



PLANNING COMMISSION

Tuesday, June 11, 2024 at 6:00 PM
HYBRID: Council Chambers & Zoom (details below)

AGENDA

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

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

CONSENT AGENDA

- A. Planning Commission Minutes Dated May 14, 2024

PUBLIC HEARING AGENDA (times are earliest start time)

- B. 6:00 p.m. Variance at 325 Strand Street - Uebelacker
- C. 6:30 p.m. Historic Resource Review at 120 S 1st Street - Kenoyer

DISCUSSION ITEMS

- D. Architectural Review at 325 Strand Street - Uebelacker

PLANNING DEPARTMENT ACTIVITY REPORT

- E. Planning Department Activity Report - May

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

- F. Site Design Review at 71 Cowlitz Street - The Klondike Tavern
- G. Temporary Sign Permit at 2100 Block of Columbia Blvd - Heather Epperly Agency, Inc.
- H. Temporary Use Permit at 735 S Columbia River Hwy - Bethel Fellowship

PROACTIVE ITEMS

- I. Architectural Standards
- J. Vacant Storefronts
- K. The Plaza Square

FOR YOUR INFORMATION ITEMS

ADJOURNMENT

NEXT REGULAR MEETING: July 9, 2024

VIRTUAL MEETING DETAILS

Join:

<https://us06web.zoom.us/j/83943652547?pwd=ruQx8PYKR6CtP5YzcVUI9LLZQNGWTD.1>

Meeting ID: 839 4365 2547

Passcode: 421544

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, May 14, 2024, at 6:00 PM

DRAFT MINUTES

- Members Present:** Chair Dan Cary
 Vice Chair Jennifer Shoemaker
 Commissioner David Rosengard
 Commissioner Brooke Sisco
 Commissioner Scott Jacobson
 Commissioner Charles Castner
- Members Absent:** Commissioner Ginny Carlson
- Staff Present:** City Planner Jacob Graichen
 Associate Planner Jenny Dimsho
 Community Development Admin Assistant Christina Sullivan
 City Councilor Mark Gunderson
- Others:** Brady Preheim
 Shelly Isaacson
 Bob Gardner
 Miriam Parker

CALL TO ORDER & FLAG SALUTE

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

Preheim, Brady. Preheim was called to speak. He wanted to protest Commissioners Castner and Rosengard being on the Commission. He mentioned the Police Station application, that the Planning Commission originally denied and appealed to the City Council, had been formally withdrawn. He said he thinks the location will be brought back before them and he wanted them to start new.. He said he did not believe there should be a new station and just a remodel of the current station. He was also glad the Commission had added the Plaza Square to their Proactive Items.

CONSENT AGENDA

A. **Planning Commission Minutes Dated April 9, 2024**

Motion: Upon Vice Chair Shoemaker's motion and Commissioner Rosengard's second, the Planning Commission unanimously approved the Draft Minutes dated April 9, 2024, as written. [AYES: Vice Chair Shoemaker, Commissioner Sisco, Commissioner Jacobson, Commissioner Rosengard, Commissioner Castner; NAYS: None]

PUBLIC HEARING AGENDA (times are earliest start time)

B. **6:00 p.m. Annexation at Property west, south, and east of 58212 Old Portland Road – The Port of Columbia County**

Chair Dan Cary opened the Public Hearing at 6:05 p.m. There were no ex-parte contacts, conflicts of interests, or bias in this matter.

Associate Planner Jenny Dimsho presented the staff report dated April 23, 2024. She shared where the property was located. She said it was 11.84 acres. She said the property owner would like to connect to City utilities. The applicant will be building a maintenance facility, which was permitted through Columbia County.. She also mentioned there was a significant wetland and 100-year flood plain on the property. She said the proposed facility met all the criteria with the County and was away from the protection zone.

She mentioned the other utilities did not share any concerns with this property annexation.

She said the zoning for this property would be Heavy Industrial.

She said there is one recommendation of approval to pay the Fair Share Sewer Impact Fee at the time of building permitting.

There was a small discussion on the wetland on the property. There was also a discussion on the possibility of archeological findings on the property.

House, Miriam. Applicant. House is a representative of the property owner. She shared it meets the criteria of what is needed for an Annexation. She also mentioned if there was a need for them to apply an inadvertent discovery plan, they would do that.

In Favor

No one spoke in favor of the application.

In Neutral

No one spoke as neutral of the application.

In Opposition

No one spoke in opposition to the application.

Rebuttal

There was no rebuttal.

End of Oral Testimony

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

Close of Public Hearing & Record

Deliberations

There were no deliberations of this application.

Motion: Upon Commissioner Rosengard's motion and Commissioner Sisco's second, the Planning Commission unanimously recommended approval of the Annexation as recommended by staff. [AYES: Vice Chair Shoemaker, Commissioner Rosengard, Commissioner Sisco, Commissioner Jacobson, Commissioner Castner; NAYS: None]

C. 6:15 p.m. Annexation at 2180 Gable Road – JLJ Earthmovers, LLC

Chair Dan Cary opened the Public Hearing at 6:19 p.m. There were no ex-parte contacts, conflicts of interests, or bias in this matter.

City Planner Jacob Graichen presented the staff report dated April 23, 2024. He said this property owner has been looking to expand. He said the property owner wanted to use the City's Development Code when they developed this property which is why they wanted to move forward with this annexation.

Graichen mentioned it was partially developed. He said there was no Land Use approval for this site. He said there was some storage activity that had started up on the property recently which is what brought attention to the property and led to this annexation. He said that in 2017 a Site Design Review with Columbia County was applied for, but that effort was withdrawn by the property owners (not the applicant of this annexation was not involved at the time). He said towards the end of last year they started to see some storage activity on the property. He said that for the property owner to establish this facility as a storage site, he would have to go through a public hearing process through the County. He said the owner of the property did not want to do this, so to avoid that, he wanted to annex the property and use the City's Development Code.

He said the zoning would be Light Industrial and that it abuts the City Limits on several sides.

He said this would also clean up the area as far as City standards are concerned. He said there was a city access off Gable Road (a road under the city's jurisdiction) that remains incomplete. He said with the Annexation they would require the fence to meet the access standards for any new/changed access. He said there was an access condition to consider is that any Gable Road access point, including the one in use, would require approval by the City and any associated improvements including paving.

In Favor

No one spoke in favor of the application.

In Neutral

No one spoke as neutral of the application.

In Opposition

No one spoke in opposition to the application.

Rebuttal

There was no rebuttal.

End of Oral Testimony

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

Close of Public Hearing & Record

Deliberations

There was a small discussion about the condition for access and the Commission agreed it would be pertinent to include.

Motion: Upon Commissioner Castner's motion and Commissioner Rosengard's second, the Planning Commission unanimously recommended approval of the Annexation as recommended by staff. [AYES: Vice Chair Shoemaker, Commissioner Rosengard, Commissioner Sisco, Commissioner Jacobson, Commissioner Castner; NAYS: None]

D. 6:30 p.m. Annexation at 35456 E Division Road – Christine Dahlgren

Chair Dan Cary opened the Public Hearing at 6:34 p.m. There were no ex-parte contacts, conflicts of interests, or bias in this matter.

Associate Planner Dimsho presented the staff report dated April 23, 2024. She shared where the property was located. She said it was currently developed with a detached single-family dwelling. They want to annex to connect to City Sewer. They had a failing septic and needed to connect quickly.

There are two access points on the property and a developed curb and gutter located on Division Road. She mentioned that Columbia County Land Development had no concerns, and the Columbia County Road Department had no concerns, but said if there was ever a Building Permit pulled, they would need to obtain an access permit because Division Road is a County Road.

She said the zoning would become Highway Commercial. She said it is a non-conforming use now and will continue to be a non-conforming use when it annexes in.

She said if the property was ever redeveloped in the future, there would be a fair share fee potentially imposed.

In Favor

No one spoke in favor of the application.

In Neutral

No one spoke as neutral of the application.

In Opposition

No one spoke in opposition to the application.

Rebuttal

There was no rebuttal.

End of Oral Testimony

There was no discussion on this application.

Close of Public Hearing & Record

Deliberations

The Commission felt this application was pretty straightforward.

Motion: Upon Commissioner Sisco's motion and Commissioner Rosengard's second, the Planning Commission unanimously recommended approval of the Annexation as recommended by staff. [AYES: Vice Chair Shoemaker, Commissioner Rosengard, Commissioner Sisco, Commissioner Jacobson, Commissioner Castner; NAYS: None]

E. 6:45 p.m. Historic Resource Review at 260 S 2nd Street – John Doctor, Inc.

Chair Dan Cary opened the Public Hearing at 6:45 p.m. There were no ex-parte contacts, conflicts of interests, or bias in this matter.

Dimsho shared the staff report dated fill in date. She said this was an alteration to a designated landmark. She mentioned that this district does not allow dwellings on the ground level unless it is a designated landmark. She mentioned several years ago this property's sewer lateral failed and so the water was shut off to the property. It was a non-conforming use at that time until 2017 when the previous homeowner applied to have it placed on the landmark list. In 2019, the home was officially added to the designated landmark list with an ordinance. She mentioned there still has not been a permit submitted for repair of the sewer and has not been re-established as a dwelling.

She said back in February, there was some noted un-permitted exterior work on this property and a stop work order was placed on the property. At the same time, the Planning Department sent a letter to the owner about the Historic Resource Review needed for the work which was completed. She said the contractor responded quickly.

She said some of the work in the application still needs to be done, some is partly completed, and some work is complete.

She shared the floor plan and the different elevations and showed what work was being proposed and what work had already been done.

Graichen added that there was a letter sent from the Owner. He mentioned there was comments made that they did not know this was a designated landmark. He said he wanted to clarify that the deed shows that it is the owner's responsibility to complete their own due diligence to verify the appropriate development for this parcel. He also mentioned that the seller sat in on the hearings for when this home was placed on the designated landmark.

Doctor, John. Applicant. Doctor is the contractor for the proposed work on the project. He said they did not know the house was historically protected. He said when they found out, they started through the proper channels to make sure they repaired correctly. He said the owner and himself looked at the home and wanted to fix it up nicely. He shared some of the repairs on the interior they had been working on. He said the back half seemed to be an addition to the home as well. He said the windows they had installed were vinyl. He also mentioned two other windows that they would like to replace. He talked about a window in the back that was deteriorated and needed fixed. He shared that he put T1-11 siding on the house and could add another layer of siding over it if that is requested. He also planned to trim out the windows on the whole house. He talked about the remodel of the deck and the materials used. He also shared the guttering on the house was being replaced and repaired. He said they would need to add some trim boards to attach gutters.

Soto, Mike. Applicant. Soto is the owner of the property. He said they were very excited about the house and noticed it was deteriorating and wanted to rehab the home. He said they really like the city and wanted to be a part of this community. He said they did not know the home was on the historic registry. He said he asked the realtors involved in the contract if there were any restrictions on fixing this home up and they told him no. He said they did some work to the interior to bring some safety to the home, but still had a lot of work to do. He said they knew about the sewer issues with the home. He said they hired a professional sewer inspector and found the pipe had not collapsed, but there was a cap that was plugging the end of the line. He said it was plugged on his neighbor's side and he was working with the neighbor to get a professional in there to fix the line. He said they put all work on hold to be sure they restored the home correctly and would work with the Planning and Building Departments.

In Favor

Weiner, Diana. Weiner was called to speak. She would like to see the home rehabilitated and restored to the historical look and feel of the house even if using the modern materials. She wanted to express concern about making too many changes to the home. She said when changes are made, sometimes those features cannot be replaced or redone.

In Neutral

Gardner, Vance. Gardner was called to speak. He is a neighbor to the property. He said he would like to see the home restored. He said he hoped that someone would do it right and start maintaining the property correctly.

In Opposition

Preheim, Brady. Preheim was called to speak. He said he did not agree that the applicant did not know the home was historic. He also said the contractor should know that permits are required. He said that no work should be allowed until the sewer was repaired so that water can be turned back on. He said he did not think it was safe to allow that without water or sewer active.

Rebuttal

Doctor, John. Applicant. He said he has been doing construction for many years and has never been found to be working in violation or without a permit. He said when he started the construction, the type of work he was completing he did not know needed a permit. When he found out he immediately worked to resolve it. He also said the windows were replaced with like for like and they do plan to replace the other windows with the appropriate style for the home.

End of Oral Testimony

There was no discussion on this application.

Close of Public Hearing & Record**Deliberations**

Commissioner Jennifer Shoemaker said they, as the Historic Landmarks Committee, they should be using the Secretary of Interior's Standards for historic properties. She also mentioned that just because something is old does not mean that it needs to meet these standards. She said the home or building would need to have a significant reason to be added, such as a significant person lived there, or it has significance architecture. She said in the case of this home, it was added to the City's Landmark Registry because it has significant architecture. She said it was the only example of an Italianate Cottage in the City. She mentioned the changes that had been made, disregarding the style of an Italianate Cottage. She said they should not allow vinyl windows or T1-11 siding. She said she also did not agree with like for like replacement for the windows. She said it should be replaced with the correct historical type windows. She also said that it may need to be considered that this home was filmed in the movie Twilight and that some of the restoration should be like what it looks like in the movie.

Commissioner Brooke Sisco said she understood the idea of vinyl windows but that the correct style of wood, double hung, windows would be what she would recommend as they fit the historical aspect of the home. She said that single-hung and double-hung fiberglass and wood still provide the flow of air throughout the home and livability the owners were looking for.

Commissioner David Rosengard said the replacements made that were considered like for like, were not likely historical changes. He would like to see those openings that were replaced to be corrected with materials that are historically correct. He said he was ok with fiberglass window material, as he understands that it is more affordable, and it can also be painted..

There was a small discussion on whether the back of the home was an addition that was added later to the home. The Commission agreed there was not enough evidence to confirm if this was an addition or not.

There was a discussion about the T1-11 siding that was used to replace some parts of the exterior. The Commission agreed this was not an appropriate siding type and should be changed.

There was a discussion on the windows. They agreed that the type of material should be wood, or fiberglass material and they should be single or double hung windows. They did not want to see any slider windows.

There was an opening in the back where an air-conditioner was placed. It was removed and replaced with a vinyl window. The Commission said they did not mind the opening remaining but wanted the window to be replaced with a single- or double-hung window, not the slider. They also discussed the window added in to the bathroom side of the home. They agreed a wood or fiberglass casement window, or historical look square window would be appropriate, but a new slider would not be approved.

There was a small discussion about the partially re-installed false shutters and if they should be re-installed. The Commission agreed that they should not be re-installed, and the existing ones should be removed.

The Commission discussed the column wrapping for the back patio. They agreed it would look nice and be an appropriate addition and tie in with the front patio.

There was a discussion about the siding. They decided that the siding that has been removed or replaced on the north and west elevations shall be replaced with visually similar siding which matches the surrounding existing siding.

There was a small discussion about the front decking. The Commission agreed that the front and rear plywood decking should be covered or replaced with decking which more closely resembles the appearance of historical decking material (e.g., tongue and groove).

They discussed the restoration of the gutters which requires removal of the remaining original crown molding. In case someone in the future would like to replace the crown molding, the Commission wanted the applicant to provide the Cite photos of the remaining crown molding prior to removal for installation of gutters.

Motion: Upon Commissioner Castner's motion and Commissioner Rosengard's second, the Planning Commission unanimously recommended approval of the Historical Resource Review with the recommended conditions of approval as discussed and recommended by staff. [AYES: Vice Chair Shoemaker, Commissioner Rosengard, Commissioner Sisco, Commissioner Jacobson, Commissioner Castner; NAYS: None]

Motion: Upon Commissioner Shoemaker's motion and Commissioner Sisco's second, the Planning Commission unanimously approved the Chair to sign the findings. [AYES: Vice Chair Shoemaker, Commissioner Rosengard, Commissioner Sisco, Commissioner Jacobson, Commissioner Castner; NAYS: None]

DISCUSSION ITEMS

F. **Planning Department Semi-Annual Report to City Council**

Dimsho and Graichen presented the Semi-Annual Report which they gave to the City Council.

G. **Planning Commission Annual Report to City Council: June 5, 2024**

Graichen asked the Commission if any of them would like to be the person who shared the report with the City Council. No one volunteered, so Graichen will be the one to present to Council.

He mentioned a few items he planned to share. He asked the Commission if they wanted to keep the Associate Planner ask in the Report and the Commission said they do want to keep asking for it. Hopefully when budget projections are better, they will be able to fill that position request.

They would still like to be involved in the city-led projects and discussions of projects and efforts.

H. **2024 Development Code Amendments (Continued)**

Graichen reminded the Commission of their previous discussions on the Development Code amendments from the last meeting.

He discussed lot coverage and providing exemptions. He said when someone builds on a lot, there are setbacks and lot coverage requirements. The current code allows a small reduction in setbacks and increase in lot coverage for new accessory structures and remodels to provide some flexibility without a required variance public hearing. The suggested code change is that the applicable structure proposed

for remodel would need to be lawfully in place for at least five years before the exceptions would be allowed. This would help prevent people from abusing the intent of the code.

Graichen also discussed the remaining code changes as included in the packet.

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

- I. Sign Permit (Temporary) at 2100 Block of Columbia Blvd – Kiwanis Club
- J. Extension of Time (AP.1.22 (Appeal of SUB.2.22)) at Pittsburg Road & Meadowview Drive – Comstock Subdivision
- K. Site Design Review & Sign Permit at 526 Milton Way – First Student, Inc.
- L. Sign Permit (x2) at 115 N 18th Street & 1804 Columbia Blvd Suite A – Clark Signs
- M. Sign Permit at 373 S Columbia River Hwy – Garrett Sign
- N. Accessory Structure at 114 N 16th Street – Walker
- O. Site Design Review (Minor) at 155 N Columbia River Hwy – Pronto Signs, LLC
- P. Extension of Time (TUP.2.23) at 343 S 1st Street – Crooked Creek Brewery

There was no discussion on the Planning Director Decisions.

PLANNING DEPARTMENT ACTIVITY REPORT

- Q. Planning Department Activity Report – April

There was no discussion on the Planning Department Activity Report.

PROACTIVE ITEMS

- R. Architectural Standards
- S. Vacant Storefronts
- T. The Plaza Square

There was no discussion on the Proactive Items.

FOR YOUR INFORMATION ITEMS

Graichen shared that there was a Special Session with the City Council and the new police station appeal. Because of all the time that had lapsed, the City Council had to make a tough decision because they could not simply withdraw an application from the Land Use Board of Appeals (LUBA). He said they were able to keep the record as it and move forward with LUBA and maybe a decision would be made within the next year on whether or not it was approved. The other option was to abandon the appeal and deny the application. Since the most efficient way was to abandon the application, that is the route the City Council chose to take. So, the City Council denied the land use application for the Police Station at the Special Session.

ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 9:45 p.m.

Respectfully submitted,

*Christina Sullivan
Community Development Administrative Assistant*

**CITY OF ST. HELENS PLANNING DEPARTMENT
STAFF REPORT
Variance V.5.24**

DATE: June 4, 2024
TO: Planning Commission
FROM: Jennifer Dimsho, AICP, Associate Planner

APPLICANT: Will Uebelacker
OWNER: Columbia Assets Group, LLC

ZONING: Riverfront District, Plaza Subdistrict
LOCATION: 325 Strand Street and vacant lot west of 325 Strand Street;
4N1W-3BD-300 & 401

PROPOSAL: Variance to allow a reduction in the amount of off-street parking spaces required for a subsequent development proposal

SITE INFORMATION / BACKGROUND

The subject property includes two lots, one with an existing building addressed as 325 Strand Street and the other, a vacant lot west of the building fronting S. 1st Street. The total square footage of the two lots is 11,520 sq. ft. There is no land use history on the site. The 1984 National Historic District nomination identifies the existing building as constructed in 1908. At the time of the nomination and for decades following, the building was used as Grace’s Antique Annex, storing additional antiques for the main Antique shop which was located next door in the ground floor of the Morgus Building.

In 2019, a demolition permit (Permit No. 14729) was issued for the building. The scope of work generally was to remove siding to expose dry rot and expose the roof so that the owner could assess the ability to repair the structure. Some work was completed, but the permit ultimately expired. The building remained with portions in a partially demolished state for years. This quickened the deterioration of the existing building.

In August 2023, a building permit was issued (Permit No. 749-23-0000354-STR) to construct temporary shoring for a failing bearing wall (along the south side of the building). This work was inspected in September 2023, with a condition from the Building Official that the temporary shoring supporting the wall was approved for use for no more than one year from completion.

The City currently has an ongoing infrastructure project which will make roadway improvements on S. 1st Street and Strand Street abutting the subject property. The City’s project is expected to be completed by the end of 2024.





SOUTH WALL PRE-SIDING REMOVAL C. 2019



SOUTH WALL POST-SIDING REMOVAL C. 2020



VACANT LOT FROM S 1ST STREET C. 2024

PUBLIC HEARING & NOTICE

Public hearing before the Planning Commission: **June 11, 2024**

Notice of this proposal was sent to surrounding property owners within 100’ feet of the subject properties on May 20, 2024, via first class mail. Notice was sent to agencies by mail or e-mail on the same date.

Notice was published on May 29, 2024, in The Chronicle newspaper.

APPLICATION COMPLETENESS

The 120-day rule (ORS 227.178) for final action for this land use decision is **September 11, 2024**.

