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City of St. Helens
COUNCIL WORK SESSION AGENDA
Wednesday, September 6, 2017, 1:00 p.m.
 City Council Chambers, 265 Strand Street, St. Helens

City Council Members

Mayor Rick Scholl
 Council President Doug Morten
 Councilor Keith Locke
 Councilor Susan Conn
 Councilor Ginny Carlson

Welcome!

All persons planning to address the Council, please sign-in at the back of the room. When invited to provide comment regarding items not on tonight's agenda, please raise your hand to be recognized, walk to the podium in the front of the room to the right, and state your name only. You are not required to give your address when speaking to the City Council. If you wish to address a specific item on the agenda, you should make your request known to the Mayor as soon as possible before the item comes up. The Council has the authority to grant or deny your request. Agenda times and order of items are estimated and are subject to change without notice.

- | | | |
|-----|---|-----------|
| 1. | Visitor Comments | 1:00 p.m. |
| 2. | Request from Police Department – <i>Malinda</i> | 1:05 p.m. |
| 3. | Discuss Amendments to Municipal Code – Graffiti Clean-Up Timeframe - <i>Terry</i> | 1:15 p.m. |
| 4. | Discuss Transient Room Fee Rate – <i>John</i> | 1:35 p.m. |
| 5. | Discuss Possible Topics and a Date/Location for a Council Retreat | 1:45 p.m. |
| 6. | Department Reports | 2:00 p.m. |
| 7. | Council Reports | 2:20 p.m. |
| 8. | Executive Session: ORS 192.660(2)(e) Real Property Transactions | 2:40 p.m. |
| 9. | Other Business | |
| 10. | Adjourn | |

FOR YOUR INFORMATION

Upcoming Dates to Remember:

- **September 4, Labor Day, All City Offices Closed**
- September 6, Council Work Session, 1:00 p.m., Council Chambers
- September 6, Council Regular Session, 7:00 p.m., Council Chambers
- September 11, Youth Council, 7:00 p.m., Council Chambers
- September 12, Planning Commission, 7:00 p.m., Council Chambers

Future Public Hearing(s)/Forum(s):

- PH: September 20, 6:15 p.m., Comprehensive Plan Map & Zone Change at 1160 & 1170 Deer Island Road (Everett)
- PH: September 20, 6:45 p.m., Easement Extinguishment at 2554 Columbia Blvd. (Coombs/Melton)
- PF: October 4, 6:00 p.m., Potential Sweetened Beverage Tax

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

Be a part of the vision...get involved with your City...volunteer for a City of St. Helens Board or Commission!
 For more information or for an application, stop by City Hall or call 503-366-8217.

MEMORANDUM

150 S. 13th St.
St. Helens, OR 97051
Ph. 503-397-3333
Fax 503-397-0619



Chief Terry J Moss

DATE: August 24, 2017

TO: City Council

FROM: Malinda Duran
Police Support Specialist

RE: Halloween Community Event

For the last two years the police department has participated in the Halloweentown Scarecrow contest and this year will not be an exception. This year our “scarecrow” will be a children’s costume party on the front lawn hosted by Officer Friendly and his K-9 Spike. To tie in with our scarecrow, we will be hosting a community event inviting trick-or-treaters to come by the police station. We would like to invite you to participate by hosting a table that offers trick-or-treaters the opportunity to play a game, learn about a program, or otherwise obtain a treat. The event will be held from 5-8 pm, outdoors weather permitting otherwise in our garage.

Please let me know by then end of September if you will host a table so that I can make sure that we have enough tables.

Should you have any questions or to notify me of participation, please contact me at malindad@ci.st-helens.or.us or 503-397-3333 x217

Thank you for your consideration,
Malinda Duran
Police Support Specialist



City of St. Helens

Council Action Request

Date: 08/30/17

To: Mayor Scholl
Councilor Locke
Councilor Carlson
Councilor Morten
Councilor Conn

From: Terry Moss
Chief of Police

Re: Graffiti Ordinance

At your request I queried other police chiefs regarding graffiti ordinances. From the responses that I received, the ordinances and comments from the various police chiefs have been compiled into the attached document.

This document is only meant to serve a primer for a discussion that will follow.

