with Lower Columbia Engineering and represents the Applicant. He was called to speak. He mentioned that this proposal has been contemplated by their client for several years and they had worked significantly on the plan to have the least amount of impact to the wetlands. He said the proposal was somewhat economically feasible. He said the dedication connection at the 10th street location was something they felt was a good idea. He mentioned the pathway that winds throughout the property and thought it was a great connecting pathway to all the different parts of the property. He said the development would be an overall improvement to the area that was currently considered an eyesore. He said they worked very hard to come up with a plan to maintain the wetlands appropriately. He discussed the bulb out at the intersection of 8th and 9th streets and the plan to fix that. He also discussed why they chose the route they did for the sewer line.

In Favor

No one spoke in favor.

Neutral

Adams, Fred. He lives on the end of North 8th Street. Adams was called to speak. He expressed concern about the number of trucks coming in and out of the property during development. He was concerned about the wear and tear it would cause on the street and asked if there was another road, they could move loads in and out of.

Bremner, Andrew. Bremner lives at 260 Madrona Ct. Bremner was called to speak. He expressed concerns about the septic system and the sewer system and if it was designed to handle the number of homes that would be added to it. He also wanted to be sure that it would not affect the wetlands.

Haskett, Bernadette. Haskett lives at 425 N 8th Street. Haskett was called to speak. She expressed concern about the impact of the wetlands and how they would be maintained. She wanted to be sure that they were not going to be impacted by amount of construction and homes coming into the property.

Duffy, Matt. Duffy lives at 245 Madrona Ct. Duffy was called to speak. He expressed concern about the water and the storm impact and how it goes over and under the road. He wanted to be sure that the walking path that would be a public space would still maintain privacy to the homes that were along the path. He did not want to have his privacy or home be disturbed by foot traffic.

Rothwell, Joanne. Rothwell lives on North 8th Street. Rothwell was called to speak. She shared about her experience with the construction trucks. She said where the road narrows there were bottlenecks and there were complete jam ups with the trucks coming in and out. She said there is a lot of children in that cul-de-sac and wanted to be sure the safety would be considered.

In Opposition

No one spoke in opposition.

Rebuttal

The applicant did not have much to add to the presentation. He said there was a City owned and County lot close to the area and they did not have an agreement to access for construction vehicles. He did say there was a traffic plan that could lower the amount of impact to the neighbors. He said they plan to and already have a put a lot of effort into the design to be careful to not impact the wetlands. He did also say they plan to place screening in for the pathways to maintain privacy for the neighbors and homes.

Commissioner Pugsley asked about the storm runoff and who would oversee maintaining the facilities that handle the runoff. The applicant said the responsibility falls on them for the vegetative areas and the streets would be the City's responsibility. She also asked if there would be any impact to Dalton Lake. The applicant said the swales would not allow the runoff to hit the lake area.

End of Oral Testimony

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

Close of Public Hearing & Record

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

Deliberations

The Commission discussed the storm runoff and determined the proposed plan was appropriate.

There was a small discussion on whether to add burden to the developer for additional sidewalks outside of the development. The Commission concluded they were not warranted.

There was a discussion about the 10th Street access. The Commission agreed that it should be developed as a pedestrian path with the easement in place and a right-of-way dedication.

Commissioner Pugsley questioned the overlay and the specific standards for the site development. She wanted to know if the Commission could impose specific standards to the developer. Graichen said the code does not require a standard, but the applicant had standards they had proposed. She said she was mostly concerned about the side yards and the four-foot setback.

Chair Cary asked if the plan proposed was the only plan submitted or if there were additional or alternative plans proposed. He was curious with the traffic impact if there might be a need to redesign the current proposal. Graichen mentioned the current design was the only proposal. There was no alternative submitted.

Motion: Upon Commissioner Pugsley's motion and Commissioner Lawrence's second, the Planning Commission unanimously approved the Subdivision, Preliminary Plat, Variance, and Sensitive Land Permits (x3) as recommended by Staff and requiring non-vehicular access between North 10th Street and North 9th Streets. The Commission also recommends use of adjacent City or County Public Works property for construction access. [Ayes: Vice Chair Hubbard, Commissioner Semling, Commissioner Webster, Commissioner Lawrence, Commissioner Toschi, Commissioner Pugsley; Nays: None]

Motion: Upon Commissioner Webster's motion and Commissioner Lawrence's second, the Planning Commission unanimously approved the Chair to sign the Findings when prepared. [Ayes: Vice Chair Hubbard, Commissioner Semling, Commissioner Webster, Commissioner Lawrence, Commissioner Toschi, Commissioner Pugsley; Nays: None]

DISCUSSION ITEMS

- E. Proactive Planning Commission Discussion

Commissioner Toschi mentioned that he met with a two other Commissioners, and they agreed that the Commission should become a more proactive body. He said there was some feedback about this on resources and availability on whether this could happen. He said he just wanted to resolve that they would be a proactive body and then they could meet with sub-committees to decide on what issues to be proactive on. He also said that he would like to ask the City to provide some additional resources or finances to aide in the complex goals the Planning Department has in front of them. He did mention he realized this would be an additional burden on the current volunteers. He felt there should be baby steps in moving forward to not create a large weight on the other members.

Commissioner Pugsley shared that she agreed with becoming a Proactive, instead of reactive, Commission.

Chair Cary expressed that he wanted to be sure that they were not creating more work for the City or the Planning Department. He wanted to be sure that the Planning Commission becoming proactive was in a manner that is helpful.

Commissioner Semling asked the Commission to consider the new members that may come on to the committee and may not have all the time to be as proactive as this proposal may require. She did not want to see it become a hard time finding those who will get involved because of the time commitment that may increase.

There was a small discussion on how to move forward as a commission that is included in city projects. There was a small discussion on the different types of projects they could help the Planning Department with.

Commissioner Toschi said that he felt it was important to request during the budget season more resources for the Planning Department and to the Commission to be more proactive.

Motion: Upon Commissioner Toschi's motion and Commissioner Pugsley's second, the Planning Commission unanimously approved to recommend to Council that an additional staff member be added to the Department. [Ayes: Vice Chair Hubbard, Commissioner Semling, Commissioner Webster, Commissioner Lawrence, Commissioner Toschi, Commissioner Pugsley; Nays: None]

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

- F. Site Design Review (minor) at 195 S 15th Street – Kuhn
- G. Sign Permit at 1421 Columbia Blvd – City of St. Helens (Columbia Pacific Food Bank)

PLANNING DEPARTMENT ACTIVITY REPORT

- H. Planning Department Activity Report – February

Vice Chair Hubbard asked about the State Marine Board meeting for the Riverfront Development. Dimsho mentioned there would be a series of outreach meetings that will include the Commission to discuss how to develop the fishing pier and the kayak entrance.

FOR YOUR INFORMATION ITEMS

Dimsho reminded the Commission about the Joint City Council and Planning Commission meeting. She said they will discuss the street expansion at South 1st Street and Strand.

ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned 10:46 p.m.

Respectfully submitted,

Christina Sullivan

Community Development Administrative Assistant

CITY OF ST. HELENS PLANNING DEPARTMENT
STAFF REPORT
Variance V.3.22

DATE: March 30, 2022
TO: Planning Commission
FROM: Jennifer Dimsho, AICP, Associate Planner
 Jacob A. Graichen, AICP, City Planner

APPLICANT: Nacia Bonilla
OWNER: City of St. Helens

ZONING: General Residential, R5
LOCATION: Vacant lot on S. 10th Street north of the property addressed as 484 S. 10th Street;
 4N1W-4DA-1200
PROPOSAL: Variance for a reduced front yard (setback)

SITE INFORMATION / BACKGROUND

In 2019, the City completed a public storm drainage project which relocated a storm line on the subject property which used to bisect the property diagonally down the middle, approximately. The City rerouted the storm line to more closely followed the north/south and east/west property lines of the subject property, leaving a larger developable footprint. The City is currently still the owner of the subject property, but the City Council has authorized the sale of the surplus property. As of the date of the staff report, the sale has not yet occurred. The City also owns the lot immediately to the south (it is double lot).

The site is a standard 58' x 100' undeveloped, relatively flat lot. It currently has a cyclone fence on three sides around the outer perimeter.



Left: The subject property is the lot without the tree. A pump station which is no longer active is located on the far right of the photo.

Right: Subject property is on the left. Shared lot line between the two City-owned is pictured where the manhole is located, and where the storm mainline runs to the back of the property.

PUBLIC HEARING & NOTICE

Public hearing before the Planning Commission: April 12, 2022

Notice of this proposal was sent to surrounding property owners within 100 feet of the subject property on March 21, 2022 via first class mail. Notice was sent to agencies by mail or e-mail on the same date.

Notice was published on March 30, 2022 in The Chronicle newspaper.

APPLICATION COMPLETENESS

This application was originally received and deemed complete on March 8, 2022. The 120-day rule (ORS 227.178) for final action for this land use decision is June 6, 2022.

AGENCY REFERRALS & COMMENTS

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

APPLICABLE CRITERIA, ANALYSIS & FINDINGS

DISCUSSION:

The applicant has requested a reduced front yard (setback) from the required 20 feet to 16 feet.

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.

- See applicant's narrative.
- Staff comments: There is 22' from the front property line and the developed roadway of S. 10th Street. Reducing the front setback from 20' to 16' will still leave 38' from the structure of the house to the roadway. The Commission can find that this variance will not be significantly detrimental in its consequence to other properties in the same zoning district or vicinity since there will be ample space between the house and the road.



Subject front property line is marked with two stakes pictured above. There is 22' measured from the front property line to the developed S. 10th Street roadway. The cyclone fence along the front property line is built within the right-of-way.

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

- See applicant's narrative. The applicant details how much of the 5,800 sq. ft. lot is impacted by the public storm easement (1,488 sq. ft. total and 481 sq. ft. of the buildable area).
- Staff comments: This property has a storm mainline which impacts the developable area in the rear of the property. If this were not the case, the applicant would not need the variance. This is demonstrated by Exhibit G of their narrative (the last page). The Commission can find that this required storm line easement is a special and unique circumstance of this subject property of which the applicant has no control.

(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 Commission can find that the variance is not a use variance.
- Although this variance request is for a bedroom, there are other code exceptions which allow similar 4-foot setback reductions in the front yard. SHMC 17.64.050 (3) and (4) allow for setback projections into required yards for certain architectural features like

porches, decks, or balconies by up to 4 feet, provided that the yard is not reduced to less than 3 feet. These projection exceptions do not normally apply to enclosed floor space, but this request is numerically consistent with other exceptions allowed by the code.

- Also note that if this variance is approved with a 16-foot front yard (setback), projections into the required yard (as allowed by Chapter 17.64 SHMC) would be allowed 4 feet into that.
- SHMC 17.108.050 (4) allows a reduction in yard requirements by 20% without a variance provided that the reduction of the yard is for the enlargement or remodeling of an existing principal building and that the garage or carport setback to the front property line remains consistent with the required zoning district's setback. The applicant's request is for a 20% setback reduction (4 feet) for a bedroom. Although the applicant is not remodeling an existing dwelling, the amount of this variance request is in line with other code exceptions allowed by the code.
- It is common for front yards to be used for off-street parking. The setback variance is only for a small portion of the front yard, and still allows ample space on the lot for the required off-street parking.
- The Commission can find that the standards are being maintained to the greatest extent that is reasonable possible.

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

- See applicant's narrative.
- Staff comment: The applicant will be required to connect to the public storm with a private lateral with any future development. There are no known anticipated impacts to existing physical and natural systems as a result of the front yard setback reduction.

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

- See applicant's narrative.
- Staff comment: The applicant did not build the public storm line which has impacted the building envelope of the lot. The variance is not self-imposed.

CONCLUSION & RECOMMENDATION

Based upon the facts and findings herein, staff recommends approval of this Variance to allow a 16' front yard (setback) with the following conditions:

1. This Variance approval is valid for a limited time pursuant to SHMC 17.108.040.
2. Garage/carport shall still meet the 20' yard requirement.
3. 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: *Applicant's Narrative (31 pages)*

South 10th Street Property

Application for Front Yard Setback Variance

for Consideration of the City of Saint Helens Planning Commission
April 12th, 2022



Prepared by:
Nacia Bonilla
naciabonilla@gmail.com
Phone: (971) 303-8843

City of St. Helens Case File # _____

South 10th Street Property

Application for Front Yard Setback Variance

for Consideration of the City of Saint Helens Planning Commission
April 12th, 2022



Prepared by:

Nacia Bonilla

naciabonilla@gmail.com

Phone: (971) 303-8843

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LIST OF EXHIBITS

A	Transportation System Plan Maps
B	Assessor's Map 040104DA
C	Title Report
D	Comprehensive Plan & Map
E	Stormwater, Sewer, and Water Improvement Map
F	Proposed Site Plan Exhibit

APPLICATION AND SUBJECT PROPERTY SUMMARY

Property Ownership	
Property Owner	City of St Helens 265 Strand Street St. Helens, Oregon 97051
Applicant	Nacia Bonilla 12285 NW Cornell Rd Portland, OR 97229 Phone: 971.303.8843 Email: naciabonilla@gmail.com
Tax Assessment Details	
Tax Lot Number	4104-DA-01200 / Lot 5, Block 83
Tax Lot Size	5,800 SF

Site Address	No Situs
Political Boundaries	
City	St. Helens
County	Columbia County
Planning Information	
Zoning Designation	R5
Comprehensive Plan Designation	GR
Overlay District	None
Special Plan Area	None
Citizen participation Organization	None
Urban Growth Boundary	Inside
Environmental Findings	
Flood Plain (FEMA 100 yr.)	Outside
Watershed	Multnomah Channel (HUC12)
Significant Natural Resource	None
Service Providers	
Fire Protection	Columbia River Fire & Rescue
School District	St. Helens School District
Sewer	City of St. Helens
Water	City of St. Helens
Sanitary Hauler	Hudson Garbage & Recycling Service

PROJECT OVERVIEW

This Application proposes a 1,993 SF single family dwelling located on the 5,800 SF subject property located to the northeast of the intersection of South 10th and Plymouth Streets in the City of St. Helens, Columbia County, Oregon. The subject property is identified as Tax Lot 100 of Tax Map 1N222AB.

The proposed development sits on an existing single interior lot zoned R5 and will take private access off South 10th Street. The applicant plans to develop a future 269 SF Accessory Dwelling Unit at the rear of the lot.

CHAPTER 17.108 VARIANCES

17.108.050 Criteria for granting a variance.

(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;

Response: As per SHMC 17.108.050 (1) (a), the proposed site has a Comprehensive Plan designation of GR (General Residential), and underlying base zone of R5. (See Exhibit D and Figure 1 Page 5.) The request for variance has no significant detrimental impact as it relates to the policies laid out in the "City of Saint Helens Comprehensive Plan – ORD 2980" (and subsequent plan amendments). The application compliments the Comprehensive Plan's "B. Specific Land Use Goals And Policies", more specifically, policies (2) and (5) of the section titled "General Residential Categories and Policies" by encouraging the infill of single-family housing development as permitted within the R5 residential zoning district.

If the applicant's proposal is accepted, Policy (1) to improve the Right of Way per the City's local right of way standards will be addressed during the building permit application process.

Finally, the applicant's proposal has no known applicability to and causes no adverse impact to the remaining Policies outlined in the City's Comprehensive Plan or subsequent amendments.

(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;

Response: As per SHMC 17.108.050 (1) (b), the subject property is 5,800 SF lot encumbered by 1,448 SF stormwater easement, which occupies 481 SF of the total buildable area. The easement size and location have considerable impact on the buildable area of the lot as compared with adjacent properties within the same zoning district which are only encumbered by the drainage easement in the non-buildable rear yard setback area. (See Exhibit E.)

Figure 1:**2. GENERAL RESIDENTIAL CATEGORY GOALS AND POLICIES****Goals:**

To create conditions suitable for higher concentrations of people in proximity to public services, shopping, transportation and other conveniences.

Policies:

It is the policy of the City of St. Helens to:

- 1) Require undeveloped public ways of record to be improved to applicable City Standards as a condition to the issuance of building permits for lots that front these ways.
- 2) Encourage the infilling of areas presently undeveloped due to topographical limitations to achieve a more efficient use of the land.
- 3) Allow for the convenient location of grocery stores by the conditional use process.
- 4) Develop rules for multi-family dwellings which are consistent with Housing Policies.
- 5) Designate General Residential lands as R-5, General Residential or AR, Apartment Residential on the City Zoning Map.



(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;*

Response: As per SHMC 17.108.050 (1) (c), the applicant proposes a new single family dwelling unit and has future plans to build a 269 SF Accessory Dwelling Unit at the rear of the lot. The proposed development would be allowed within the R5 zone without the need for a variance if the easement did not encumber the property as demonstrated in the attached "Preliminary Site Plan" and "Permittable Density Exhibits." (See Exhibit F)

(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*

Response: As per SHMC 17.108.050 (1) (d), the requested variance is to allow for a reduced setback in the required 20-foot front yard to allow for proposed residential development of an interior lot along South 10th Street, a local road. "Visual Clearance Areas", as defined by SHMC Chapter 17.76, applies to local roads but does not apply to interior lots, and therefore no clearance area will be affected by the proposal.

The City of St. Helen's 2011 Transportation System Plan categorizes South 10th Street as a City "Local Street" and does not identify any future need for a change in designation. (See Exhibit A.) SHMC 17.152.030 (5)(a)(i) identifies minimum Right of Way width for Local Roads as 50'; given this, it is reasonable to assume the current right of way width of 90 feet and pavement width of 35 feet foot along South 10th Street is more than adequate to serve existing and future traffic needs. (See Exhibits B and G.)

The proposed garage and driveway will maintain the R5 zone 20-foot front yard setback thereby avoiding any negative impact to traffic caused by parking on the site. The driveway depth is final however the location shown on the Exhibit is not final, final driveway configuration shall be designed in accordance with the City's Engineering Design Guidelines and Community Development and applicable Community Development Code standards.

Drainage of the proposed development shall be designed in accordance with the City's Engineering Design Guidelines and Community Development and applicable Community Development Code standards. The applicant's development proposal does not seek an increase in lot coverage beyond what is allowed in the R5 zone, therefore there are no potential adverse impacts to the City's Adopted Stormwater Infrastructure Plan. (See Exhibit F.)

The site does not contain, nor is it directly adjacent to any dramatic landforms or parks. (See Figures 2 and 3 below.)

Figure 2:

Parks

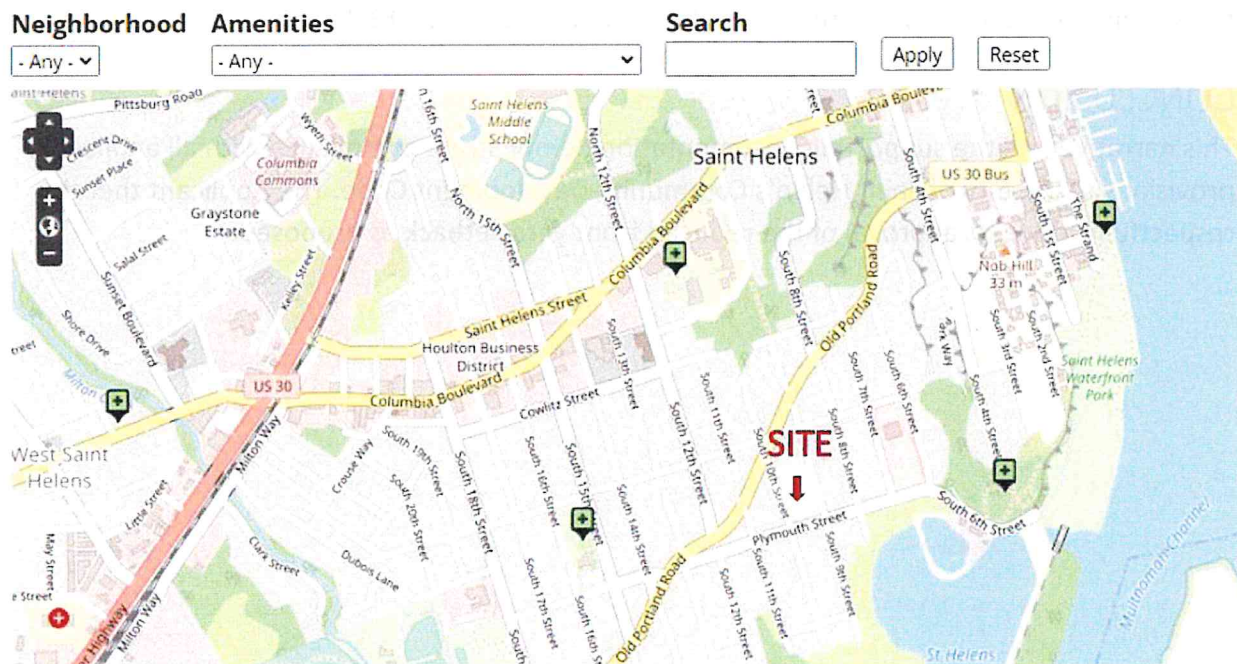


Figure 3:

(e) The hardship is not self-imposed and the variance requested is the minimum variance which would alleviate the hardship.

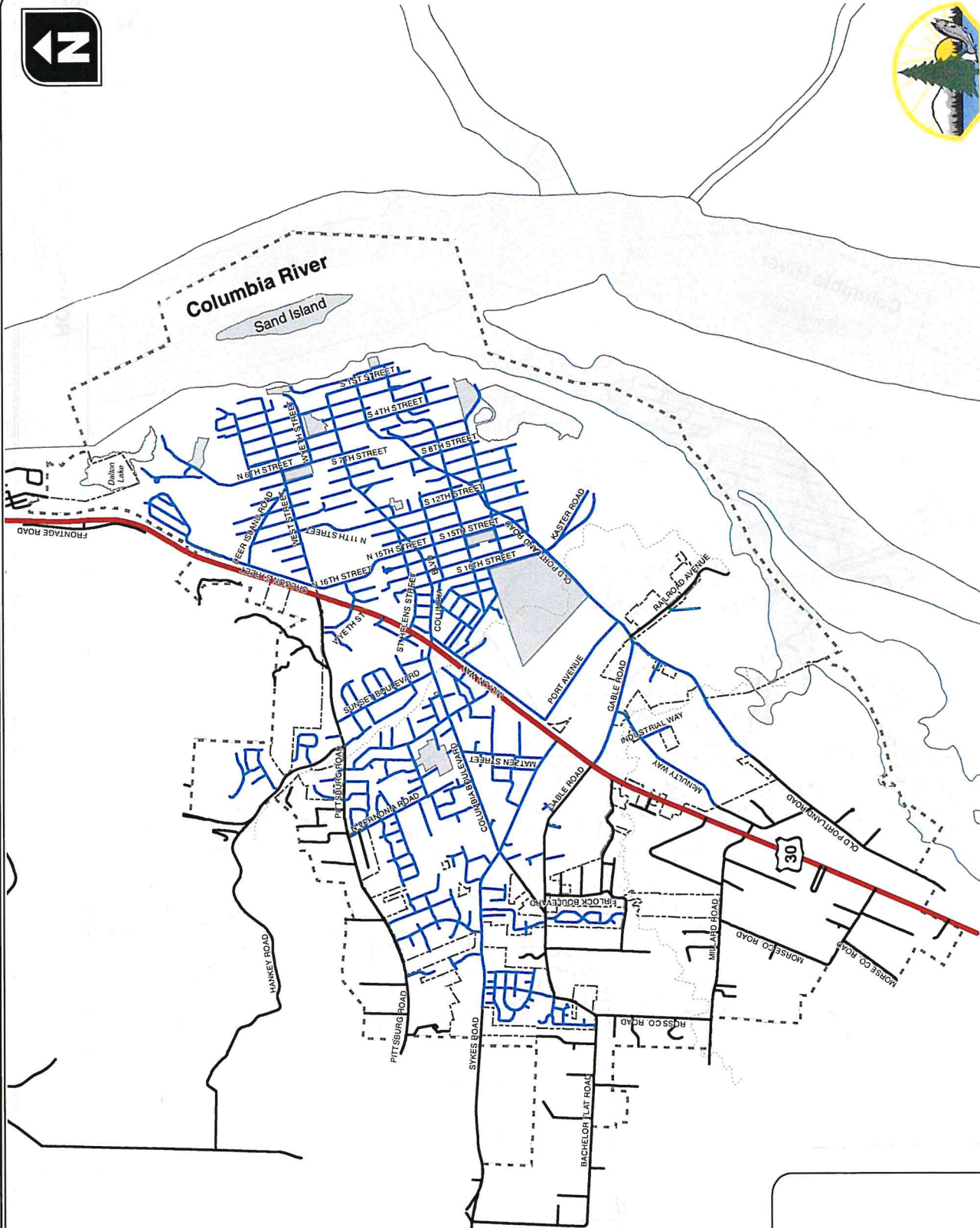
Response: As per SHMC 17.108.050 (1) (e), the hardship is not a self-imposed condition and is caused by a utility line easement which encumbers 481 SF of the site's overall buildable area. The applicant seeks a 20% reduced front yard setback along the west wall of proposed bedroom space. The proposed building would occupy the minimum 54 SF of the front yard setback area to accommodate proposed development. (See Exhibit F.)

CONCLUSION

This narrative and the supporting documentation demonstrate compliance with all applicable provisions of the City of Saint Helen's Community Development Code. The Applicant thereby respectfully requests approval of the reduced front yard setback as proposed.