AGENCY REFERRALS & COMMENTS

City Engineering Department: The developer’s request to eliminate almost 70% of required parking spaces is excessive given the location of the property on the Riverfront District where the lack of parking and parking congestion is a daily occurrence. This is very true of Strand Street where community events are often held. We should also keep in mind that when the Cowlitz Circle and the Riverwalk projects on the waterfront are complete, even more visitors will be drawn to the area exacerbating the parking problem. I believe this will be a substantial detriment to the businesses and residents in the area as well. This would not be so great an issue if St. Helens had a well developed transit system, but we do not. This means that most folks accessing the property will have vehicles and will need a place to park it. I recommend to either deny the variance request or require the developer to provide a minimum of 55% to 60% of the parking spaces required.

APPLICABLE CRITERIA, ANALYSIS & FINDINGS

DISCUSSION: The applicant’s Variance is based on a conceptual mixed-use building which contains a total of 16 residential dwelling units, 8 of which are 1-bedroom, 8 of which are lofts. On the 1st floor facing Strand Street, the building contains two commercial suites for eating/drinking establishments. This is only a Variance and subsequent permitting would be necessary to allow development (e.g., Site Development Review and/or Conditional Use Permit).

The total off-street parking requirements based on the mixed-use building concept are listed below:

17.80.030 Minimum off-street parking requirements.

- (1) Residential.
 - (a) Multiple dwelling
 - (i) Studio – One space for each unit.
 - (ii) One bedroom – One and one-half spaces for each unit.
- (3) Commercial

(m) Eating and/or drinking establishments – one space per 50 square feet of establishment’s dining area, plus one space for every two employees.

The SHMC has no separate parking use category for “Loft” and the applicant interpreted that these are considered “Studios” for the purposes of the parking calculations. If the Commission believes this is appropriate, the total amount of off-street parking required for the proposed development is 20 parking spaces for the residential units and 32 parking spaces for the commercial units for a **total of 52 spaces needed**. If the Commission believes that the “Loft” units should be considered 1-bedroom units for the purposes of the parking calculations, the total number of spaces increases to a **total of 56 spaces needed**.

Two relevant code sections related to this off-street parking variance request are included in the zoning category.

17.32.172 Riverfront district – RD, plaza.

(4) Standards Applicable to All Uses. In the plaza subdistrict, the following standards and special conditions shall apply and shall take precedence over any conflicting standards listed in this code:

(k) No additional or new on-site parking is required for sites with lawfully existing building footprint coverage in excess of 50 percent of the lot area (change of use or remodeling without a change to the existing footprint of lawfully existing building(s) are also exempt).

(l) Except for subsection (4)(k) of this section, new development shall meet required on-site parking requirements with credit, on a one-for-one basis of parking spaces in rights-of-way abutting the site. On-street parking (in rights-of-way) shall be based upon parallel parking, or existing; fractions do not count. Moreover, parking standards shall be for normal sized vehicles, for the purpose of the parking credit.

The subject property is not eligible for the parking exemption in (k) because the existing building footprint is proposed to be demolished as part of the development. However, the applicant discusses using the existing building as a key basis to grant the Variance. Note that the provision per (k) applies to existing footprint; the applicant’s plans show an expanded footprint. It also misrepresents the existing building footprint showing a portion along the west side that was demolished several years ago. Moreover, given the definition of “building” per Chapter 17.16 SHMC, which is a structure having a roof supported by columns or walls, if the roof is removed, it is no longer a building, and this exemption does not apply. Whether or not the roof can be saved, and multiple stories added and still meet this code is beyond the scope of this Variance; for the purpose of this Variance, there is no guarantee this is viable.



(l) allows on-street parking to count towards their off-street parking requirements. There are a total of 6 on-street parking spaces abutting the site (2 parallel spaces on S. 1st Street and 4 diagonal spaces on Strand Street). The applicant is providing a total of 7 on-site spaces. This means there are a **total of 13 spaces provided**.

56 spaces needed – 13 spaces provided = **43 spaces Variance request (76% reduction in parking requested)**

OR

52 spaces needed – 13 spaces provided = **39 spaces Variance request (75% reduction in parking requested)**

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.

FINDINGS:

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

- See applicant's narrative.
- Staff comments: The two adjacent properties on Strand Street do not provide any off-street parking (the Morgus Building and the Waterside building (AKA the Muckle building)). These two properties rely solely on on-street parking to meet their parking demand. Parking is a finite resource. When development is granted a variance to reduce off-street parking requirements, it is inevitable that the demand for parking related to the development will spill over into the right-of-way abutting adjacent properties.
- **The Commission could find that this spillover demand will be significantly detrimental to adjacent properties in the vicinity because the amount of parking demand is so much greater than the parking proposed to be provided on site. The Commission could find that because the applicant is providing so little parking on site, there is going to be parking demand spillover into right-of-way adjacent to other surrounding properties which is detrimental to properties within the vicinity.**
- **The Commission could also find that granting less than the proposed variance will result in less of a detrimental impact to properties in the vicinity.**

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

- See applicant's narrative.
- Staff comments: The applicant described a phased approach where if the existing building were to be redeveloped on its lot by itself, it would be eligible for the SHMC 17.32.172(4)(k) parking exemption because the building is in excess of 50 percent of the lot area. According to their calculations, using this phased approach would result in no need for a parking variance. This is not the proposal, but it does create a special and unique circumstance only relevant to this lot. However, their calculation also shows an expansion of footprint (the exemption is based on existing footprint) and given the poor condition of the building and how feasible this actually is, is unknown, especially given the possible removal of the roof and resulting ineligibility to this parking exemption this could cause.

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

- See applicant's narrative.
- Staff comments: The applicant is not requesting a use variance.

Does the Commission think a 75% or so reduction of parking requirements is maintaining the standard to the greatest reasonable extent?

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

- Staff comments: There is no known impact to existing physical and natural systems as a result of the parking variance. At the time of future development, the applicant would be required to manage stormwater to meet the City's engineering standards.

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

- See applicant's narrative.
- Staff comments: **The Commission could find that this Variance request is not the minimum necessary to alleviate the hardship and that a 75% reduction of parking is too great.**
- Here are examples of reduced parking demand development schemes to give the Commission some alternatives to consider:
 - If the applicant were to develop a retail store in one of the commercial suites, and one eating/drinking establishment in the other, the parking request would be reduced from 52 spaces to 40 spaces needed. This Variance request would be a reduction of **67.5% spaces**. (40 spaces needed – 13 spaces provided = 27 spaces Variance request).
 - If the applicant were to develop a retail sales suite and a personal services suite, the parking request would be reduced from 52 spaces to 28 spaces needed. This Variance

request would be a reduction of **53.6% spaces**. (28 spaces needed – 13 spaces provided = 15 spaces Variance request).

The Commission must find all criteria (a) – (e) are met based on the above and/or any other findings to approve the Variance, or the Commission must specify which criteria are not met and why as a basis for denial.

CONCLUSION & RECOMMENDATION

The Commission has three main options:

1. Grant the Variance as requested.
2. Grant less than the Variance request based on findings above.
3. Deny the Variance all together based on findings above.

If the Commission decides to approve the Variance (either Option 1 or 2), staff recommends including the following conditions:

1. This Variance approval is valid for a limited time pursuant to SHMC 17.108.040.
2. << This Variance allows a parking reduction of xx% of the requested parking spaces. >>
3. This Variance does not grant land use, Site Development Review, Conditional Use Permit site plan or any other approval to develop the property. It only allows a reduction of parking for such permitting subsequent to this Variance.
4. This Variance shall only apply to development of the entire subject property, without the existing building (i.e., it is removed/demolished). It shall not apply to development of a portion of the subject property and/or a proposal that uses the existing building.
5. Owner/applicant and their successors are still responsible to comply with the City Development Code (SHMC Title 17), except for the Variance(s) granted herein.

Attachments: Applicant Plans & Narrative with Planner Notes (15 pages)

325 STRAND ST VARIANCE APPLICATION

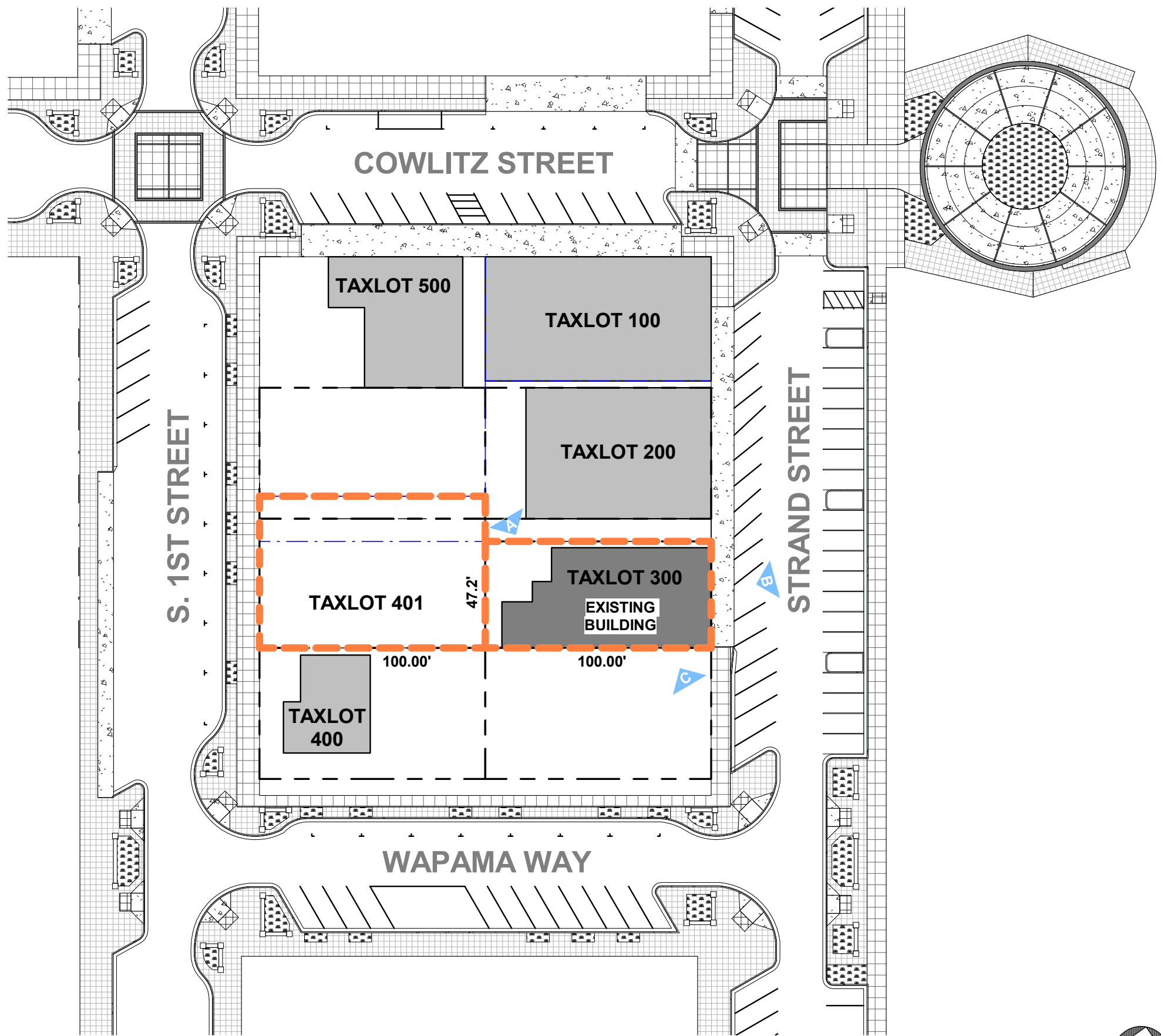
ST. HELENS, OREGON

TAX LOT 4103-BD-00300
4103-BD-00401
ZONING RD RIVERFRONT DISTRICT - PLAZA SUBDISTRICT

PROJECT LOCATION



IMAGE FROM USEPA AREA-WIDE PLANNING PROJECT RESOLUTION 1765



EXISTING STRUCTURE



A VIEW LOOKING SE



B STREET FACING FACADE



C VIEW LOOKING NW

1 (E) SITE PLAN - WATERFRONT DEVELOPMENT
 1" = 50'-0"
 EXISTING CONDITIONS

CODE EXCEPTION FOR EXISTING BUILDINGS

PHASE I - TAX LOT 301

17.32.172 RIVERFRONT DISTRICT - RD PLAZA

(4)(K) NO ADDITIONAL OR NEW ON-SITE PARKING IS REQUIRED FOR SITES WITH LAWFULLY EXISTING BUILDING FOOTPRINT COVERAGE IN EXCESS OF 50 PERCENT OF THE LOT AREA (CHANGE OF USE OR REMODELING WITHOUT A CHANGE TO THE EXISTING FOOTPRINT OF LAWFULLY EXISTING BUILDING(S) ARE ALSO EXEMPT).

(L) EXCEPT FOR SUBSECTION (4)(K) OF THIS SECTION, NEW DEVELOPMENT SHALL MEET REQUIRED ON-SITE PARKING REQUIREMENTS WITH CREDIT, ON A ONE-FOR-ONE BASIS OF PARKING SPACES IN RIGHTS-OF-WAY ABUTTING THE SITE. ON-STREET PARKING (IN RIGHTS-OF-WAY) SHALL BE BASED UPON PARALLEL PARKING, OR EXISTING; FRACTIONS DO NOT COUNT. MOREOVER, PARKING STANDARDS SHALL BE FOR NORMAL SIZED VEHICLES, FOR THE PURPOSE OF THE PARKING CREDIT.

MINIMUM OFF-STREET PARKING REQUIREMENTS

RESIDENTIAL

(G) MULTIPLE DWELLING (ALSO SEE SHMC 17.80.020(7)):

- (I) **STUDIO** – ONE SPACE FOR EACH UNIT.
- (II) **ONE BEDROOM** – ONE AND ONE-HALF SPACES FOR EACH UNIT.
- (III) MORE THAN ONE BEDROOM PER UNIT – TWO SPACES FOR EACH.

COMMERCIAL

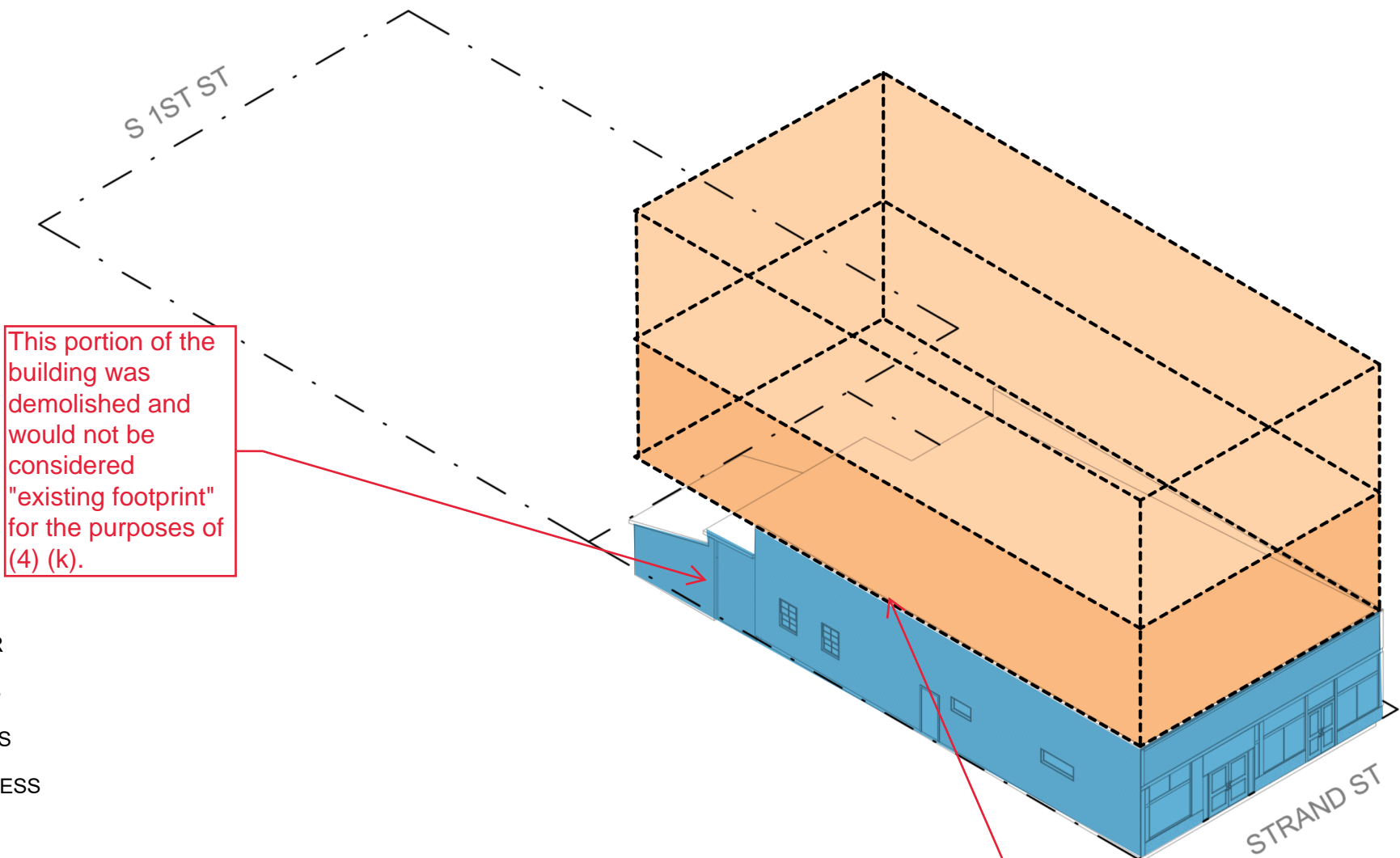
(L) CONVENIENCE SALES AND PERSONAL SERVICES – ONE SPACE PER 400 SQUARE FEET OF GROSS FLOOR AREA, BUT NOT LESS THAN FOUR SPACES PER EACH ESTABLISHMENT.

(M) **EATING AND/OR DRINKING ESTABLISHMENTS** – ONE SPACE PER 50 SQUARE FEET OF ESTABLISHMENT'S DINING AREA PLUS ONE SPACE FOR EVERY TWO EMPLOYEES.

(R) FOOD AND BEVERAGE RETAIL SALES – ONE SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA, PLUS ONE SPACE FOR EVERY TWO EMPLOYEES.

(U) GENERAL RETAIL SALES – ONE SPACE FOR EACH 400 SQUARE FEET OF GROSS FLOOR AREA, BUT NOT LESS THAN FOUR SPACES FOR EACH ESTABLISHMENT.

(Z) OFFICES – ONE SPACE FOR EACH 350 SQUARE FEET OF SERVICES GROSS FLOOR SPACE.



PARKING TOTALS

COMMERCIAL SPACE	SF	PARKING REQ'S
NORTH TENANT:	1,458 SF	(x60%) = 875 / 50 = 17.5 + 3 (3 STAFF) = 21
SOUTH TENANT:	1,941 SF	(x60%) = 1,165 / 50 = 23.3 + 3 (3 STAFF) = 27

RESIDENTIAL UNITS

7 ONE BED (x1.5 PARKING) = 10.5 PARKING SPACES = 11

TOTAL PARKING

TOTAL PARKING TALLY **59 PARKING SPACES**
 TOTAL REQUIRED MEETING (4)(K) **0**

ACCORDING TO SUBSECTION (4)(K) OF 17.32.172, PARKING WOULD NOT BE REQUIRED FOR A CHANGE OF USE AND/OR EXPANDING ABOVE THE EXISTING BUILDING FOOTPRINT FOR THE BUILDING LOCATED ON TAX LOT 300. THIS PHASE SHOWS WHAT WOULD BE REQUIRED IN ORDER TO CONVERT THE GROUND FLOOR TO COMMERCIAL WHILE MAXIMIZING THE USE WITH THE HIGHEST PARKING LOAD, AS WELL AS ADDING RESIDENTIAL UNITS ABOVE, MEETING DENSITY STANDARDS. THIS ILLUSTRATES THAT BY KEEPING THE EXISTING BUILDING/FOOTPRINT THE TOTAL PARKING EXEMPT TOTALS 59 SPACES. THIS NUMBER SHOULD BE CONSIDERED WHEN COMPARED TO THE PARKING VARIANCE REQUEST OF ONLY 43 PARKING SPACES AS OUTLINED IN THE FOLLOWING PAGES FOR A PROPOSED NEW CONSTRUCTION OF SIMILAR SIZE.

See Staff report Page 5 for a discussion about whether or not (4) (k) would apply if the roof were removed and multiple stories were added.

CODE EXCEPTION FOR EXISTING BUILDINGS

PHASE II - TAX LOT 401

17.32.172 RIVERFRONT DISTRICT - RD PLAZA

MINIMUM OFF-STREET PARKING REQUIREMENTS

RESIDENTIAL

(G) MULTIPLE DWELLING (ALSO SEE SHMC 17.80.020(7)):

- (I) **STUDIO** – ONE SPACE FOR EACH UNIT.
- (II) **ONE BEDROOM** – ONE AND ONE-HALF SPACES FOR EACH UNIT.
- (III) MORE THAN ONE BEDROOM PER UNIT – TWO SPACES FOR EACH.