DALLAS

5.588 Graffiti.

No person shall allow graffiti to remain on real or personal property which they own or for which they are responsible, if the graffiti is visible from any public right-of-way, from any other public or private property, or from any premises open to the public, for longer than it would take, exercising reasonable and prudent care, to remove or permanently cover the graffiti. There is a rebuttable presumption that it would take, exercising reasonable and prudent care, not more than 48 hours after becoming aware of the graffiti to remove or permanently cover the graffiti.

TROUTDALE

8.34.090 - Property defaced by graffiti as nuisance.

Abatement Procedures. The chief of police may immediately cause to be removed any graffiti on any utility poles and cabinets, on exterior walls and fences immediately abutting public streets or property, or on any public property, including but not limited to traffic signs and lights, and on any property for which written consent to enter onto property and remove graffiti has been given by the property owner or responsible party.

Police Chief comments:

Hi Terry,

I saw your email via OACP on your question regarding property owners cleaning up graffiti. We looked at that in Troutdale and here are some thoughts...in no particular order.

1. The property owner (the victim in this case) may be sanctioned or fined if they do not clean up the graffiti. The push back I had was:
 - a. What if the property owner does not have the financial means to take care of the graffiti right away?
 - b. What if the property owner cannot physically clean up the graffiti right away?
 - c. It may come across as the property owner is getting victimized again if they get fined for something they did not do.
2. Is there any interest in your community to have a volunteers clean up graffiti for those who cannot afford of physically cannot clean up the graffiti? Perhaps community service groups, churches or leadership students from the high school?
3. Is there a program in place for those who are caught spraying graffiti or other crimes where their community service is cleaning up graffiti? This should be restricted to government owned or commercial property not residences.

4. Of course like any good risk manager you will want releases from those providing and receiving the work.

Just some random thoughts from a former chief.

I hope all is going well!

Dave

GRANTS PASS

5.12.115 Graffiti

A. No owner or person in charge of a building or structure may permit or tolerate paint marks or marking pen marks, commonly referred to as graffiti, to remain on said building or structure for a period in excess of ten days.

B. This section shall not apply to painting or marking which:

1. Is part of the general color scheme of the building or structure; and
2. Does not contain words or symbols; and
3. Was applied by the owner or person in charge, or an agent thereof; or
4. Is part of a sign which has been previously approved by the Community Development Department, with the painting or marking reviewed by the Department, prior to issuance of the sign permit.

Police Chief comments:

We do have this ordinance. It is 10 business days and it has been very successful. Usually there is very little pushback from the community.

Todd Moran
Lieutenant

BAKER CITY

97.12 - GRAFFITI.

Graffiti not only damages property but creates a visual blight. When graffiti is allowed to remain on property and is not promptly removed, it invites additional graffiti and criminal activity.

No person may cause graffiti to exist on private property or the public right-of-way directly abutting such property. Graffiti which has been applied to property and is visible from any public right-of-way, from any other public or private property, or from any premises open to the public must be removed or covered by the person owning, leasing, occupying or having charge or possession of such property within 14 days of the graffiti's initial existence at the site.

A person who has received a notice to remove graffiti may appeal that action to the City Council. The person must deliver an appeal in writing to the City Manager or the City Manager's designee within ten calendar days of receiving the notice of graffiti from the City. The request for appeal must include the reason for the appeal. On appeal the City Council may rescind a notice or enforcement order to remove or cover graffiti. In determining whether to rescind a notice or enforcement order the City Council may take into consideration whether the landowner consents to the graffiti, whether the graffiti constitutes a visual blight to the neighborhood or neighboring property owners, and any applicable land use laws. The appeal shall be heard at the regular City Council meeting after the City receives the notice of appeal.

Failure to remove or cover graffiti within the specified time period is a violation of this section.

A violation of this section is a Class B violation, see § 97.90. Abatement, see § 97.21.

Police Chief comments:

Hey Terry,

We have an ordinance that gives the property owner 14 days to clean it up. A few years ago we had a business that wanted to keep their graffiti, so we ended up in a long drawn out court case that ultimately led to an ordinance revision, which now allows citizens/businesses to appeal to the City Council for a ruling as to whether or not it is actually graffiti, rather than "art" ...

So at this point the ordinance is useless, as most people clean it up on their own or allow us to send the Juvenile Department down to clean it up. For those that like it, they just appeal to council and then are allowed to keep it...