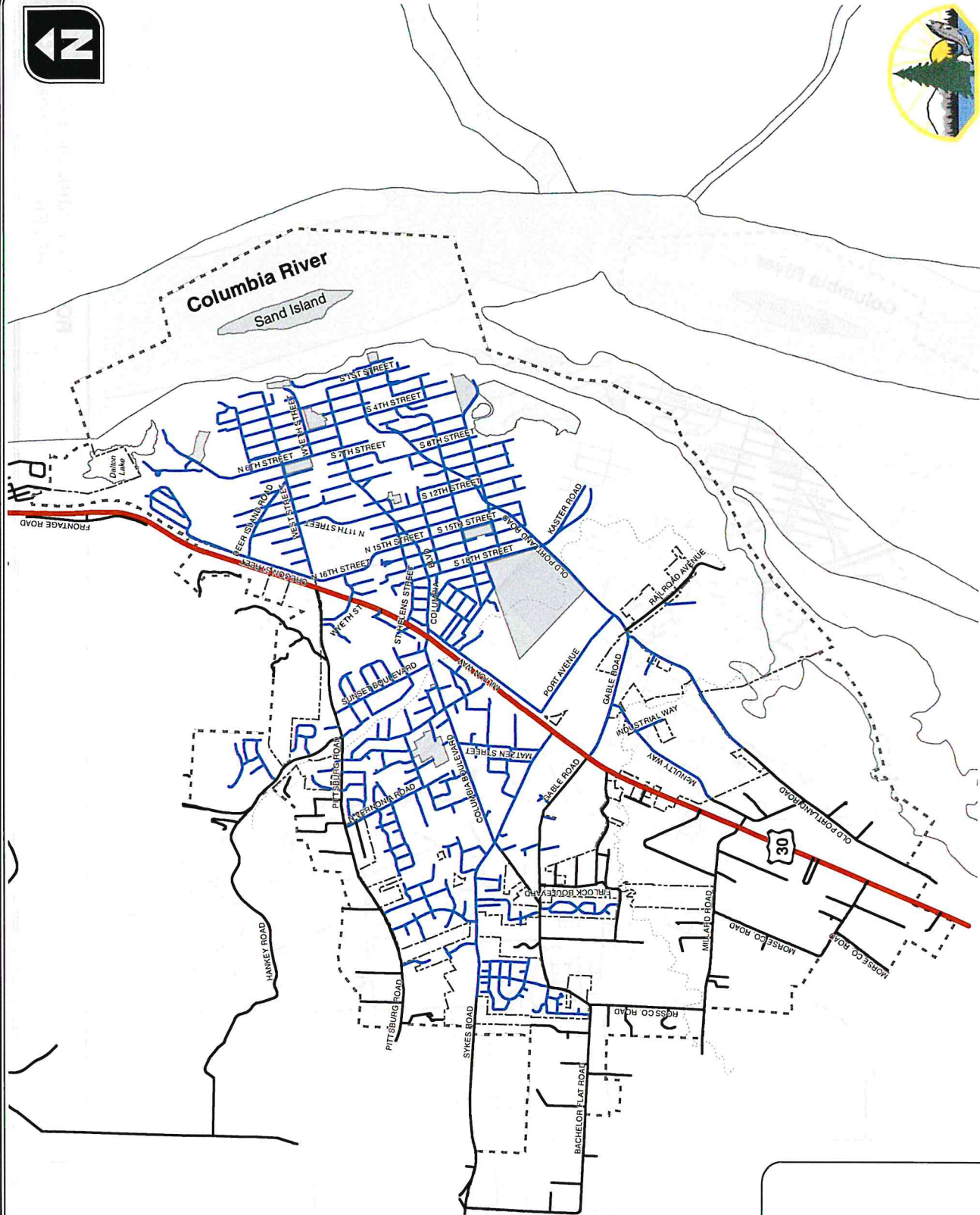
ROADWAY JURISDICTION ST. HELENS, OREGON



LEGEND

Jurisdiction

-  ODOT Road
 City Road
 County Road
 City Limits
 City UGB



LEGEND

Jurisdiction

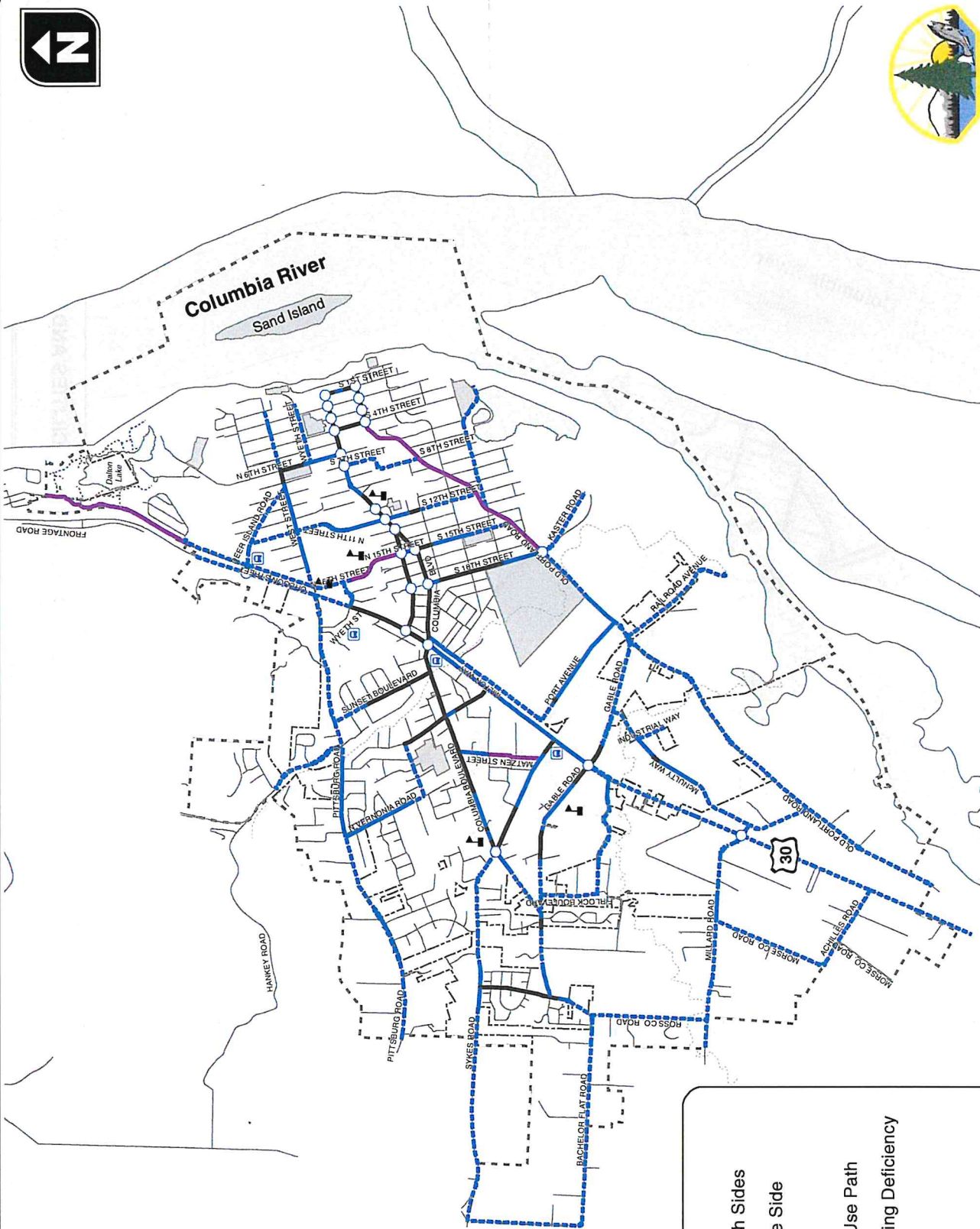
- ODOT Road
- City Road
- County Road
- City Limits
- City UGB



FIGURE

3-5

EXISTING PEDESTRIAN FACILITIES AND KNOWN DEFICIENCIES
ST. HELENS, OREGON



LEGEND

- Sidewalks on Both Sides
- Sidewalks on One Side
- - - No Sidewalks
- Existing Shared-Use Path
- Pedestrian Crossing Deficiency
- Transit Stop
- ▲ Schools
- - - City UGB
- - - City Limits

EXISTING BICYCLE FACILITIES AND KNOWN DEFICIENCIES ST. HELENS, OREGON

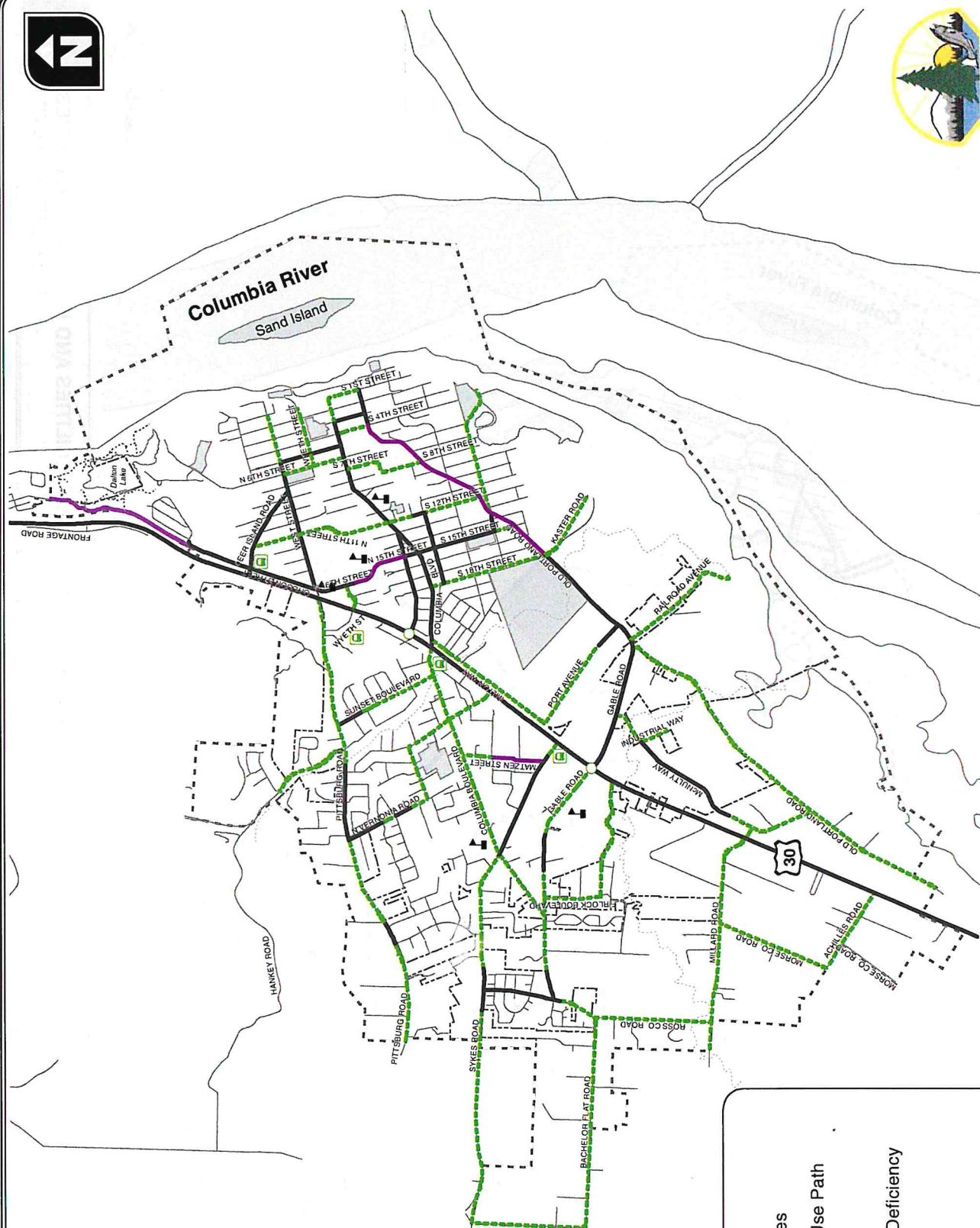
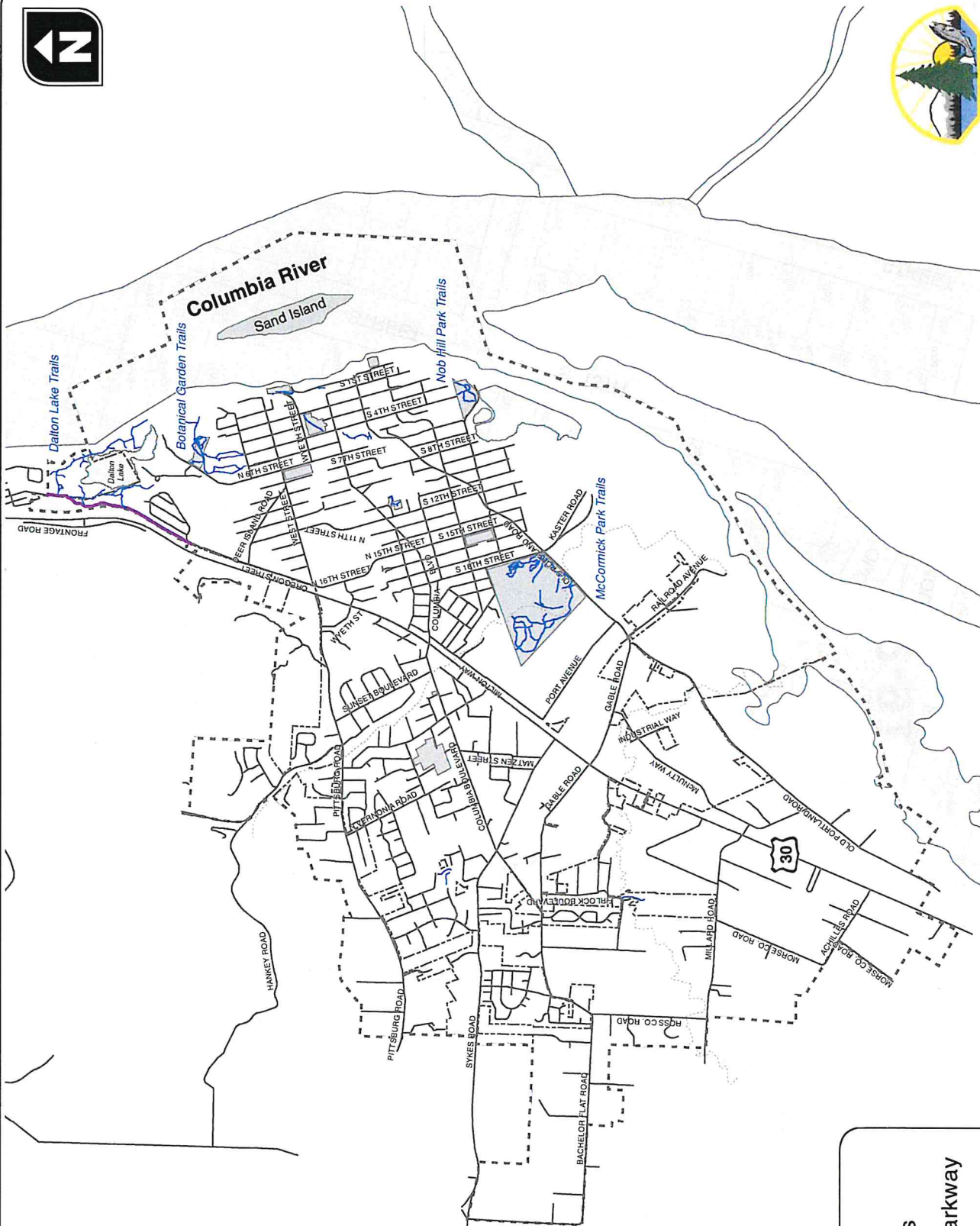




FIGURE
3-7
EXISTING PUBLIC TRAILS SYSTEM
ST. HELENS, OREGON



LEGEND

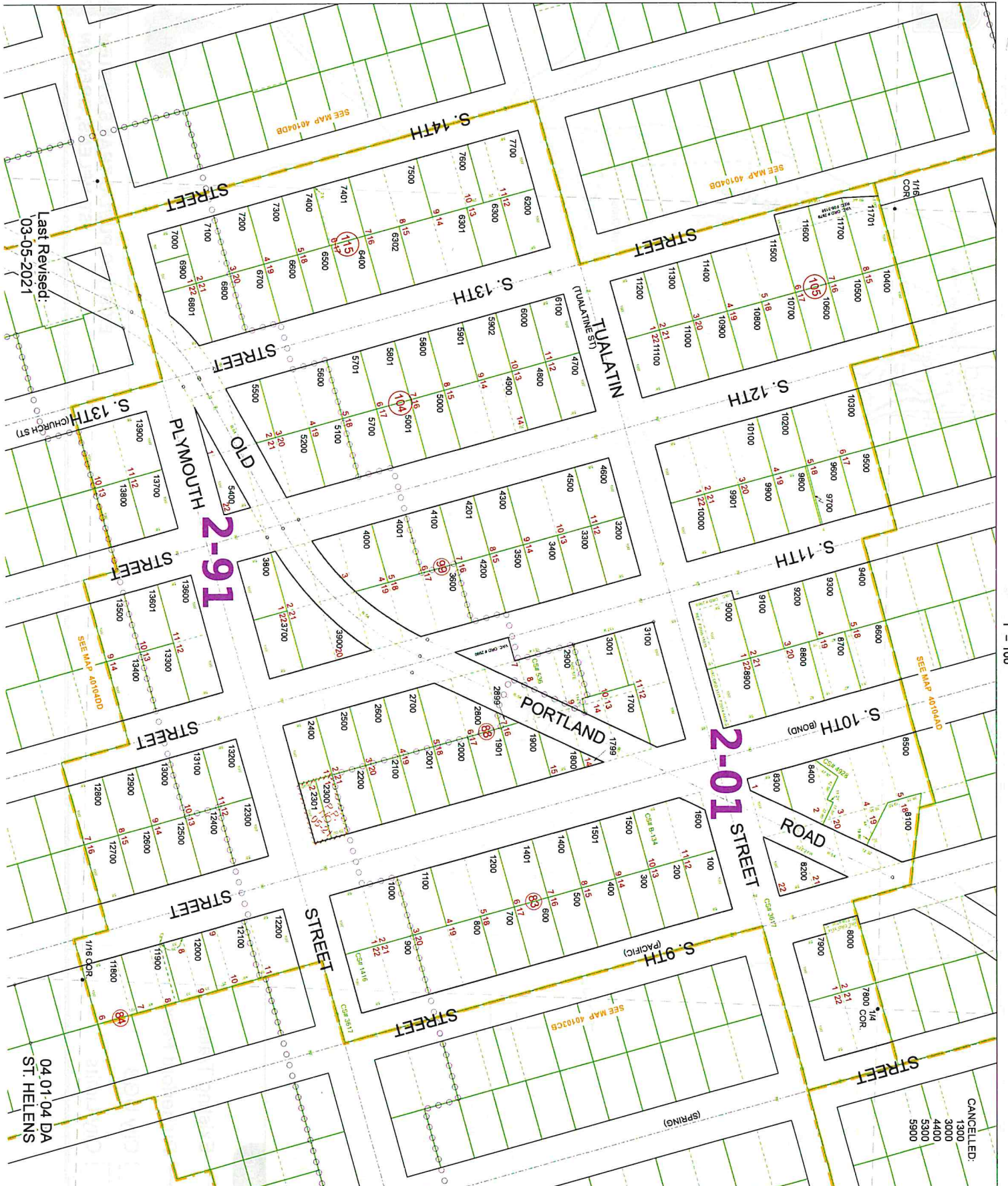
- Existing Trails
- Rutherford Parkway
- City UGB
- City Limits

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

1" = 100'

MBIA COUNTY

ST. HELEN



Last Revised:
03-05-2021

04 01 04 DA
ST. HELENS



PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein Ticor Title Company of Oregon hereby reports that it is prepared to issue, or cause to be issued, as of the specified date, a policy or policies of title insurance describing the land and the estate or interest hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage of said policy or policies are set forth in Exhibit One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Chicago Title Insurance Company, a/an Florida corporation.

Please read the exceptions shown or referred to herein and the Exceptions and Exclusions set forth in Exhibit One of this report carefully. The Exceptions and Exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

This preliminary report is for the exclusive use of the parties to the contemplated transaction, and the Company does not have any liability to any third parties nor any liability until the full premium is paid and a policy is issued. Until all necessary documents are placed of record, the Company reserves the right to amend or supplement this preliminary report.

Countersigned

A handwritten signature in dark ink, appearing to read 'Lori Johnson', is written over a horizontal line.



2534 Sykes Road, Ste C, St Helens, OR 97051
(503)397-3537 FAX (503)397-4851

PRELIMINARY REPORT

ESCROW OFFICER: Heather Boggs
Heather.Boggs@ticortitle.com
503-397-3537

ORDER NO.: 360421006874
Supplement 1: Upd #6

TITLE OFFICER: Lori Johnston

TO: Ticor Title Company of Oregon
2534 Sykes Road, Ste C
St Helens, OR 97051

ESCROW LICENSE NO.: 850600251

OWNER/SELLER: City of St. Helens

BUYER/BORROWER: Alex W. Bonilla and Nacia S. Bonilla

PROPERTY ADDRESS: Bare Land on S 10th Street (City of St Helens, Lot 5), Saint Helens, OR 97051

EFFECTIVE DATE: September 10, 2021, 08:00 AM

1. THE POLICY AND ENDORSEMENTS TO BE ISSUED AND THE RELATED CHARGES ARE:

	<u>AMOUNT</u>	<u>PREMIUM</u>
ALTA Owner's Policy 2006	\$ 66,000.00	\$ 348.00
Owner's Standard		
ALTA Loan Policy 2006	\$ 64,000.00	\$ 203.00
Extended Lender's		
Proposed Insured: Umpqua Bank		
OTIRO 209.10-06 - Restrictions, Encroachments, Minerals - Current Violations (ALTA 9.10-06)		\$ 100.00
OTIRO 222-06 - Location (ALTA 22-06)		\$ 0.00
OTIRO 208.1-06 - Environmental Protection Lien (ALTA 8.1-06)		\$ 0.00
OTIRO 64 - Foundation		\$ 50.00
OTIRO 70 - Statutory Construction Lien		\$ 200.00
OTIRO 66 - Elimination of Exceptions Foundation		\$ 50.00
OTIRO 66 - Elimination of Exceptions Liens		\$ 50.00
Government Lien Search		\$ 25.00

2. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A Fee

3. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

City of St. Helens, a municipal corporation

4. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE CITY OF SAINT HELENS, COUNTY OF COLUMBIA, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Order No.: 360421006874
Supplement 1: Upd #6

EXHIBIT "A"
Legal Description

Lot 5, Block 83, CITY OF ST. HELENS, Columbia County, Oregon.

Order No.: 360421006874
Supplement 1: Upd #6

AS OF THE DATE OF THIS REPORT, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN THE POLICY FORM WOULD BE AS FOLLOWS:

GENERAL EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims, which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, which are not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the Land onto adjoining land or of existing improvements located on adjoining land onto the subject Land), encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land.
5. Any lien or right to a lien for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

SPECIFIC ITEMS AND EXCEPTIONS:

6. City Liens, if any, in favor of the City of St. Helens. None found as of September 15, 2021.
7. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2021-2022.
8. The subject property is under public, charitable, fraternal, or religious organization ownership and is exempt from ad valorem taxation. Any change in ownership prior to delivery of the assessment roll may result in tax liability.

Tax Account No.: 28878
Map No.: 4N1W04-DA-01200

9. Rights of the public to any portion of the Land lying within the limits of public roads, streets or highways.
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of St. Helens
Purpose: Right of way for city sewer and drain pipe(s)
Recording Date: March 18, 1971
Recording No: Book 180, page 607
Affects: Along the West line

11. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

Order No.: 360421006874
Supplement 1: Upd #6

12. NOTE: The following are required when a principal to the proposed transaction is an instrumentality of the state, such as a municipality, a county or other governmental body:
- Certification, with supporting documentation, that the board or other governing authority of the governmental body has approved the transaction in accordance with applicable practices, procedures, rules, ordinances and statutes.
 - Certification that a named person or persons, identified by name and position, are authorized to act on behalf of the governmental body in the proposed transaction.
 - Verification of the current legal name and good standing of the governmental body when it is a local governmental body other than a city or county.
13. Any encroachment (of existing improvements located on the subject Land onto adjoining land or of existing improvements located on adjoining land onto the subject Land), encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject Land.
- The Company will require an inspection of the premises, and this exception may be eliminated or limited as a result thereof.
14. Note: We find no Notice of Completion recorded on said Land.
15. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
- To remove this item, the Company will require an affidavit and indemnity on a form supplied by the Company.
16. Any lien or right to a lien for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.
- To remove this item, the Company will require an affidavit and indemnity on a form supplied by the Company.

ADDITIONAL REQUIREMENTS/NOTES:

- A. Note: There are no matters against the party(ies) shown below which would appear as exceptions to coverage in a title insurance product:
- Parties: Alex W. Bonilla and Nacia S. Bonilla
- B. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
- C. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
- D. In addition to the standard policy exceptions, the exceptions enumerated above shall appear on the final 2006 ALTA Policy unless removed prior to issuance.

Order No.: 360421006874
Supplement 1: Upd #6

- E. Note: Effective January 1, 2008 Chapter 864, Oregon Laws 2007 mandates withholding of Oregon income taxes from sellers who do not continue to be Oregon residents or qualify for an exemption. Please read the Information for Sellers flyer that accompanies this report. Unless the seller completes a form qualifying him/her for a lesser amount or an exemption, escrow may be required by law to withhold 4% of the sale price and forward it to the Oregon Department of Revenue.
- F. Note: No utility search has been made or will be made for water, sewer or storm drainage charges unless the City/Service District claims them as liens (i.e. foreclosable) and reflects them on its lien docket as of the date of closing. Buyers should check with the appropriate city bureau or water service district and obtain a billing cutoff. Such charges must be adjusted outside of escrow.
- G. Recording Charge (Per Document) is the following:

County	First Page	Each Additional Page
Columbia	\$91.00	\$5.00

Note: When possible the company will record electronically. An additional charge of \$5.00 applies to each document that is recorded electronically.