PARKING TOTALS

RESIDENTIAL UNITS

9 STUDIO UNITS (x1 SPACE PER UNIT) 9 PARKING SPACES

TOTAL PARKING

TOTAL PARKING REQUIRED 9 PARKING SPACES

TOTAL PROVIDED 9 PARKING SPACES

PARKING CONCLUSION

RESIDENTIAL UNITS

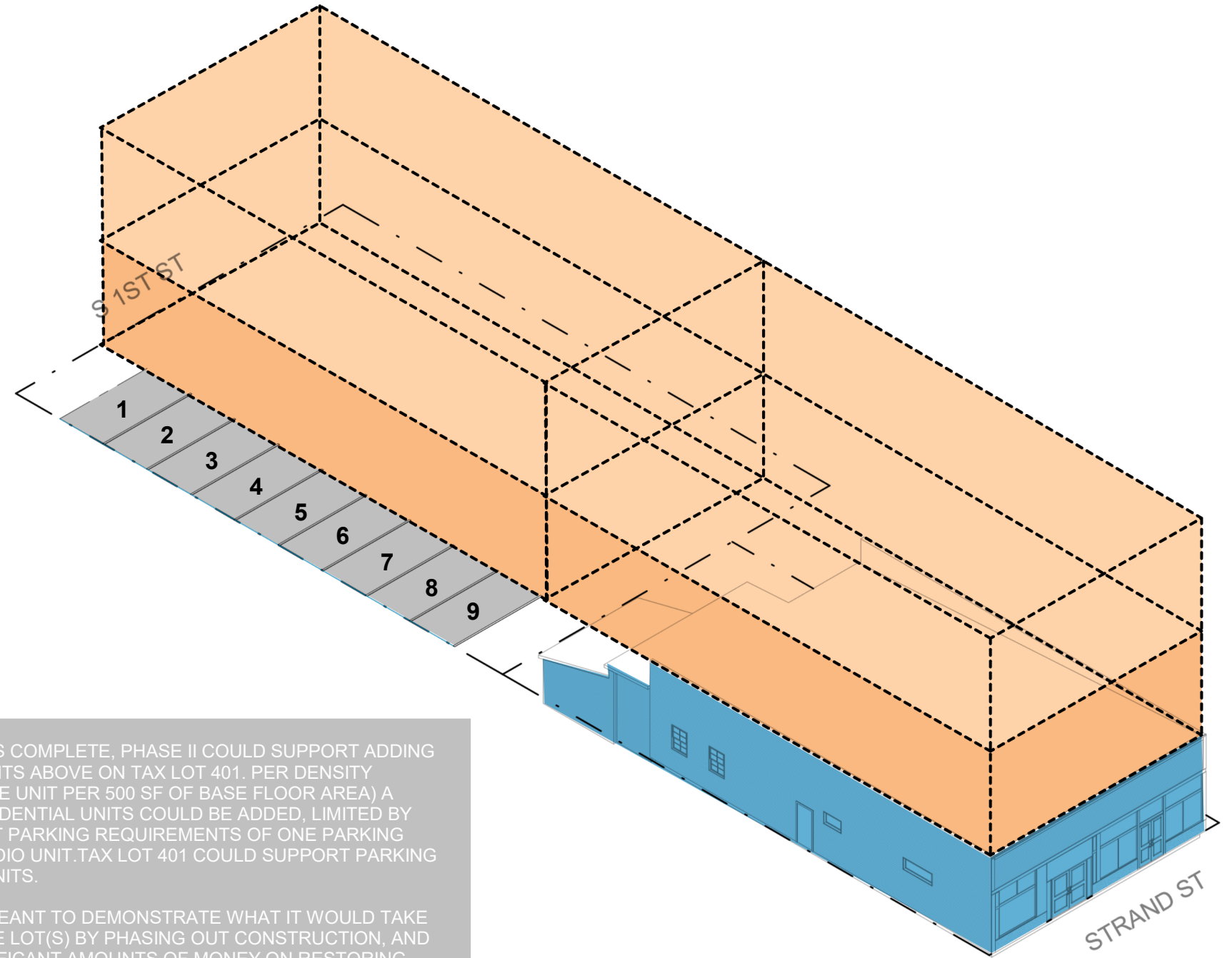
9 STUDIO UNITS 9 PARKING SPACES
7 ONE BEDROOM UNITS 11 PARKING SPACES

COMMERCIAL SPACE

NORTH TENANT 21 PARKING SPACES
SOUTH TENANT 27 PARKING SPACES

TOTAL PARKING

TOTAL PARKING REQUIRED 68 PARKING SPACES
TOTAL PROVIDED 9 OFF SREET
TOTAL EXEMPT 59 PARKING SPACES



AFTER PHASE I IS COMPLETE, PHASE II COULD SUPPORT ADDING RESIDENTIAL UNITS ABOVE ON TAX LOT 401. PER DENSITY STANDARDS (ONE UNIT PER 500 SF OF BASE FLOOR AREA) A TOTAL OF 9 RESIDENTIAL UNITS COULD BE ADDED, LIMITED BY THE OFF-STREET PARKING REQUIREMENTS OF ONE PARKING SPACE PER STUDIO UNIT. TAX LOT 401 COULD SUPPORT PARKING FOR 9 STUDIO UNITS.

THIS PHASE IS MEANT TO DEMONSTRATE WHAT IT WOULD TAKE TO DEVELOP THE LOT(S) BY PHASING OUT CONSTRUCTION, AND SPENDING SIGNIFICANT AMOUNTS OF MONEY ON RESTORING THE EXISTING STRUCTURE ON TAX LOT 300 IN ORDER TO MEET SUBSECTION (K) OF 17.32.172.

THE FOLLOWING SHEETS WILL DEMONSTRATE THAT A PARKING VARIANCE SHOULD BE APPLIED TO THE NEW CONSTRUCTION PROPOSAL AS IT REQUIRES LESS PARKING DEMAND, AND NEARLY MATCHES THE PHASED SCENARIO IN BOTH LAYOUT AND FUNCTION.

TITLE 17 COMMUNITY DEVELOPMENT CODE

RESPONSES:

Item B.

17.32.172 RIVERFRONT DISTRICT - RD PLAZA

- (2) USES PERMITTED OUTRIGHT: (b) RESIDENTIAL ABOVE NON-RESIDENTIAL PERMITTED USES. (iv) DWELLING MULTIFAMILY (u) BARS. (v) BED & BREAKFAST (w) BUSINESS AND PERSONAL SERVICES (BARBER SHOPS, ETC.) (x) EATING AND DRINKING ESTABLISHMENTS

(4) STANDARDS APPLICABLE TO ALL USES:

- (a) MAX HEIGHT: 45' (b) MAX COVERAGE: 90% (ALL IMPERVIOUS) (c) MIN. LOT SIZE: NONE (d) MIN. SETBACK: NONE, SEE CH. 17.64 SHMC (e) MAX FRONT SETBACK: ZERO (EXCEPT FOR CONDITIONAL USE) (f) SETBACK OTHER ZONE: N/A (g) MIN. LOT WIDTH: 20' (h) MIN. LOT DEPTH: 50' (i) MIN. OPEN SPACE: 10% (j) MAX BUILDING SIZE: NONE (k) ADDITIONAL PARKING: VARIANCE REQUEST

(5) SPECIAL CONDITIONS PERMITTED AND CONDITIONAL USES

- (a) RESIDENTIAL USES (III) RESIDENTIAL DENSITY ABOVE PERMITTED USES SHALL BE BASED ON THE STANDARD OF ONE DWELLING UNIT FOR EACH FULL 500 INTERIOR SQUARE FEET OF NON-RESIDENTIAL USE PROVIDED. OUTDOOR DINING AREAS AND SIMILAR PERMITTED OUTDOOR USES MAY ONLY BE INCLUDED IN THE CALCULATION WHEN SUCH AREAS ARE NOT LOCATED WITHIN A RIGHT-OF-WAY.

(6) ARCHITECTURAL CHARACTER REVIEW

17.68 BUILDING HEIGHT LIMITATIONS - EXCEPTIONS

PROJECTIONS SUCH AS CHIMNEYS, SPIRES, DOMES, ELEVATOR SHAFT HOUSINGS, TOWERS EXCLUDING TV DISH RECEIVERS, AERIALS, FLAG POLES, AND OTHER SIMILAR OBJECTS NOT USED FOR HUMAN OCCUPANCY ARE NOT CONSIDERED BUILDINGS.

17.72 LANDSCAPING

- 17.72.030 STREET TREES 17.72.110 SCREENING - SPECIAL PROVISIONS

- (1) SCREENING OF PARKING AND LOADING AREAS (b) SCREENING OF PARKING (LARGER THAN THREE SPACES) AND LOADING AREAS (LARGER THAN 400 SQUARE FEET) IS REQUIRED.

17.80 PARKING REQUIREMENTS

- (15) BICYCLE PARKING. (a) ONE LOCKABLE BICYCLE PARKING SPACE SHALL BE PROVIDED WITHIN A RACK FOR THE FOLLOWING: (I) FOUR OR MORE DWELLING UNITS IN ONE BUILDING: ONE SPACE PER DWELLING UNIT;

MINIMUM OFF-STREET PARKING REQUIREMENT SEE PARKING VARIANCE SHEET

ZONING CODE

17.84 ACCESS - SHARED DRIVEWAY OFF S. 1ST WILL BE 24' FOR TWO WAY CIRCULATION, RECIPROCAL ACCESS AGREEMENT PROPOSED. MOSTLY ONE-WAY INGRESS CIRCULATION WITHIN PARKING AREA

17.88 SIGNS - SIGN PERMIT WILL BE PART OF ARCHITECTURAL CHARACTER REVIEW

17.92 REFUSE AREAS - MORE THAN 10 UNITS REQUIRES 5 SF PER UNIT FOR EACH ABOVE 10. 50 SF + 30 SF = 80 SF FOR RES. COMM REQ'S 10 SF BASE = 4 SF/1000 GFA. 2,747 FGA. 21 SF FOR COMM. 101 SF REQ'D, 183 SF PROVIDED

17.96(3) - OPTIONS A AND C ARE BEING UTILIZED IN THE DESIGN. THE BUILDING WILL OFFSET FOR A DISTANCE OF 8 FT AND WILL OCCUR AT A MAXIMUM LENGTH OF 30 FT. OFFSETS IN ROOF ELEVATION WILL BE 3 FT

17.72 & 17.96(4) - SCREENING WILL BE PROVIDED WITH LANDSCAPING AT THE PARKING AREAS, ROOFTOP MECHANICAL UNITS ARE SCREENED FROM PATIPTS AND PITCHED ROOFS

RESPONSE: TOTAL SITE AREA IS 10,516 SF REQUIRING 10% OR 1,051 SF OF OPEN SPACE. TOTAL LANDSCAPING REQ'D IS 15% OR 1,577.4 SF. TOTAL OPEN SPACE PROV'D IS 1,464 SF MEETING 10% REQUIREMENT. ROOFTOP GARDEN PROVIDES AN ADDITIONAL 402 SF OF LANDSCAPING FOR A TOTAL OF 1,866 SF.

17.32.172(5) - TOTAL DWELLING UNIT DENSITY ALLOWED BASED ON GROSS FLOOR AREA MAIN LEVEL = 8,416 FGA / 500 = 16.8 UNITS ALLOWED. 16 UNITS PROPOSED

17.32.172(6) ARCHITECTURAL CHARACTER REVIEW - PROJECT WILL ADHERE TO CRITERIA, SEE ACR NARRATIVE

17.96(7) - TOTAL OUTDOOR REQ'D SPACE = 16 STUDIO & ONE BEDROOM UNITS x 200 SF = 3,200 SF. THE ROOFTOP PATIO WILL PROVIDE A TOTAL OF 3,208 SF. 17.108(3)(a) STATES THAT PRIVATE OUTDOOR AREAS AND SHARED OUTDOOR AREAS MAY BE COMBINED WHEN ACCESS TO PUBLIC OPEN SPACE IS WITHIN 1/4 MILE. PROPOSED PROJECT IS LOCATED DIRECTLY ADJACENT PUBLIC OPEN SPACE FRONTING STRAND ST.

17.68 - OCCUPIED SPACES ARE WITHIN THE MAX HEIGHT LIMIT. ELEVATORS, STAIRS, AND CHIMNEY PROJECTIONS ARE ALLOWED OVER THE HEIGHT LIMIT.

RESPONSE: A BIKE ROOM IS LOCATED DIRECTLY OFF THE PARKING AND LOADING AREA THAT WILL PROVIDE A MINIMUM OF ONE SPACE PER DWELLING UNIT FOR A TOTAL OF 16. A BIKE STAPLE WILL PROVIDE 2 SHORT TERM SPACES LOCATED NEAR THE LOADING ZONE

17.80 - SEE PARKING VARIANCE REQUEST SHEET

17.84 ACCESS

- 17.84.030 JOINT ACCESS AND RECIPROCAL ACCESS AGREEMENTS 17.84.100 ONE-WAY VEHICULAR ACCESS POINTS

17.88 SIGNS

- 17.88.130 SIGN PERMIT APPLICATION

17.92 REFUSE AREAS

- 1792.060 LOCATION, DESIGN AND ACCESS STANDARDS FOR STORAGE AREAS

17.96 SITE DEVELOPMENT REVIEW

(3) EXTERIOR ELEVATIONS. ALONG THE VERTICAL FACE OF SINGLE-DWELLING UNITS - ATTACHED AND MULTIDWELLING UNIT STRUCTURES, OFFSETS SHALL OCCUR AT A MINIMUM OF EVERY 30 FEET BY PROVIDING ANY TWO OF THE FOLLOWING:

(A) RECESSES (DECKS, PATIOS, ENTRANCES, FLOOR AREA, ETC.) OF A MINIMUM DEPTH OF EIGHT FEET;

(C) OFFSETS OR BREAKS IN ROOF ELEVATIONS OF THREE OR MORE FEET IN HEIGHT;

(4) BUFFERING, SCREENING, AND COMPATIBILITY BETWEEN ADJOINING USES (SEE FIGURE 13, CHAPTER 17.72 SHMC).

(b) ON-SITE SCREENING FROM VIEW FROM ADJOINING PROPERTIES OF SUCH THINGS AS SERVICE AREAS, STORAGE AREAS, PARKING LOTS, AND MECHANICAL DEVICES ON ROOFTOPS (E.G., AIR COOLING AND HEATING SYSTEMS) SHALL BE PROVIDED

(6) PRIVATE OUTDOOR AREA - RESIDENTIAL USE.

(7) SHARED OUTDOOR RECREATION AREAS - RESIDENTIAL USE.

(I) STUDIO UP TO AND INCLUDING TWO-BEDROOM UNITS, 200 SQUARE FEET PER UNIT; AND

(II) THREE- OR MORE BEDROOM UNITS, 300 SQUARE FEET PER UNIT;

(13) LANDSCAPING.

(B) FOR RESIDENTIAL USE, IN ADDITION TO THE OPEN SPACE AND RECREATION AREA REQUIREMENTS OF SUBSECTIONS (6) AND (7) OF THIS SECTION, A MINIMUM OF 15 PERCENT OF THE GROSS AREA INCLUDING PARKING, LOADING AND SERVICE AREAS SHALL BE LANDSCAPED;

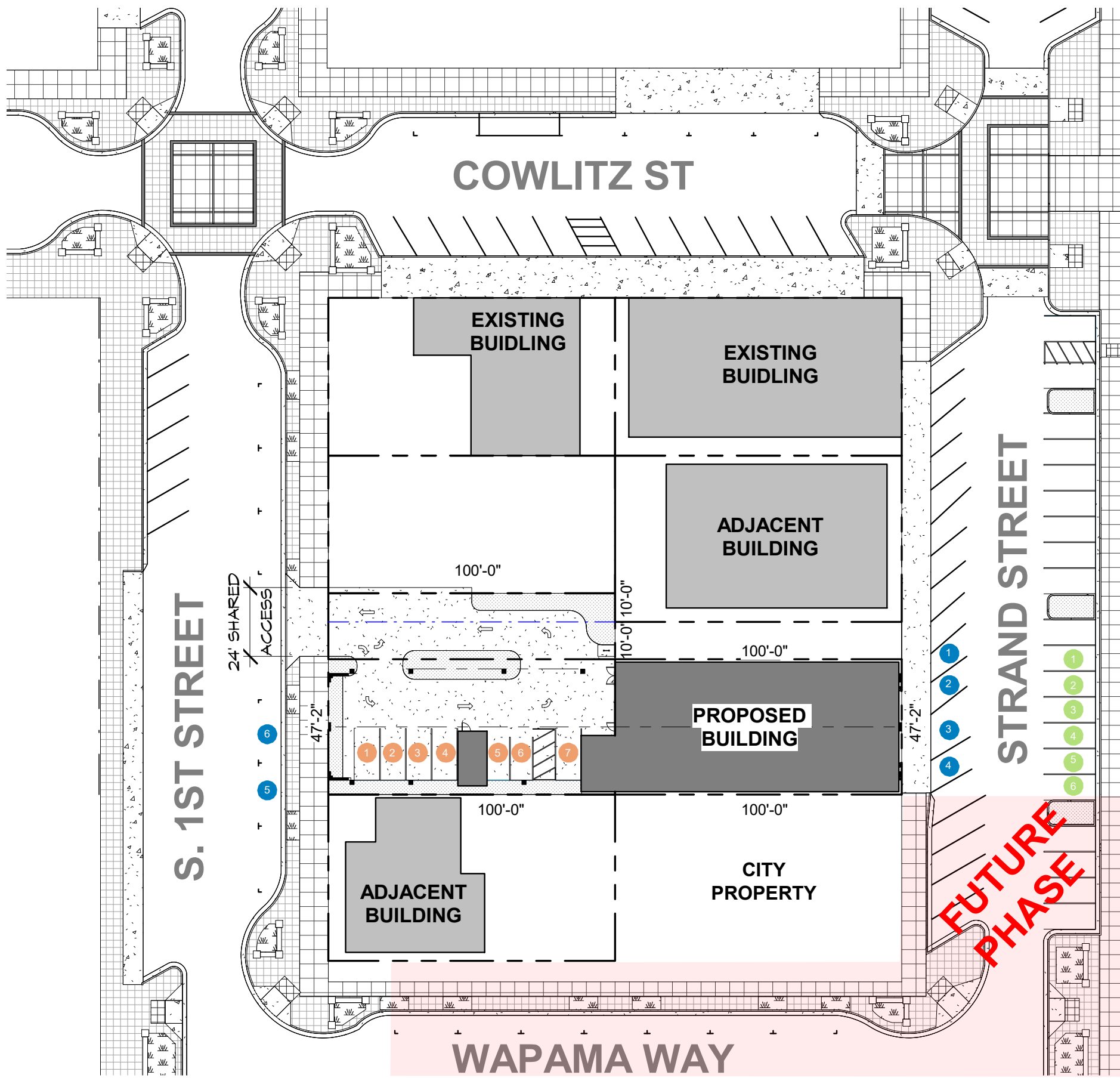
17.108 VARIANCES

17.108.080 EXCEPTIONS TO SITE DEVELOPMENT REVIEW STANDARDS (3) THE APPROVAL AUTHORITY MAY GRANT AN EXCEPTION OR DEDUCTION TO THE PRIVATE OUTDOOR AREA AND SHARED OUTDOOR RECREATION AREAS REQUIREMENTS, PROVIDED THE APPLICATION IS FOR A USE DESIGNED FOR A SPECIFIC PURPOSE WHICH IS INTENDED TO BE PERMANENT IN NATURE (FOR EXAMPLE, SENIOR CITIZEN HOUSING) AND WHICH CAN DEMONSTRATE A REDUCED DEMAND FOR A PRIVATE OUTDOOR RECREATIONAL AREA BASED ON ANY ONE OR MORE OF THE FOLLOWING FINDINGS:

(a) THERE IS DIRECT ACCESS BY A PEDESTRIAN PATH, NOT EXCEEDING ONE-QUARTER MILE, FROM THE PROPOSED DEVELOPMENT TO PUBLIC OPEN SPACE OR RECREATION AREAS WHICH MAY BE USED BY RESIDENTS OF THE DEVELOPMENT;

(c) THE REQUIRED SQUARE FOOTAGE OF EITHER THE PRIVATE OUTDOOR AREA OR THE SHARED OUTDOOR RECREATION AREA MAY BE REDUCED IF TOGETHER THE TWO AREAS EQUAL OR EXCEED THE COMBINED STANDARD FOR BOTH.





PROPOSED SITE PLAN WITHIN WATERFRONT DEVELOPMENT FRAMEWORK

THE STREETS FRONTING THE PROPERTY IN QUESTION - TAXLOT 401 AND 300 - INCLUDE STRAND ST, AND S 1ST STREET; WILL RECEIVE A FACELIFT THAT INCLUDES NEW PAVEMENT, NEW SIDEWALKS, PLANTERS, BRICK-LAID CROSSWALKS AND PLAZAS, AND ADDITIONAL ON-STREET PARKING SPACES.

THE SITE PLAN SHOWS THE FUTURE DEVELOPEMENT THAT IS IN PROGRESS AS WELL AS THE AVAILABLE ON-STREET PARKING THAT IS ADJACENT DIRECTLY TO THE SITE. THERE ARE 2 PARALLEL ON-STREET PARKING SPACES ALONG S. 1ST ST. ON STRAND ST DIRECTLY ADJACENT TO TAXLOT 300 THERE ARE 4 EXISTING ANGLED PARKING SPACES. ACROSS THE STREET FROM THE ANGLED PARKING THERE ARE AN ADDITIONAL 6 PARKING SPACES AT A 90 DEGREE ANGLE.