Tare care,

Wyn

TILLAMOOK

130.40 GRAFFITI.

Graffiti not only damages property but creates a visual blight. When graffiti is allowed to remain on property and is not promptly removed, it invites additional graffiti and criminal activity. No person may cause graffiti to exist on private property or the public right-of-way directly abutting the property. Graffiti which has been applied to property and is visible from any public right-of-way, from any other public or private property, or from any premises open to the public must be removed or covered by the person owning, leasing, occupying or having charge or possession of the property within 14 days of the graffiti's initial existence at the site. Failure to remove or cover the graffiti within the specified time period is a violation of this chapter.

(Ord. 1253, passed 12-6-2010) Penalty, see ' 130.99

Police Chief comments:

We give property owner, operator 14 days to clean up or \$250.00 fine a day from date they are noticed. Works fine. We are looking at a process to help with cost of paint, though our Council or Chamber. Terry

Letter to Property Owner

July 5, 2016

Reference: Request for Assistance Regarding a Nuisance Graffiti located on your building at 15560 North Main Ave.

The goal of the City of Tillamook is to work with all our neighbors and community partners to enhance the livability of the entire community. As such we must respond to complaints and observations.

On 7/1/16 one of our officers took a report of vandalism to your building. It is important that this graffiti be covered or removed as soon as possible. Per city ordinance, it is the responsibility of the person owning or leasing the property to remove or cover the graffiti within a 14 day timeframe. Please consider July 25, 2016 your deadline to abate. If the graffiti has already been covered up or removed please disregard. If more time is needed, please contact me to request a deadline extension.

This letter serves as a warning letter as explained in Sections 130.55-58 of the Nuisance Ordinance. A copy is available for review at either the City Hall, the Police Department or on line on the City web site. We must inform you that you have 14 days from the date you receive this letter to abate the above described violation.

Within the 14 day period after receiving this letter, you may protest this letter to the City. Please follow Section 130.57. You may also request an extension to abate the described nuisance but you must make this request as described in Section 130.57 within 14 days of receiving this notice.

You must also understand that failure to abate the nuisance can lead to being cited into Municipal Court. Violations of this Ordinance may result in fines, not to exceed \$250.00 per calendar day, from the date of the initial letter.

I can be reached Monday-Friday, 8am-4pm at (503) 842-2522 ext 1307, if you have any questions regarding this notice. We would be very happy to work with you to identify and address the violation noted in this letter.

' 130.40 GRAFFITI.

Graffiti not only damages property but creates a visual blight. When graffiti is allowed to remain on property and is not promptly removed, it invites additional graffiti and criminal activity. No person may cause graffiti to exist on private property or the public right-of-way directly abutting the property. Graffiti which has been applied to property and is visible from any public right-of-way, from any other public or private property, or from any premises open to the public must be removed or covered by the person owning, leasing, occupying or having charge or possession of the property within 14 days of the graffiti's initial existence at the site. Failure to remove or cover the graffiti within the specified time period is a violation of this chapter.

(Ord. 1253, passed 12-6-2010) Penalty, see ' 130.99

' 130.99 PENALTY.

Unless otherwise indicated, any offense under this chapter is classified as a violation punishable by a fine up to \$250 per offense. (each day is considered a separate offense)

(Ord. 1253, passed 12-6-2010)

KLAMATH FALLS

5.656 UNLAWFUL GRAFFITI NUISANCE ON PRIVATE PROPERTY

- (1) No owner or person in charge of property may permit graffiti, as defined in Klamath Falls Code Section 5.600, to remain on said property for a period in excess of 10 days.
- (2) This section shall not apply to markings which:
 - (a) are a part of the general color scheme of the building or structure; and
 - (b) do not contain words or symbols; and
 - (c) were applied by the owner or person in charge, or an agent thereof; or
 - (d) are a part of a sign, which has been previously approved by the City, with the painting or marking reviewed by the City Planning Division or Commission, pursuant to Klamath Falls Community Development Ordinance Sections 14.300 through 14.368.
- (3) Graffiti is found to be a nuisance and shall be abated pursuant to the provisions of Klamath Falls Code Sections 5.664 through 5.692. [Added by Ordinance No. 09-02, enacted March 2, 2009.]