RECORDING CHARGES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

ANY ADDITIONAL FEES CHARGED BY THE COLUMBIA COUNTY RECORDING CLERK FOR NONCONFORMING DOCUMENTS WILL BE BILLED SEPARATE FROM THE ABOVE DESCRIBED FEES.

All recording packages for Columbia County property should be sent to:

Ticor Title Company
Attn: Recorder
1433 SW Sixth Ave.
Portland, Oregon 97201

To release a recording please email ColumbiaCountyRecordings@ticortitle.com

- H. THE FOLLOWING NOTICE IS REQUIRED BY STATE LAW: YOU WILL BE REVIEWING, APPROVING AND SIGNING IMPORTANT DOCUMENTS AT CLOSING. LEGAL CONSEQUENCES FOLLOW FROM THE SELECTION AND USE OF THESE DOCUMENTS. YOU MAY CONSULT AN ATTORNEY ABOUT THESE DOCUMENTS. YOU SHOULD CONSULT AN ATTORNEY IF YOU HAVE QUESTIONS OR CONCERNS ABOUT THE TRANSACTION OR ABOUT THE DOCUMENTS. IF YOU WISH TO REVIEW TRANSACTION DOCUMENTS THAT YOU HAVE NOT SEEN, PLEASE CONTACT THE ESCROW AGENT.
- I. Note: 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. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

Order No.: 360421006874
Supplement 1: Upd #6

J. NOTE: IMPORTANT INFORMATION REGARDING PROPERTY TAX PAYMENTS

Fiscal Year:	July 1 st through June 30 th
Taxes become a lien on real property, but are not yet payable:	July 1 st
Taxes become certified and payable (approximately on this date):	October 15 th
First one third payment of taxes is due:	November 15 th
Second one third payment of taxes is due:	February 15 th
Final payment of taxes is due:	May 15 th

Discounts: If two thirds are paid by November 15th, a 2% discount will apply.
If the full amount of the taxes are paid by November 15th, a 3% discount will apply.

Interest: Interest accrues as of the 15th of each month based on any amount that is unpaid by the due date. No interest is charged if the minimum amount is paid according to the above mentioned payment schedule.

EXHIBIT ONE

2006 AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions or location of any improvement erected on the land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed or agreed to by the Insured Claimant;
 - (b) not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

- (c) resulting in no loss or damage to the Insured Claimant;
- (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
- (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with the applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in the Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

2006 AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions or location of any improvement erected on the land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed or agreed to by the Insured Claimant;

- (b) not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
- (c) resulting in no loss or damage to the Insured Claimant;
- (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
- (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in the Covered Risk 9 of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.



Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective January 1, 2021

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

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Other Online Specifics

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- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

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- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

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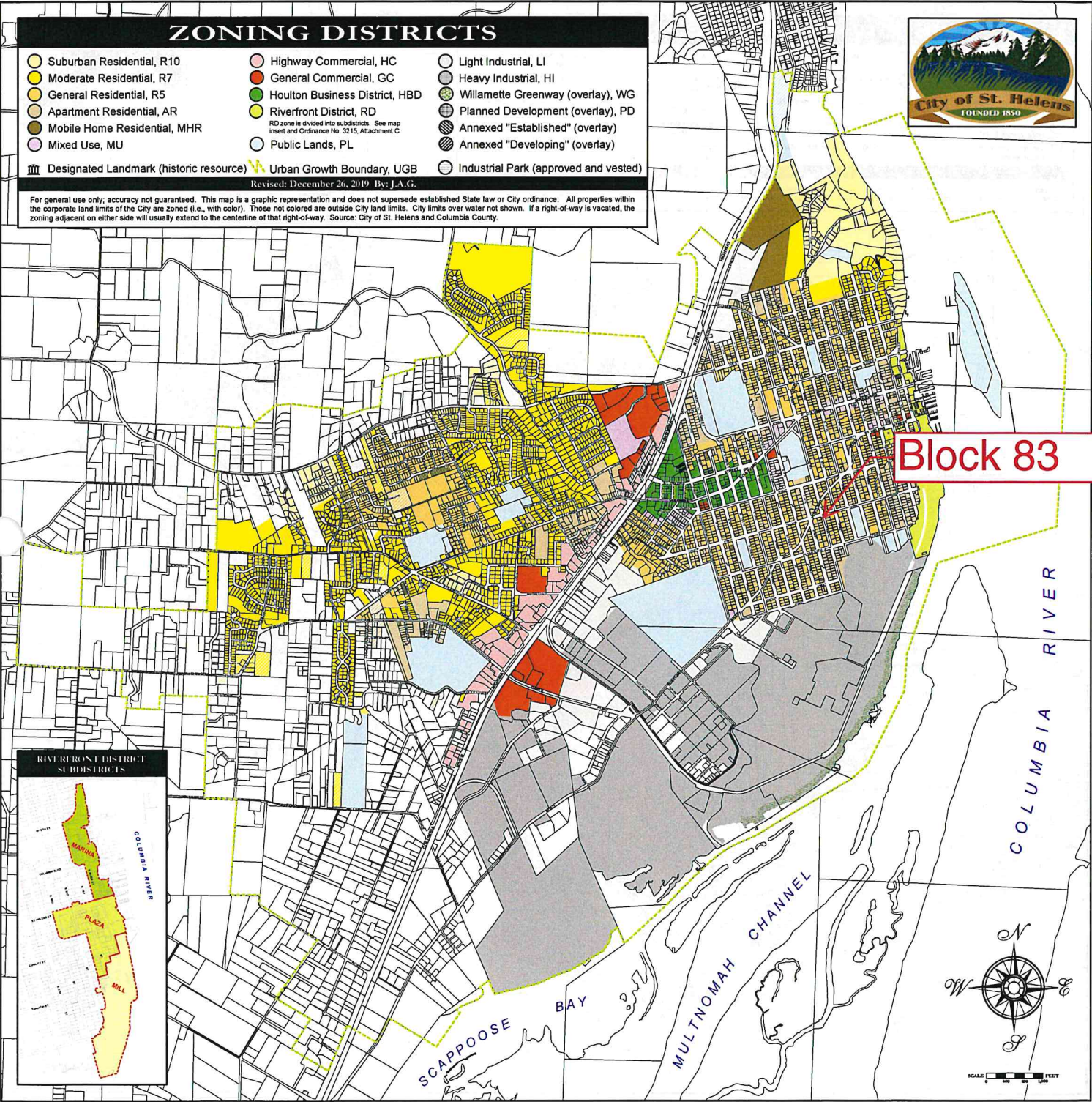
Your Consent To This Privacy Notice; Notice Changes; Use of Comments or Feedback

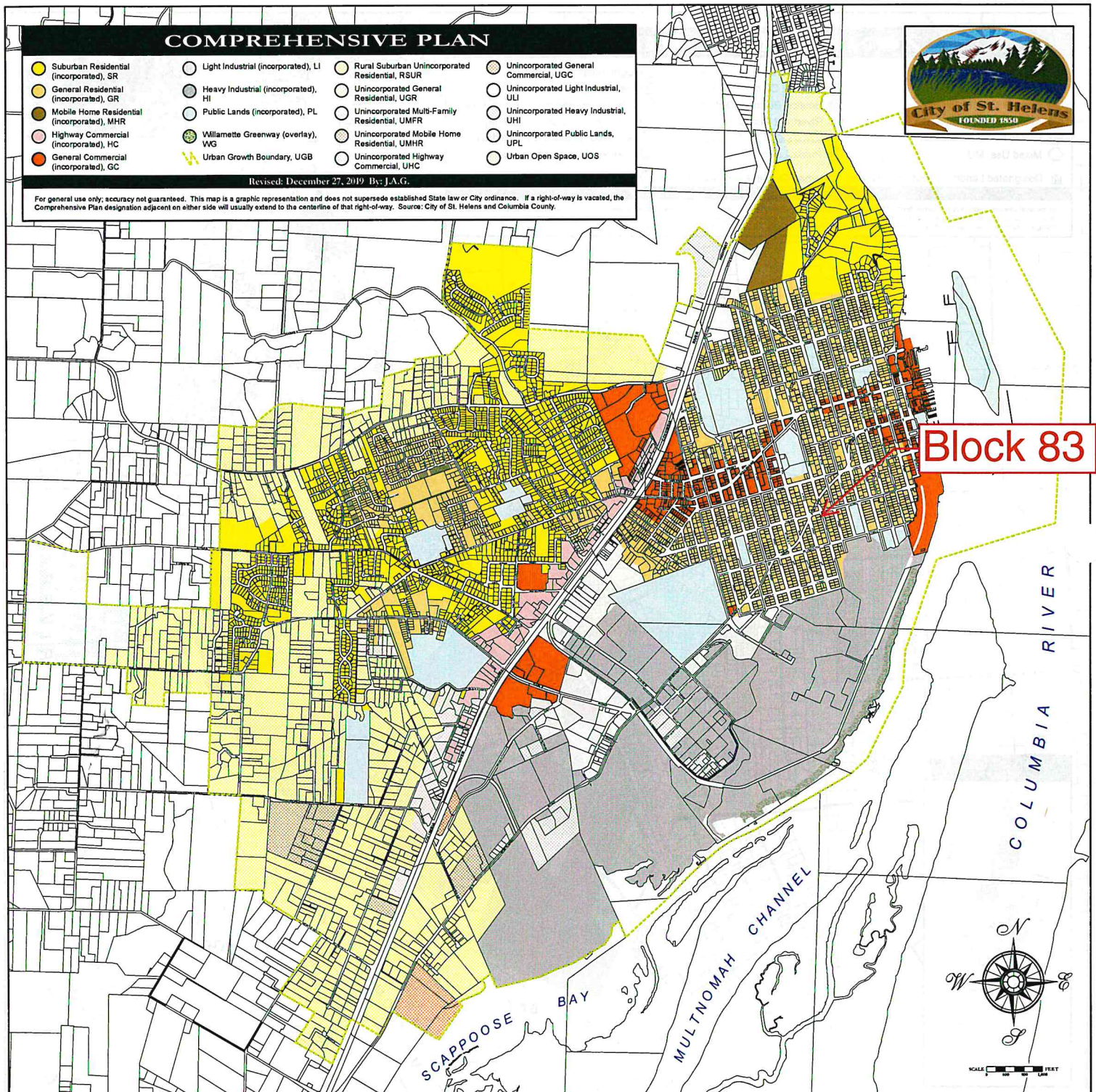
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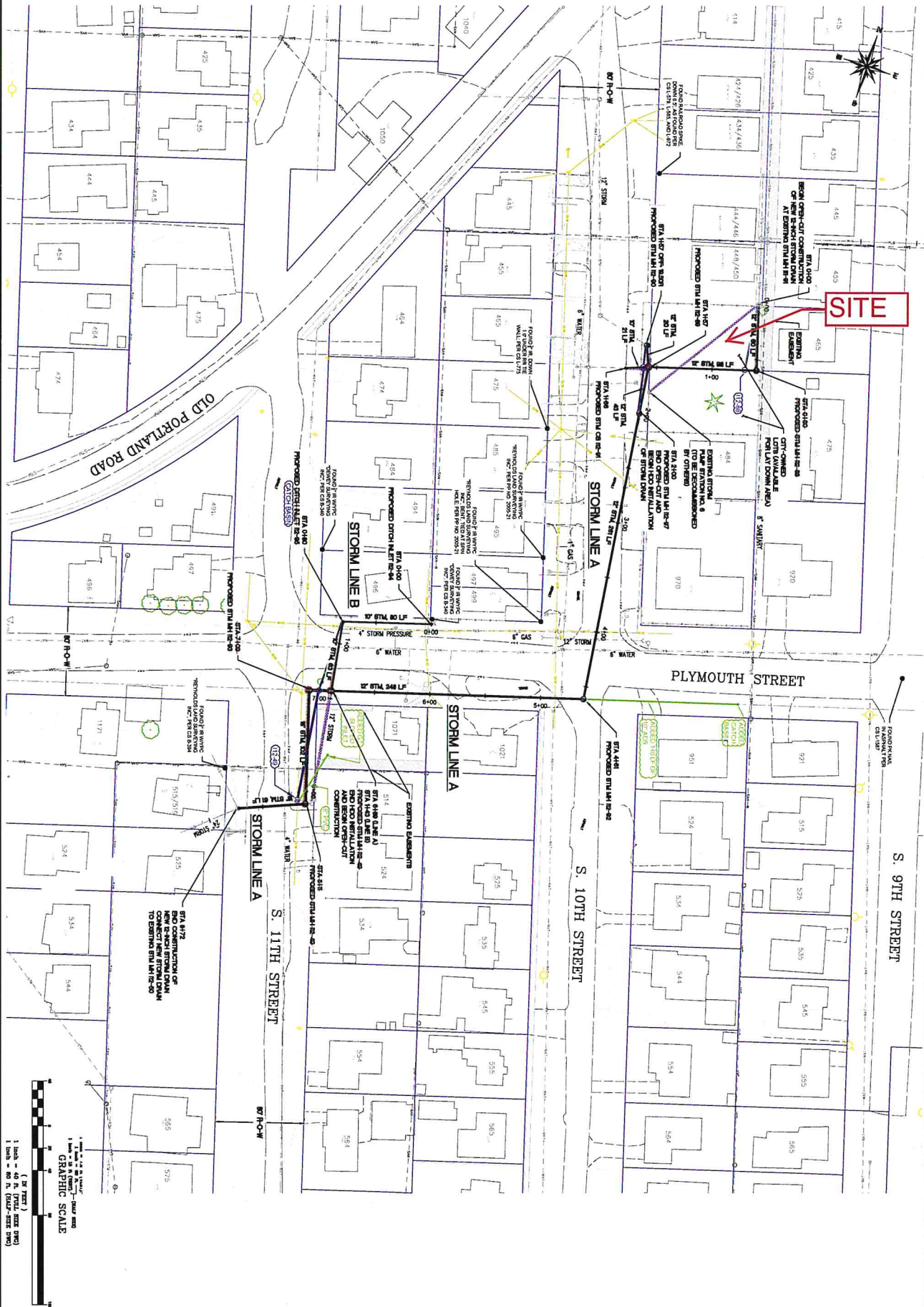
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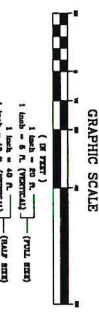
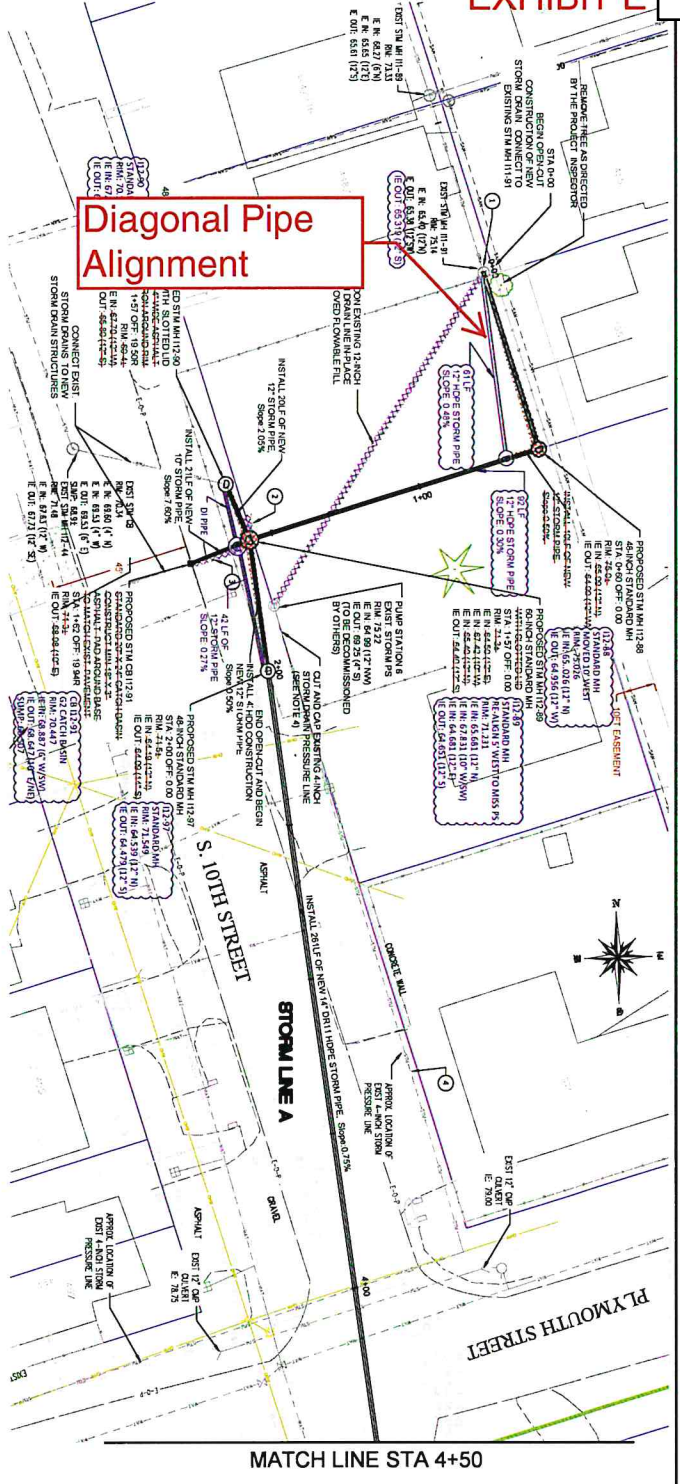
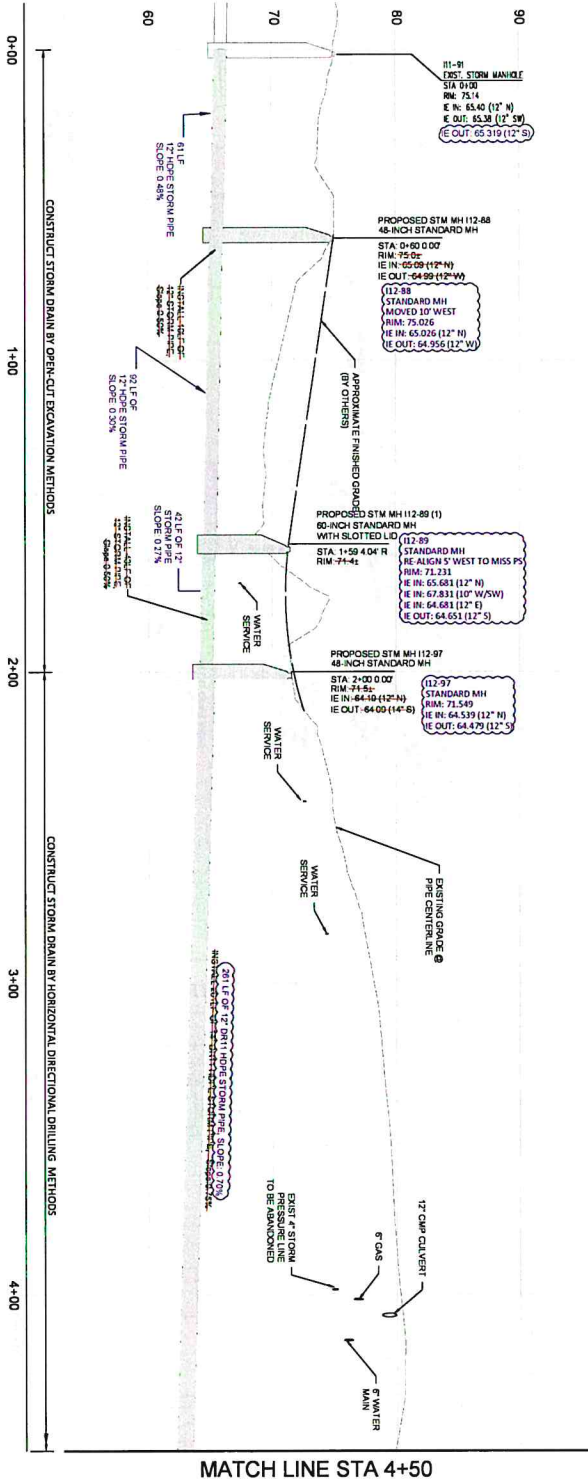
Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer







<p>SCALE 1/4" = 40'</p> <p>RECORD DRAWING 7/1/2019</p> <p>FILE NO. SD-150</p> <p>SHEET G-2</p>		<p>SITE PLAN</p> <p>S. 10TH STREET STORM DRAIN REROUTE PROJECT NO. SD-150</p>		<p>CITY OF ST. HELENS PUBLIC WORKS</p> <p>255 STRAND</p>		<p>DATE JULY 2019</p> <p>DESIGN BY SD</p> <p>DRAWN BY KK</p> <p>CHECKED BY SJN</p> <p>ISSUE / REVISION</p>	
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SCALE 1:20

MATCH LINE STA 4+50

MATCH LINE STA 4+50

Structure Name	Structure Details	As-built
PROPOSED STM MH 112-88	RIM = 21.43 E IN = 64.00 E OUT = 64.00	112-88 RIM = 21.43 E IN = 64.00 E OUT = 64.00
PROPOSED STM MH 112-89	RIM = 21.43 E IN = 64.00 E OUT = 64.00	112-89 RIM = 21.43 E IN = 64.00 E OUT = 64.00
PROPOSED STM MH 112-97	RIM = 21.43 E IN = 64.00 E OUT = 64.00	112-97 RIM = 21.43 E IN = 64.00 E OUT = 64.00

GENERAL CONSTRUCTION NOTES:

- INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. CONTRACTOR MUST DETERMINE THE EXACT LOCATION, DEPTH, AND CONTENT OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. IF A CONFLICT IS FOUND OR CLARIFICATION IS NEEDED, THE CONTRACTOR SHALL CONSULT WITH THE PROJECT MANAGER BEFORE PROCEEDING WITH CONSTRUCTION.

SHEET NOTES:

- BENCH AND CHANNEL STORM MANHOLE 112-81
- REMOVE AND DISPOSE OF EXISTING 12" STORM DRAIN
- REMOVE AND DISPOSE OF EXISTING 8" STORM DRAIN
- CONTRACTOR SHALL KEEP EXISTING STORM DRAIN IN SERVICE UNTIL NEW STORM DRAIN IS INSTALLED AND TESTED

HORIZONTAL DIRECTIONAL DRILLING NOTE:

DIRECTIONAL DRILLING SHALL BE USED TO INSTALL EXISTING AND NEW PIPES AND MANHOLES. THE DRILLING SHALL BE MONITORED BY A QUALIFIED PERSONNEL USING A VIDEO CAMERA TO MONITOR THE DRILLING PROCESS. THE DRILLING SHALL BE STOPPED IMMEDIATELY IF ANY OBSTACLES ARE ENCOUNTERED. THE DRILLING SHALL BE RESUMED AFTER THE OBSTACLE IS REMOVED OR AVOIDED. THE DRILLING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. THE DRILLING SHALL BE TESTED AFTER COMPLETION.