CONSIDERING THAT **NO BUILDING DEVELOPEMENT WILL OCCUR ON STRAND STREET** ACROSS FROM TAXLOT 300, THIS COULD POTENTIALLY BRING THE TOTAL ON-STREET PARKING TOTAL TO 12.

THE TOTAL OFF-STREET PARKING PROVIDED IS 7 AND ENTIRELY LOCATED ON TAXLOT 401 THAT INCLUDES ONE ACCESSIBLE PARKING SPACE, AND TWO COMPACT STALLS.

ON-STREET PARKING: 12 SPACES
OFF-STREET PARKING: 7 SPACES

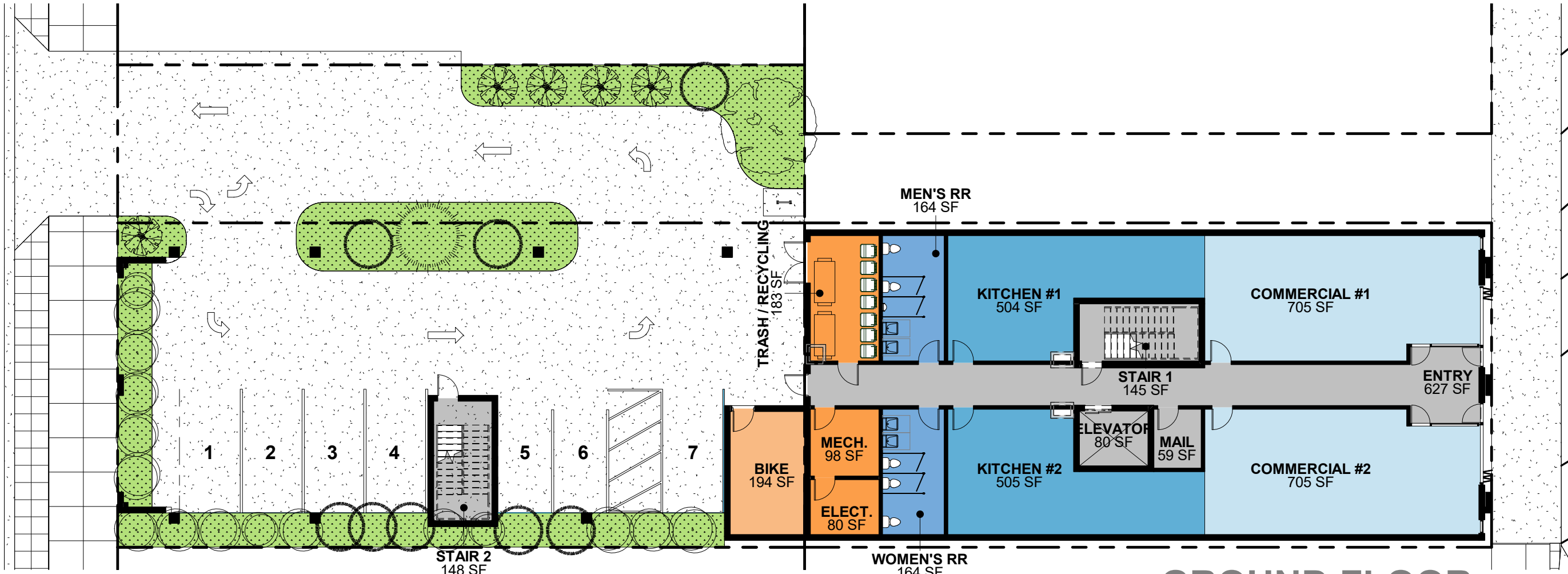
LEGEND	
	OFF-STREET PARKING
	ADJACENT ON-STREET PARKING
	ADJACENT UNCLAIMED ON-STREET PARKING
	PROPERTY LINE
	(P) BUILDING
	(E) BUILDINGS

Riverfront District (Mill Subdistrict) zoning allows a variety of future uses on the City's property across from the subject property. The Framework Plan does not disallow buildings, development, or uses which have additional parking demands.

FUTURE PHASE

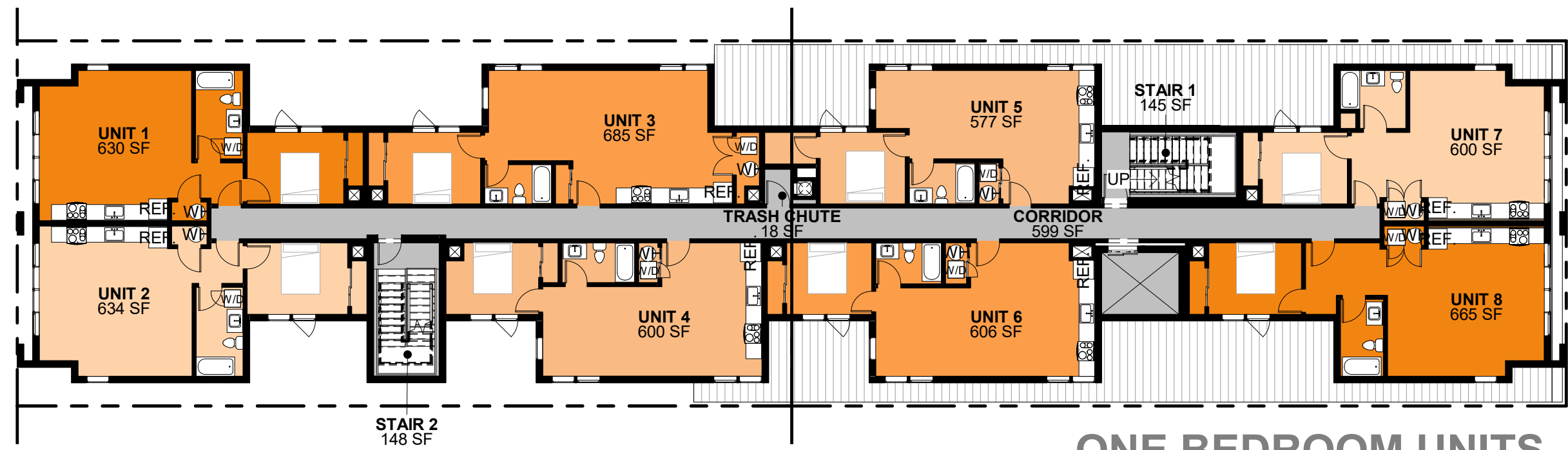
1 SITE PLAN - PREAPP
1" = 40'-0"
SITE PLAN - PROPOSED





GROUND FLOOR COMMERCIAL

1 LEVEL 1 PLAN
1/16" = 1'-0"

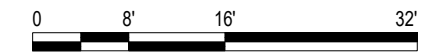


ONE BEDROOM UNITS

2 LEVEL 2 PLAN
1/16" = 1'-0"

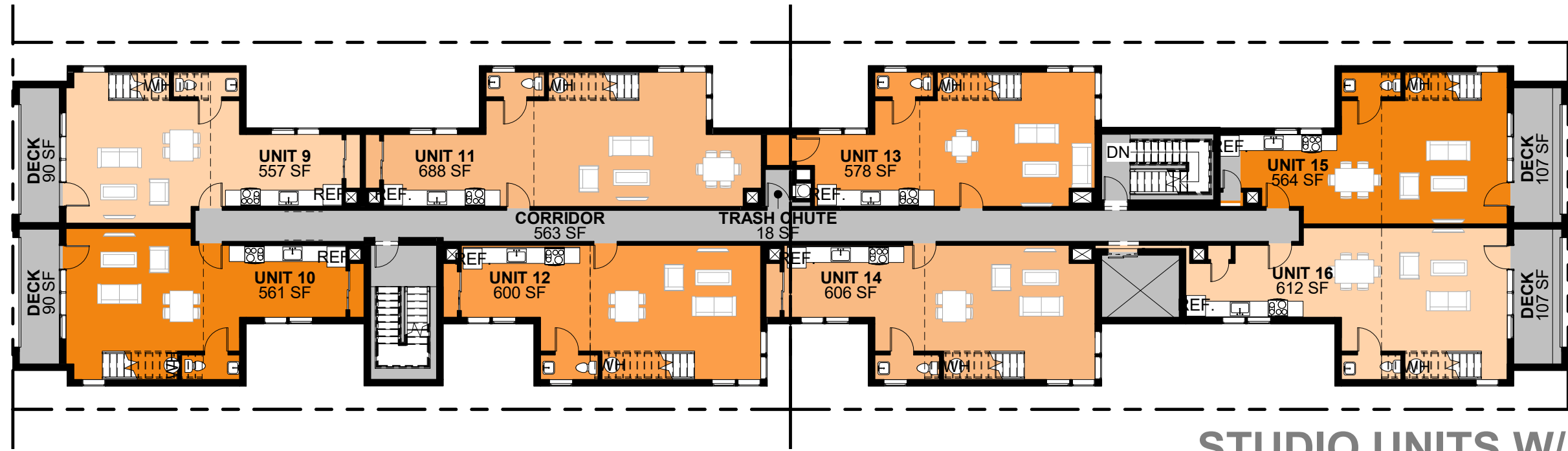
FLOOR PLANS - PROPOSED

VARIANCE REQUEST



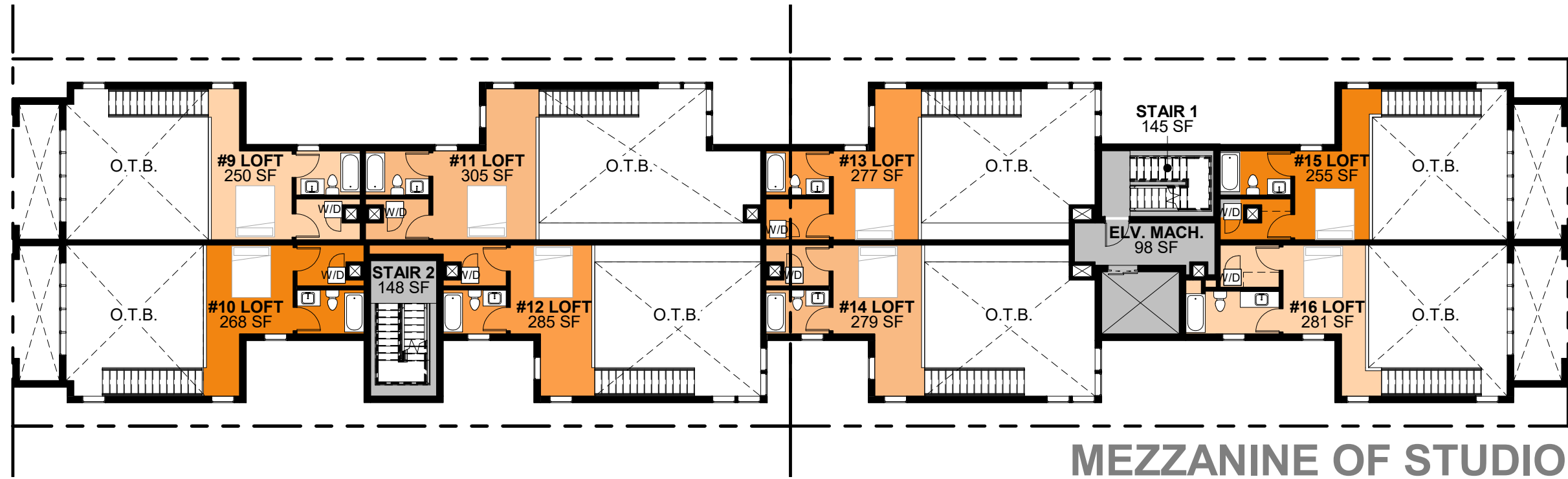
TAX LOT 300 & 401





STUDIO UNITS W/
MEZZANINE ABOVE

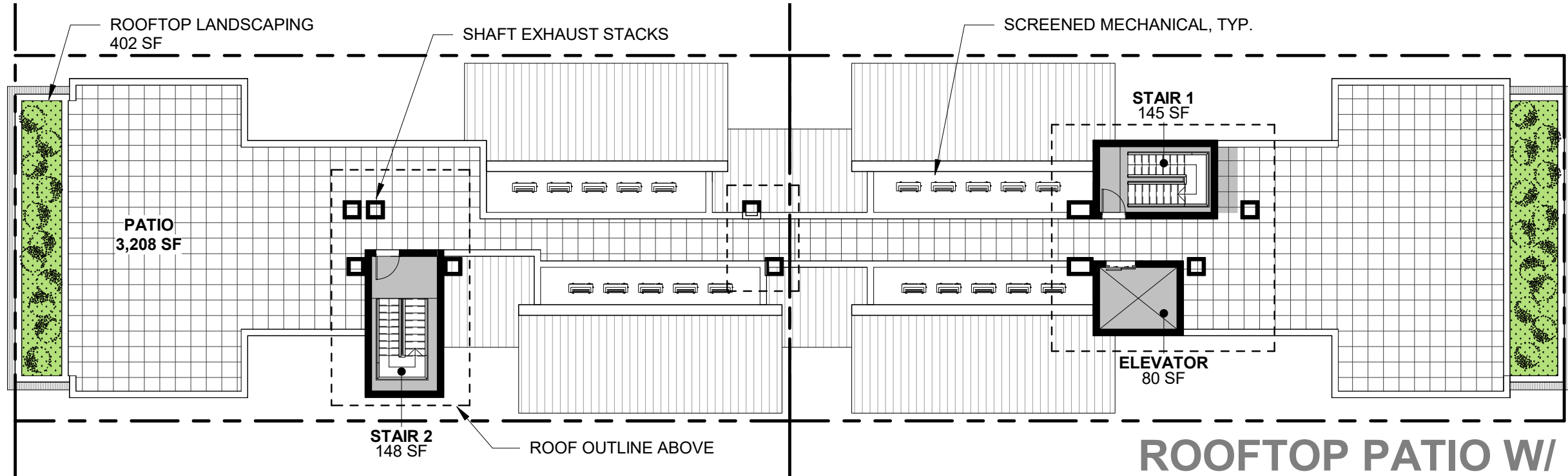
1 LEVEL 3 PLAN
1/16" = 1'-0"



MEZZANINE OF STUDIO
UNITS BELOW

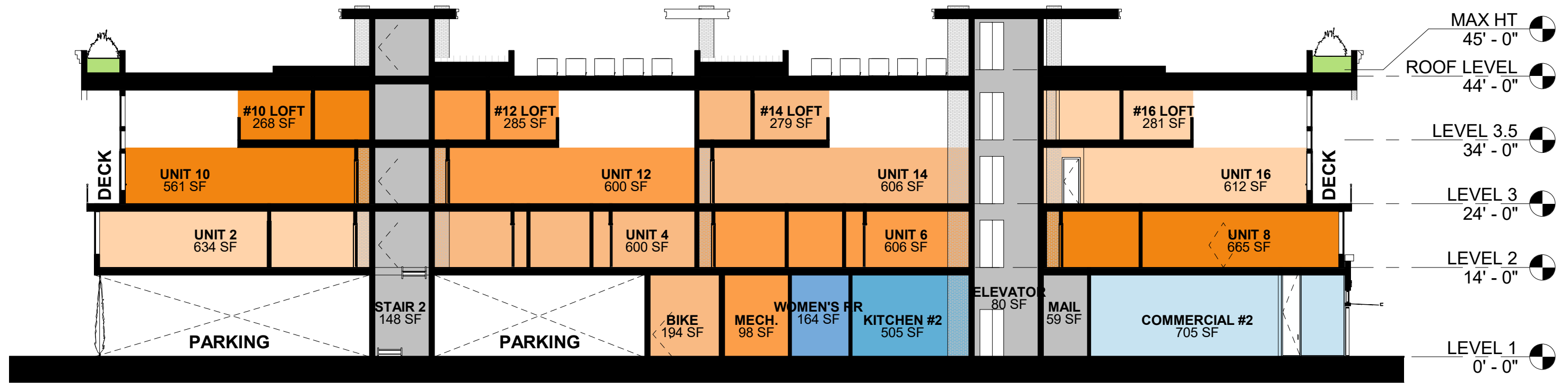
2 LEVEL 4 PLAN
1/16" = 1'-0"





ROOFTOP PATIO W/ LANDSCAPE BOOKENEDS

1 ROOF PLAN
1/16" = 1'-0"



BUILDING SECTION

2 EAST - WEST BUILDING SECTION
1/16" = 1'-0"



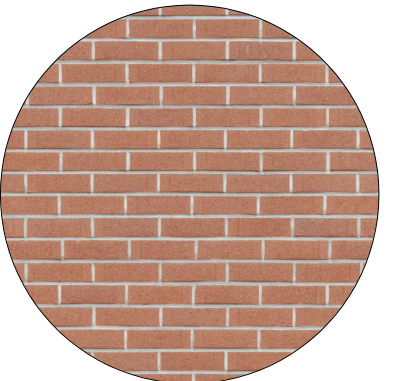
LIMESTONE VENEER



AWNING SYSTEM



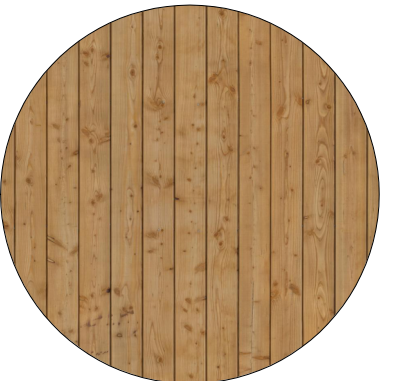
BRICK VENEER ARCHES



HORIZONTAL PAINTED WOOD



VERTICAL WOOD

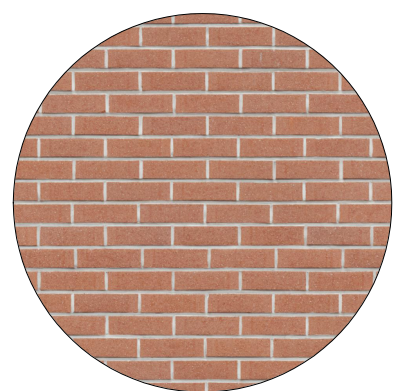


GREEN ROOF





BRICK VENEER ARCHES



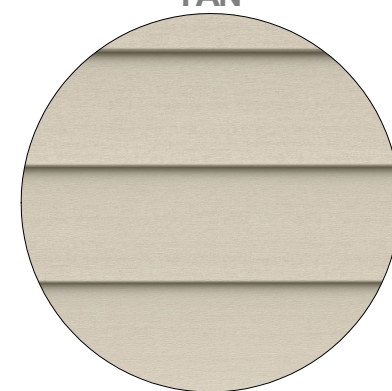
STANDING SEAM METAL ROOF / SIDING



HORIZONTAL WOOD PAINTED BROWN



HORIZONTAL WOOD PAINTED TAN



VERTICAL WOOD PAINTED DARK

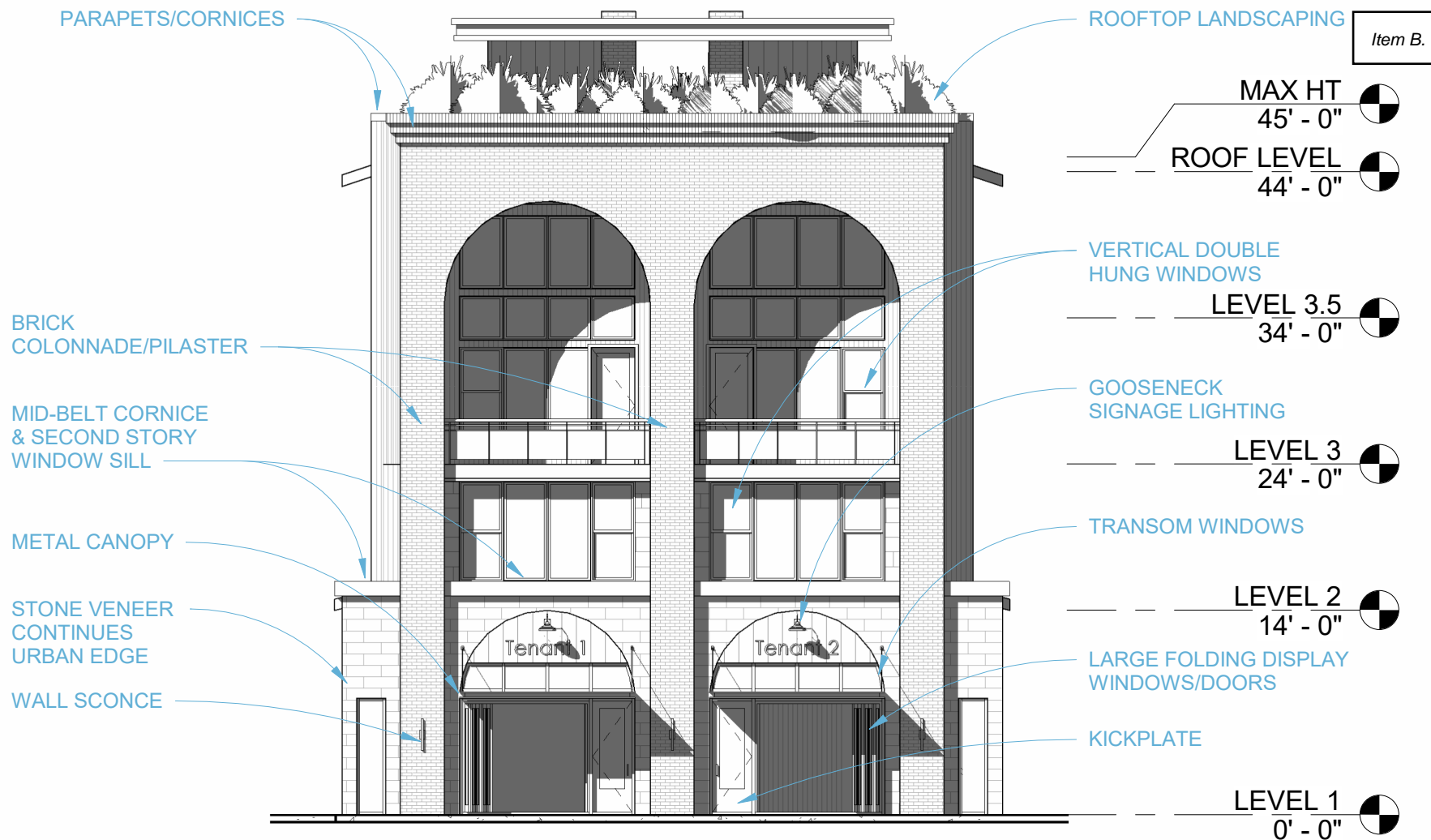


GREEN ROOF



EAST ELEVATION:

THE STRAND ST FACADE (EAST ELEVATION) WILL CONTINUE THE URBAN EDGE W/ A STONE FACADE THAT TERMINATES AT A MID-BELT CORNICE AT LEVEL 2 THAT ALSO FUNCTIONS AS A SECOND STORY WINDOW SILL. A FULL HEIGHT ARCH BRICK COLONNADE INTERSECTS THE HORIZONTAL URBAN EDGE AND TAKES THE EYE UPWARD TO THE ROOF LANDSCAPING LOCATED ABOVE THE CORNICE. THE COLONNADE FRAMES THE TWO MAIN BUILDING ENTRANCES AS WELL AS THE RESIDENTIAL UNITS ABOVE, TWO OF WHICH CONTAIN COVERED DECKS OVERLOOKING THE WATERFRONT. LARGE OPERABLE STOREFRONT GLAZING GREETES THE PEDESTRIAN LEVEL COMPLETE WITH METAL AWNINGS OVERHEAD FOR ADDED WEATHER PROTECTION. TRANSOM WINDOWS SIT JUST BELOW THE EXTERIOR SIGNAGE THAT IS DOWNLIT FROM SIMPLE FARMHOUSE STYLE WALL SCONCES.