Police Chief comments:

Terry, Hope all is well with you. Klamath Falls has an ordinance in place that the Code Enforcement Officers use if needed. We also have a graffiti removal program where victims can obtain paint from a local business (at cost) to cover the graffiti. If they participate in the program, certain conditions must be met and the graffiti must be covered within a certain amount of time.

The PD has a goal of covering all graffiti within 72 hours, so we quickly work with property owners to cover the graffiti or have people sentenced to community service complete the work. If you need any other information let me know.

SHERWOOD

9.62.060 - *Graffiti* removal; notice and procedures.

- (1) An owner of any property within the city shall report any *graffiti* applied to that property to the police department within forty-eight (48) hours of the *graffiti*'s appearance, and remove any *graffiti* from that property within four (4) calendar days of the *graffiti*'s appearance.
- (2) Whenever the manager determines that *graffiti* exists on any property in the city, the manager may issue an abatement notice. The owner shall have four (4) calendar days after the date of service of the notice to remove the *graffiti*. The notice shall contain the following information:
 - (a) The street address or description sufficient for identification of the property.
 - (b) That the manager has found the property to be potential *graffiti* nuisance property with a concise description of the conditions leading to his/her findings.

(c) A direction to abate the *graffiti*, or show good cause to the manager why the owner cannot abate the *graffiti*, within four (4) calendar days from the date of service of the notice.

(d) That permitting *graffiti* nuisance property is a violation of this Code.

(e) That if the *graffiti* is not abated and good cause for failure to abate is not shown, the manager may cause a citation to be issued.

(f) That the above remedies are in addition to those otherwise provided by law.

(3) The notice shall be served by addressing the notice to the owner and delivering it by personal service or by mailing it as certified mail. Service may also be accomplished by posting the notice in a clearly visible location on the subject property. Service by personal service or posting is effective upon the date of personal service or posting. Service by certified mail is effective three (3) business days after the date deposited with the U.S. Postal Service. Service by mail shall be addressed to the owner at the address of the property believed to be a potential *graffiti* nuisance property, and to such other address as shown on the tax rolls of the county in which the property is located or such other place which is believed by the manager to give the owner actual notice. If service is by mail or personal service, a copy of the notice shall also be served on occupants of the property, if different from the owner. Such service may be completed by mailing the notice addressed to "occupant" of each unit of the property believed to be a potential *graffiti* nuisance property. The failure of any person to receive actual notice shall not invalidate or otherwise affect the proceedings under this chapter.

(4) If the owner is unable to remove, or cause to be removed, the *graffiti* within the four-day period due to a hardship, he or she may apply to the manager for an extension of time in which to remove the *graffiti*. For purposes of this subsection, "hardship" includes but is not limited to serious illness or disability, extremely inclement weather that temporarily prevents removal of the *graffiti*, or other extraordinary circumstance.

(5) If *graffiti* is not removed within four (4) calendar days after service of notice on the owner, the manager may cause a citation to be issued to the owner requiring the person to appear in Sherwood Municipal Court.

(6) Failure to remove *graffiti* as required by this section is an unclassified violation punishable by a fine of up to one hundred dollars (\$100.00). Each day the *graffiti* remains after the four-day period after notice is served constitutes a separate offense.

(7) The city manager may adopt rules and procedures to implement this chapter.

Police Chief comments:

Terry,

Sherwood does have an ordinance and we had little to no push-back on it when we passed it. We also have very little graffiti and I am not sure we have ever needed to use the ordinance-JG



Memorandum

To: Mayor and City Council

From: John Walsh, City Administrator

Subject: **Administration & Community Development Dept. Report**

Date: September 6, 2017

Planning Division Report attached.

Business License Reports attached.

CITY OF ST. HELENS PLANNING DEPARTMENT ACTIVITY REPORT



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

Date: 08.29.2017

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

PLANNING ADMINISTRATION

Conducted a pre-application meeting for the former Violette's Villa mobile/manufactured home park along US 30 in the middle of town. Potential commercial and residential development of this site that has been vacant for 7+ years.

Wrote a zoning compliance letter for Northfork Apartments at 544 N. 10th Street. The information within is due to federal dollars (or something) being used for the purchase. This is a similar letter written in 2015 for three other apartment complexes that were purchased and rehabilitated using federal money. Its noteworthy because it shows investment in St. Helens' existing multifamily stock; important for housing options.