RECORD
DRAWING
7/1/2019
SD-150
SD-1

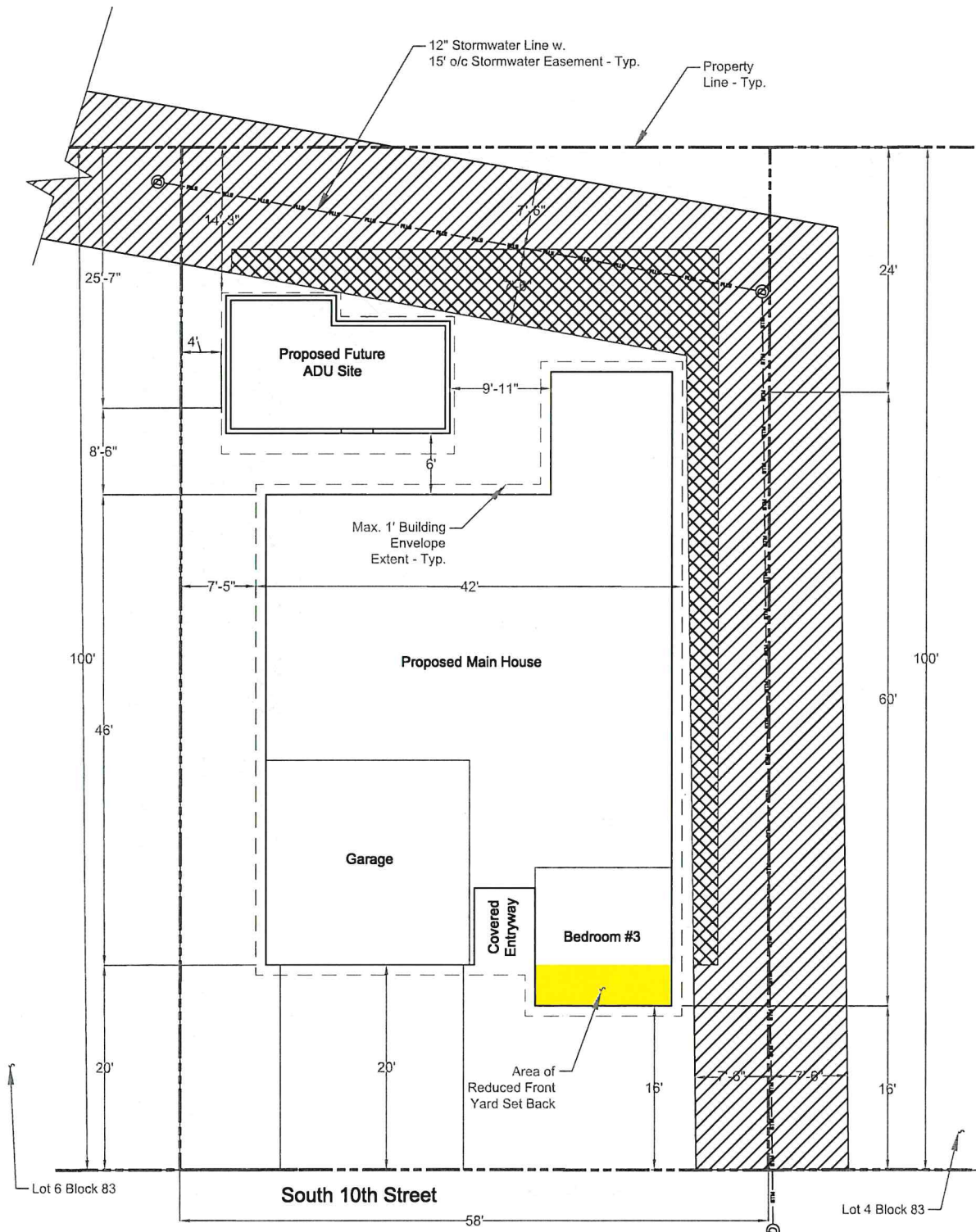
S. 10 STREET
STORM DRAIN REROUTE
PROJECT NO. SD-150



CITY OF ST. HELENS
PUBLIC WORKS
265 STRAND
P.O. BOX 278
ST. HELENS, OREGON 97051
(503) 397-6272
FAX 366-3782

DATE AUGUST 2018
DESIGN BY SD
DRAWN BY KJN
CHECKED BY
REVISION

V.3.22 Site Plan

**Legend:**

Stormwater Utility Easement

Impacted Buildable Area

Proposed Setback Encroachment

Proposed Lot Coverage

Proposed Main House = 1993 SF

Future ADU = 269 SF

Total Proposed Lot Coverage = 2,262 SF

Buildable Area Impacted by Easement

(Outside of Required R5 Setbacks) = 481 SF

Reduced Front Yard Setback Area = 54 SF

R5 Zone Development Standards

Front Yard Setback = 20'

Side Yard Setback = 5'

After SMHC 17.108.050 (4) (a) Applied = 4'

Rear Yard Setback = 10'

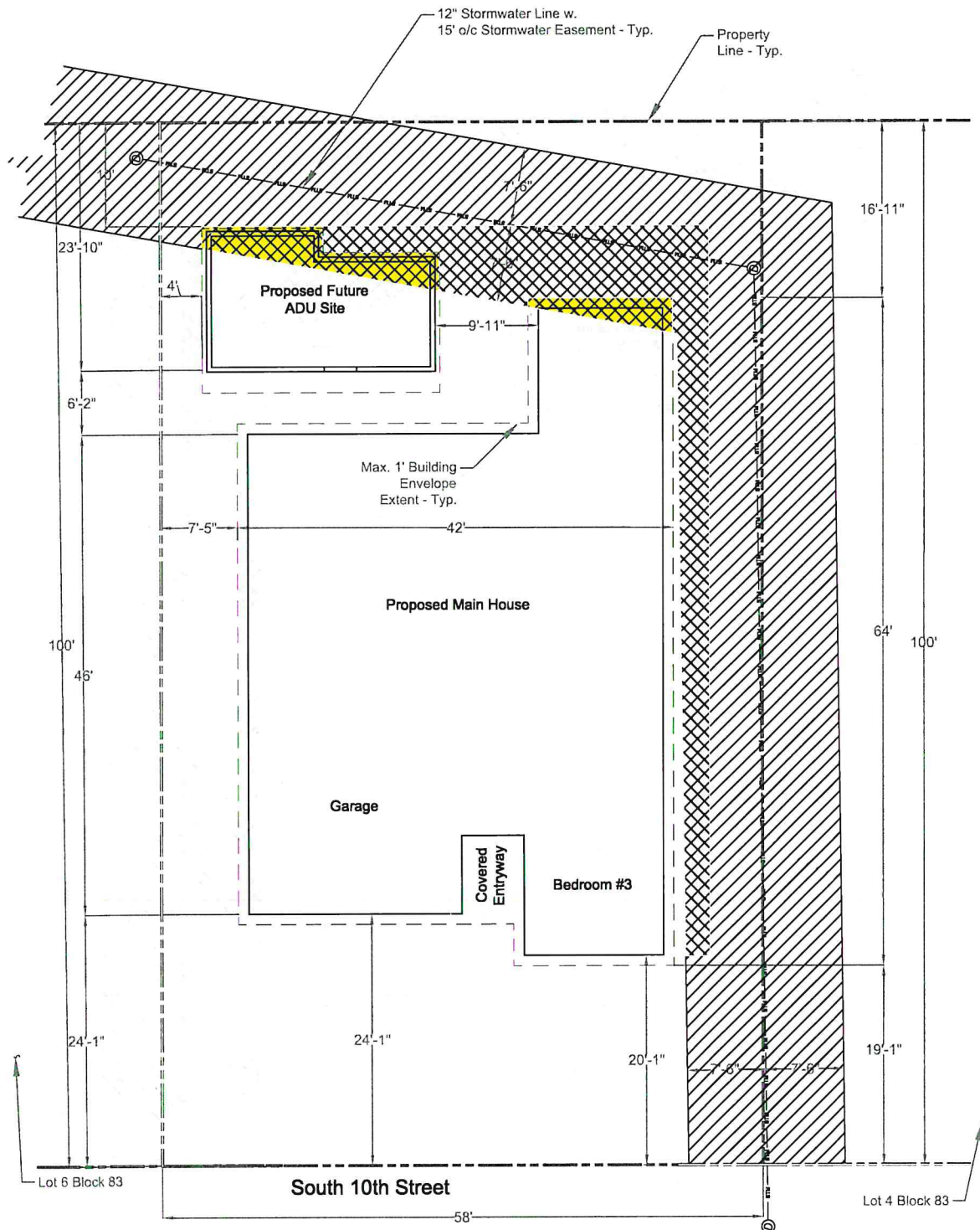
Lot Coverage = 40%

Standard Lot Coverage = 5,800 * .40 = 2,320 SF

Proposed Lot Coverage = 2,262 SF

0 South 10th Street (Lot 5 Block 83) - St. Helens - Preliminary Site Plan

Scale = 1:60

**Legend:**

- /// Stormwater Utility Easement
- ✕ Impacted Buildable Area
- Easement Footprint Impact Area

Proposed Lot Coverage

Proposed Main House = 1993 SF
 Future ADU = 269 SF
 Total Proposed Lot Coverage = 2,262 SF
 Buildable Area Impacted by Easement
 (Outside of Required R5 Setbacks) = 481 SF
 Easement Footprint Impact Area = 98 SF

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 Lot Coverage = 40%
 Standard Lot Coverage = 5,800 * .40 = 2,320 SF
 Proposed Lot Coverage = 2,262 SF

0 South 10th Street (Lot 5 Block 83) - St. Helens - Permittable Density Exhibit

Scale = 1:60





Grey Cliffs Waterfront Park Concept Presentation

City of St Helens

Columbia River Mile 83.2



Existing Conditions

- Park Elevation: 20.5' (NAVD88)
- Tidal Influenced with;
MLLW: 6.3' MHHW:9.5'
- Observed Extreme Low: 4.3'
- Observed Extreme High: 20.3'
(2005-now) (Flood of 1996=27.3')
- Proximity to edge of channel
- Goal is to provide fishing and
paddle docks that are both
accessible and permittable



[illegible]

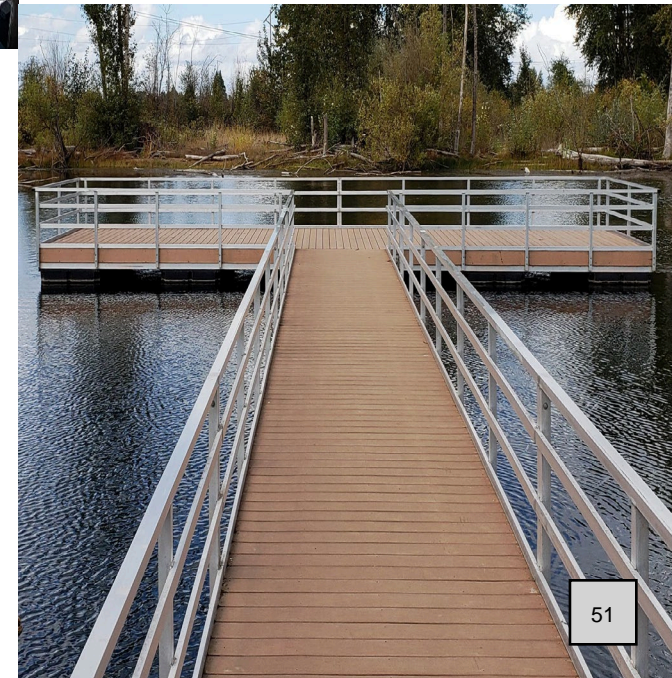
Permits and Consultations

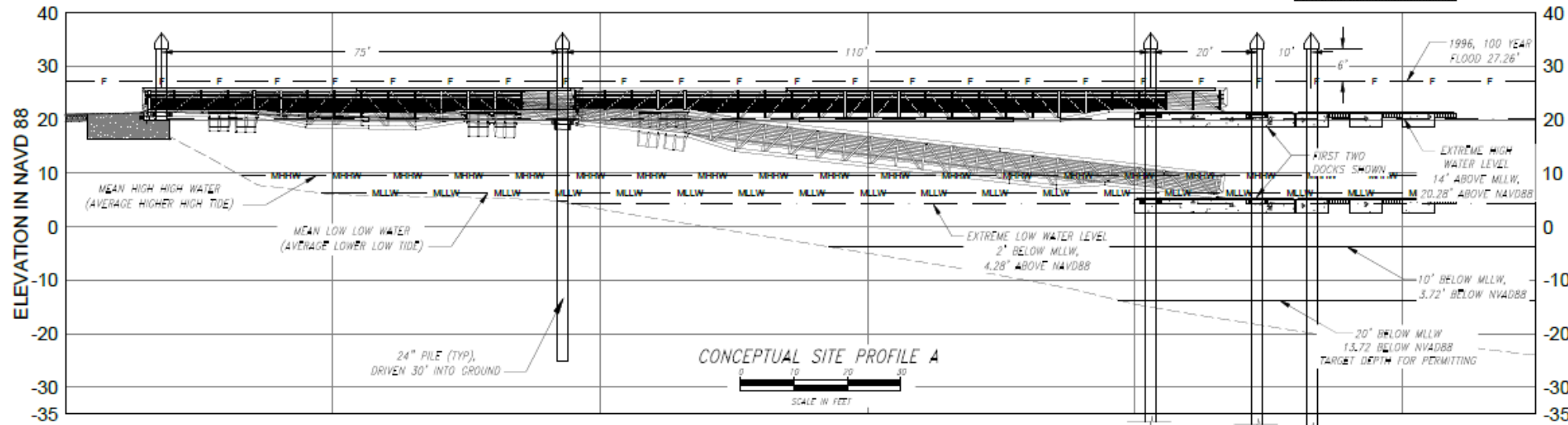
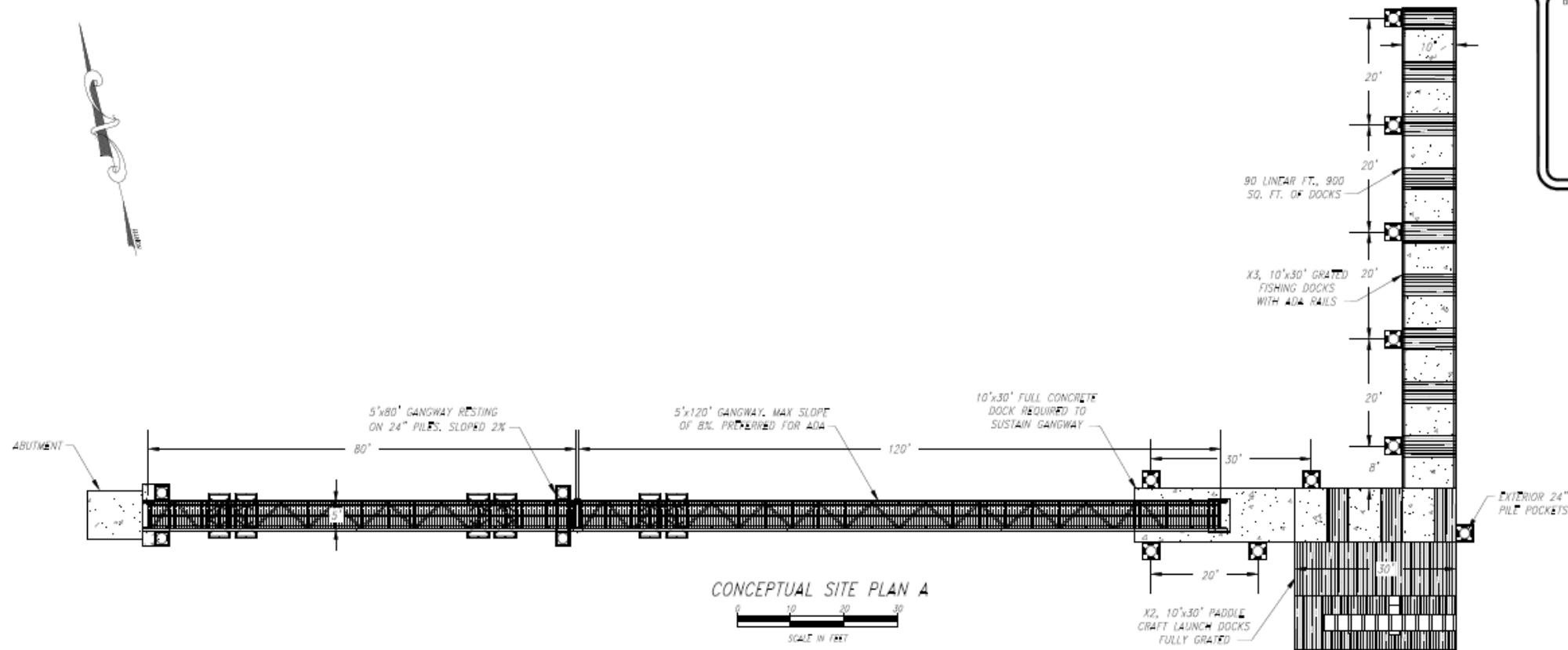
- U.S. Army Corps of Engineers-Permit
- Oregon Department of State Lands-Permit
- Oregon Department of Environmental Quality-Permit
- Planning Department Building –Permit
- Planning Department Land Use-Permit
- Planning Department-Floodplain Development Permit
- National Oceanic and Atmospheric Administration (NMFS)
- Oregon Department of Fish and Wildlife
- State Historic Preservation Office
- National Historic Preservation Act Review
- Tribal Consultation
- U.S. Fish and Wildlife Service



Conceptual Design Common Features

- Accessible routes
- Double Gangway
- Dock Design and Features
 - Fishing docks
 - Paddlecraft launch
 - Light Penetration
 - Accessibility





Item C.

FINAL CHECK SIGNATURE

DESIGNED: T. MARIN
DRAFTER: T. MARIN
DATE: 12-15-21

SHEET STATUS

CONCEPTUAL
FOR REVIEW & COMMENT



PROJECT LOCATION: WATERBURY & 14TH AVENUE
GREY CLIFFS PARK, COLUMBIA RIVER MILE 83.2
CITY OF ST. HELEN

PLAN & PROFILE OF GANGWAY & DOCKS

SHEET NUMBER

06

SHEET 06 OF 06

DRAWING NO. 0502-NG-06

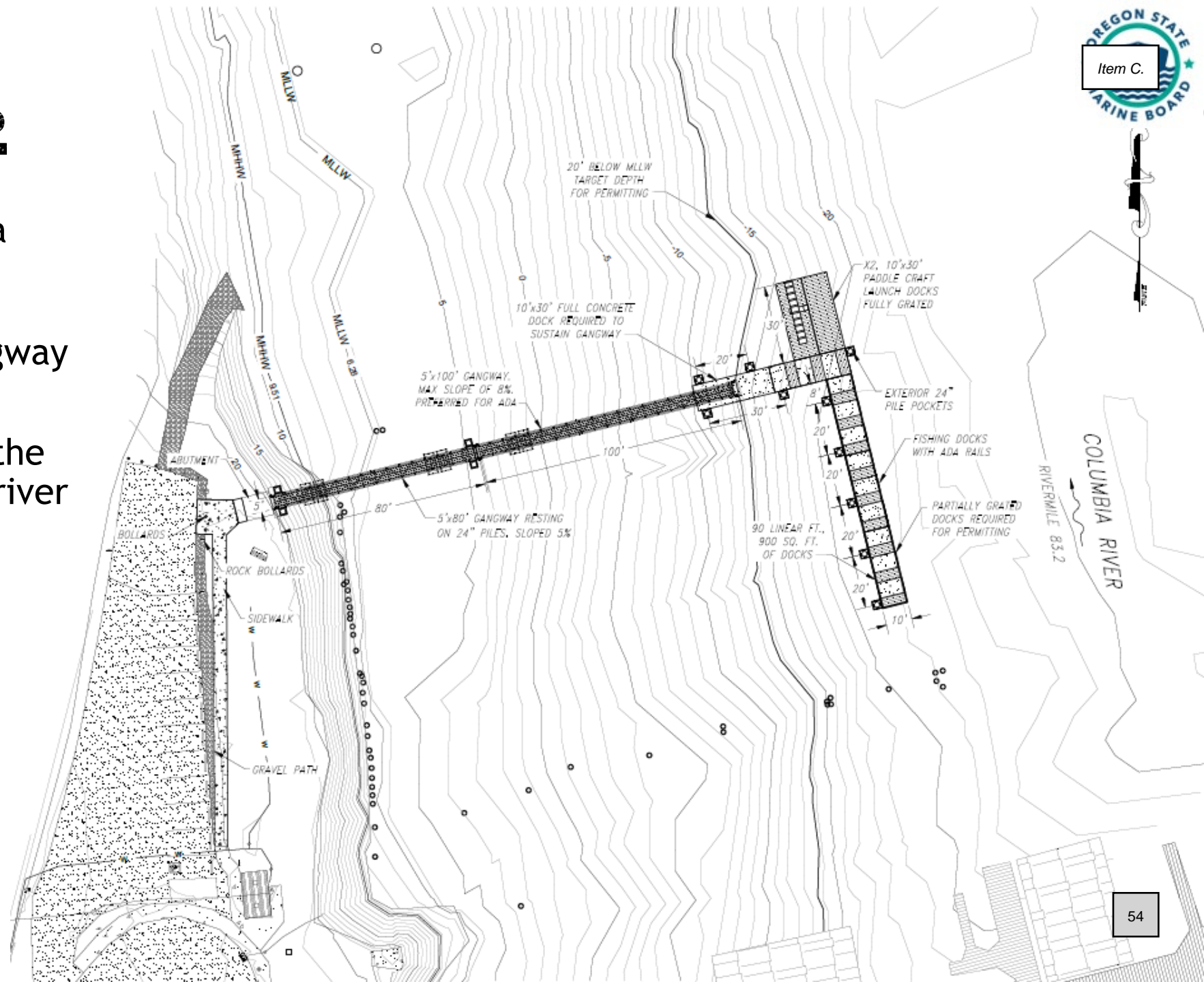
Item C.

- 53



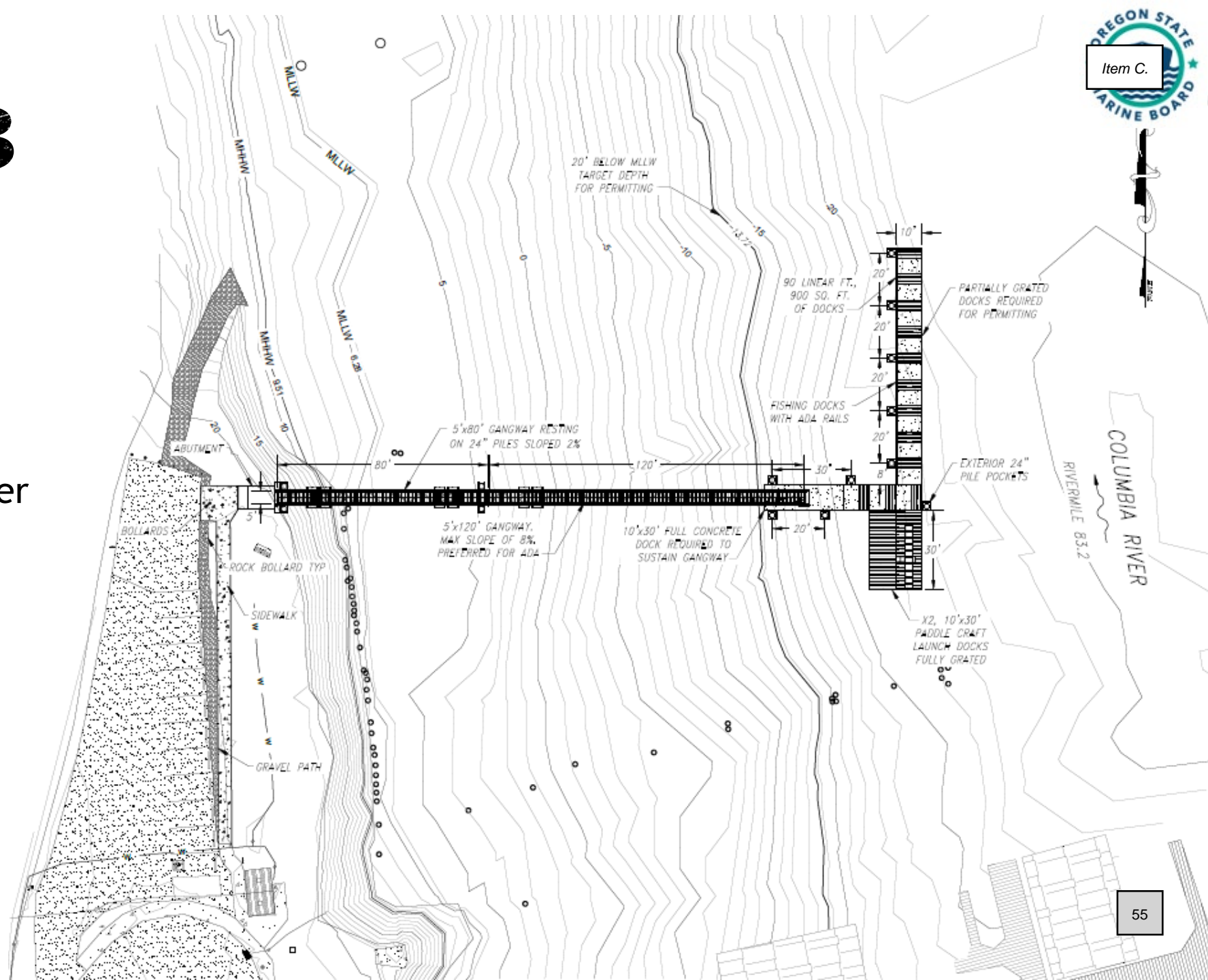
Concept 2

- Oriented parallel to marina
- 80' and 100' gangways
- Fishing docks south of gangway landing
- Paddle docks are North of the gangway landing and with river flow



Concept 3

- Oriented for fishing in deeper water
- 80' and 120' gangways
- Fishing docks north of gangway landing
- Paddle docks angled to river flow but closer to marina





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: Proactive Planning Commission framework version 1.0
DATE: April 5, 2022

Attached to this memo is a “proactive framework” suggested by Commissioner Toschi followed by some non-quorum-subcommittee interactions over the past month. This was received on April 4th at 3:20pm. As packets are due on April 5th, this memo has not been reviewed by staff.

Please consider this a preliminary draft concept that is expected to evolve. The Commission, staff and Council liaison input, at a minimum, will help result in a final proactive framework (or rejection of the concept) over the next several months.

Ultimately, if the Commissions adopts a “proactive framework” it should be **simple, succinct, and easy to follow**.

- 1.Simple!
- 2.Succinct!!
- 3.Easy to follow!!!

PLANNING A MORE PROACTIVE PLANNING COMMISSION

Meeting: April 12, 2022

Initial Discussion Points: The purpose of this agenda item is to discuss the adopting procedures for a more proactive Planning Commission.

Dear Fellow Planning Commission Member, Planners Jacob Gretchen and Jenny Dimsho, and Counsel Liaison Birkle:

At the last meeting the planning commission voted unanimously to become a more Proactive body. We will become a body that on its own initiative decides to explore issues effecting the Citizens of St. Helens and that fall within the Jurisdiction of the Planning Commission under St. Helens Municipal Code Section 2.08.080.

Concerns raised for taking on proactive items on the agenda: 1) There should be enough notice of an agenda item, and enough information about it for the Planning Commission to ensure it can devote appropriate time to a decision item in light of other matters on its calendar; 2) The Planning Commission should decide matters upon which it is interested to explore and advise the City. In other words, the substantive discussion of a proactive item needs to get on the agenda with the Consent of the Commission. The Planning Commission initially needs to express interest to explore something and to follow it; and 3) The Commissioner's duties need to be flexible and we need to be cognizant of the time available to Commissioners.

The Path to Proactivity – Adopting Procedures

The thought is that the first thing the Planning Commission should do is to adopt Procedures for it to follow concerning proactive agenda items: A) The Planning Commission needs to have a procedure whereby it will explore an item for recommendation to the City. What should that procedure be? B) Once the Planning Commission decides that it will explore an subject for recommendation to the City, it needs to have a way to effectively and accurately obtain information so that accurate and relevant information is submitted; C) There must be an opportunity for public notice and public comment, and the public must be allowed to an opportunity to shape and influence the decisions.