1 EAST ELEVATION (STRAND ST FACADE)
3/32" = 1'-0"



2 NORTH ELEVATION
1/16" = 1'-0"

ELEVATIONS

VARIANCE REQUEST



TAX LOT 300 & 401

5/13/2024 9:52:16 AM

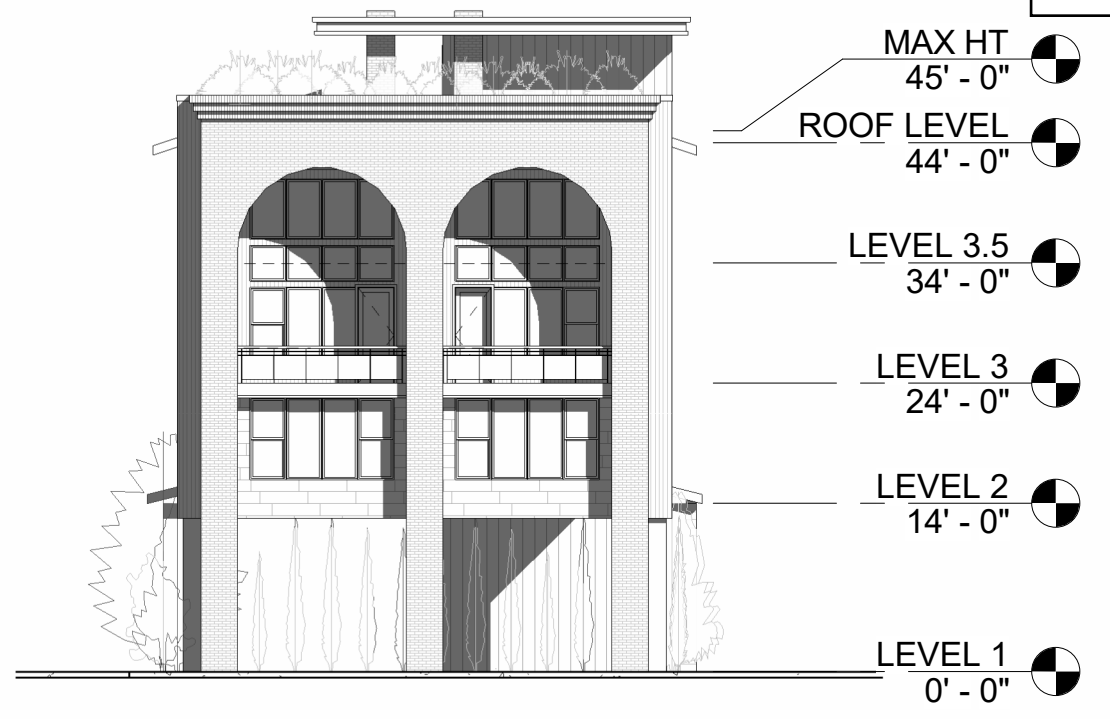
SOUTH ELEVATION:

THE TWO BRICK COLONNADES THAT FRONT S 1ST ST AND STRAND ST ACT AS A BOOKENDS TO THE PROPOSED DEVELOPMENT, AND METAPHORICALLY TO THE CONNECTION BETWEEN OLDE TOWNE AND THE NEW WATERFRONT DEVELOPMENT.

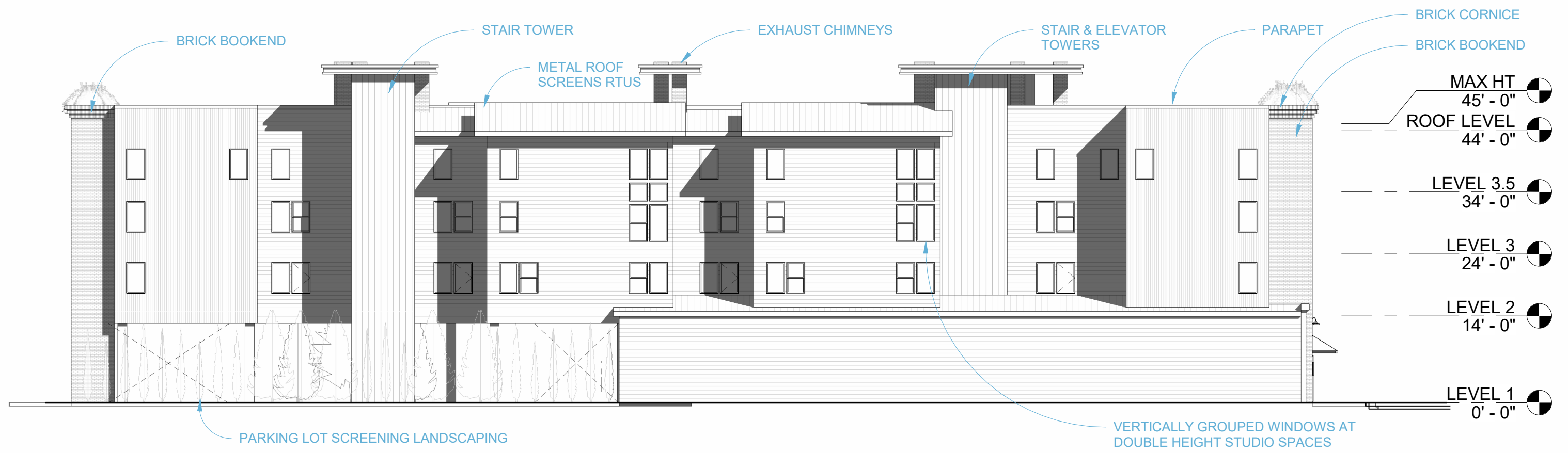
IN ORDER TO BREAK UP THE 200' BUILDING LENGTH, THE ZONING CODE REQUIRES 8' MINIMUM RELIEFS FOR EVERY 30' IN BUILDING LENGTH. THIS RESTRICTION HELPED DEFINE THE RESIDENTIAL LIVING SPACE AS SHOWN IN THE LARGER BUMP-OUTS.

PER THE OLDE TOWNE ARCHITECTURAL DESIGN GUIDELINES, WINDOWS ARE VERTICAL IN NATURE AND FOLLOW THE RULE OF TWICE THE HEIGHT AS THE WIDTH WHERE POSSIBLE. DOUBLE HUNG WINDOWS ARE USED FOR VENTILATION PURPOSES, THOUGH CASEMENT WINDOWS ARE USED IN BEDROOMS FOR PROPER EGRESS. STUDIO UNITS HAVE DOUBLE HEIGHT SPACES THAT CAPTURE THE WATERFRONT VIEW AND ARE GROUPED IN A VERTICAL ORIENTATION WITH SMALLER WINDOWS RATHER THAN USING FULL HEIGHT STOREFRONT GLAZING.

STAIR AND ELEVATOR TOWERS BREAKS THE HORIZONTALITY OF THE BUILDING BY USING A VERTICALLY APPLIED MATERIAL. ROOFTOP ACCESS IS PROVIDED TO THE RESIDENTS FOR 360 VIEWS OF OLDE TOWNE.



1 WEST ELEVATION (S. 1ST ST)
1/16" = 1'-0"



2 SOUTH ELEVATION
1/16" = 1'-0"



AERIAL VIEW LOOKING SW



AERIAL VIEW LOOKING NE



STRAND ST PERSPECTIVE LOOKING NW

PARKING VARIANCE REQUEST: CONCLUSION

17.80 OFF-STREET PARKING

- (1) PARKING DIMENSIONS. THE MINIMUM DIMENSIONS FOR PARKING SPACES ARE:
 (a) NINE FEET WIDE AND 18 FEET LONG FOR A STANDARD SPACE;
 (b) EIGHT FEET WIDE AND 15 FEET LONG FOR A COMPACT SPACE;

MINIMUM OFF-STREET PARKING REQUIREMENTS

RESIDENTIAL

(G) MULTIPLE DWELLING (ALSO SEE SHMC 17.80.020(7)):

- (I) STUDIO – ONE SPACE FOR EACH UNIT.
- (II) ONE BEDROOM – ONE AND ONE-HALF SPACES FOR EACH UNIT.
- (III) MORE THAN ONE BEDROOM PER UNIT – TWO SPACES FOR EACH.

COMMERCIAL

(M) EATING AND/OR DRINKING ESTABLISHMENTS – ONE SPACE PER 50 SQUARE FEET OF ESTABLISHMENT'S DINING AREA PLUS ONE SPACE FOR EVERY TWO EMPLOYEES.

(1) COMPACT CAR SPACES. UP TO 40 PERCENT OF THE REQUIRED PARKING SPACES MAY BE COMPACT SPACES.

Note that the applicant is using "Studio" parking requirements for 8 Loft units. The SHMC has no definition for "Loft" as it relates to residential dwelling units.

THE EXISTING BUILDING ON TAX LOT 300 HAS NO HISTORICAL VALUE, THOUGH IT CARRIES AN IMPORTANT EXEMPTION TO THE PARKING REQUIREMENTS FOR REMODELING AND/OR ALTERATIONS. GIVEN THAT THE PROPOSED NEW CONSTRUCTION WILL HAVE LESS PARKING DEMAND THAN CARRYING OUT A PHASED APPROACH, THE SUBSECTION (4)(K) OF 17.32.172 SHOULD BE APPLIED TO THE PROPOSED DEVELOPMENT IN THE FORM OF A PARKING VARIANCE.

GIVEN THAT THE WATERFRONT DEVELOPMENT IS WELL UNDERWAY, PARKING WILL BE AN ONGOING ISSUE NOT ONLY FOR THE CITY, BUT FOR FUTURE DEVELOPERS. THE CITY MUST BE PREPARED FOR FUTURE PARKING VARIANCES AS NO NEW GROUND FLOOR RESTAURANT WILL BE ABLE TO MEET THE PARKING DEMAND IT WARRANTS. WILL FUTURE GROWTH BE STYMIED BY THE PARKING ZONING CODE REQUIREMENTS, OR WILL THE WATERFRONT BE TURNED INTO SURFACE PARKING LOTS TO SUPPORT THE ADDITION OF A SINGLE RESTAURANT?

A BALANCE BETWEEN GROWTH AND HISTORIC CHARM IS THE KEY, AND PART OF THAT CHARM IS DENSITY IN WALKABLE STREETS WITH AMPLE SHOPPING, EATING, AND ENTERTAINMENT OPTIONS. LET THIS DEVELOPMENT BE A BOOKENED BETWEEN HISTORIC CHARM AND SENSIBLE GROWTH.



or 12 spaces based on 1-bedrooms

$705/50 = 14.1 + 1.5$ (staff) = 15.6 spaces rounded up to 16 spaces for each tenant

PARKING VARIANCE REQUEST

TOTAL PROPOSED PARKING

RESIDENTIAL PARKING

UNIT 1	630 SF	ONE BED
UNIT 2	634 SF	ONE BED
UNIT 3	674 SF	ONE BED
UNIT 4	589 SF	ONE BED
UNIT 5	566 SF	ONE BED
UNIT 6	595 SF	ONE BED
UNIT 7	600 SF	ONE BED
UNIT 8	665 SF	ONE BED
		12 PARKING SPACES

"Loft" sq. ft. is larger than the 1 bdrm units which require 1.5 spaces per unit. Is it appropriate to use 1 space per "Loft" or should the 1 bedroom requirement of 1.5 spaces be used to determine minimum off-street parking need?

UNIT 9	807 SF	LOFT
UNIT 10	829 SF	LOFT
UNIT 11	993 SF	LOFT
UNIT 12	885 SF	LOFT
UNIT 13	855 SF	LOFT
UNIT 14	869 SF	LOFT
UNIT 15	819 SF	LOFT
UNIT 16	893 SF	LOFT
		8 PARKING SPACES

This should be "dining area", which is 705 sq. ft.

1 space for every 2 employees. With 3 staff, it is 1.5 spaces.

COMMERCIAL PARKING

NORTH TENANT	
KITCHEN	505 SF
RETAIL	$761 \text{ SF} / 50 = 15.2 + 3$ (3 STAFF) = 18 PARKING SPACES

SOUTH TENANT	
KITCHEN	517 SF
RETAIL	$756 \text{ SF} / 50 = 15.1 + 3$ (3 STAFF) = 18 PARKING SPACES

TOTAL PARKING REQUIRED

COMMERCIAL SPACES:	36	32
RESIDENTIAL SPACES:	20	or 24
TOTAL		56 PARKING SPACES or 52

OFF-STREET PROVIDED:	7 (1 ADA, 2 COMPACT)
ON-STREET PROVIDED:	6*
TOTAL	13 PARKING SPACES

VARIANCE REQUEST: **43 PARKING SPACES***

*IF COUNTING ADJACENT UNCLAIMED SPACES TOTAL OFF-STREET PROVIDED IS 12, BRINGING THE VARIANCE REQUEST AMOUNT TO 37 PARKING SPACES

**CITY OF ST. HELENS PLANNING DEPARTMENT
STAFF REPORT
Historic Resource Review HRR.3.24**

DATE: June 3, 2024
TO: Planning Commission
FROM: Jacob A. Graichen, AICP, City Planner

APPLICANT: Steve and Melissa Kenoyer
OWNER: HAWKINS WAYNE R & WANDA G

ZONING: Apartment Residential, AR
LOCATION: 120 S. 1st Street
PROPOSAL: Alteration of designated landmark

SITE INFORMATION / BACKGROUND

120 S. 1st Street is a designated landmark and within the St. Helens Downtown Historic District which is included on the National Register of Historic Places (c. 1984).

Within the district, it is considered “secondary significant” being built between 1905 and 1933 and before the fire of September of 1904, when much of the downtown was destroyed. Per the National Register nomination, it was built in 1914 and at that time (c. 1984) had minimal or minor alterations. Known as the Shinn house after the attorney who it was built for, the National Register describes the building:

DESCRIPTION: The Shinn House is a two and a half story rectangular structure with a symmetrical three-bay front. The gable roof is tiled and oriented with the eave end towards the street. A gabled dormer with a fixed four-light window is centered on the front roof. The gable and eave ends of the structure are detailed with exposed rafter tails and stacked purlin brackets with ornamentally cut ends. The house is sided with horizontal clapboards on the first story and narrow and widely spaced shingles on the second story. The foundation is concrete with a stucco finish. The double-hung wood sash windows have various number lights (six, eight and ten) above, one pane below. The front porch is centered and extends across a third of the front facade. It has a gabled roof with stick work and purlin detailing. It has two large boxed posts on clapboard sided piers and side rails of ornamentally cut boards. This detailing is also used on a second story porch at the rear of the house which overlooks the Columbia River. There are cantilevered bay windows on the north and south sides of the house and an interior chimney with a corbelled top extends from the center of the roof. The alterations to the house are minimal; a small addition has been built on the north side and a detached deck has been built south of the house, and the area west of the deck has been asphalted. The house faces west onto 1st street and the rear of the house overlooks the Columbia River.

The State Historic Preservation Office conducted a resurvey of the historic district in 2014, with a report provided to the city in 2017 that notes some potential category changes to certain properties (e.g., non-contributing to contributing or vice-versa), but this property is not identified for such change. SHPO also notes that “as has been common across the state over the last 30 years, the city has seen a large amount of historic materials replaced with modern materials, particularly vinyl.”

The property has been on the market for at least several months and the applicant is a prospective new owner who noted to staff that they want to resolve some pressing issues like a leaking roof before occupying the building. The roof and other alterations are proposed for the Historic Landmarks Commission’s consideration.

The proposal includes:

1. Replace roof with dark grey architectural roof shingles.
2. Replace broken front door with new solid wood / glass window.
3. Add safety rail for front porch/entry.
4. Add safety rail around parking area (drop-off).
5. Remove vinyl siding and repair original cedar siding.
6. Foundation repair.

For consideration of these, please note the definition of “**alteration**” which means *an addition, removal, or reconfiguration which significantly changes the character of a historic resource. Painting is not an alteration.*

And note that the historic resource in this case is the principal structure, not the property surrounding it, or the detached deck.

PUBLIC HEARING & NOTICE

Public hearing before the Planning Commission: June 11, 2024

Notice of this proposal was sent to surrounding property owners within 300 feet of the subject property(ies) on May 22, 2024 via first class mail. Notice was sent to agencies by mail or e-mail on the same date.

Notice was published on May 29, 2024 in The Chronicle newspaper.

APPLICABLE CRITERIA, ANALYSIS & FINDINGS

The applicable code section is SHMC 17.36.040 Criteria for alteration:

- (1) Except as provided elsewhere in this chapter, no exterior alteration, relocation, or demolition of a designated landmark or historic resource of statewide significance shall be allowed without a permit issued pursuant to this chapter.
- (2) Exterior remodeling, as governed by this chapter, shall include any change or alteration in design or other exterior treatment excluding painting.

(3) In order to approve an application for the alteration of a designated landmark or historic resource of statewide significance, the commission must find that the proposal meets the following standards:

- (a) The purpose of the historic overlay district as set forth in SHMC 17.36.005.
 - (b) The provisions of the comprehensive plan.
 - (c) A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
 - (d) The historic character of a property shall be retained and preserved. The removal or relocation of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.
 - (e) A property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.
 - (f) Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
 - (g) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
 - (h) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible (including environmental considerations), materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
 - (i) Chemical and physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
 - (j) Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
 - (k) New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible in appearance with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
 - (l) New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- (4) Prior to alteration, current photographs and/or drawings of all elevations shall be provided to the city for its public records. Photographs and drawings shall be archival quality; proof of such shall be provided with the photographs and/or drawings.
- (5) Nothing in this chapter shall be construed to prevent the ordinary repair or maintenance of a designated landmark or historic resource of statewide significance, when such action does not involve a change in design, materials, or appearance.
- (6) Nothing in this chapter shall be construed to prevent the alteration, demolition, or relocation of a designated landmark or historic resource of statewide significance, when the building official certifies that such action is required for the public safety because of its unsafe or dangerous condition.

Each aspect should be considered as they relate to the criteria for alteration above.

PROPOSAL #1: Replace roof with dark grey architectural roof shingles.

The 1984 National Register nomination noted the roofing type is tiled. Based on a black and white photo from that era, the texture of the roof appears tile-like. Color photos from this era don't show the texture as well but show a brown color comparable to the siding color of the second floor. The tile is assumed to be in place c. 1984.

There is no tile today. Comparing the 2009 photo with current, it appears the roofing is the same. Tile was replaced sometime before 2009. The earliest photo we have does not appear to be tile.

Tile was present as a roof material up to some point and it's certainly not tile today. And tile may have not been an original roof type. So, whether or not that is a distinctive material is moot. Applicant proposes a conventional roof type, and a sound roof is important to protect the integrity of the building.

Is the Commission ok with this? Ok with conditions?