Conducted a pre-application meeting for a property addressed as 2695 Gable Road for a potential multi-family residential development. This is close to the Gable Road/Firlock Park Street intersection.

Responded to a Columbia County referral notice for a project outside City limits but inside the City's UGM for a home occupation at 57703 Old Portland Road (County File: CU 18-02). **See attached.**

DEVELOPMENT CODE ENFORCEMENT

A unlawful shed issue has been resolved on the 500 block of N. 14th Street. There was discussion from a neighboring property owner for years, but once the tenant long-term took ownership of that property, the complaints became firm (around May) and staff responded accordingly.

PLANNING COMMISSION (& *acting* HISTORIC LANDMARKS COMMISSION)

August 8, 2017 meeting (outcome): The Commission reviewed and recommends approval of a Zone and Comprehensive Map change at 1160 and 1170 Deer Island Road. The Council will see this on September 20th. The Commission also had a chance to review the draft Branding and Wayfinding Master Plan.

September 12, 2017 meeting (upcoming): The Commission will hold a public hearing for the St. Helens Middle School and CCEC replacement project. The City's Finance Director will also present the proposed soda (sugary drink) tax to the Commission for their input/comments. A couple Commissioner's terms expire in December; that will be discussed too.

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

August 22, 2017

REFERRAL AND ACKNOWLEDGMENT

To: City of St Helens

NOTICE IS HEREBY GIVEN that Gretchen Ramos has submitted an application for a Conditional Use Permit Type II Home Occupation for using the home as office and accessory structures for parking trucks and trailers. This is a lawn maintenance business with one employee at the office site and 15 employees in the field. The subject property is located at 57703 Old Portland Rd, and identified by Tax Map No. 4N1W17-B0-04600, 1.15 acres.

THIS APPLICATION IS FOR: () Administrative Review; (X) Planning Commission, Hearing Date: **October 2, 2017**


PLEASE RETURN BY: 09/01/17

Planner: Deborah Jacob

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

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

COMMENTS: SEE ATTACHED MEMO DATED AUG. 25, 2017

Signed:  Printed Name: JACOB GRAICHEN
Title: CITY PLANNER Date: 8-25-2017



CITY OF ST. HELENS PLANNING DEPARTMENT

MEMORANDUM

TO: Deborah Jacob, Planner, Columbia County
FROM: Jacob A. Graichen, AICP, City Planner
RE: Columbia County File CU 18-02
DATE: August 25, 2017

This property is outside of St. Helens' city limits. The City's Comprehensive Plan map designates the subject property and all properties surrounding it as Rural Suburban Unincorporated Residential, RSUR. If annexed, the surrounding properties and the surrounding properties would be most likely zoned Suburban Residential, R10 or Moderate Residential, R7.

This is a residential area dominated by detached single-family dwellings. It's fair to assume this will continue into the foreseeable future.

There are a couple standards worth noting:

CCZO 1503.5(E):

"The proposed use will not **alter the character** of the surrounding area in a manner which substantial limits, impairs, or precludes the use of surrounding properties for the primary uses listed in the underlying district."

CCZO 1507.3(B):

"A home occupation **shall not unreasonably interfere with other uses permitted** in the zone in which the property is located."

Traffic should be considered when determining the fate of this application. In my experience, a common concern from neighbors about existing or alleged home occupations is traffic.

A single family home generates about 10 average daily vehicle trips (ITE Trip Generation Handbook).

Having multiple trucks and equipment for up to 15 employees (as noted by the applicant) to use seems like it will generate more traffic than a typical single family dwelling.

Also, related to traffic, do the employees park their personal vehicles at this location to use the trucks and equipment stored on site? If so, that's more vehicular trips.

If the County approves this, I recommend some way to ensure its traffic generation is not or will not be out of character with the residential neighborhood.

CONDITIONAL USE PERMIT APPLICATION
Home Occupation

TYPE: _____ Type I ☒ Type II

APPLICANT: Name: Gretchen Ramos

Mailing address: 57703 Old Portland rd.

Warren
City

OR
State

97053
Zip Code

Phone No.: Office 503-366-7863 Home same

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

PROPERTY OWNER: ☒ same as above, OR:

Name: Enrique Ramos Amara / Gretchen Ramos

Mailing Address: (same)

City

State

Zip Code

Phone No.: Office _____ Home _____

PROPERTY ADDRESS: 57703 Old Portland rd.