The subject agenda item at the April 12, 2022 meeting is to get feedback from the Planners concerning Procedure with a goal to adopt formal procedures by no later than the July 2022 meeting. The suggested schedule is as follows: April 2022 meeting: General discussion and feedback concerning procedures; May 2022 meeting the proactive subcommittee will take thoughts of Planning Commission and produce and submit Draft Procedures for consideration, public review, and comment at the May 2022 meeting; June 2022: Formal draft procedures for consideration will be submitted for consideration, review and public comment; and July 2022: Final procedures will be submitted for formal adoption.

Outline for Procedural Elements Discussion Items – Draft Procedures

- 1) At least initially the Commission should retain the current procedures being used by the Commission. These have the following elements a) A subject is identified on the calendar; b) evidence is presented at a hearing with public notice, and c) the commission makes a decision. We can expand this format into fact finding or other decision making.
- 2) Any Planning Commissioner can request that an agenda item include a proactive matter for Commission consideration (“the item”). The Commissioner would “pitch” the item to the Commission at the public hearing. The Commissioner should/must identify in the presented materials how the item or matter for Commission study, planning, approval, action, proposed legislation, or other is within the Jurisdiction of the Planning Commission and must identify specifically which item of the St. Helens Municipal Code Section 2.08.080 is applicable for the purposes of Jurisdiction;
- 3) If the Commission is persuaded the item is something it would like to explore, the Commission would vote to do so. The Commission may also vote to reject the item for consideration as a Commission, or it may request the item be refined and presented at a future meeting;
- 4) The Commission would discuss how it wants the item to be explored, and when and what information it would like to have at a further meeting;
- 5) An item would move forward at a pace on the Agenda as dictated by the Commission;
- 6) Public Comment and input, proper notice, and public participation need to be included in all Commission decisions, recommendations, and proposed Legislation;
- 7) Once an agenda item works its way through the Planning Procedures, formal adoption of a resolution can take place for communication to the Council.

Example of the Concept: A Commissioner desires to study Historical Buildings in the St. Helens area to add to the City List of Historical Landmarks. The Commissioner would make the proposal and identify the particular portion of the ordinance that applies to the study (perhaps that it is part of the function of the Planning Commission being the Historical Landmarks Commission), and generally the reasons for the study and potential objectives. After appropriate public notice, the Commission would vote to take up the study, outline general objectives, and request a report back from a subcommittee. The process would continue to a point where the Planning Commission would adopt (or decline to adopt) recommendations to the Council for formal Legislation.

These are the initial thoughts.

Discussion Points: 1) Does the Commission agree to a goal of adopting formal Procedures for Proactive Planning Decisions by the July 2022 meeting? 2) What elements does the Commission believe should be included in the Procedures?

CITY OF ST. HELENS PLANNING DEPARTMENT ACTIVITY REPORT



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

Date: 03.28.2022

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—PREAPPLICATIONS MEETINGS

Conducted a pre-application meeting for a potential mixed residential/commercial use building by the new veterinarian building at the former location of the “Houlton hole.” Planner Dimsho took the lead on this one.

Attended a Columbia County pre-application meeting for a proposal for a walking bridge replacement and environmental enhancements of Dalton Lake, the portion which is not within city limits but is within St. Helens’ Urban Growth Area. Since we have an agreement with ODOT (property owner) to use the land for passive public recreation, we will seek to acquire as build plans, which the applicant—Columbia River Estuary Study Taskforce—said will be produced.

Will attend (at the end of the week this report came out) a Columbia County pre-application meeting for a proposal for a manufactured home park on the south side of Millard Road within St. Helens’ Urban Growth Area. This project is separated from city limits such that annexation is years away, but they need city sanitary sewer. This would require extension of the public line westward and a private line connecting to that to serve the homes. Could be a complication utility use agreement to protect city interest (prevent water inflow and infiltration), whilst being outside of city limits.

PLANNING ADMINISTRATION—MISC.

Responded to a County referral for a project within the UGB but outside city limits. This is for the Grace Baptist Church along Ross Road. **See attached.**

We have officially received an application for a new Burger King in St. Helens at the corner of US30 and Howard Street. This is for one of the proposed lots of the four-lot commercial subdivision there.

DEVELOPMENT CODE ENFORCEMENT

In 2020 we received a complaint about potentially unlawful structures on the 400 block of S. 2nd Street. Our Building Official looked into it and spoke with the property owner. Seemingly

cooperative, staff expected the issue to be resolved. A recent follow-up complaint and further investigation shows that it has worsened. Enforcement correspondence had been sent.

PLANNING COMMISSION (& acting HISTORIC LANDMARKS COMMISSION)

March 8, 2022 meeting (outcome): The Commission approved a Variance for a property along S. 2nd Street for a deck overlooking the cliff abutting the Riverfront District expansion area (i.e., the veneer mill property). The Commission also reviewed and recommended approval of a Planned Development overlay zone for property at the end of N 8th and 9th Streets, north of Deer Island Road. This Council will see this in early April. Finally, the Commission approved a Planned Development Subdivision as related files for the same property as the Planned Development overlay zone.

In addition to the public hearing items above, the commission discussed being more proactive. Some key things as part of this discussions (based on notes and not meeting minutes which were not yet available as of the date of this report):

1. Motion was made and approved to be more proactive.
2. Non quorum subcommittee will come back to the Commission in future meetings for topics.
3. The Planning Commission recommends an Assistant Planner for the upcoming fiscal year.
4. The Commission requests a budget specific for their use of \$25,000 at their discretion.
5. As part of this proactive scenario, the Commission desires more inclusion on city projects.

April 12, 2022 meeting (upcoming): At least one public hearing will be held for a Variance to allow a reduced front yard for a vacant lot along S. 10th Street. The city's consultants will present the Water Master Plan to the Commission. The Commission will also discuss preferred alternatives for in-water facilities proposed at Grey Cliffs Park.

GEOGRAPHIC INFORMATION SYSTEMS (GIS)

Annual software update efforts started this month. This pertains to both the Planning and Engineering departments.

Our new data efforts progress, but perhaps slightly later than anticipated. Due to the March weather thus far and as forecasted, aerial photo flights may not happen in March, but our contractor is keeping an eye out for the right weather to capture the imagery by April 10th.

Routine data updates.

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

From: [Jennifer Dimsho](#)
To: [Jacob Graichen](#)
Subject: March Planning Department Report
Date: Thursday, March 24, 2022 9:40:08 AM

Here are my additions to the March Planning Department Report.

GRANTS

1. **OPRD - Local Government Grant – Campbell Park Improvements** - 6-month grant extension granted for the COVID-19 related delay of court surfacing materials. New deadline is April 2022. Concrete pad poured. Waiting on dry weather for PW to finish grading of stormwater area (plants ordered and pick up, soil delivered). Courts are complete. Conducted final walk through to confirm punchlist items completed on 2/18. PW to stripe parking lot.
2. **CDBG- Columbia Pacific Food Bank Project** – JH Kelly continuing \$1.6 million construction bid. Working through 4 deferred submittals. Will need to submit a final budget amendment to state for all change orders. 6-month time extension approved. Scheduled our punchlist walkthrough (substantial completion) on 3/25!! So close to being done! New completion is 6/30.
3. **Safe Routes to School - Columbia Blvd. Sidewalk Project** – New IGA with County and amendment to add culvert to sidewalk project complete. 60% design initiated, then the County will work on permitting. Bidding is anticipated late Fall 2022 with construction in Spring/Summer 2023. Submitted Change Order request to push completion deadline from November 2022 to February 2024 as allowed by the contract.
4. **Business Oregon – Infrastructure Finance Authority** – Application for a low-interest loan to fund streets, utilities, and a portion of the Riverwalk Project on the Riverfront property. Contract documents have been sent to legal counsel. Had a meeting with legal, they are working on their required counsel letter. Working on drafting a disbursement schedule and loan repayment schedule for the URA's IGA with Council for the upcoming 4/6 Council meeting.
5. **Certified Local Government – Historic Preservation Grant Program** – Notice to proceed from SHPO received on 11/1. Council advised staff to reduce project costs at their 1/5 Council meeting. Contract approved at 1/19 Council for just roof parapet work (no cornice work) for 24k. Slated for April to begin work.
6. **Technical Assistance Grant with the Oregon State Marine Board** - To assist with design and permitting of an in-water fishing dock and paddlecraft launch facility at Grey Cliffs Park. Stakeholder meeting held on 3/15 and a preferred alternative design was discussed. This design will go before Parks & Rec. Comm and PC in April, and Council in May for additional feedback.

PROJECTS & MISC

7. **Riverwalk Project (OPRD Grants x2)** – Columbia View Park expansion land use process completed! Playground re-design work is continuing and will be presented to Council/Parks & Rec. Comm soon. This work is now SDC eligible. Riverwalk Project design will proceed to 60% design once playground design catches up to 30%.
8. **Riverfront Streets/Utilities Design/Engineering** – Held a Joint PC/CC meeting to discuss

- 90 percent streets/utilities project update on 3/16. Pump station building design work is progressing. Undergrounding utility design will need to be completed by a separate contractor, and a new RFQ will be needed for this work. Plan is to still bid project in tandem with streets/utilities project.
9. **St. Helens Industrial Business Park (SHIBP) Public Infrastructure Design**– Work Order 1 approved - 30 % design for Phase I infrastructure & permitting/grading work for Phase II. Held 2nd stakeholder meeting on 2/17 to discuss utility and transportation needs for Phase I infrastructure. Held first PGE coordination meeting new substation and routing of transmission lines on 3/14. Followup meeting to be scheduled once PGE puts together a new package of materials based on City feedback.
 10. **Millard Road City-Owned RFP** - Council directed staff to work through possible sale terms with Atkins & Dame. Assisting John with next steps of negotiation.
 11. **Riverfront Redevelopment RFQ** – On City Council agenda 2/16 for approval. Approved by Council. RFQ went public on 2/18 and will close on 4/1. More to come!
 12. **US 30/Marshall Street Closure** – Gate has been fabricated, installed, and PW installed the Fire/City only access lock. PW also installed temporary “candlestick” bollards at the entrance of Marshall to allow users to be notified of the closure before turning down Marshall. This will prevent dangerous backing movements onto the highway. Submitted all invoices to ODOT and requested reimbursement. Project complete!
 13. **Urban Renewal Agency Meeting** – Scheduled for 4/6 to approve the IGA between URA and Council for IFA Special Public Works loan repayment. URA Financial update with Matt/John also scheduled.
 14. **Waterfront Redevelopment Website** – Project websites are undergoing some serious changes, revisions, and edits. Working with Communications Officers to confirm accuracy of updates.
 15. **Dig-E-Plan** – Building Department is rolling out a new digital plan review for building permits applications. Attended a 2-hour training to learn the new software tools and functionality.
 16. **Parks & Trails Master Plan Update** – Working with John/Matt/Shanna on a plan to update capital projects list in the 2015 P&T MP.
 17. **Oregon Public Contract Training** – Attended 3-hour training on Oregon Public Contracting law (online).

Jenny Dimsho, AICP

Associate Planner / Community Development Project Manager

City of St. Helens

(503) 366-8207

jdimsho@sthelensoregon.gov

February 23, 2022

REFERRAL AND ACKNOWLEDGMENT

Responding Agency:

NOTICE IS HEREBY GIVEN that **Michael DeRoia, representing the Grace Baptist Church, has submitted applications for a Design Review for a new storage building for church use, and the Conditional Use is for the new 40 X 84 accessory building. The existing sheds will be removed. The subject property is located at 58690 Ross Rd. The subject property is zoned Residential (R-10), contains 8.90 acres and is identified as Tax Map No. 4107-AC-00103. DR 22-03 & CU 22-03**

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

PLEASE RETURN BY: March 4, 2022

Planner: Ginger Davidson

The enclosed application is being referred to you for your information and comment. Your recommendation and suggestions will be used by the County Planning Department and/or the Columbia County Planning Commission in arriving at a decision. Your prompt reply will help us to process this application and will ensure the inclusion of your recommendations in the staff report. Please comment below.

1. ☒ We have reviewed the enclosed application and have no objection to its approval as submitted.
2. ☐ Please see attached letter or notes below for our comments.
3. ☐ We are considering the proposal further, and will have comments to you by _____.
4. ☐ Our board must meet to consider this; we will return their comments to you by _____.
5. ☐ Please contact our office so we may discuss this.
6. ☐ We recommend denial of the application, for the reasons below:

COMMENTS: The subject property has a City of St Helens Comprehensive Plan Designation of Rural Suburban Unincorporated Residential, RSUR. If annexed, the zoning could be one of the city's residential zonings "Religious assembly" (a church) is a conditionally allowed use in the city's residential zoning districts.

Signed: _____ J A G _____ Printed Name: Jacob Graichen
Title: City Planner Date: March 2, 2022

CONDITIONAL USE PERMIT APPLICATION**PROPOSED USE:** ACCESSORY Storage Building**APPLICANT: Name:** MICHAEL DE ROIA ON BEHALF OF GRACE BAPTIST CHURCH OF ST HELENS OREGONMailing address: 58690 ROSS ROADWARREN, OR 97053

City

State

Zip Code

Phone No.: Office 503-369-7730 Home N/AEmail Address: deroia.michael@gmail.comAre you the _____ property owner? X owner's agent?**PROPERTY OWNER:** same as above, OR:Name: GRACE BAPTIST CHURCH OF ST HELENS OREGONMailing Address: 58690 ROSS ROADWARREN, OR 97053

City

State

Zip Code

Phone No.: Office 503-397-0405 Home _____**PROPERTY ADDRESS** (if assigned): 58690 ROSS ROADWARREN, OR 97053

City

State

Zip Code

TAX MAP NO.: 4N1W07-AC-00103 Acres: 8.90 Zoning: R-10# 16771

Acres: _____ Zoning: _____

Acres: _____ Zoning: _____

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

Use: _____ Approx. Acres

CHURCH 8.90

Total acres (must agree with above): _____

WATER SUPPLY: X Private well.

Is the well installed? X Yes ___ No

X Community system.

Name McNulty Water PUD

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

ELECTRICITY SUPPLIER: COLUMBIA RIVER PUD

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

Tax Account No.

Acres

Co-owners (if any)

*** ACCESS CONSULTATION:** The applicant has consulted with the local Rural Fire Protection District regarding emergency apparatus access.

Fire Official's Signature: _____

Fire Marshal

Date: 01/19/2022

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.

Date: 1/17/2022

Signature: _____

[Signature]

+++++

Planning Department Use Only

Date Rec'd. _____ Hearing Date: _____

Or: Administrative _____ Receipt No. _____

Zoning: _____ Staff Member: _____

Previous Land Use Actions: _____

+++++

CONDITIONAL USE PERMIT FACT SHEET

Please attach extra pages if necessary.

1. **New Uses:** What new uses will occur on the property if this Conditional Use Permit is approved? Describe your project.

The project, a new 40' x 84' accessory structure, was approved by the church elder board to expand current secure storage capacities. Currently, we have two small storage sheds. The existing sheds

will be removed from their current location and a new 3,360sqft building erected in their place. The new building will have a 20' x 40' unenclosed area to be used for covered outdoor play, a 40' x 40'

enclosed storage area and a 24' x 40' enclosed vehicle parking and equipment storage area.

There will be a pedestrian and vehicle access provide from an existing driveway approach at the existing parking lot to the new building.

2. **Suitability:** Why is the property suitable for this use (considering lot size, shape and location, access and roads, natural features and topography, existing improvements, etc.)?

The 8.9 acre property is large enough for the proposed 3,360sqft building and the proposed location is outside the minimum setback requirements

3. **Compatibility:** How will the use be compatible with surrounding uses?

This project is only to continue the approved use. The storage building is accessory to the primary use as a church. The post and frame construction and exterior finishes will be similar to other storage buildings in the area.

4. Impact: What impact will the proposed use have on existing public facilities, or on your neighbors' use of their land? Why?

This will have a positive impact to the neighbors. Currently, unsecured equipment has attracted theft and vandalism. The new building will provide secure storage which will not attract those who might vandalise or steal.

5. Hazards: Does the proposed use create any hazardous conditions such as fire hazards, traffic hazards, slope stability hazards or use any poisonous materials? Please describe them.

The proposed building does not create ant hazard.

+++++

Submission: All of the following must be completed and submitted for a complete application:

1. The attached CONDITIONAL USE PERMIT APPLICATION.
2. Answers to the above questions.
3. An accurate site plan of your property including property lines and dimensions, all existing and proposed structures, septic tank and drainfield and well locations, prominent natural features (slopes, cliffs & streams, etc.), roads, easements, and forested areas.
4. Proof of legal usable access to your property (unless you can show an unobstructed frontage on a public or county road or on a state highway).
5. A vicinity map.
6. The application fee.
7. Please also address the criteria (on a separate sheet of paper) of Section 1503, Conditional Uses, from the Columbia County Zoning Ordinance. (See below.)

+++++

+ Section 1503, Conditional Uses:

- .5 Granting a Permit: The Commission may grant a Conditional Use Permit after conducting a public hearing, provided the applicant provides evidence substantiating that all the requirements of this ordinance relative to the proposed use are satisfied and demonstrates the proposed use also satisfies the following criteria:
- A. The use is listed as a Conditional Use in the zone which is currently applied to the site;
 - B. The use meets the specific criteria established in the underlying zone;
 - C. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, existence of improvements, and natural features;
 - D. The site and proposed development is timely, considering the adequacy of transportation systems, public facilities, and services existing or planned for the area affected by the use;
 - E. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or precludes the use of surrounding properties for the primary uses listed in the underlying district;
 - F. The proposal satisfies the goals and policies of the Comprehensive Plan which apply to the proposed use;
 - G. The proposal will not create any hazardous conditions.

COLUMBIA COUNTY
LAND DEVELOPMENT SERVICES
COURTHOUSE
230 STRAND
ST. HELENS, OREGON 97051
(503) 397-1501

DR-980-
SW-210-

General Application

File No. DR 22-03

GENERAL LAND USE PERMIT APPLICATION

TYPE OF PERMIT: ☒ Zone Change ☐ Temporary Permit
☒ Site Design Review ☐ Resource Management Plan

Other: _____

APPLICANT: Name: GRACE BAPTIST CHURCH OF ST HELENS OREGON

Mailing address: 58690 ROSS ROAD, WARREN, OR 97053

Phone No.: Office 503-397-0405 Home N/A

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

PROPERTY OWNER: ☒ same as above, OR: deroria.michael@gmail.com

Name: _____

Mailing Address: _____

PROPERTY ADDRESS (if assigned): 58690 ROSS ROAD, WARREN, OR 97053

TAX ACCOUNT NO.: 4N1W07-AC-00103 Acres: 8.90 Zoning: R-10

Acres: _____ Zoning: _____

Acres: _____ Zoning: _____

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

Use:	Approx. Acres
CHURCH	8.90

Total acres (must agree with above): 8.90

PROPOSED USES:

NEW STORAGE BUILDING ACCESSORY TO EXISTING CHURCH USE. NO NEW USES PROPOSED

WATER SUPPLY: ☒ Private well.Is the well installed? ☒ Yes ☐ No☒ Community system.

Name MCNULTY WATER PUD

METHOD OF SEWAGE DISPOSAL:☐ Community Sewer. Name _____☐ Not applicable.☒ Septic System.If Septic, does the subject property already have a system? ☒ Yes ☐ NoIf no, is the property approved for a Septic System? ☐ Yes ☐ No**CONTIGUOUS PROPERTY:** List all other properties you own which have boundary lines touching this property:Tax Account No.AcresCo-owners (if any)**CERTIFICATION:**

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

Date: 1/17/2022

Signature: _____

NOTE: Please attach an accurate and detailed plot plan, including property lines, existing and proposed structures, location of septic tank and drainfield, farm - forest areas, large natural features (cliffs, streams, etc.).

+++++

Planning Department Use Only

Date Rec'd. _____ Hearing Date: _____

Or: Administrative _____

Receipt No. _____ Stormwater & Erosion Control Fees _____

Zoning: _____ Staff Member: _____

+++++

GRACE BAPTIST CHURCH

DESIGN REVIEW APPLICATION

This application and submittal are in response to Pre Application Conference PRE21-08 and contains items identified as required submittal items during said conference.

1: **History**

The Grace Baptist Church site was approved by Site Design Review and Conditional Use Permits DR 01-16 and CU 01-33 respectively. Additionally, a variance to Public Sewer Connection Requirements was approved by V 01-03. The primary structure did not exist at the time of the Zoning Ordinance (1984) as it was built in 2005 (See attached tax assessors printout). Construction of the primary structure was completed in 2006 under building permit record 192-BLD2003-00324

There are no known current, active or closed code violation.

2: **Project Narrative**

Name Project: Grace Baptist Church Storage Building

Who:

- Property Owner and Project Developer: Grace Baptist Church of St. Helens Oregon
- Project address: 58690 Ross Road St. Helens, Oregon 97051 Phone: 503-397-0405
- Project Contacts: Michael De Roia deroia.michael@gmail.com Phone: 503-369-7730

What:

The project, a new 40' x 84' accessory structure, was approved by the church elder board to expand current secure storage capacities. Currently, we have two small storage sheds. The existing sheds will be removed from their current location and a new 3,360sqft building erected in their place. The new building will have a 20' x 40' unenclosed area to be used for covered outdoor play, a 40' x 40' enclosed storage area and a 24' x 40' enclosed vehicle parking and equipment storage area. There will be a pedestrian and vehicle access provide from an existing driveway approach at the existing parking lot to the new building. This existing driveway approach was installed during the original development to serve as access to the field and was in anticipation of a future accessory structure.

When:

The project is intended to begin Spring of 2022 and taking approximately 24 weeks to complete. This is subject to County Review and Permit approvals, materials and contractor availability. Although, we have retained a contractor and placed a down payment on materials due to the fluctuating markets.

Where:

- Location: 58690 Ross Road outside St. City limits but within the UGB.
- Tax Map ID: 4107-AC-00103
- Account: 16771
- The property is a rectangular 8.9 acre property located on Ross Road just southeast of the intersection with Bachelor Flat Road. The lot is bounded by the street the west, a

29-acre St. Helens School District golf range/park to the south, a developed residential lot and agricultural land the north and developed residential land to the east.

How:

We have obtained designs, which are submitted in this application, from Lower Columbia Engineering, regarding storm drainage and site plan requirements. We have also retained a contractor for the construction of the building. The removal of the existing structures, site work, and installation of the storm water facility will be performed by organized volunteers.

3: **Existing Site Plan**

- Vicinity Map (Attached)
- Tax Assessor's Map (Attached)
- Detailed Site Plan (Attached)

4: **Proposed Site Plan** (Attached)

5: **Grading Plan**

Please see attached existing and proposed site plan for grading information. Only grading as required for the construction of the building. No significant grading is proposed (less than 50cyd).

6: **Drainage Plan**

Narrative of Purpose and Intent- This project does not intend to change, in any significant amount, the existing surface drainage at the site. The impacts of the building and roof run off have been engineered to infiltrate and only use the existing storm water facilities where infiltration cannot be achieved within approved standard. Please see attached storm water plan and site plan.

7: **Wet Land Mitigation Plan**

Not Applicable

8: **Landscape Plan**

The project does not propose to encroach into or alter any existing landscape buffers. The new building may have small flower beds adjacent to it.

9: **Architectural Plans**

- Floor plan (Attached)
- Side and End Elevations (Attached)

10: **Sign Plan**

There is an existing illuminated monument sign with the name and address located at the south side of the driveway access on Ross Road. There are no proposed signs as part of the project outside of any required building identification.

11: **Access, Parking & Circulation Path**

The project will not impact the existing access to the existing building. There will be a pedestrian and vehicle access provided from an existing driveway approach at the existing parking lot to the new building. This existing driveway approach was installed during the original development to serve as access to the field and was in anticipation of a future accessory structure.

Vehicular access to the new building is impacted by two existing parking spaces. We are proposing to provide a no parking treatment, such as striping or signs. This will be a total loss of 2 parking spaces, none of which impact accessible parking spaces.

The project is not intended to impact the vehicle circulation path.

12: **Impact Assessment**

Not Applicable

13: **Exterior Lighting**

There are existing parking lot lights in the area of the new building. Three total that illuminate the building area. The new building will have exterior lighting placed above both exterior entrance doors.

14: **Storm Water and Erosion Control Plan**

Final Storm Water Plan (Attached)

Preliminary erosion control plan. Erosion BMP's will be placed around the construction site as needed to control erosion of soils. Any stock piles of soils and materials will be covered to prevent sediment run off. Adjacent onsite storm water inlet, two total, will have filter material placed to prevent sediment in the existing storm water facility. All soils at final will be covered with natural vegetation such as a mix of grasses. All temp BMP's will be maintained as needed to perform as intended.