Unless there is structural damage/work, no building permit is anticipated for this. Use of a heavy roof material like tile could result in a building permit, though that it not proposed.

PROPOSAL #2: Replace broken front door with new solid wood / glass window.

The 1984 National Register nomination mentions the door's four light fixed window centered on the door. The door appears to be the same one based on the early photo, and the 1984, 2009 and current photos.

Applicant noted to staff that due to a crack in the door, it is not necessarily secure. At least approval criterion (3)(h) is a consideration here.

The Commission should be satisfied that the door must be replaced and if so, that the replacement is acceptable. The applicant proposes a wood door with windows, but with a different style such as six window divisions instead of the current four.

The proposed door will look different but still may comply with (3)(k), as it pertains to new work differentiating from old, but still be compatible as to appearance and materials, assuming the Commission agrees with this.

Is the Commission ok with this? Ok with conditions?

As long as like-for-like, such as no change to the size of the opening, no building permit is anticipated for this.

PROPOSAL #3: Add safety rail for front porch/entry.

There is no evidence or documentation that shows any railing for the stairs leading to the front porch/entry. The 1984 National Register nomination does mention the two large box posts on clapboard sided piers and ornamental side boards, which is currently masked under the vinyl siding.

At least approval criteria (3)(g), (3)(k) and (3)(l) apply.

Using larger scale wood pieces seems appropriate. What the railing is attached to seems germane from the perspective of maintaining or preventing damage to historic materials (some of which we don't know the condition of while beneath a layer of vinyl).

Does the Commission think its ok to attach to the stairs since they are basic in style, but not attach to the box posts or any other portion of the principal building? Does the Commission think they should be freestanding and supported by themselves via ground mounting?

Is the Commission ok with the style and material, or do you want to impose conditions for that?

No building permit is anticipated for this.

PROPOSAL #4: Add safety rail around parking area (drop-off).

There is a grade difference and retaining wall that extends from the foundation of the building to the street that separates the historic building entry and parking area. Applicant proposes metal railing as an added safety measure for this area.

The building is the historic resource, not the lot or surrounding property in this case.

Does the Commission agree that no safety railing around the parking area should be attached to the building? This seems like the most logical condition.

No building permit is anticipated for this.

PROPOSAL #5: Remove vinyl siding and repair original cedar siding.

The 1984 National Register nomination mentions that the building is sided with horizontal clapboards on the first story and narrow and widely spaced shingles on the second story. It also notes it is a two and a half story building.

Photos from this era shows different siding for the first floor and second story consistent with the nomination. But note that the upper half story shows additional variation. The south side shows a vertical board and batten style and the dormer facing S. 1st Street has a brick-like pattern. The early photo shows the S. 1st Street dormer with the vertical board and baton siding. Current vinyl siding covers all of this today and this is visible in the 2009 photo. So, the vinyl was added sometime between 1984 and 2009.

We don't know the the condition of the underlying siding and extent of repair. (3)(h) can be a condition for this. Also, if the underlying siding of the dormer facing S. 1st Street needs to be replaced, it should be the assumed original board and baton style. Does the Commission agree or think any other conditions should apply?

What about the ornamental cut side boards along the front porch? The detailing is (or at least was) match for the second story deck on the back side of the home. Also, covered with vinyl and an unknown state of (dis)repair.

There is some potential for a building permit, depending on the extent of damage behind the vinyl.

PROPOSAL #6: Foundation repair.

The concrete foundation, especially visible along the Columbia River side, consisting of pillars and arches is assume original. There are no obvious issues with that. If the foundation work is strictly interior, there is no issue. But any exterior work could be an alteration.

The extent of repair is unknown, but assumed to be substantial based on comments from prospective buyers since the property has been for sale. (3)(h) can be a condition for this, a the least, if exterior work is necessary.

A building permit is anticipated for this. Unquestionably structural.

CONCLUSION & RECOMMENDATION

Based on the facts and findings herein, if the Planning Commission approves this Historic Resource Review, staff recommends the following conditions:

1. Any building permit submitted for the proposed alterations, as applicable, shall comply with the applicable standards for alterations and the conditions herein.
2. roof ok? any specific conditions?
3. door ok? should the door better match the assumed original, such as having four lights?
4. safety rail for front porch ok? Do you want to require no attachment to the stairs or box posts? should they be self-supported and not attached to the building at all?
5. safety rail around parking area ok? Does the Commission agree that no safety railing around the parking area should be attached to the building?
6. siding proposal ok? Require that siding and any front porch side boards in poor shape comply with:

Deteriorated **historic siding and front porch ornamental cut side boards** shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible (including environmental considerations), materials. Replacement of missing features shall be substantiated by documentary and physical evidence.

And, if the underlying siding of the dormer facing S. 1st Street needs to be replaced, it should be the assumed original board and baton style?

7. **foundation repair... condition could be:**

Deteriorated **exterior foundation** shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible (including environmental considerations), materials. Replacement of missing features shall be substantiated by documentary and physical evidence.

Attachment(s): Photos (5 pages)
Applicant's materials



Columbia County Museum Association

This page early photos except bottom left one.



←**Left:** This is the earliest photo we could find. This building was built in 1914. The building to the north of it (left side looking at this photo and visible in the photo **bottom left**) was built in 1939. So we can conclude it represents the subject building sometime in its first 25 years of existence.

←**Bottom left:** Based on the vehicles, this appears to be earlier 1990s or so.

This page photos c. 1983





This page: Top 2009. Middle and bottom May 2024.



This page photos May 2024



This page photos May 2024



① New ROOF LEAKS. NEEDED.

120 S. 1st.

Current DAY Photo 5/20/24

⑤ Safety ~~REQUIRED~~

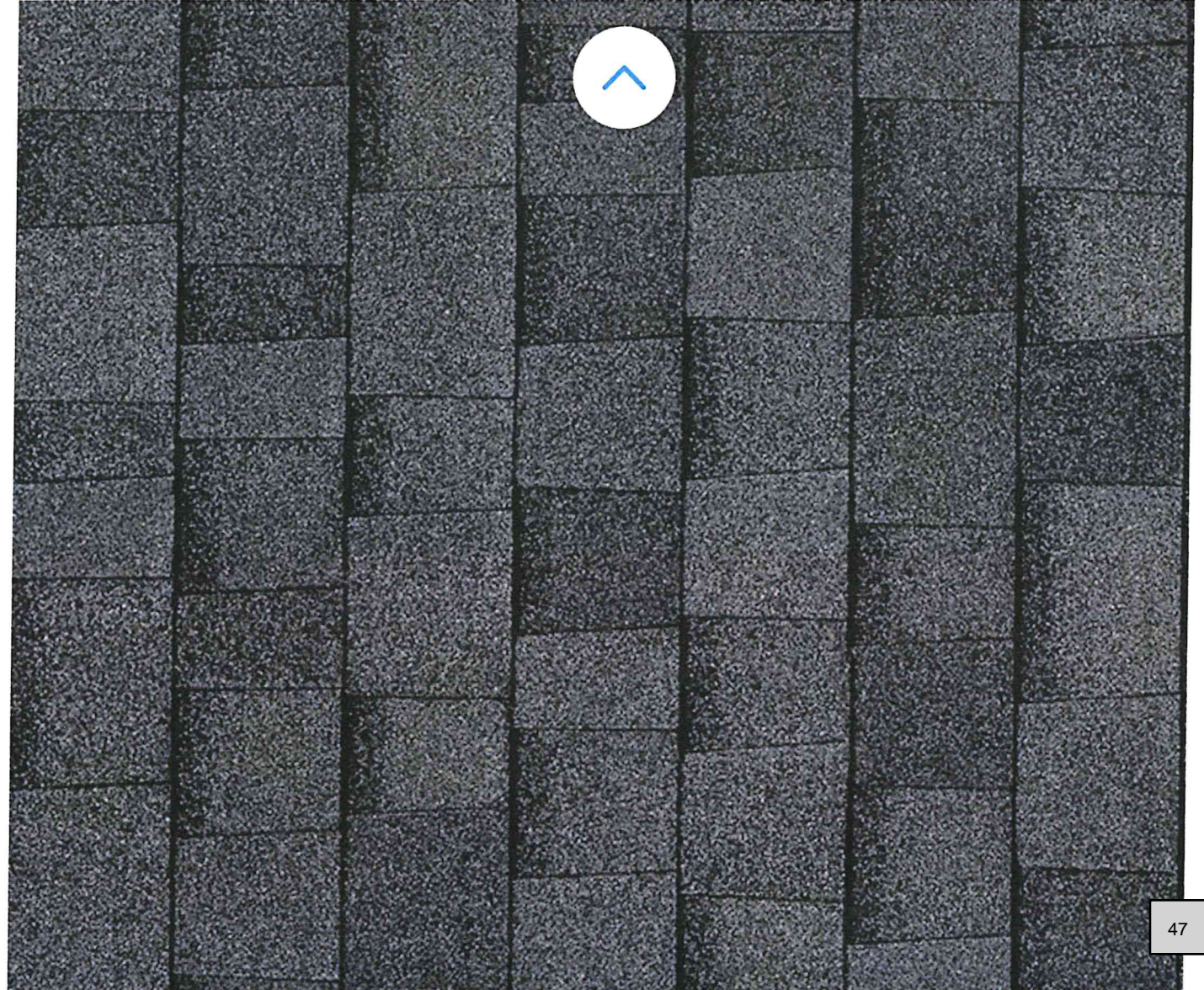


② New Floor Review

③ Foundation HANDRAILS RUPALK NEEDED

New Roof material

★ ★ ★ 2614



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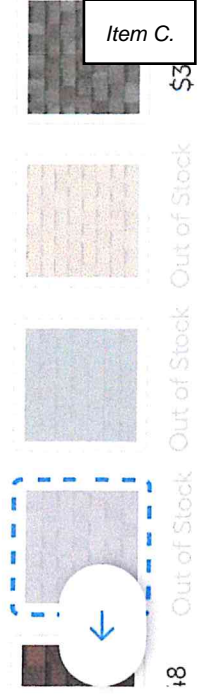


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*Safety Railing for
EXTERIOR SIDE of Home
This would be around walkways
with steep SIDES.*

1984





CITY OF ST. HELENS PLANNING DEPARTMENT

MEMORANDUM

TO: Planning Commission acting as the Historic Landmarks Commission
FROM: Jennifer Dimsho, AICP, Associate Planner
RE: Architectural Character Review at 325 Strand Street
DATE: June 4, 2024

Will Uebelacker submitted a Variance request for a reduction of off-street parking requirements for a subsequent development proposal at 325 Strand Street and the vacant lot just west of 325 Strand Street. Land use permit(s) have not been submitted for the development proposal, but the applicant has submitted architectural details for the Commission to review.

Per SHMC 17.132.172 (7), permanent exterior architectural changes to buildings (including new construction) must comply with the **Riverfront District Architectural Guidelines**. The Historic Landmarks Commission shall make a recommendation to the approval authority as to whether the Commission believes the proposal complies. Please review your copy of the Guidelines when looking at this proposal and be prepared to discuss. The Guidelines can also be found on the City website:

<https://www.sthelensoregon.gov/planning/page/riverfront-district-architectural-design-guidelines>

Background

Although there is a building located at 325 Strand Street, it is proposed to be demolished as part of this proposal. The proposal is new construction with a four-story, elevator serviced, mixed-use building with commercial uses fronting Strand Street, ground-level parking accessed from S. 1st Street, and three levels of residential. There are 8 proposed 1-bedroom units and 8 proposed loft units for a total of 16 residential units. The rooftop would be developed with landscaping and accessible to residents as shared outdoor recreation space. The following is a list of the Design Guidelines chapters which are relevant to **new construction**. Anything in **red requires a discussion by the Commission**.

Awnings/Canopies

New commercial buildings are encouraged to integrate awnings over the sidewalk to provide shade and protection for pedestrians. Simple hanger-rod suspended metal canopies are preferred over retractable canvas awnings. Awnings should be straight in shape and not arched. Awnings should ideally span the length of the building, but at a minimum, should project over the primary entrance.

The applicant is proposing two hanger-rod metal awnings over the two commercial entrances, the width of which makes up most of the length of the building. Staff feels this complies.

Building Façade/Entry

The Guidelines state that new building facades should be a contemporary interpretation of the traditional commercial vernacular. This means the façade should incorporate some of the following: recessed entry, kickplates at the base of display windows/doors, ground floor display windows, transom windows, parapets/cornices, sign bands, 2nd story windows and decorative sills, columns/pilasters. The applicant includes nearly all of these features. The Guidelines encourage using windows and doors of a similar shape, size, and material to those found in the Riverfront District. The large folding display

windows are not elsewhere downtown. There are no kickplates at the base of the display windows on Strand either; it appears the windows fold open and they extend all the way to the ground. **Does the Commission want to recommend replacement of these ground-floor folding display window to something more traditional with a kickplate at the base?**

Building Lighting

The preferred gooseneck lighting fixture has been incorporated into the commercial units above their signage. The Guidelines recommend installing partially or fully shielded light fixtures which only emit light downward. There are proposed wall sconces on Strand Street. These can sometimes be directed upwards. **Does the Commission want to include a condition that the sconce lighting be directed downwards or that they be partially for fully shielded?**

Signage

There is not enough detail about the signage. Signage will be reviewed with future permitting and review by the Commission.

Material & Building Colors

Traditional materials such as brick, terra cotta, concrete or stone, and horizontal wood siding are preferred. When using brick, match brick and mortar in color, profile, and texture to another neighboring historic building. When using stone, stone should be limited to colors and types found in the Riverfront District. The applicant is proposing brick arches and stone veneer on both Strand Street and S. 1st Street. The brick is proposed to be in the antique red color palette, similar to the neighboring Muckle Building on the corner of Cowlitz and S. 1st Street. The stone veneer is proposed to be limestone in the drawings, but basalt or other similar contrasting color in the narrative. **What does the Commission think about the stone? Staff does not believe there are other similar, prominent uses of limestone. The windowsills of the old courthouse and City Hall building are sandstone.**

There are various uses of wood siding, both vertical and horizontal. The narrative states this will be either shiplap or lap finished. The colors are all shades of browns and black. Staff feels this complies with the recommended neutral color palette. There is metal roof and siding proposed as dark black and brown. It appears that on both the south and north elevations, there is a significant portion of windowless siding that makes up almost the entire elevation on the ground level. **It's unclear if this is wood or metal siding.**

Roof

The Guidelines state to minimize the impact of mechanical unit clutter on the roof. Mechanical rooftop units will be placed behind parapets and the roofs of the residential units. The Guidelines state to set back rooftop activities like rooftop decks so that they are not easily seen from the street. The proposed rooftop landscaping separates the rooftop outdoor recreation space. Staff feels this complies.

Setback, Orientation, & Bulk

The Guidelines encourage building orientation towards the street with the primary entrance at street level. This is met on both sides. The Guidelines state that the building height and bulk should be similar to the adjacent structures and that new buildings should be designed with a mix of wall areas with door and window elements in the façade. The Muckle Building nearby is a similar height to the proposed building. The building also contains a variety of window elements. The buildings are also supposed to break up boxlike forms into smaller varied masses. The applicant notes that the length of the building is

nearly 200' and they have broken it up into smaller masses with recesses and extensions, as well as changes in the roof line. **Does the Commission agree?**

Windows

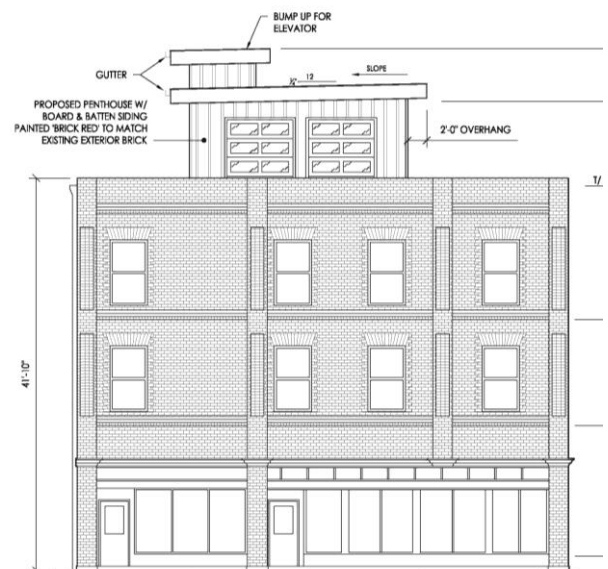
For new construction, the Guidelines state that storefront windows and upper-floor windows should incorporate appropriate traditional design that enhances the character-defining features of the district and neighboring historic resources. Specifically, they state that upper-story windows should have a vertical emphasis. For example, windows which are twice as tall vertically as they are wide are more traditional. They also state that upper story and storefront windows should be symmetrically placed and that the placement should consider neighboring buildings. The Guidelines encourage the use of transom windows, as well as window kickplates.

For the storefront side, the applicant incorporates storefront windows with transoms. **The large folding display windows are not necessarily traditional and do not incorporate a window kickplate, which was also discussed under Building Façade/Entry. Does the Commission want to recommend a change here?** Overall, the upper floor windows are more vertically oriented, although they are not necessarily symmetrical or continue/match the neighboring property, nor do they match traditional wall-to-window ratio. The applicant is likely trying to maximize the view of the river on the Strand Street side by including more windows to walls. Although a similar design is used on S. 1st Street. **Does the Commission want to recommend a more traditional wall-to-window ratio on the street frontages?** Both the south and north elevation have a more traditional window spacing and wall-to-window ratio.



Left: Morgus building adjacent to subject property on Strand Street demonstrating traditional upper-story window/wall ratio and storefront window kickplates

Right: Muckle building from Strand Street “ ”



Attachments

- Applicant Narrative (5 pages)
- Building Plans (9 pages)

Architectural Design Guidelines – Narrative Response

FOR THE CONSERVATION OF TRADITIONAL DESIGN IN OLD TOWNE, ST. HELENS

Project Address:
325 Strand St
Tax Lot 300 & 401

Date: 5/13/2024

1. Awnings & Canopies

1.2 General Guidance

Awnings and canopies should complement neighboring features and reflect the historic use of awnings and canopies within Olde Towne.

1.4 New Construction

New commercial buildings may integrate an awning to project over the sidewalk, providing shade and protection for pedestrians.

Response:

Simple hanger-rod suspended metal canopies are proposed located above the two main entrances that lead into the commercial and residential spaces. See sheet A12 and A14.

2. Building Façade / Entry

2.2 General Guidance

Maintain traditional façade elements on existing structures and encourage their use on new buildings.

2.4 New Construction

Visual continuity of Olde Towne can be best maintained if new development includes traditional building features on the façade. The building should be designed in a manner that reinforces the character-defining features found in Olde Towne and adds to the sense of place.

New construction should not detract, but further enhance the historic structures in the district by incorporating façade elements found there.

Response:

The street facing façade is an interpretation of traditional vernacular including simplified classical design with the large three-story height sweeping arch brick colonnade that frames the building entrances and residential units. The curved colonnade references the half circle transom windows often found in traditional window patterns on a larger scale, and used functionally to frame two residential decks on each street façade. The curved colonnade will use running bond brick veneer to connect materially and visually to the historic buildings and be complete with a parapet and cornice. The larger stone base that occupies the main street level on Strand St. connects w/ the urban edge condition created by the existing buildings and will be topped with a mid-belt cornice that doubles as a second story window sill. The brick colonnade and stone urban edge form a connection between traditional and contemporary in both form and material.

The primary building entrance for the commercial and residential units is located at the street/sidewalk level and is clearly defined by the storefront glazing and entry door (with kickplate) that is oriented towards the sidewalk. Large street level glazing further connects the building with the pedestrians, and transom windows above the metal awning help illuminate the commercial space.

Where applicable, windows will be vertical in nature or will be grouped in order to read vertically. Double hung windows are used except where proper egress windows are required in bedrooms, utilizing casement windows instead. Where double height spaces exist for the studio units, groups of vertical and/or double hung windows are used rather than storefront systems. This maintains the residential character of the units by utilizing smaller compositions to create a similar effect as full height glazing.

3. Building Lighting

3.2 General Guidance

Incorporate appropriate lighting to improve the pedestrian environment and help foster a comfortable and safe place to shop and stroll.

3.4 New Construction

New commercial or mixed-use buildings should incorporate lighting features appropriate to the character of Olde Towne.

Response:

New lighting fixtures will have a simple sleek design that will be located along the brick colonnade as well as lighting above the signage located at the main entrance.

4. Signage

4.2 General Guidance

Signs should complement the historic and cultural significance of the area and be sensitive to existing architectural patterns and features found in Olde Towne.

4.4 New Construction

Sign materials should be durable and easy to maintain.

Response:

Signage will be located for the two tenant spaces directly above the transom windows. The signage will be either painted or carved wood; epoxy letters; galvanized sheet metal; slate, marble, or sandstone; gold leaf, gilt, painted, stained, or sandblasted glass; clear and colored acrylic; neon; or stained glass. Lighting for the sign will be external and located overhead, or directed towards the signage as needed. Lettering will be proportional and legible and fit visually within the framework of the proposed building.

5. Maintenance

5.2 General Guidance

Prior to beginning an alteration or addition project, evaluate what cleaning or alternation may be necessary to the existing materials.

Response:

Not applicable, proposed building will be new construction.