Warren
City

OR
State

97053
Zip Code

TAX ACCOUNT NO.: 4117-20-4600 Acres: 1.15 acres ~~R-10~~ Zoning: R-10

Acres: _____ Zoning: _____

Acres: _____ Zoning: _____

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

Use:

Approx. Acres

Residential

1.15

Total acres (must agree with above): _____

Is the well installed? Yes No

Name _____

~~Septic System.~~

If no, is the property approved for a Septic System? Yes No

including yourself and family members: only 1 employee ON property,
(full time) 15 employees in the field- Licensed in those
CONTIGUOUS PROPERTY: List all other properties you own which have boundary lines touching this city
this property:

Co-owners (if any)

N/A

Fire Official's Signature: _____

Date:

7/20/17

Date:

7/18/17

Signature:

Gretchen Ramsey

Date Rec'd. 7-20-17

Hearing Date:

Or: Administrative

Receipt No. 20638

178345

Zoning: R-10

Staff Member: TR

Previous Land Use Actions: CU 05-15

CONDITIONAL USE PERMIT FACT SHEET

Please attach extra pages if necessary.

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

We own a Lawn Maintenance business. The office is located on property where 1 employee works full time. The equipment is stored on site in a shop + trucks with trailers park at property site in evenings and when not in use. Business licenses are held in surrounding cities where actual work is performed by other employees.

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

The property was previously a business location for previous owner. When purchased, shops already built + on property, as well as gravel driveway being pre-existing for our trucks + trailers to park. Plenty of parking for employees while they are working at job sites.

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

No need for other business', offices nearby as we are well established + do not rely on business' physical address for customers. Averages 2-5 customer traffic per week at most.

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

It will not impact them, or disturb them.
 We are existing currently & was recently
 made known this type of Permit was required.
 Previous business that existed here indicated
 to us we would not have a problem.
 Very minimal traffic from customers to property.

5. Hazards: Does the proposed use create any hazardous conditions or use any poisonous materials? Please describe them.

Not applicable I believe - each truck
 may have a regular sized gas can on trailer
 but never more. We dump all debris from work
 at nearby businesses & not on property here.

+++++

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

1. The attached HOME OCCUPATION CONDITIONAL USE PERMIT APPLICATION.
2. Answers to the above questions.
3. An accurate site plan of your property including property lines and dimensions, all existing and proposed structures, septic tank and drainfield and well locations, prominent natural features (slopes, cliffs & streams, etc.), roads, easements, and forested areas.
4. Proof of legal usable access to your property (unless you can show an unobstructed frontage on a public or county road or on a state highway).
5. A vicinity map.
6. The application fee.
7. Please also address the criteria (on a separate sheet of paper) of Section 1503, Conditional Uses, from the Columbia County Zoning Ordinance. (See below.) And Section 1507.

+++++

Section 1503, Conditional Uses:

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

1507 HOME OCCUPATIONS [amended 3-2000]

Land Development Services or the County Planning Commission (or the County) may allow the establishment of a Type 1 or Type 2 home occupation in any zone that allows residential uses. The following provisions shall apply:

- .1 Type 1: A Type 1 home occupation is reviewed administratively by Land Development Services and presents no indication of a business to the neighboring property owners. In addition to the general criteria in Subsection 1507.3, the following criteria shall apply to a Type 1 home occupation:
 - A. It shall be operated by a resident of the property on which the business is located.
 - B. No non-residents shall be employed on the property.
 - C. The business generates not more than 20 customer vehicle trips to the property per week.
 - D. Signs are not permitted.
- .2 Type 2: A Type 2 home occupation is reviewed as a Conditional Use by the Planning Commission and may be visible to the neighborhood in which it is located. In addition to the general criteria in Subsection 1507.3, the following criteria shall apply to a Type 2 home occupation:
 - A. It shall be operated by a resident or employee of a resident of the property on which the business is located.
 - B. It shall employ on the site no more than five full-time or part-time persons.
 - C. Signs are permitted as per Section 1300 of the CCZO.
- .3 The following criteria shall apply to all home occupations:
 - A. A home occupation shall be operated substantially in:
 1. The dwelling; or
 2. Other buildings normally associated with uses permitted in the zone in which the property is located.
 - B. A home occupation shall not unreasonably interfere with other uses permitted in the zone in which the property is located.