15: **There are no known code violations for this property**

16: **System Development Charges**

Not Applicable

17: **School Excise Tax**

Not Applicable

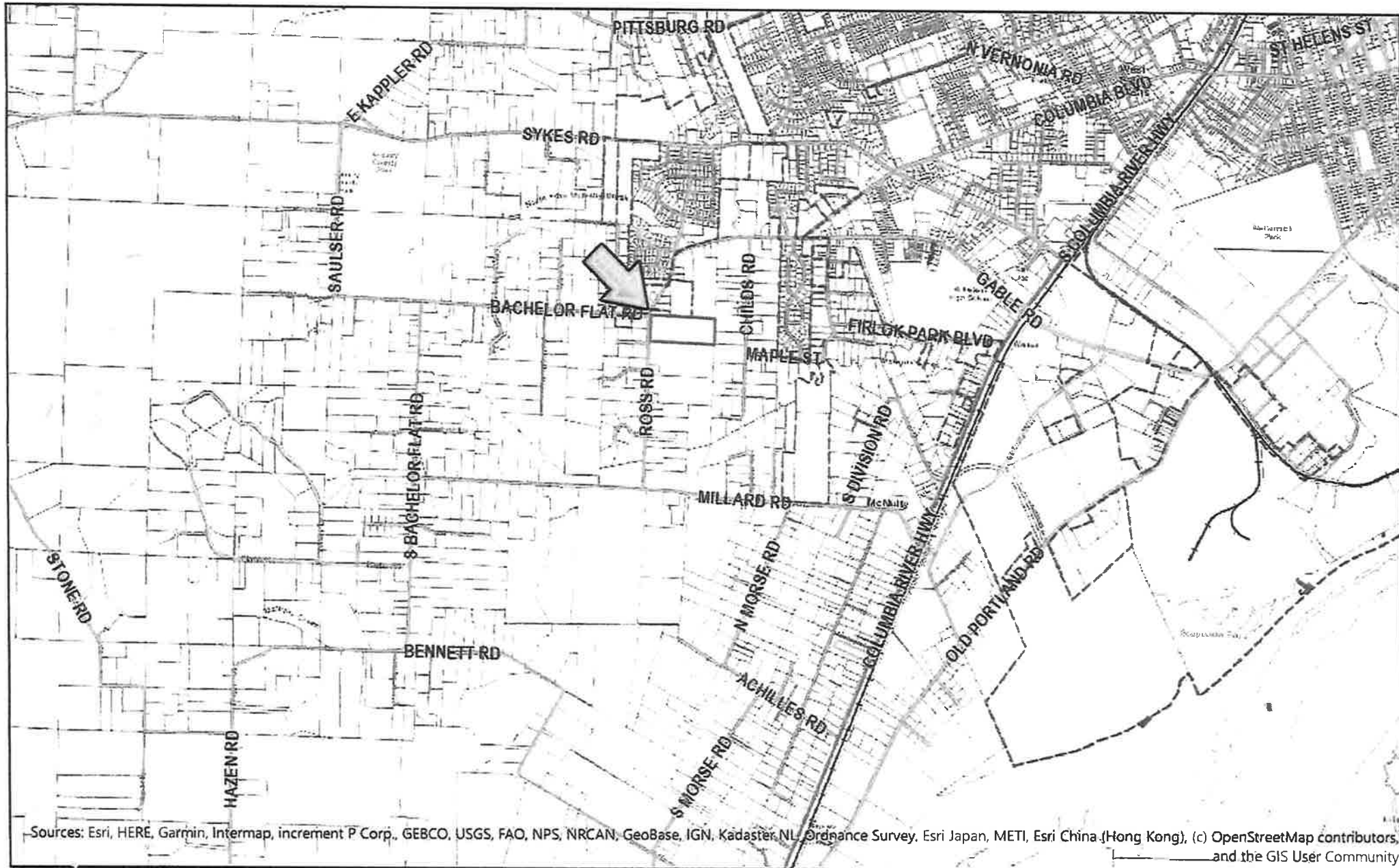
18: **Other:** Conditional Use Permit Application (CC20 1563 Standards of Approval)

See Attached



PRE 21-08 Vicinity

Item N.



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

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6/22/2021 11:23 AM

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



PRE 21-08 Aerial

Item N.



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

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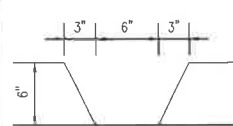
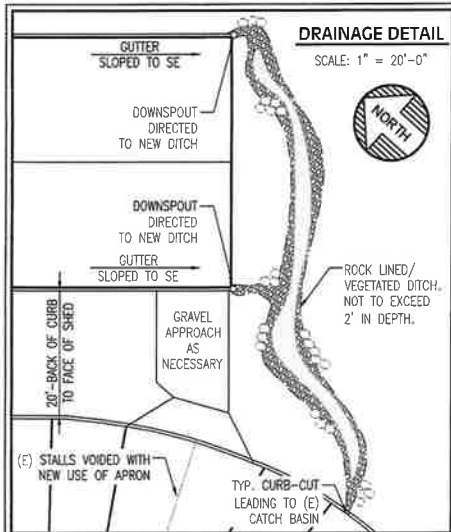
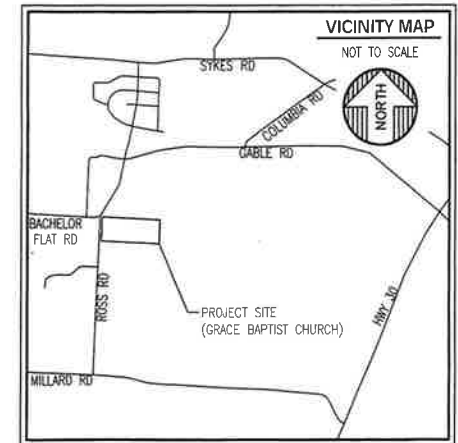
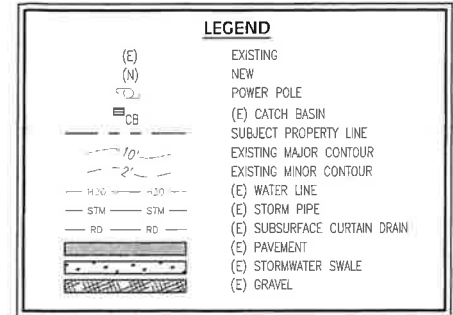
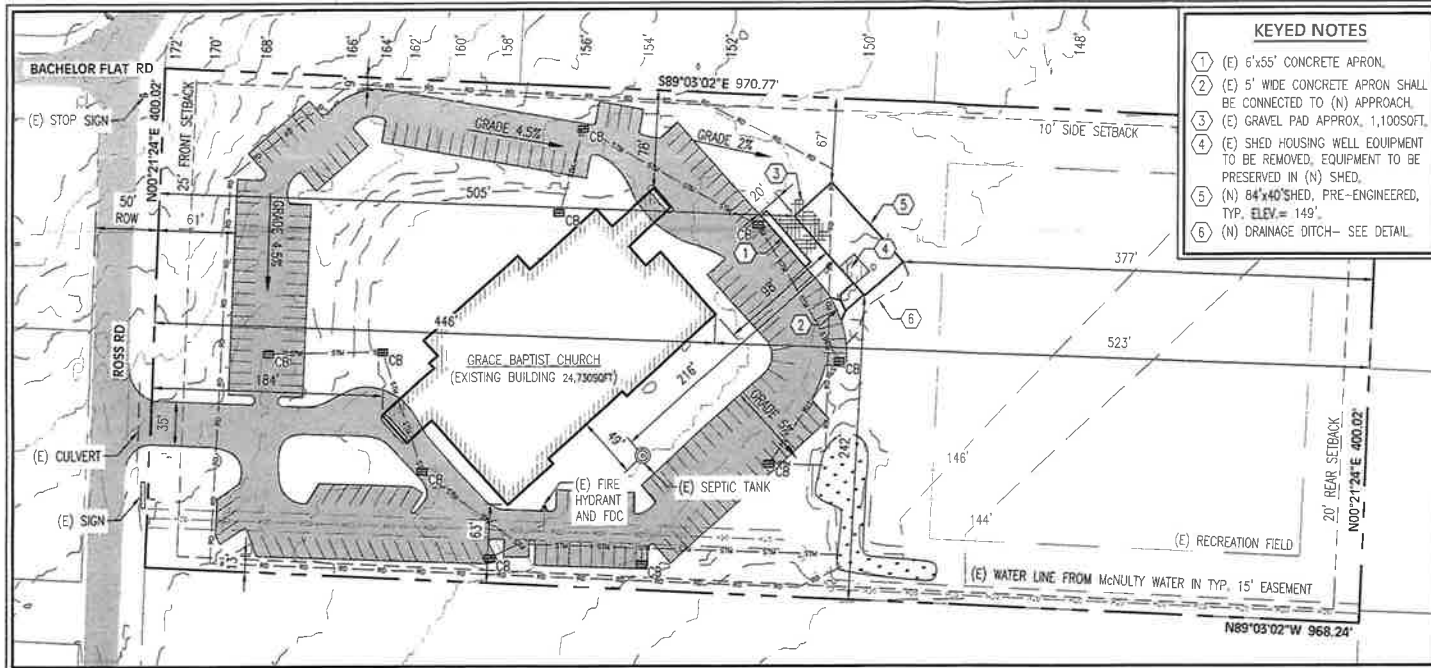
Disclaimer: This map was produced using Columbia County GIS data. The GIS data is maintained by the County to support its governmental activities and is subject to change without notice. This map should not be used for survey or engineering purposes. Columbia County assumes no responsibility with regard to the selection, performance or use of information on this map

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GRACE BAPTIST CHURCH

Item N.

STORAGE SHED ST HELENS, OREGON - 2021

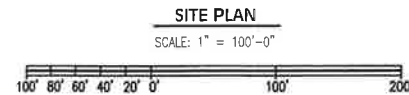


TYPICAL CURB-CUT

SCALE: 1" = 1'-0"



EXPIRES: DECEMBER 31, 2022

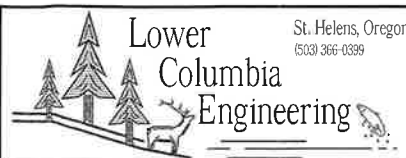


GENERAL NOTES

1. EXISTING CONDITIONS ARE BASED ON PROVIDED PLANS OF PROPERTY. ALL NECESSARY FEATURES SHALL BE INSPECTED BY CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
2. ELEVATIONS ARE IN NAVD88 AND ARE INTENDED FOR REFERENCE ONLY. FIELD VERIFICATION MAY BE NECESSARY.
3. LOWER COLUMBIA ENGINEERING IS NOT RESPONSIBLE FOR THE PROPER IMPLEMENTATION OF THESE PLANS, ANY UNCERTAINTIES SHALL BE CLARIFIED PRIOR TO COMMENCEMENT.
4. SPECIAL ATTENTION SHALL BE GIVEN TO NOT ADVERSELY EFFECT THE EXISTING SUBSURFACE CURTAIN DRAIN, IF NECESSARY FOR PROPER INSTALLMENT OF THE SHED, THE RAIN DRAIN SHALL BE ADJUSTED PER OWNER'S DISCRETION.
5. EXISTING WELL INFRASTRUCTURE SHALL NOT BE IMPACTED DURING CONSTRUCTION. FINAL LOCATION OF EQUIPMENT SHALL BE AGREED UPON WITH OWNER PRIOR TO DEMOLITION OF EXISTING SHED.

DATE: 11/24/21
REVISED PRINT
VOID ALL PREVIOUS

REV.	REVISION RECORD	DATE



PROJ. NO.	3261	SITE PLAN, MAPS & NOTES
DWG. BY	JDJ	STORAGE SHED
APPR. BY	RPB	GRACE BAPTIST CHURCH
SCALE	NOTED	DATE 10/07/2021
		DWG. NO. B-3261-G-1



Lower Columbia Engineering
58640 McNulty Way
St. Helens, OR 97051
503.366.0399

Client: Grace Baptist Church

Project: Storage Shed
Type of Project: Commercial
Warren, OR

Stormwater Report
November 24th, 2021
LCE Project No. 3261



EXPIRES: DECEMBER 31, 2022

The above seal certifies that Andrew D. Niemi, P.E. has general knowledge of Columbia County's Stormwater and Erosion Control Ordinances and Engineering Design Standards. Minor drainage modifications are proposed for this site and the following analysis has been completed in accordance with the 2001 Columbia County Stormwater and Erosion Control Ordinance.

Table of Contents

Description	Page No.
Cover Sheet	1
Stormwater Narrative	2
Appendices	
Appendix A- Soil Survey Map	3
Appendix B- Stormwater Calculations	4-7

This report pertains to the proposed private improvements described below based on specific requests by our clients. Lower Columbia Engineering is not responsible for complying with any conditions of approval or adjacent storm drainage issues that are outside of the project area. Contact Lower Columbia Engineering with any questions or uncertainties. Maintenance of this system and verification of property line locations are the responsibility of others.



Stormwater Narrative

Project Description

Grace Baptist Church at 58690 Ross Rd, Warren, OR. (45.847458N, 122.851774W) is proposing to install a new shed adjacent to the NE extents of their existing parking lot. This 8.9acre property currently consists of a 24,730sqft building, approximately 75,175sqft of parking, landscaping, and fully connected utilities. Existing utilities on site include a stormwater system that utilizes a series of catch basins to capture and convey runoff to a biofiltration swale. The location on which the new 3,360sqft shed will be installed currently consists of vegetation, 1,100sqft of gravel pad, and two concrete ramps that lead to the parking lot. Given the minor increase in impervious area that this shed will contribute, it is believed that no major infrastructure is necessary to handle the change in runoff rates.

Stormwater Analysis

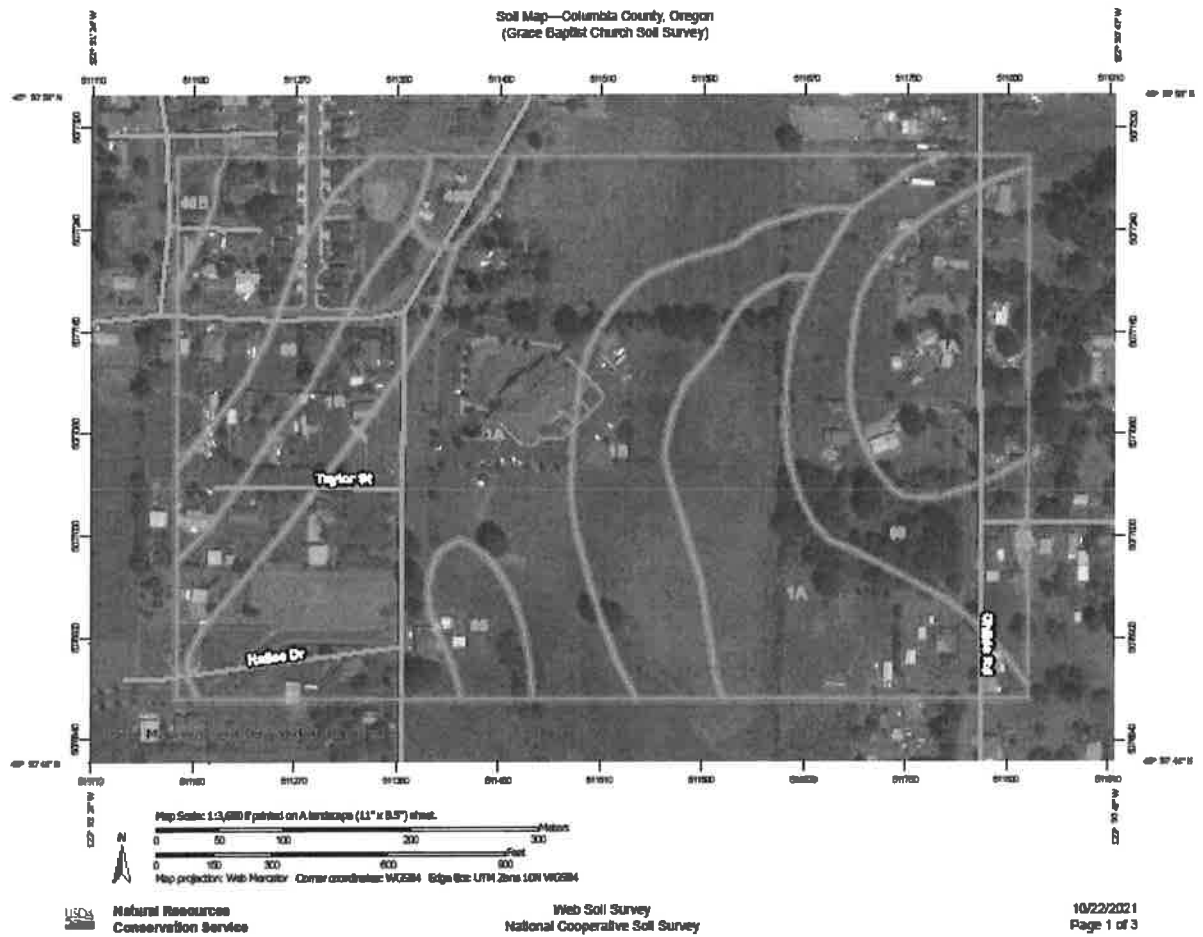
Stormwater runoff for the project was calculated using the SBUH method within the HydroCAD software system. Rainfall amounts were obtained from Appendix E of the Columbia County Stormwater and Erosion Control Ordinance (2001) with the 2-year 24-hour storm event resulting in 2.0 inches, 10-year resulting in 3.0 inches, 25-year resulting in 3.4 inches, 50-year resulting in 3.6 inches, and the 100-year storm event resulting in 4.0 inches of storm depth. A type 1A 24-hour storm is applied given the site's location. See Appendix B for the calculation report. See Appendix A for a USDA Soil Survey of the property.

Stormwater Management Design

Runoff from the proposed improvements is calculated to contribute an additional 0.05CFS during the 100-year storm event. This amount is deemed insignificant and it is believed that the existing system can handle the additional runoff. Storm improvements shall include a rock/vegetation lined ditch as illustrated in the plans. Gutters and downspouts of the new shed shall direct runoff to this ditch. The new ditch shall be accompanied by a curb-cut that shall be installed upstream of the existing catch basin. This proposed ditch is intended to provide further suppression of the runoff rate by increasing the manning's coefficient that the flow will travel across while also providing a mild level of pretreatment. Given this low flow, the typical curb-cut will be sufficient to discharge the final flow towards the catch basin adjacent to the new shed location. Maintenance of this new storm component shall include typical landscaping maintenance and inspection to make sure sediment or debris are not accumulated in the ditch, nor shall sediment be transported to the catch basin. The rest of the storm system shall continue to be maintained with typical inspections and cleaning performed to ensure that clogging and sedimentation do not occur. Vegetation in the swale is believed to be well established but shall continue to be monitored and maintained as needed for the proper functioning of the swale.



Appendix A- Soil Survey

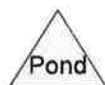
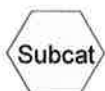




Appendix B- Stormwater Calculations



Storage Shed



Routing Diagram for 3261 Stormwater Calcs
Prepared by Lower Columbia Engineering, Printed 10/22/2021
HydroCAD® 10.00-26 s/n 07313 © 2020 HydroCAD Software Solutions LLC

Grace Baptist Church

3261 Stormwater Calcs

Prepared by Lower Columbia Engineering

Printed 10/22/2021

HydroCAD® 10.00-26 s/n 07313 © 2020 HydroCAD Software Solutions LLC

Page 6

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.052	98	84'x40 Bldg - Gravel (A)
0.052	98	TOTAL AREA

3261 Stormwater Calcs

Prepared by Lower Columbia Engineering

HydroCAD® 10.00-26 s/n 07313 © 2020 HydroCAD Software Solutions LLC

Grace Baptist Church

Type IA 24-hr 100YEAR Rainfall=4.00"

Printed 10/22/2021

Page 7

Summary for Subcatchment A: Storage Shed[46] Hint: $T_c=0$ (Instant runoff peak depends on dt)

Runoff = 0.05 cfs @ 7.80 hrs, Volume= 0.016 af, Depth= 3.77"

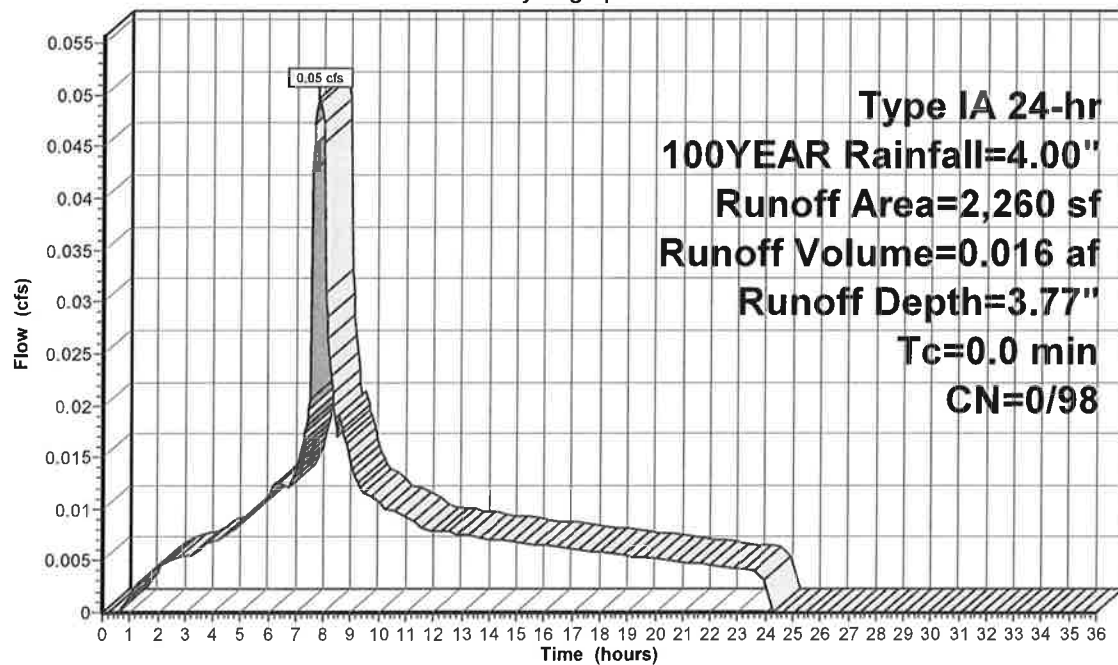
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, $dt=0.05$ hrs

Type IA 24-hr 100YEAR Rainfall=4.00"

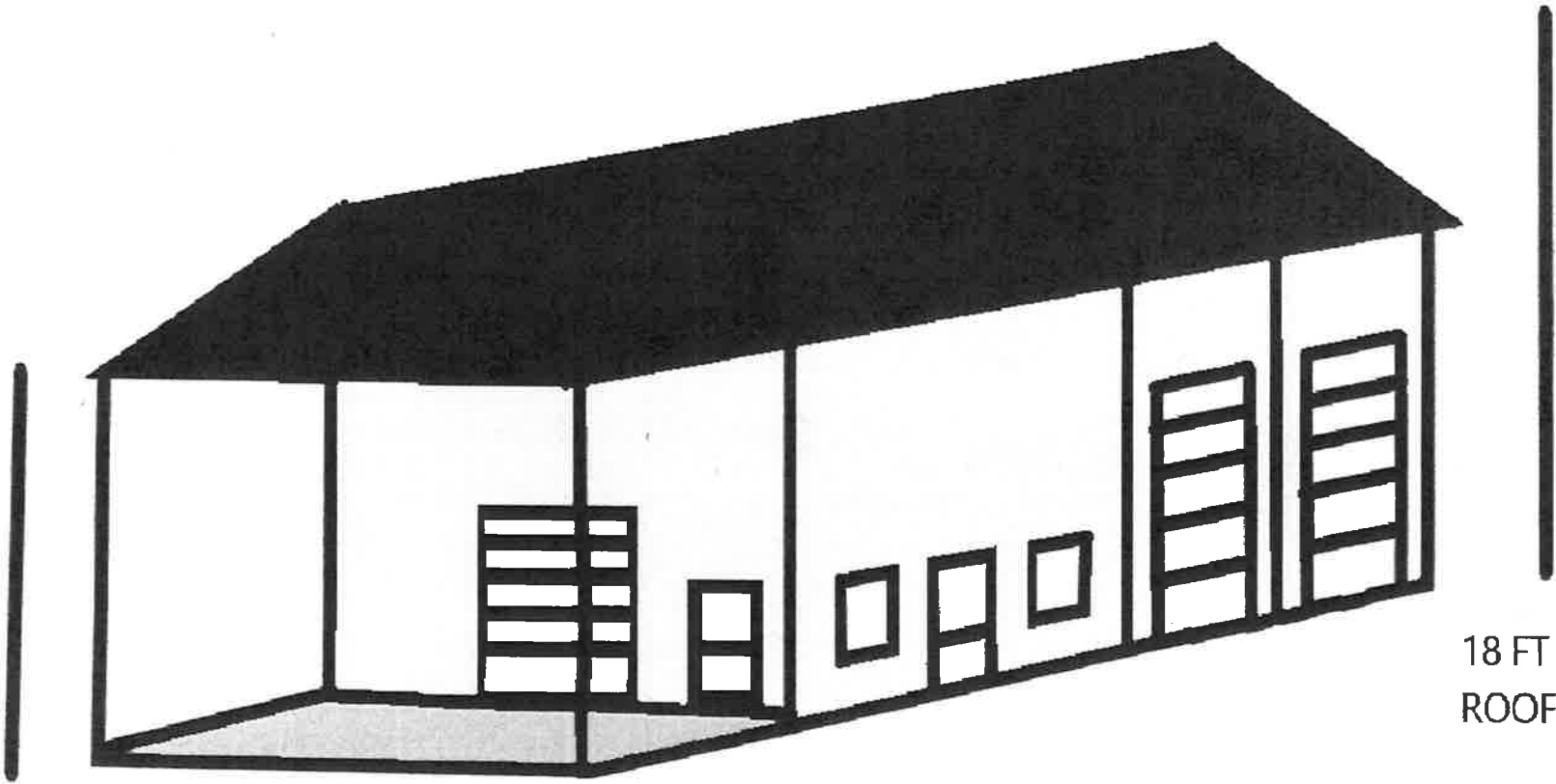
	Area (sf)	CN	Description
*	2,260	98	84'x40 Bldg - Gravel
	2,260	98	100.00% Impervious Area