6. Material & Building Colors

6.2 General Guidance

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the historic district should be preserved.

6.4 New Construction

To maintain visual consistency, building materials used on the exterior of buildings should be traditional materials that are more durable.

Response:

Standard brick sizes will be used for the brick colonnade that will be in the antique red color palette. The brickwork and brick cornice will display the craftsmanship of said material. Stone used for the urban edge condition will be either basalt or similar and be in the neutrals color palette to contrast w/ the antique red brick. The use of brick and stone on the street facing façade will create a sense of permanence and connect with the surrounding brick and stone buildings. The remaining building will be finished in painted wood siding, either shiplap or lap finished in earth tone or muted colors. Standing seam metal roofs will visually connect w/ the metal awning systems.

7. Roof

7.2 General Guidance

Minimize the visual impact of mechanical systems and equipment by locating these as far away from the façade as possible.

Response:

Mechanical rooftop units will be shielded from the street view by being located behind parapets and sloped roofs located at the residential bump-outs. Parapets are located closest to the streets and alternate to sloped roofs near the middle of the building. Rooftop decks are located behind the colonnade and are stepped back from the street due to the rooftop landscaping. Exhaust stacks for the residential units and commercial kitchens have to vent a minimum of 7' above the occupied roof deck and are disguised within roof coverings located at the stair and elevator entrances/exits. The exhaust stacks will be wrapped in brick and appear as residential chimneys. The roof is designed to be low profile and any roof coverings are set back from the building edge.

8. Setback, Orientation & Bulk

8.3 New Construction

Buildings should be oriented toward the street and at the front of the existing property line, though some exceptions may be made (as deemed appropriate by the Historic Landmarks Commission).

Response:

The proposed building has street frontage on S 1st Street and Strand St and in both cases the brick colonnade starts at the property line. Where the urban edge is evident along Strand St, the stacked stone main level wall will continue the corridor of visual interest. Where the stone wall continues the urban edge horizontally, the brick colonnade takes the eye vertically. The building will adhere to the height limit requirements of occupied spaces and will blend with the existing and future development for 3-4 story buildings. The north and south elevations of the buildings, spanning nearly 200 feet will be broken up into smaller, varied masses for visual interest. Some of the building forms will have parapets, where the others will appear as one-half of a gable roof, split by the roof deck.

9. Windows

9.2 General Guidance

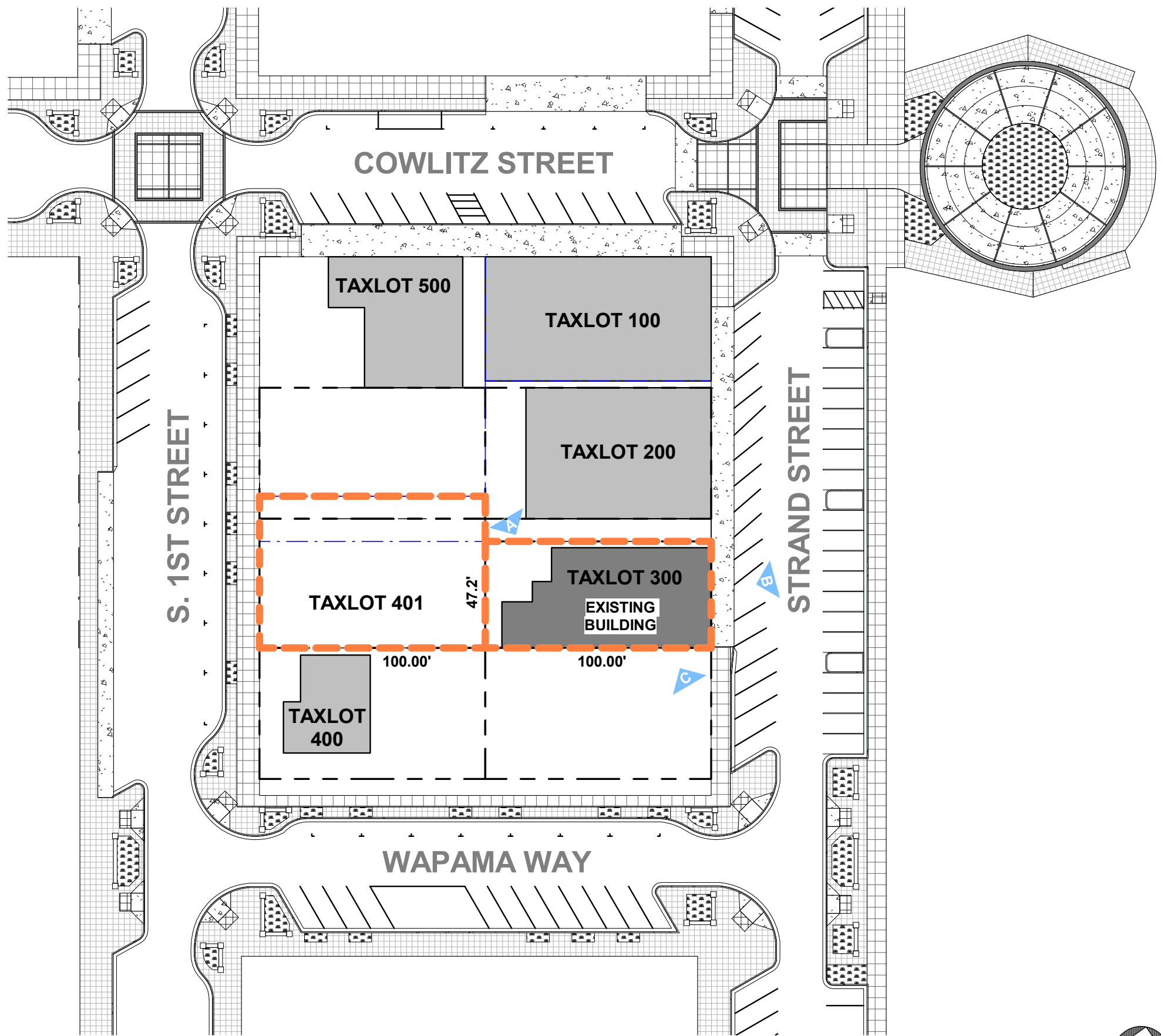
The Olde Towne tradition of large storefront windows must be continued by appropriately maintaining existing windows and maximizing the window-to-wall ratio of ground-floor facades in new construction and/or additions.

9.4 New Construction

Storefront windows and upper-floor windows should incorporate appropriate traditional design that enhances the character-defining features of the district and neighboring historic resources.

Response:

Upper story windows will have a vertical emphasis and where appropriate will be twice as tall as they are wide. Where studio units have double height spaces the windows will be grouped to be vertical in nature with the middle row of windows being transom windows (fall in line with floor plane). The double height windows will align with other windows on the building in both vertical and horizontal axis planes. Where ventilation is required, double hung windows are utilized, and where egress windows are required casement windows provide the proper existing requirements.



EXISTING STRUCTURE



A VIEW LOOKING SE



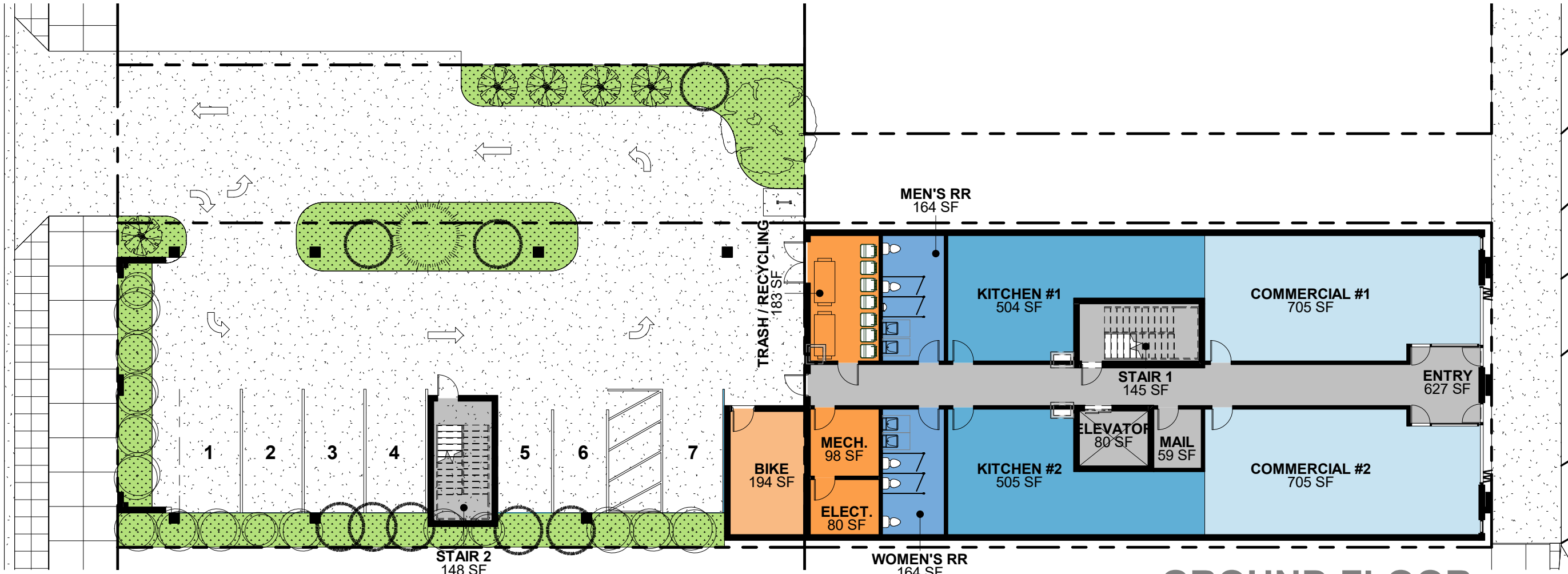
B STREET FACING FACADE



C VIEW LOOKING NW

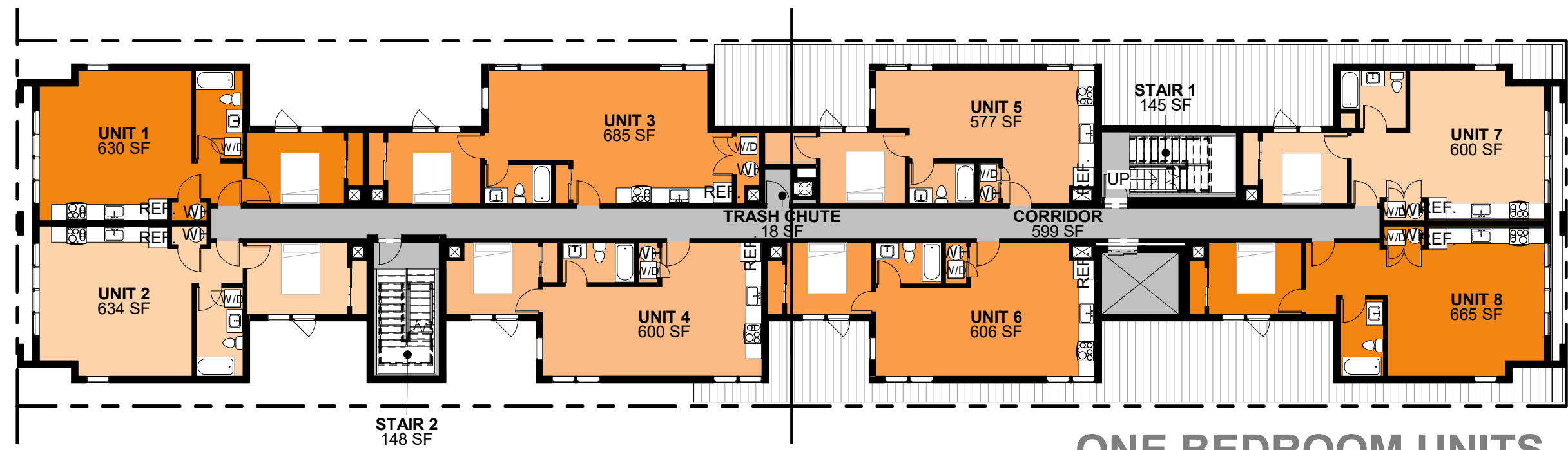
1 (E) SITE PLAN - WATERFRONT DEVELOPMENT
 1" = 50'-0"
 EXISTING CONDITIONS

Item D.



GROUND FLOOR COMMERCIAL

1 LEVEL 1 PLAN
1/16" = 1'-0"

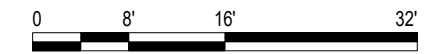


ONE BEDROOM UNITS

2 LEVEL 2 PLAN
1/16" = 1'-0"

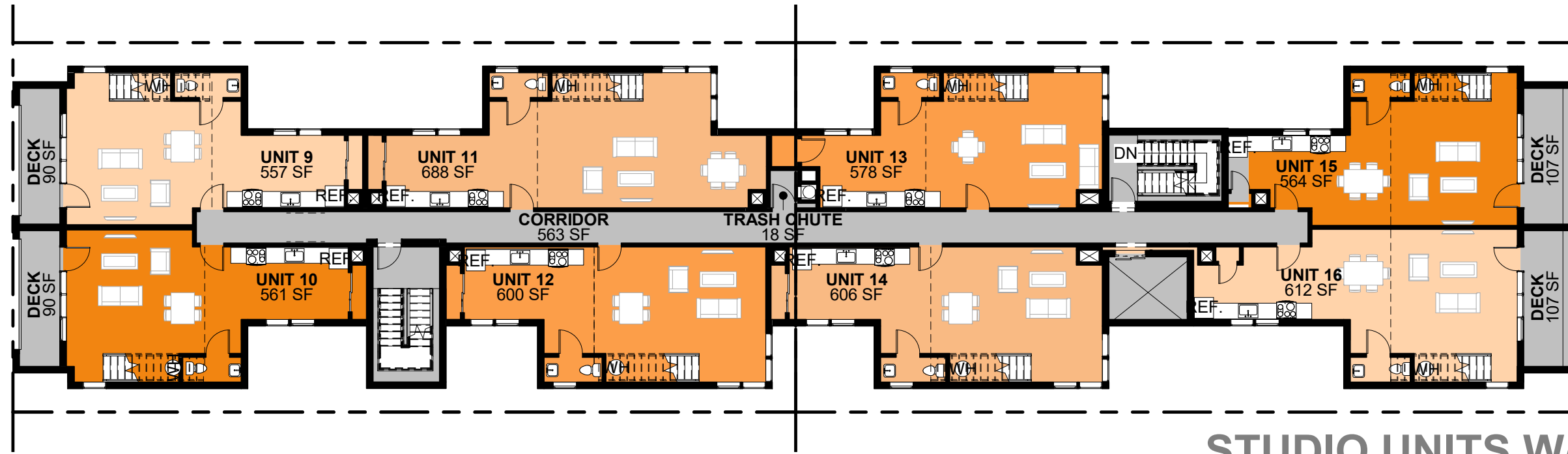
FLOOR PLANS - PROPOSED

VARIANCE REQUEST



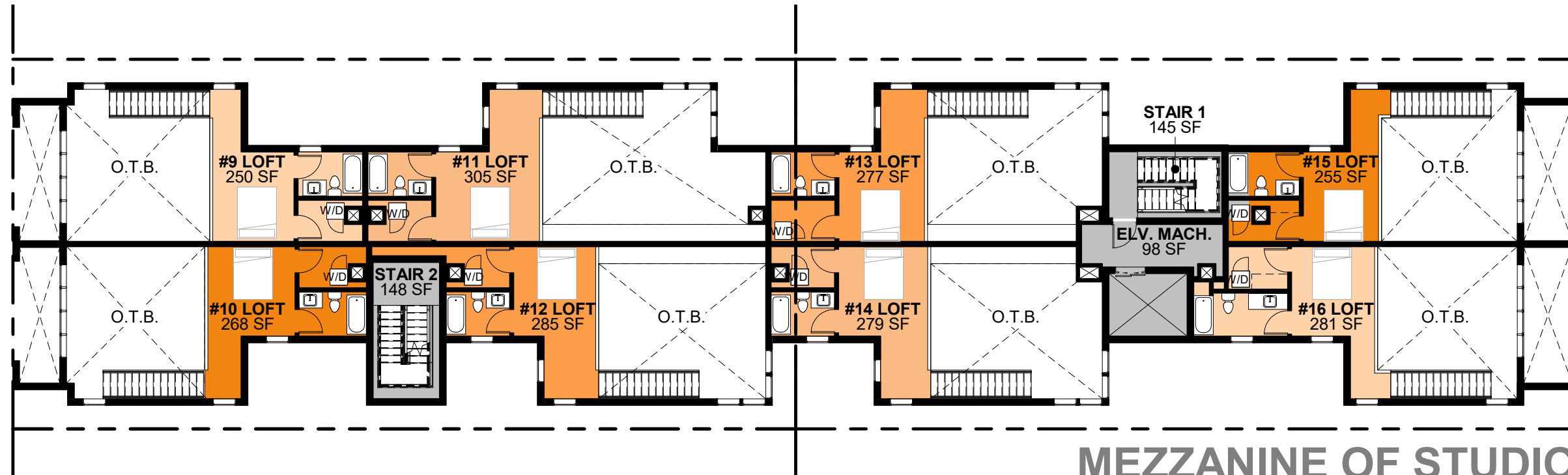
TAX LOT 300 & 401





STUDIO UNITS W/
MEZZANINE ABOVE

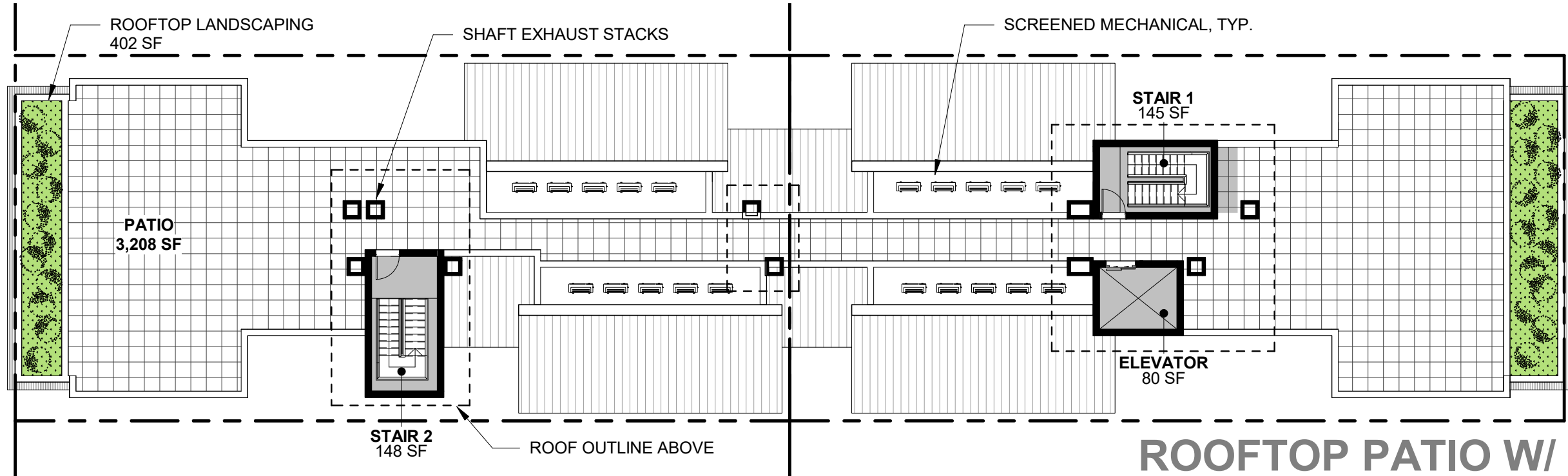
1 LEVEL 3 PLAN
1/16" = 1'-0"



MEZZANINE OF STUDIO
UNITS BELOW

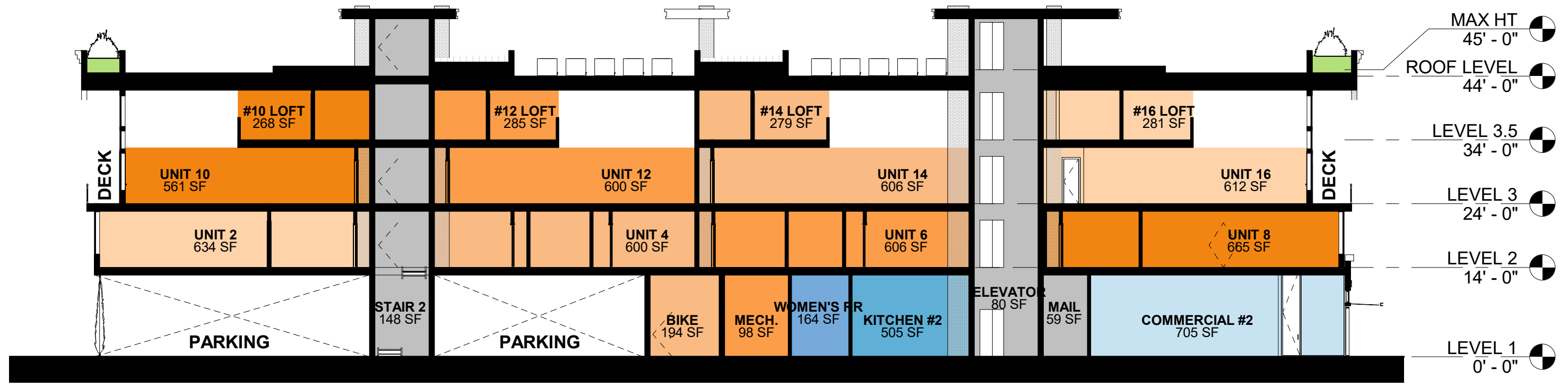
2 LEVEL 4 PLAN
1/16" = 1'-0"