Subcatchment A: Storage Shed

Hydrograph

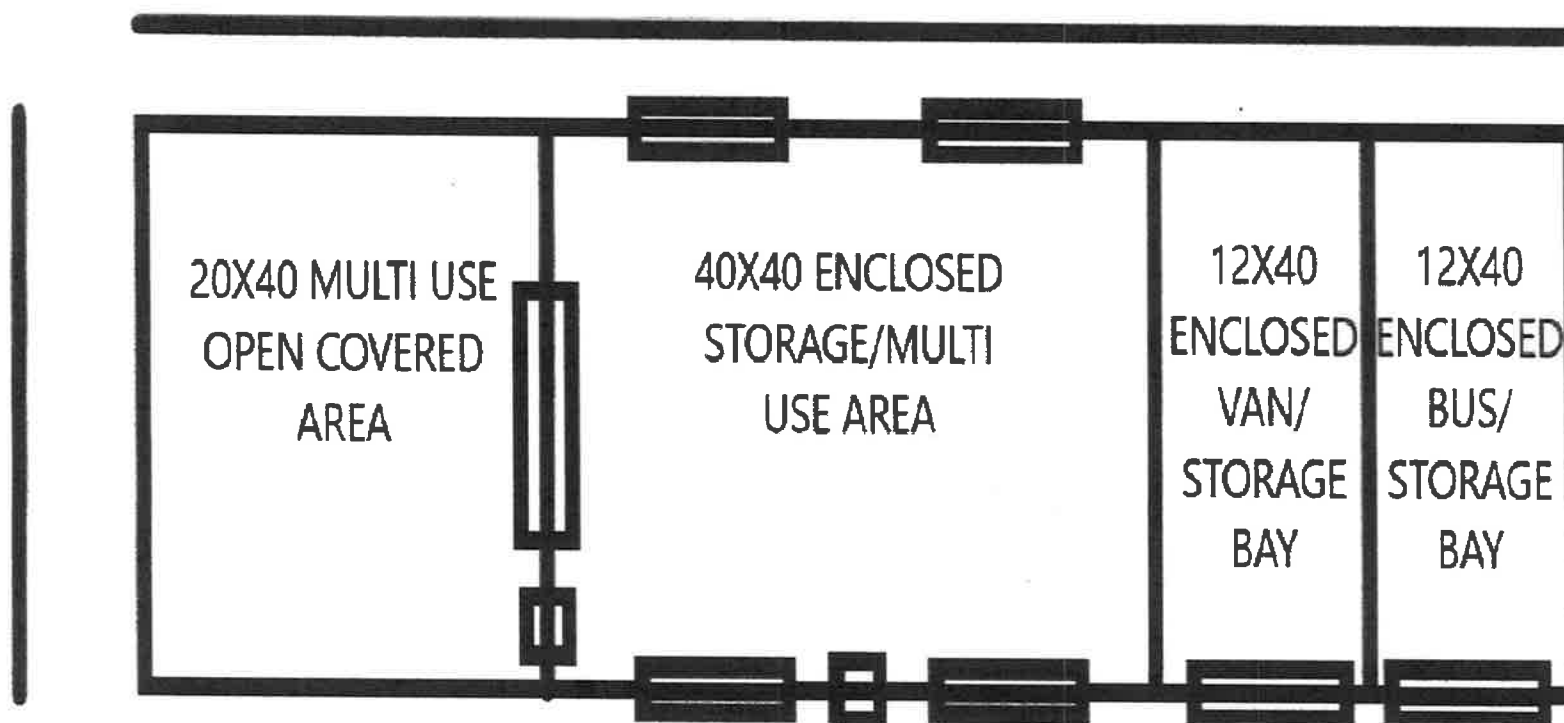


14 FT EVES
WITH 18"
OVERHANG



18 FT CENTER
ROOF POINT

84 FT WIDE

40 FT
DEEP

2 EA ENTRY/EXIT DOORS

4 EA WINDOWS ON ENCLOSED 40X40 AREA

1EA 10FT GARAGE DOOR FACING COVERED AREA

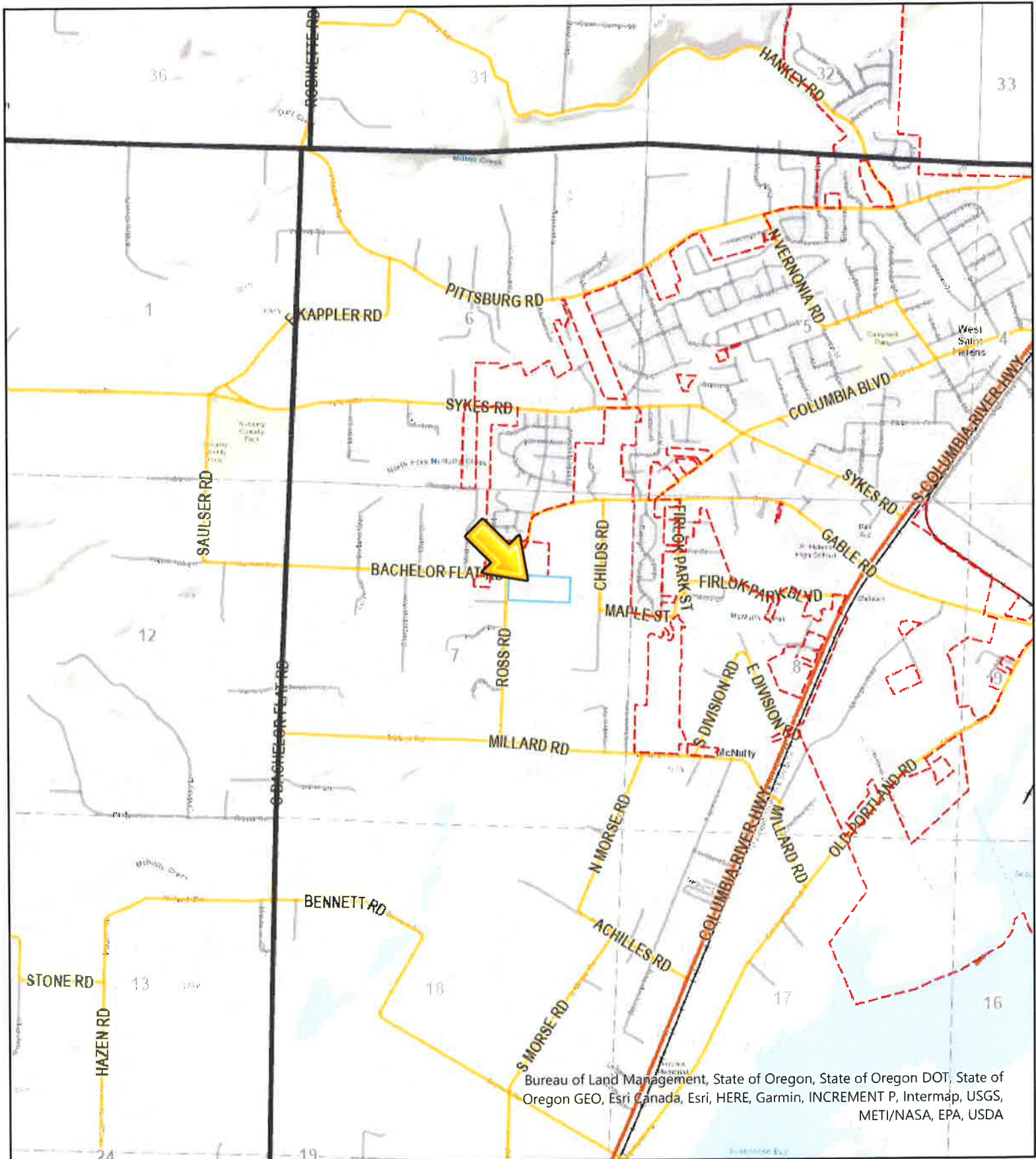
2EA 12FT GARAGE DOORS ON VEHICLE STORAGE





DR 22-03 & CU 22-03, Vicinity Map

Item N.



Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

1/25/2022 10:21 AM

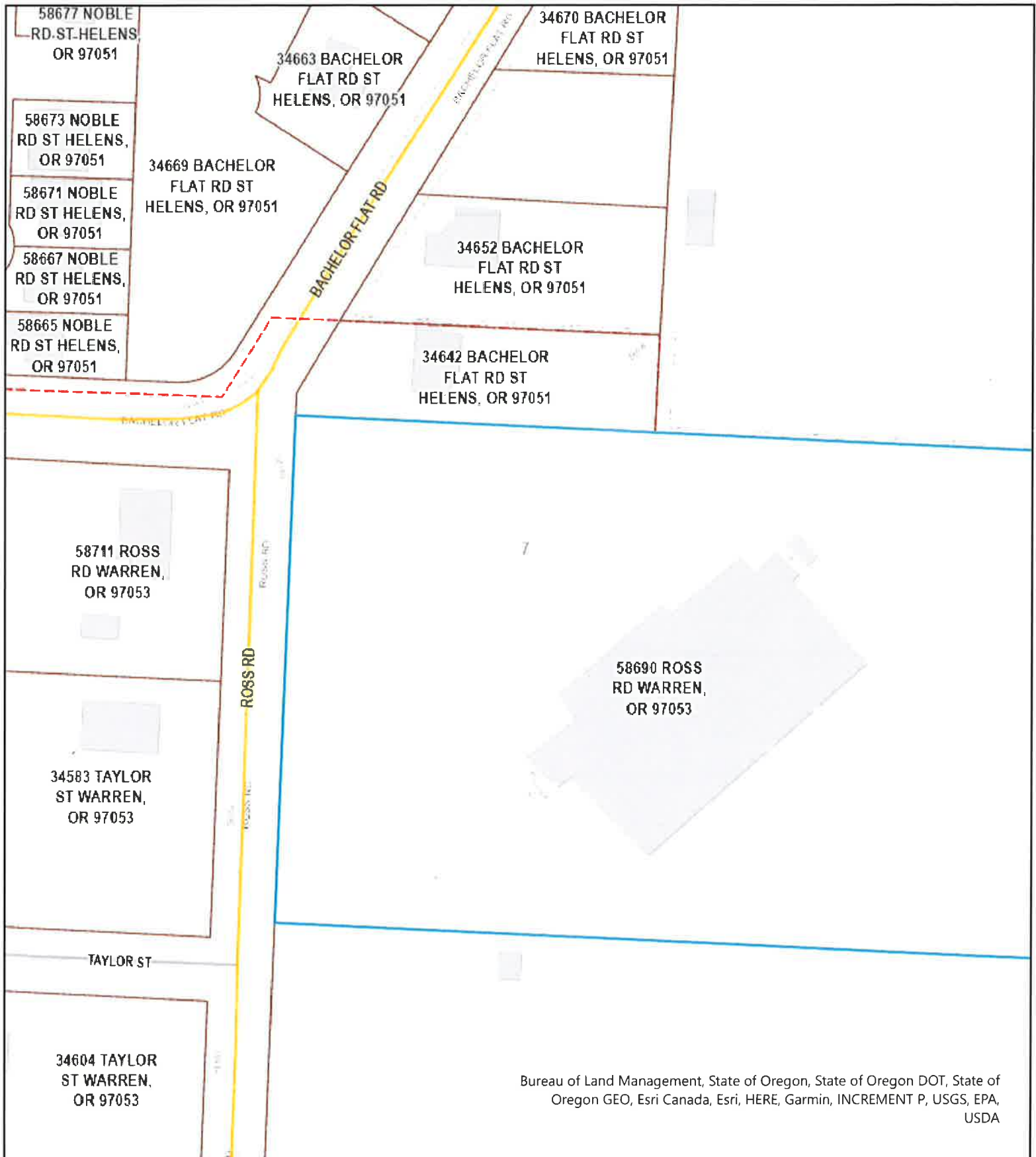
200 ft

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DR 22-03 & CU 22-03, Address Map

Item N.



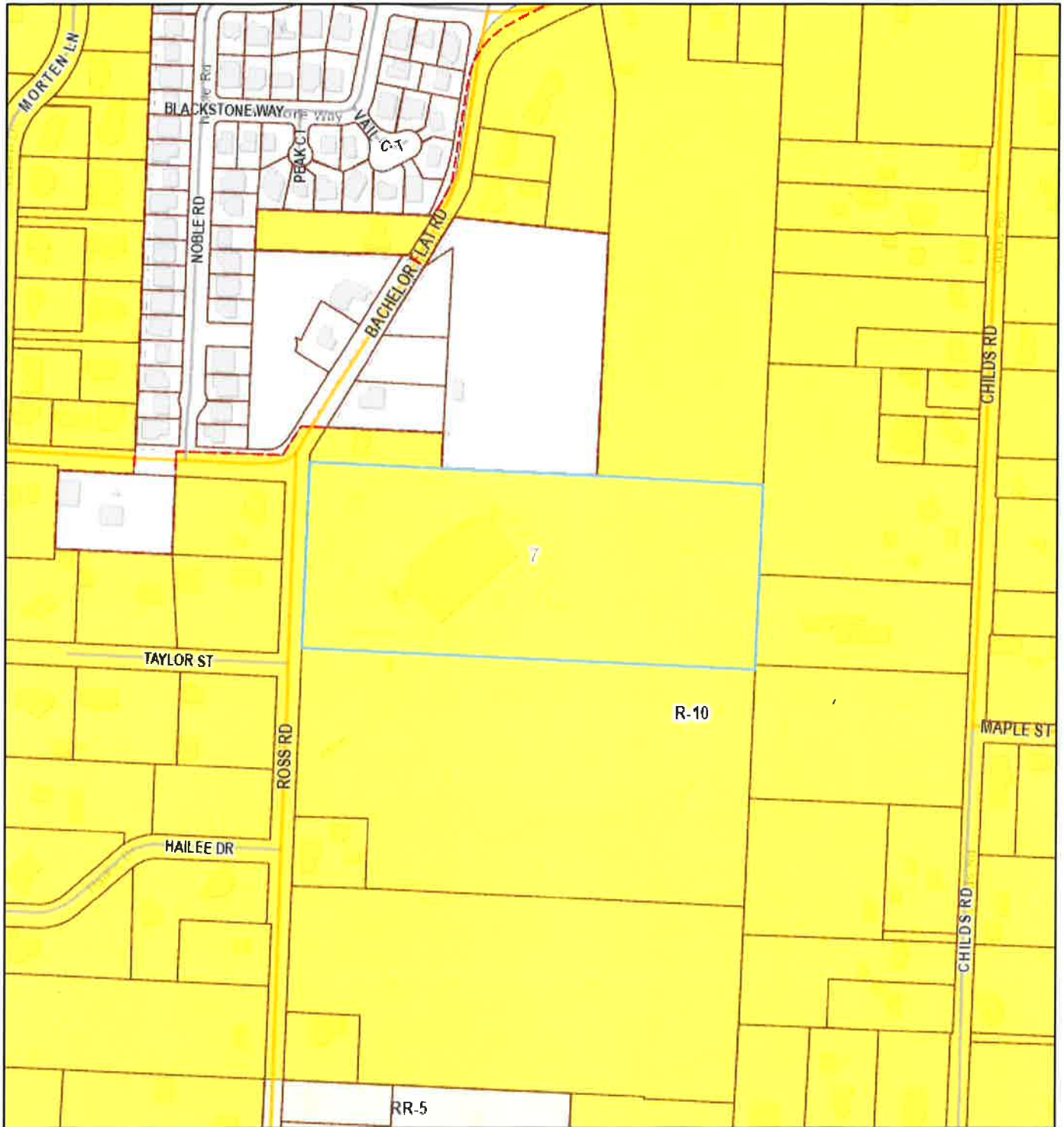
052005670 ft

1/25/2022 10:19 AM



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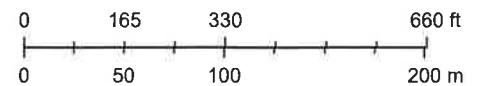
DR 22-03 & CU 22-03, Zoning Map



1/25/2022, 10:11:21 AM

1:3,600

- Override 1
- Taxlots
- Sections
- Township & Range
- City Limits
- Minor Roads
- Arterial Roads
- Zoning - Columbia County
- Rural Residential - 5 Acre Minimum (RR-5)
- Single Family Residential (R-10)



Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



DR 22-03 & CU 22-03, Aerial Map

Item N.



Oregon Statewide Imagery Program (OSIP) - Oregon Imagery Framework
Implementation Team, Bureau of Land Management, State of Oregon, State of
Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin,
INCREMENT P, USGS, EPA, USDA

1/25/2022 10:13 AM

0 25 50 75 100 ft



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PRE 21-08 Aerial

Item N.

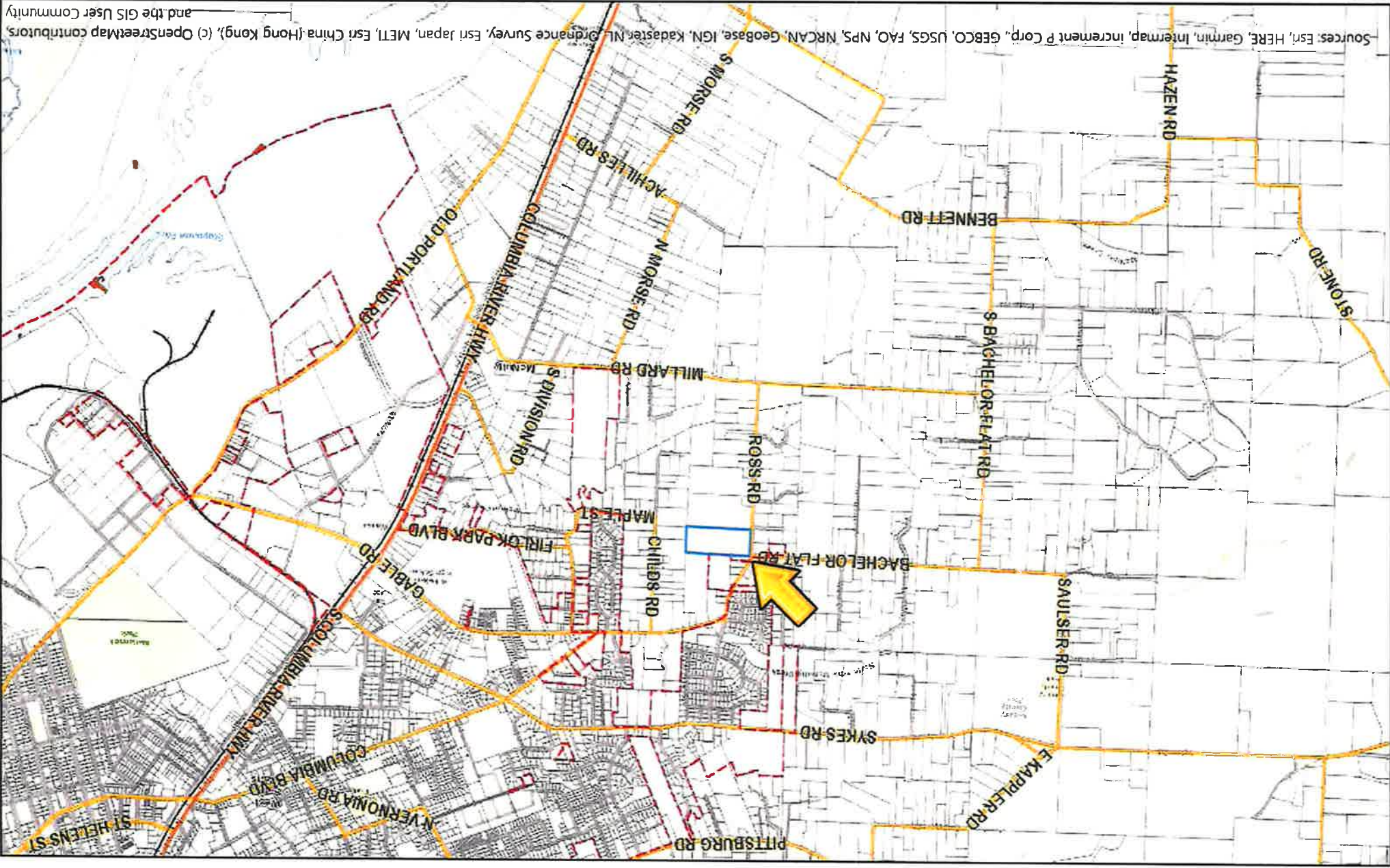


0 100 200 300 400 500 600 700 800 900 1000 ft

6/22/2021 11:21 AM

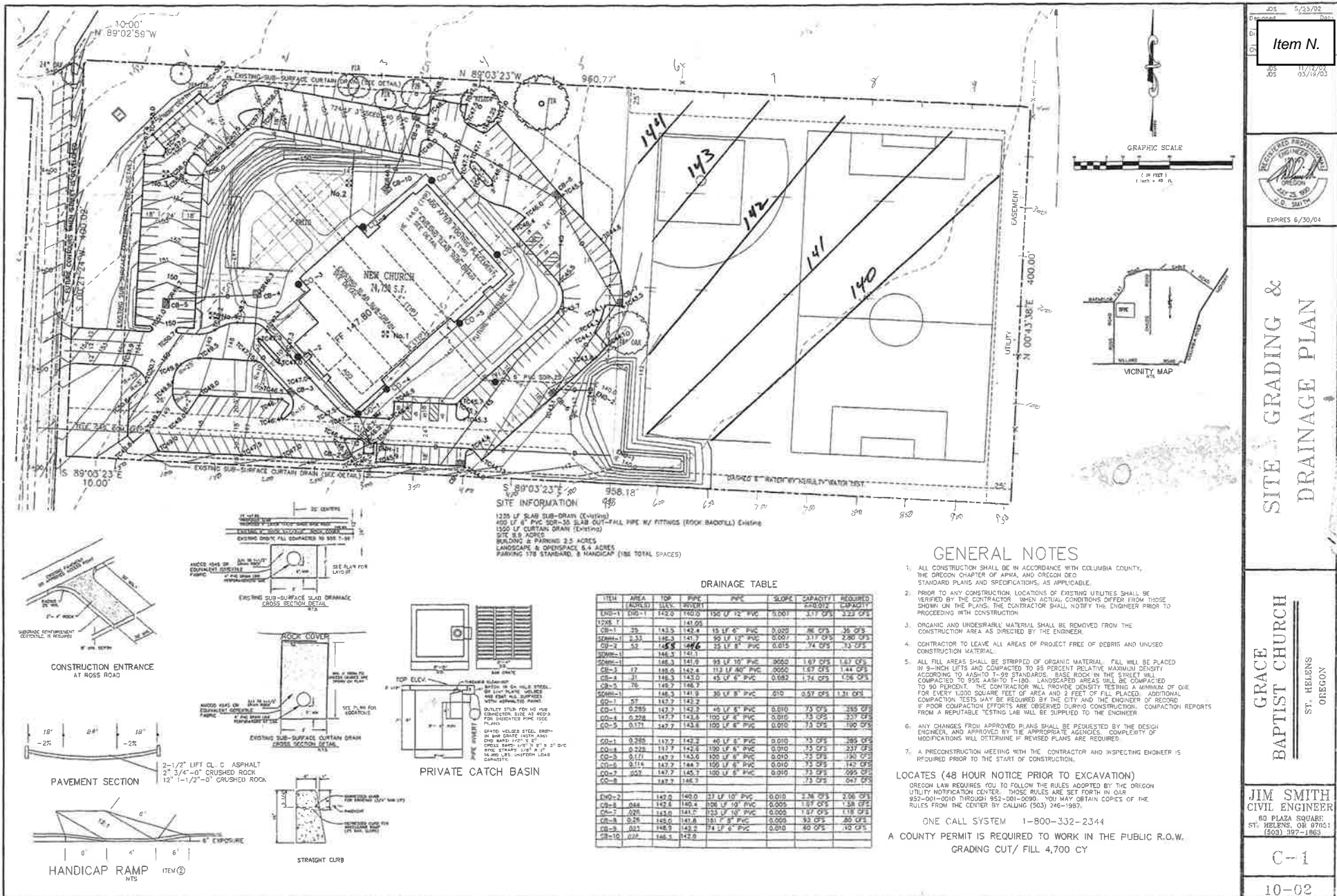
Disclaimer: This map was produced using Columbia County GIS data. The GIS data is maintained by the County to support its governmental activities and is subject to change without notice. This map should not be used for survey or engineering purposes. Columbia County assumes no responsibility with regard to the selection, performance or use of information on this map.

PRE 21-08 Vicinity



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

6/22/2021 11:23 AM



Item N.

RECEIVED PROJECT
11/17/03
03/19/03
EXPIRES 6/30/04

SITE GRADING &
DRAINAGE PLAN

GRACE
BAPTIST CHURCH
ST. HELENS
OREGON

JIM SMITH
CIVIL ENGINEER
80 PLAZA SQUARE
ST. HELENS, OR 97131
(503) 397-1865

C-1
10-02

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH COLUMBIA COUNTY, THE OREGON CHAPTER OF APWA, AND OREGON DEO STANDARD PLANS AND SPECIFICATIONS, AS APPLICABLE.
- PRIOR TO ANY CONSTRUCTION, LOCATIONS OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR. WHEN ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- ORGANIC AND UNDESIRABLE MATERIAL SHALL BE REMOVED FROM THE CONSTRUCTION AREA AS DIRECTED BY THE ENGINEER.
- CONTRACTOR TO LEAVE ALL AREAS OF PROJECT FREE OF DEBRIS AND UNUSED CONSTRUCTION MATERIAL.
- ALL FILL AREAS SHALL BE STRIPPED OF ORGANIC MATERIAL. FILL WILL BE PLACED IN 3-INCH LIFTS AND COMPACTED TO 95 PERCENT RELATIVE MAXIMUM DENSITY. ACCORDING TO AASHTO T-99 STANDARDS. BASE ROCK IN THE STREET WILL BE COMPACTED TO 95% AASHTO T-99. LANDSCAPED AREAS WILL BE COMPACTED TO 90 PERCENT. THE CONTRACTOR WILL PROVIDE DENSITY TESTING A MINIMUM OF ONE FOR EVERY 1000 SQUARE FEET OF AREA AND 2 FEET OF FILL PLACED. ADDITIONAL COMPACTION TESTS MAY BE REQUIRED BY THE CITY AND THE ENGINEER OF RECORD. IF FOOT COMPACTION EFFORTS ARE OBSERVED DURING CONSTRUCTION, COMPACTION REPORTS FROM A REPUTABLE TESTING LAB WILL BE SUPPLIED TO THE ENGINEER.
- ANY CHANGES FROM APPROVED PLANS SHALL BE REQUESTED BY THE DESIGN ENGINEER, AND APPROVED BY THE APPROPRIATE AGENCIES. COMPLEXITY OF MODIFICATIONS WILL DETERMINE IF REVISED PLANS ARE REQUIRED.
- A PRECONSTRUCTION MEETING WITH THE CONTRACTOR AND INSPECTING ENGINEER IS REQUIRED PRIOR TO THE START OF CONSTRUCTION.

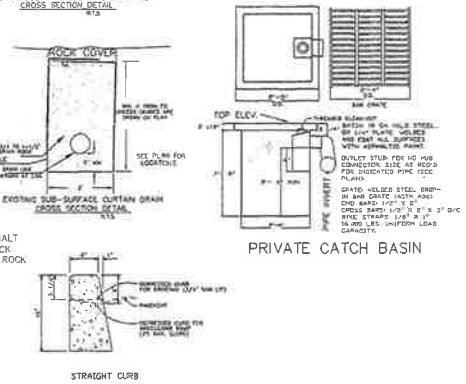
LOCATES (48 HOUR NOTICE PRIOR TO EXCAVATION)
OREGON LAW REQUIRES YOU TO FOLLOW THE RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OUR 952-001-0010 THROUGH 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES FROM THE CENTER BY CALLING (503) 246-1967.

ONE CALL SYSTEM 1-800-332-2344
A COUNTY PERMIT IS REQUIRED TO WORK IN THE PUBLIC R.O.W.
GRADING CUT/FILL 4.700 CY

DRAINAGE TABLE

ITEM	AREA (SQ.FT.)	TOP (ELEV.)	PIPE (SIZE)	SLOPE	CAPACITY (GPM)	REQUIRED CAPACITY
1745-1	1050.1	142.0	150 LF 12" PVC	0.001	3.7 GPM	3.7 GPM
1745-1	141.0	141.0				
CB-1	25	143.5	142.4 15 LF 6" PVC	0.020	86 GPM	35 GPM
1745-1	141.0	141.0	50 LF 12" PVC	0.001	3.7 GPM	3.7 GPM
CB-2	52	145.3	141.7 25 LF 6" PVC	0.015	74 GPM	112 GPM
1745-1	141.0	141.0				
CB-3	146.3	141.1	35 LF 6" PVC	0.005	167 GPM	141 GPM
1745-1	141.0	141.0				
CB-4	31	146.3	143.0 45 LF 6" PVC	0.002	124 GPM	106 GPM
1745-1	141.0	141.0				
CB-5	76	145.9	146.7 30 LF 6" PVC	0.010	537 GPM	131 GPM
1745-1	141.0	141.0				
CB-6	57	146.3	141.9 30 LF 6" PVC	0.010	73 GPM	385 GPM
1745-1	141.0	141.0				
CB-7	0.285	147.9	143.2 45 LF 6" PVC	0.010	73 GPM	237 GPM
1745-1	141.0	141.0				
CB-8	0.278	147.9	143.5 100 LF 6" PVC	0.010	73 GPM	237 GPM
1745-1	141.0	141.0				
CB-9	0.378	147.9	143.8 100 LF 6" PVC	0.010	73 GPM	100 GPM
1745-1	141.0	141.0				
CB-10	0.285	147.9	142.2 45 LF 6" PVC	0.010	73 GPM	385 GPM
1745-1	141.0	141.0				
CB-11	0.238	147.9	142.0 100 LF 6" PVC	0.010	73 GPM	237 GPM
1745-1	141.0	141.0				
CB-12	0.114	147.9	144.7 100 LF 6" PVC	0.010	73 GPM	142 GPM
1745-1	141.0	141.0				
CB-13	0.237	147.9	145.1 100 LF 6" PVC	0.010	73 GPM	095 GPM
1745-1	141.0	141.0				
CB-14	0.017	147.9	146.7 74 LF 6" PVC	0.010	40 GPM	42 GPM
1745-1	141.0	141.0				
CB-15	0.017	147.9	146.7 74 LF 6" PVC	0.010	40 GPM	097 GPM
1745-1	141.0	141.0				
CB-16	0.017	147.9	146.7 74 LF 6" PVC	0.010	40 GPM	097 GPM
1745-1	141.0	141.0				
CB-17	0.017	147.9	146.7 74 LF 6" PVC	0.010	40 GPM	097 GPM
1745-1	141.0	141.0				
CB-18	0.017	147.9	146.7 74 LF 6" PVC	0.010	40 GPM	097 GPM
1745-1	141.0	141.0				
CB-19	0.017	147.9	146.7 74 LF 6" PVC	0.010	40 GPM	097 GPM
1745-1	141.0	141.0				
CB-20	0.017	147.9	146.7 74 LF 6" PVC	0.010	40 GPM	097 GPM
1745-1	141.0	141.0				
CB-21	0.017	147.9	146.7 74 LF 6" PVC	0.010	40 GPM	097 GPM
1745-1	141.0	141.0				
CB-22	0.017	147.9	146.7 74 LF 6" PVC	0.010	40 GPM	097 GPM
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CB-23	0.017	147.9	146.7 74 LF 6" PVC	0.010	40 GPM	097 GPM
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CB-24	0.017	147.9	146.7 74 LF 6" PVC	0.010	40 GPM	097 GPM
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CB-25	0.017	147.9	146.7 74 LF 6" PVC	0.010	40 GPM	097 GPM
1745-1	141.0	141.0				
CB-26	0.017	147.9	146.7 74 LF 6" PVC	0.010	40 GPM	097 GPM
1745-1	141.0	141.0				
CB-27	0.017	147.9	146.7 74 LF 6" PVC	0.010	40 GPM	097 GPM
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CB-28	0.017	147.9	146.7 74 LF 6" PVC	0.010	40 GPM	097 GPM
1745-1	141.0	141.0				
CB-29	0.017	147.9	146.7 74 LF 6" PVC	0.010	40 GPM	097 GPM
1745-1	141.0	141.0				
CB-30	0.017	147.9	146.7 74 LF 6" PVC	0.010	40 GPM	097 GPM
1745-1	141.0	141.0				
CB-31	0.017	147.9	146.7 74 LF 6" PVC	0.010	40 GPM	097 GPM
1745-1	141.0	141.0				
CB-32	0.017	147.9	146.7 74 LF 6" PVC	0.010	40 GPM	097 GPM
1745-1	141.0	141.0				
CB-33	0.017	147.9	146.7 74 LF 6" PVC	0.010	40 GPM	097 GPM
1745-1	141.0	141.0				
CB-34	0.017	147.9	146.7 74 LF 6" PVC	0.010	40 GPM	097 GPM
1745-1	141.0	141.0				
CB-35	0.017	147.9	146.7 74 LF 6" PVC	0.010	40 GPM	097 GPM
1745-1	141.0	141.0				
CB-36	0.017	147.9	146.7 74 LF 6" PVC	0.010	40 GPM	097 GPM
1745-1	141.0	141.0				
CB-37	0.017	147.9	146.7 74 LF 6" PVC	0.010	40 GPM	097 GPM
1745-1	141.0	141.0				
CB-38	0.017	147.9	146.7 74 LF 6" PVC	0.010	40 GPM	097 GPM
1745-1	141.0	141.0				
CB-39	0.017	147.9	146.7 74 LF 6" PVC	0.010	40 GPM	097 GPM
1745-1	141.0	141.0				
CB-40	0.017	147.9	146.7 74 LF 6" PVC	0.010	40 GPM	097 GPM
1745-1	141.0	141.0				
CB-41	0.017	147.9	146.7 74 LF 6" PVC	0.010	40 GPM	097 GPM
1745-1	141.0	141.0				
CB-42	0.017	147.9	146.7 74 LF 6" PVC	0.010	40 GPM	097 GPM
1745-1	141.0	141.0				
CB-43	0.017	147.9	146.7 74 LF 6" PVC	0.010	40 GPM	097 GPM
1745-1	141.0	141.0				
CB-44	0.017	147.9	146.7 74 LF 6" PVC	0.010	40 GPM	097 GPM
1745-1	141.0	141.0				
CB-45	0.017	147.9	146.7 74 LF 6" PVC	0.010	40 GPM	097 GPM
1745-1	141.0	141.0				
CB-46	0.017	147.9	146.7 74 LF 6" PVC	0.010	40 GPM	097 GPM
1745-1	141.0	141.0				
CB-47	0.017	147.9	146.7 74 LF 6" PVC	0.010	40 GPM	097 GPM
1745-1	141.0	141.0				
CB-48	0.017	147.9	146.7 74 LF 6" PVC	0.010	40 GPM	097 GPM
1745-1	141.0	141.0				
CB-49	0.017	147.9	146.7 74 LF 6" PVC	0.010	40 GPM	097 GPM
1745-1	141.0	141.0				
CB-50	0.017	147.9	146.7 74 LF 6" PVC	0.010	40 GPM	097 GPM
1745-1	141.0	141.0				

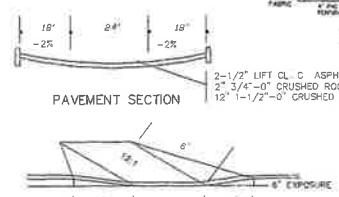
PRIVATE CATCH BASIN



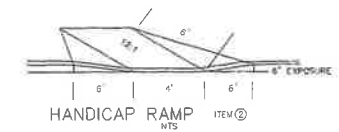
CONSTRUCTION ENTRANCE AT ROSS ROAD



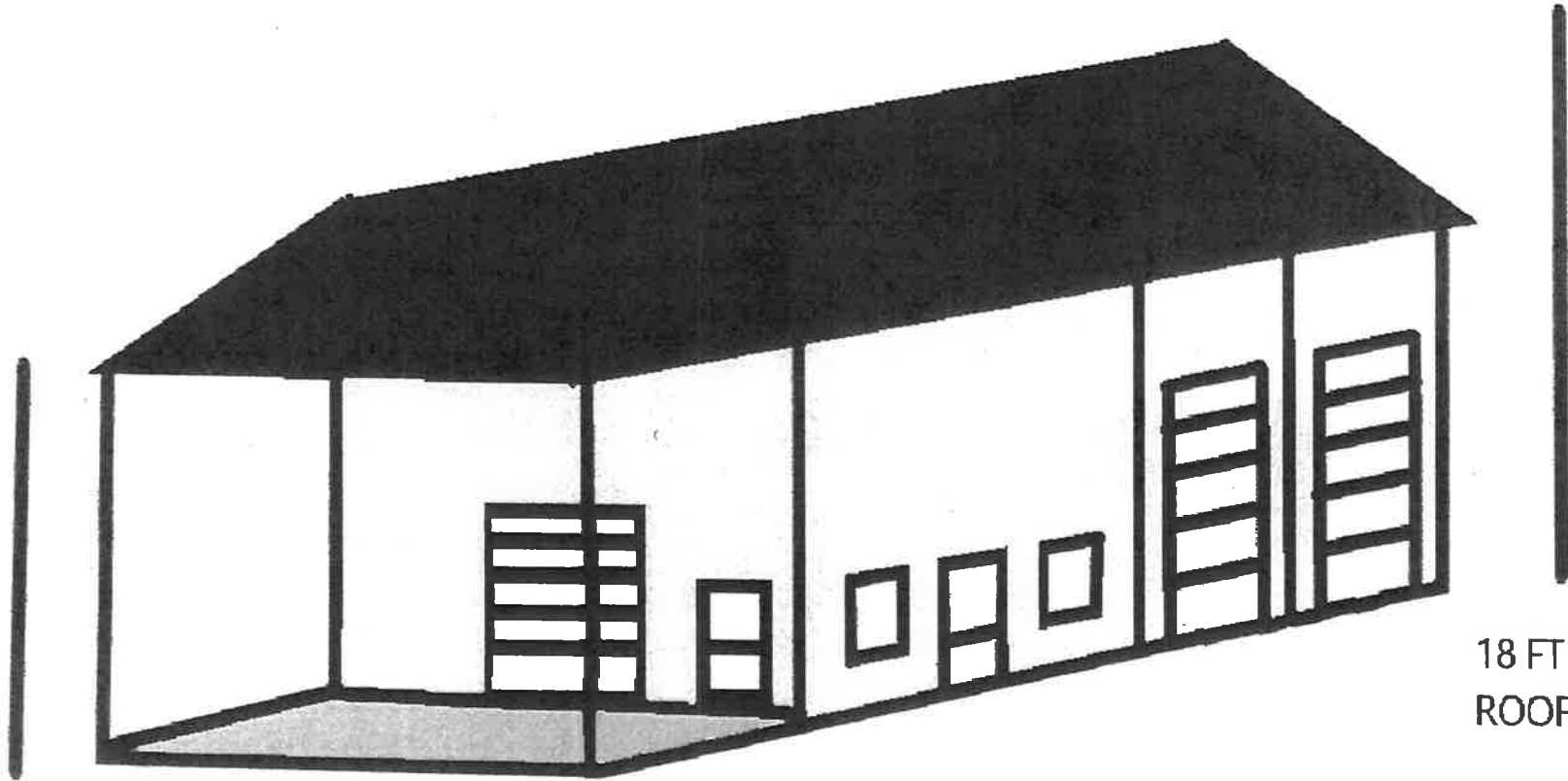
PAVEMENT SECTION



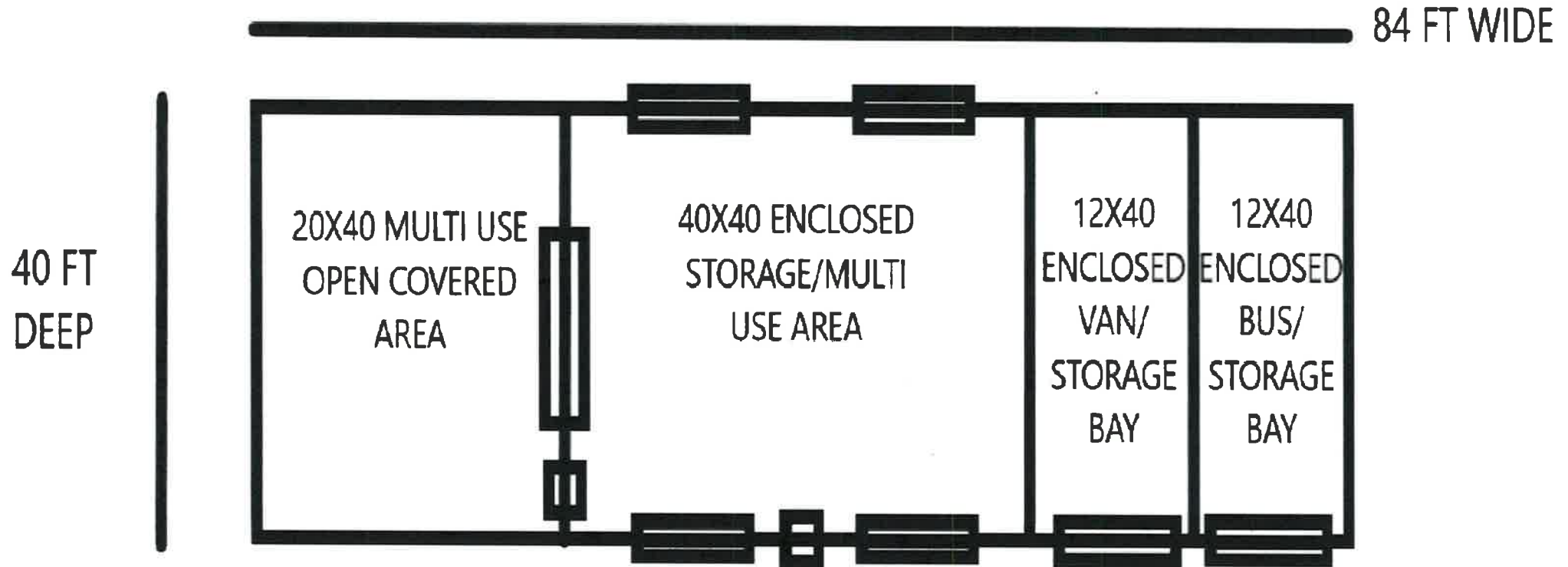
HANDICAP RAMP



14 FT EVES
WITH 18"
OVERHANG



18 FT CENTER
ROOF POINT



- 2 EA ENTRY/EXIT DOORS
- 4 EA WINDOWS ON ENCLOSED 40X40 AREA
- 1EA 10FT GARAGE DOOR FACING COVERED AREA
- 2EA 12FT GARAGE DOORS ON VEHICLE STORAGE





Client: Grace Baptist Church

Project: Storage Shed
Type of Project: Commercial
Warren, OR

Stormwater Report
November 24th, 2021
LCE Project No. 3261



EXPIRES: DECEMBER 31, 2022

The above seal certifies that Andrew D. Niemi, P.E. has general knowledge of Columbia County's Stormwater and Erosion Control Ordinances and Engineering Design Standards. Minor drainage modifications are proposed for this site and the following analysis has been completed in accordance with the 2001 Columbia County Stormwater and Erosion Control Ordinance.

Table of Contents

Description	Page No.
Cover Sheet	1
Stormwater Narrative	2
Appendices	
Appendix A- Soil Survey Map	3
Appendix B- Stormwater Calculations	4-7

This report pertains to the proposed private improvements described below based on specific requests by our clients. Lower Columbia Engineering is not responsible for complying with any conditions of approval or adjacent storm drainage issues that are outside of the project area. Contact Lower Columbia Engineering with any questions or uncertainties. Maintenance of this system and verification of property line locations are the responsibility of others.

Stormwater Narrative

Project Description

Grace Baptist Church at 58690 Ross Rd, Warren, OR. (45.847458N, 122.851774W) is proposing to install a new shed adjacent to the NE extents of their existing parking lot. This 8.9acre property currently consists of a 24,730sqft building, approximately 75,175sqft of parking, landscaping, and fully connected utilities. Existing utilities on site include a stormwater system that utilizes a series of catch basins to capture and convey runoff to a biofiltration swale. The location on which the new 3,360sqft shed will be installed currently consists of vegetation, 1,100sqft of gravel pad, and two concrete ramps that lead to the parking lot. Given the minor increase in impervious area that this shed will contribute, it is believed that no major infrastructure is necessary to handle the change in runoff rates.

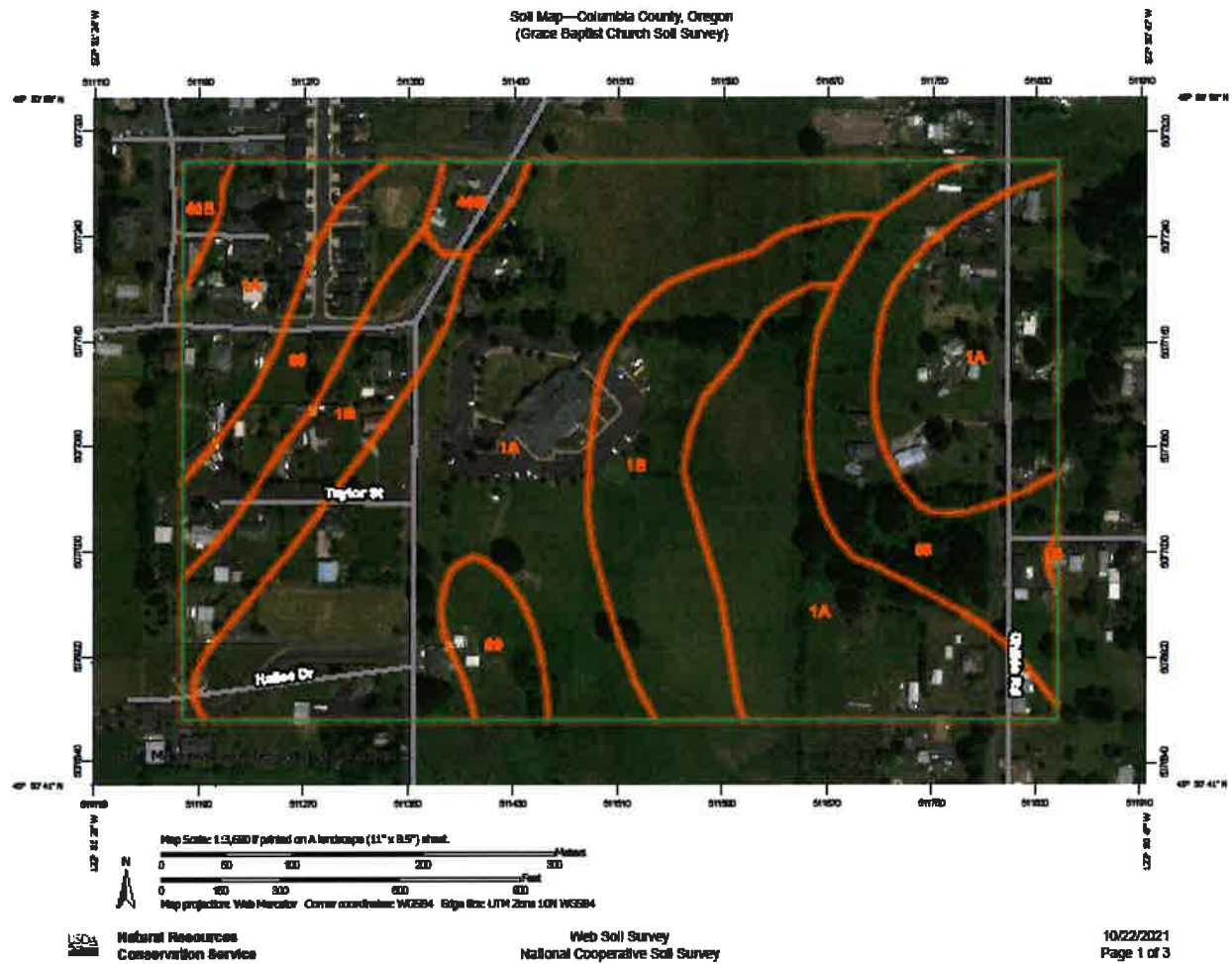
Stormwater Analysis

Stormwater runoff for the project was calculated using the SBUH method within the HydroCAD software system. Rainfall amounts were obtained from Appendix E of the Columbia County Stormwater and Erosion Control Ordinance (2001) with the 2-year 24-hour storm event resulting in 2.0 inches, 10-year resulting in 3.0 inches, 25-year resulting in 3.4 inches, 50-year resulting in 3.6 inches, and the 100-year storm event resulting in 4.0 inches of storm depth. A type 1A 24-hour storm is applied given the site's location. See Appendix B for the calculation report. See Appendix A for a USDA Soil Survey of the property.

Stormwater Management Design

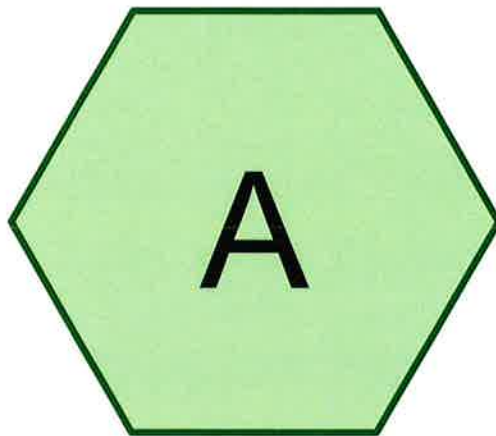
Runoff from the proposed improvements is calculated to contribute an additional 0.05CFS during the 100-year storm event. This amount is deemed insignificant and it is believed that the existing system can handle the additional runoff. Storm improvements shall include a rock/vegetation lined ditch as illustrated in the plans. Gutters and downspouts of the new shed shall direct runoff to this ditch. The new ditch shall be accompanied by a curb-cut that shall be installed upstream of the existing catch basin. This proposed ditch is intended to provide further suppression of the runoff rate by increasing the manning's coefficient that the flow will travel across while also providing a mild level of pretreatment. Given this low flow, the typical curb-cut will be sufficient to discharge the final flow towards the catch basin adjacent to the new shed location. Maintenance of this new storm component shall include typical landscaping maintenance and inspection to make sure sediment or debris are not accumulated in the ditch, nor shall sediment be transported to the catch basin. The rest of the storm system shall continue to be maintained with typical inspections and cleaning performed to ensure that clogging and sedimentation do not occur. Vegetation in the swale is believed to be well established but shall continue to be monitored and maintained as needed for the proper functioning of the swale.

Appendix A- Soil Survey





Appendix B- Stormwater Calculations



Storage Shed



Routing Diagram for 3261 Stormwater Calcs
Prepared by Lower Columbia Engineering, Printed 10/22/2021
HydroCAD® 10.00-26 s/n 07313 © 2020 HydroCAD Software Solutions LLC

Grace Baptist Church

3261 Stormwater Calcs

Prepared by Lower Columbia Engineering

Printed 10/22/2021

HydroCAD® 10.00-26 s/n 07313 © 2020 HydroCAD Software Solutions LLC

Page 6

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.052	98	84'x40 Bldg - Gravel (A)
0.052	98	TOTAL AREA

3261 Stormwater Calcs

Prepared by Lower Columbia Engineering

HydroCAD® 10.00-26 s/n 07313 © 2020 HydroCAD Software Solutions LLC

Grace Baptist Church

Type IA 24-hr 100YEAR Rainfall=4.00"

Printed 10/22/2021

Page 7

Summary for Subcatchment A: Storage Shed[46] Hint: $T_c=0$ (Instant runoff peak depends on dt)

Runoff = 0.05 cfs @ 7.80 hrs, Volume= 0.016 af, Depth= 3.77"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, $dt=0.05$ hrs

Type IA 24-hr 100YEAR Rainfall=4.00"

	Area (sf)	CN	Description
*	2,260	98	84'x40 Bldg - Gravel
	2,260	98	100.00% Impervious Area

Subcatchment A: Storage Shed

Hydrograph