ROOFTOP PATIO W/ LANDSCAPE BOOKENEDS

1 ROOF PLAN
1/16" = 1'-0"



BUILDING SECTION

2 EAST - WEST BUILDING SECTION
1/16" = 1'-0"



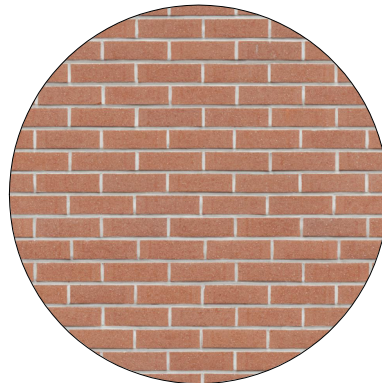
LIMESTONE VENEER



AWNING SYSTEM



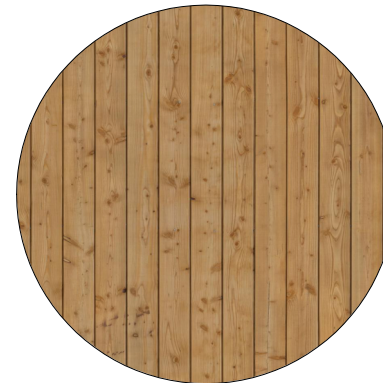
BRICK VENEER ARCHES



HORIZONTAL PAINTED WOOD



VERTICAL WOOD

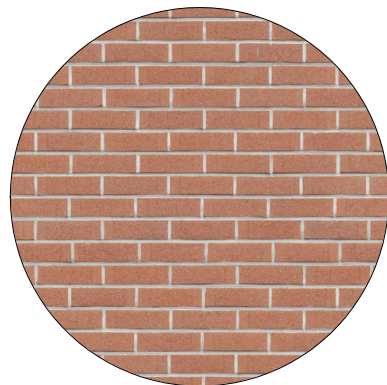


GREEN ROOF





BRICK VENEER ARCHES



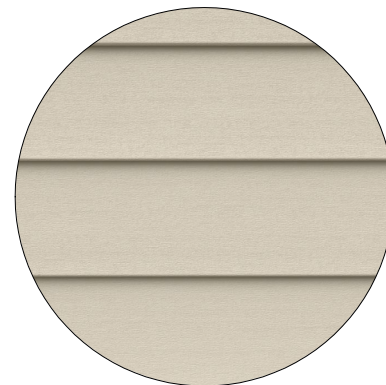
STANDING SEAM METAL ROOF / SIDING



HORIZONTAL WOOD PAINTED BROWN



HORIZONTAL WOOD PAINTED TAN



VERTICAL WOOD PAINTED DARK

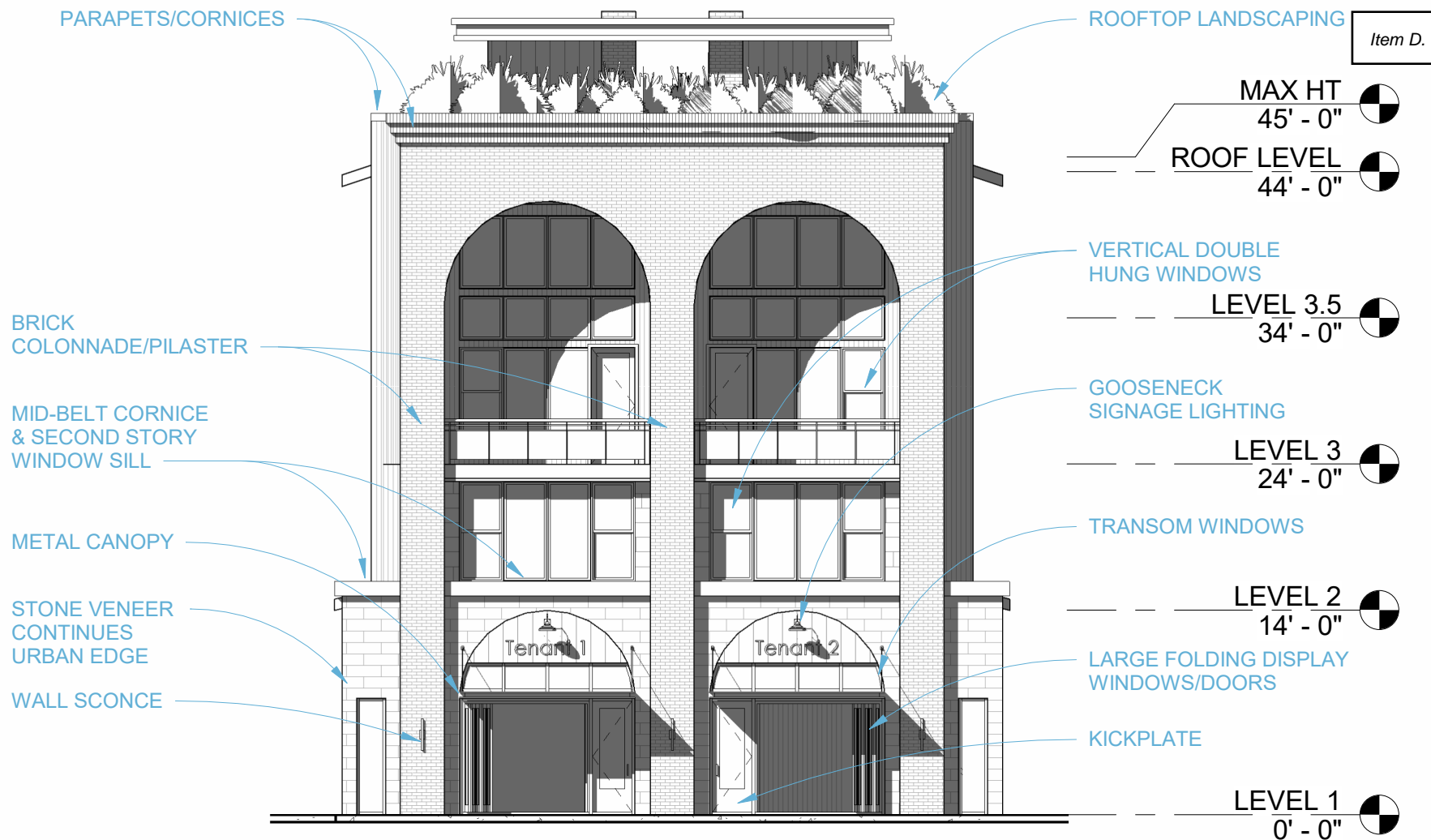


GREEN ROOF



EAST ELEVATION:

THE STRAND ST FACADE (EAST ELEVATION) WILL CONTINUE THE URBAN EDGE W/ A STONE FACADE THAT TERMINATES AT A MID-BELT CORNICE AT LEVEL 2 THAT ALSO FUNCTIONS AS A SECOND STORY WINDOW SILL. A FULL HEIGHT ARCH BRICK COLONNADE INTERSECTS THE HORIZONTAL URBAN EDGE AND TAKES THE EYE UPWARD TO THE ROOF LANDSCAPING LOCATED ABOVE THE CORNICE. THE COLONNADE FRAMES THE TWO MAIN BUILDING ENTRANCES AS WELL AS THE RESIDENTIAL UNITS ABOVE, TWO OF WHICH CONTAIN COVERED DECKS OVERLOOKING THE WATERFRONT. LARGE OPERABLE STOREFRONT GLAZING GREETES THE PEDESTRIAN LEVEL COMPLETE WITH METAL AWNINGS OVERHEAD FOR ADDED WEATHER PROTECTION. TRANSOM WINDOWS SIT JUST BELOW THE EXTERIOR SIGNAGE THAT IS DOWNLIT FROM SIMPLE FARMHOUSE STYLE WALL SCONCES.



1 EAST ELEVATION (STRAND ST FACADE)
3/32" = 1'-0"



2 NORTH ELEVATION
1/16" = 1'-0"

ELEVATIONS

VARIANCE REQUEST



TAX LOT 300 & 401

5/13/2024 9:52:16 AM

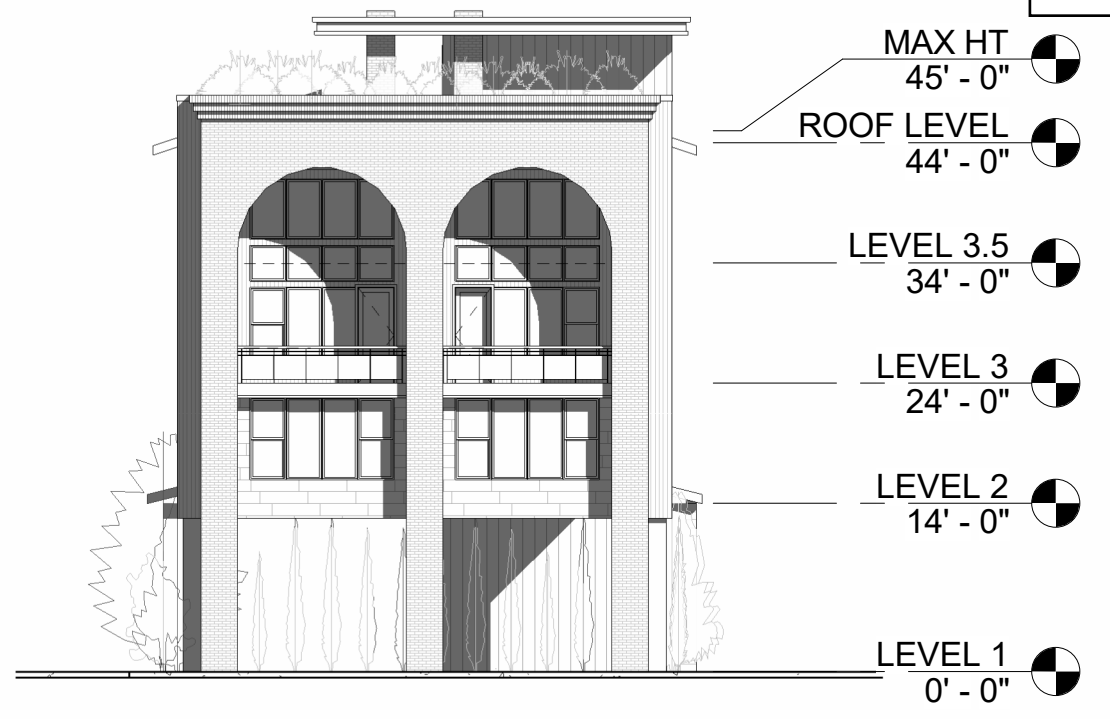
SOUTH ELEVATION:

THE TWO BRICK COLONNADES THAT FRONT S 1ST ST AND STRAND ST ACT AS A BOOKENDS TO THE PROPOSED DEVELOPMENT, AND METAPHORICALLY TO THE CONNECTION BETWEEN OLDE TOWNE AND THE NEW WATERFRONT DEVELOPMENT.

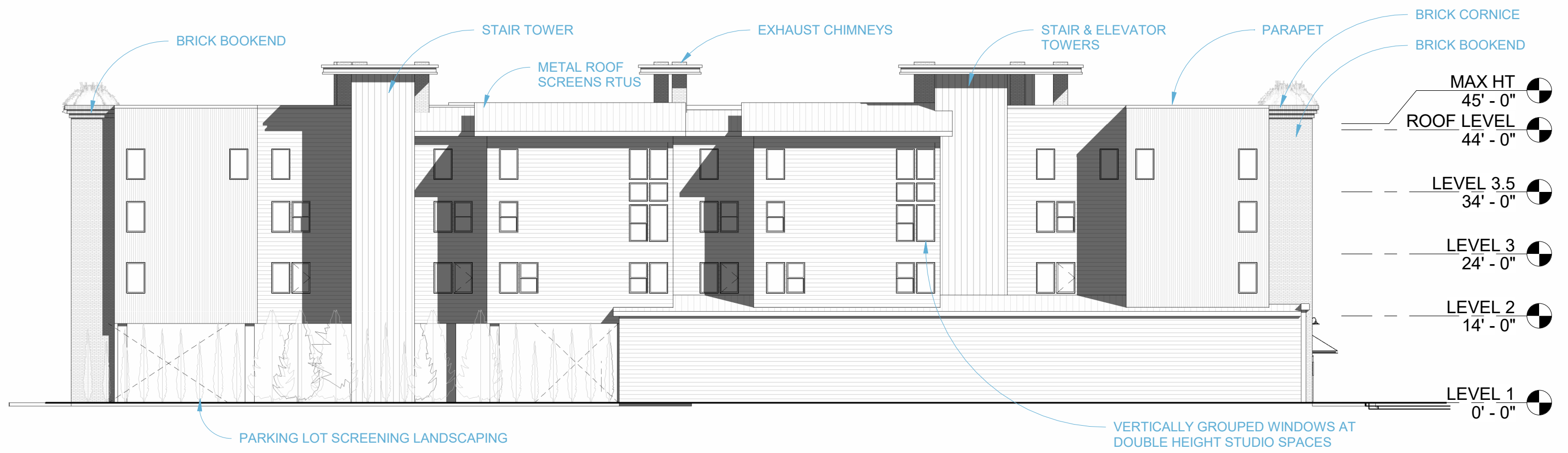
IN ORDER TO BREAK UP THE 200' BUILDING LENGTH, THE ZONING CODE REQUIRES 8' MINIMUM RELIEFS FOR EVERY 30' IN BUILDING LENGTH. THIS RESTRICTION HELPED DEFINE THE RESIDENTIAL LIVING SPACE AS SHOWN IN THE LARGER BUMP-OUTS.

PER THE OLDE TOWNE ARCHITECTURAL DESIGN GUIDELINES, WINDOWS ARE VERTICAL IN NATURE AND FOLLOW THE RULE OF TWICE THE HEIGHT AS THE WIDTH WHERE POSSIBLE. DOUBLE HUNG WINDOWS ARE USED FOR VENTILATION PURPOSES, THOUGH CASEMENT WINDOWS ARE USED IN BEDROOMS FOR PROPER EGRESS. STUDIO UNITS HAVE DOUBLE HEIGHT SPACES THAT CAPTURE THE WATERFRONT VIEW AND ARE GROUPED IN A VERTICAL ORIENTATION WITH SMALLER WINDOWS RATHER THAN USING FULL HEIGHT STOREFRONT GLAZING.

STAIR AND ELEVATOR TOWERS BREAKS THE HORIZONTALITY OF THE BUILDING BY USING A VERTICALLY APPLIED MATERIAL. ROOFTOP ACCESS IS PROVIDED TO THE RESIDENTS FOR 360 VIEWS OF OLDE TOWNE.



1 WEST ELEVATION (S. 1ST ST)
1/16" = 1'-0"



2 SOUTH ELEVATION
1/16" = 1'-0"



AERIAL VIEW LOOKING SW



AERIAL VIEW LOOKING NE



STRAND ST PERSPECTIVE LOOKING NW

CITY OF ST. HELENS PLANNING DEPARTMENT ACTIVITY REPORT



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

Date: 05/28/24

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

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

PLANNING ADMINISTRATION—PREAPPLICATIONS MEETINGS

Conducted a pre-application meeting for potential new mixed-use development just north of Wapama Way in the Riverfront District.

Had a preliminary Q&A meeting for potential use/development for the old icehouse property at 185 S. 1st Street.

PLANNING ADMINISTRATION—MISC.

With the help of Christina Sullivan, Community Development Administrative Assistant, staff reviewed and provided updates of Columbia County Assessor data for over 500 taxlots so assessor data will more accurately reflect the city’s zoning. We started this in November 2023. It turns out that the County Assessor staff taking the initiative on this is a long-term employee, on the verge of retirement, with this effort of cleaning up their data one their “before I retire” goals.

561 taxlots!!

Continue to work “behind the scenes” on the 2024 Development Code amendments, such as starting to prepare the staff report and address all the necessary findings required.

PLANNING COMMISSION (& acting HISTORIC LANDMARKS COMMISSION)

May 14, 2024 meeting (outcome): The Commission held four public hearings. Three were for annexations, all which will come before the Council in June. *As the Historic Landmarks Commission*, they reviewed Historic Resource Review of 260 S. 2nd Street as the fourth hearing.

The Commission reviewed and considered its annual report to the Council and staff presented the Planning Department’s semi-annual report to them.

Though several hours into the meeting, the Commission soldiered on and finished reviewing the draft 2024 Development Code amendments.

June 11, 2024 meeting (upcoming): The Commission has two public hearings scheduled. One is for an off-street parking reduction Variance for subsequent development at 325 Strand Street. *As the Historic Landmarks Commission*, the second hearing is a Historic Resource Review for proposed alterations to the building at 120 S. 1st Street.

GEOGRAPHIC INFORMATION SYSTEMS (GIS)

Quarterly data updates this month.

COUNCIL ACTIONS RELATED TO LAND USE

At a Special Session on May 9th, the Council reconsidered its decision for the Police Station at the Kaster Road/Old Portland Road site and denied it.

From: [Jennifer Dimsho](#)
To: [Jacob Graichen](#)
Subject: May Planning Department Report
Date: Tuesday, May 28, 2024 10:04:11 AM
Attachments: [image001.png](#)

Here are my additions to the May Planning Department Report.

GRANTS

1. **Business Oregon – Infrastructure Finance Authority** – Low-interest loan for Streets & Utilities Project and Riverwalk improvements. Provided updates to loan officer.
2. **Riverwalk Project (OPRD Grants x2)** – Notice to proceed issued 5/16. Contractor has mobilized & set up erosion control. Coordinated with Communications on park closure/E-newsletter content. Reviewing/tracking submittals and RFIs. Working with state grant coordinators on forthcoming amendments for timeline extension which are forthcoming. Working with LWCF to increase grant award.
3. **Community Development Block Grant (CDBG): Sanitary Sewer Improvement Project** – \$2.5 million grant award to fund design/engineering/permitting for 3 sanitary sewer basins identified as deficient in the adopted Wastewater Master Plan. Processed amendment of CDBG contract to move \$ from “permitting” into “environmental review” activities. Held 2 check-ins. Preparing for first quarterly report/disbursement.
4. **CLG Historic Preservation Grant Program** – SHPO Certified Local Government Program. Received our contract for 17k. State approved work plan. Executed contract with grant recipients. Project to be completed by July 31, 2024. Continued communication with grant recipient to ensure completion successfully.
5. **DLCD Technical Assistance Program** – 60k will fund a new Economic Opportunities Analysis (EOA). Reviewed BLI data, provided feedback. Finalized TAC membership. Scheduled first TAC meeting July 10. Reviewed materials/prepared for Joint PC/CC meeting on June 10.
6. **ODOT Community Paths Program: St. Helens Scappoose Trail Refinement Project** – 405k to study a trail route refinement project (30% design) from St. Helens to Scappoose. Award is \$363,407, with a match of around 42k split between Scappoose, the County, and us. Final grant contract provided to the City by ODOT. Met with Scappoose & Columbia County to work through draft Statement of Work (SoW). SoW sent to DOJ for review.. IGAs and ODOT grant contract to go before Council for approval in May. Finalized County IGA and Scappoose IGA. All 3 IGAs to go before Council on 6/5 for approval.
7. **Travel Oregon Grant Program: Riverwalk Project** - 100k grant for Riverwalk Project. Received 50% of the grant as contract terms require. Will receive remainder when project is complete.
8. **ODOT TGM Program: Transportation Systems Plan** – ODOT says it could be ~3 months before we see movement on this project.

9. **CDBG – Columbia Pacific Food Bank** – Request from Executive Director to act on the City’s 2-year public contract warranty for leaks in their roof. Coordinated with the contractor JH Kelly on repairs. Repairs will restart the warranty for an additional year to allow the Food Bank to monitor the repair work this winter.

PROJECTS & MISC

10. **Riverfront Streets/Utilities Project** – Attending weekly check-ins. Pump station generator to be installed soon. Tualatin staircase/bluff trailhead and Wapama Way intersection under construction. Traffic circle and elevated picnic platform under construction. North and south water quality swales underway. Joint utility trenching nearly complete. Undergrounding contract for 1st & St. Helens intersection work has begun.
11. **Urban Renewal Agency** – Prepared for FY 24-25 budget adoption with Gloria/John. URA Budget Committee meeting held on 5/16. URA meeting and budget adoption PH to be held on 6/5. Prepared a Resolution/IGA to set up to recapture funds utilized by the City to create and implement the URA. Will be put on Council agenda and URA agenda on 6/5.
12. **Library Solar Array Project** – Assisting library with grant-funded solar planning project. Planning grant is nearly complete, while an additional Oregon Dept of Energy construction grant is in process by contractor.
13. **VFW Post 1440 Veterans Memorial** – Organized a discussion with our local VFW and Lower Columbia Engineering about how to use VFW’s remaining funds on improvements to the memorial in McCormick Park.

Jenny Dimsho, AICP | Community Development Project Manager

City of St. Helens | Planning Department
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 P: (503) 366-8207 | jdimsho@sthelensoregon.gov