Property Owner Jeff Fulk

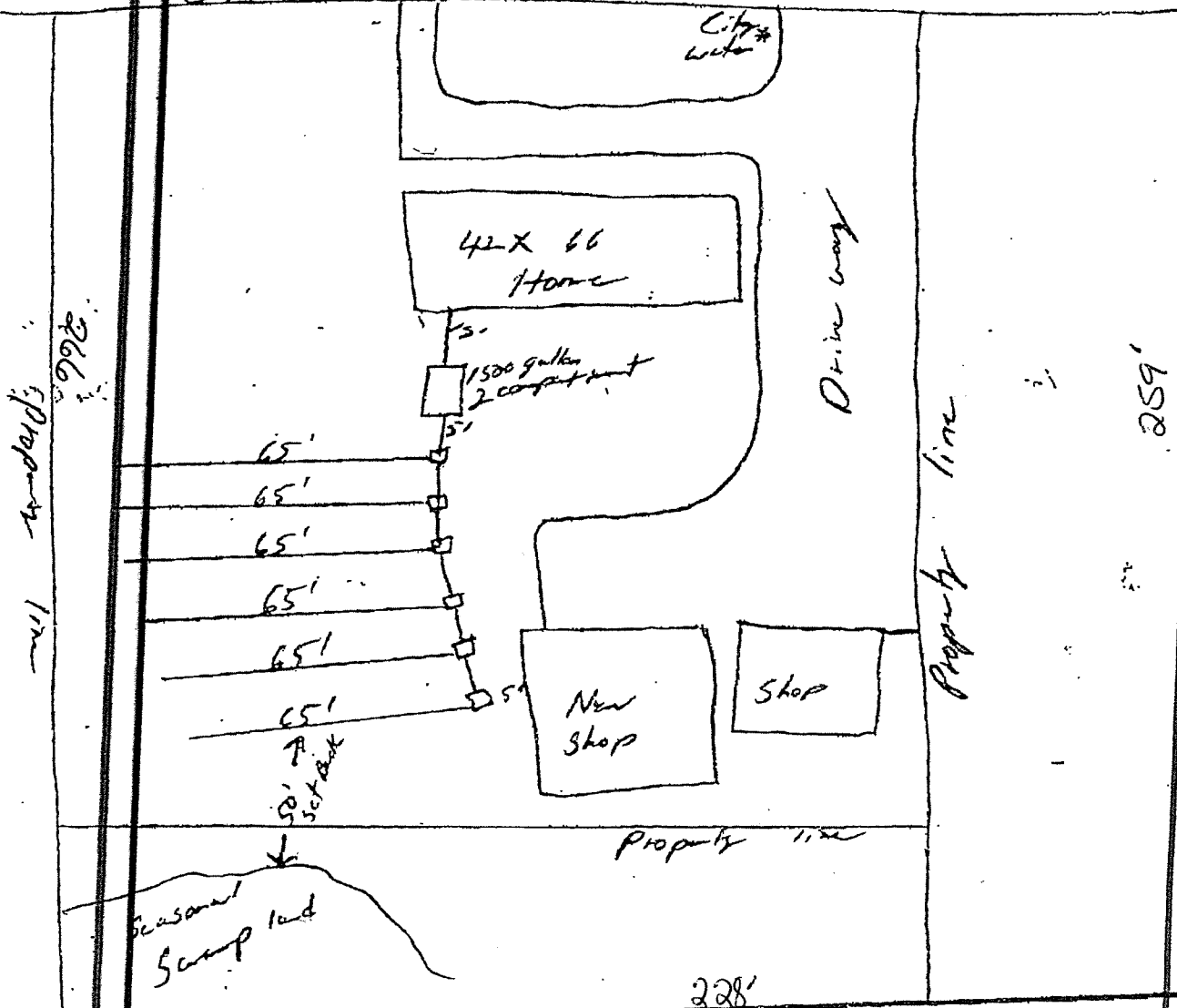
Permit Number 500-292-348 County Coleman

SECTION 3:

AS-BUILT PLAN OF THE CONSTRUCTED SYSTEM. Indicate the direction of NORTH and show the locations of all wells within 200 feet of the system.

(N) North

Old Portland Rd 180'



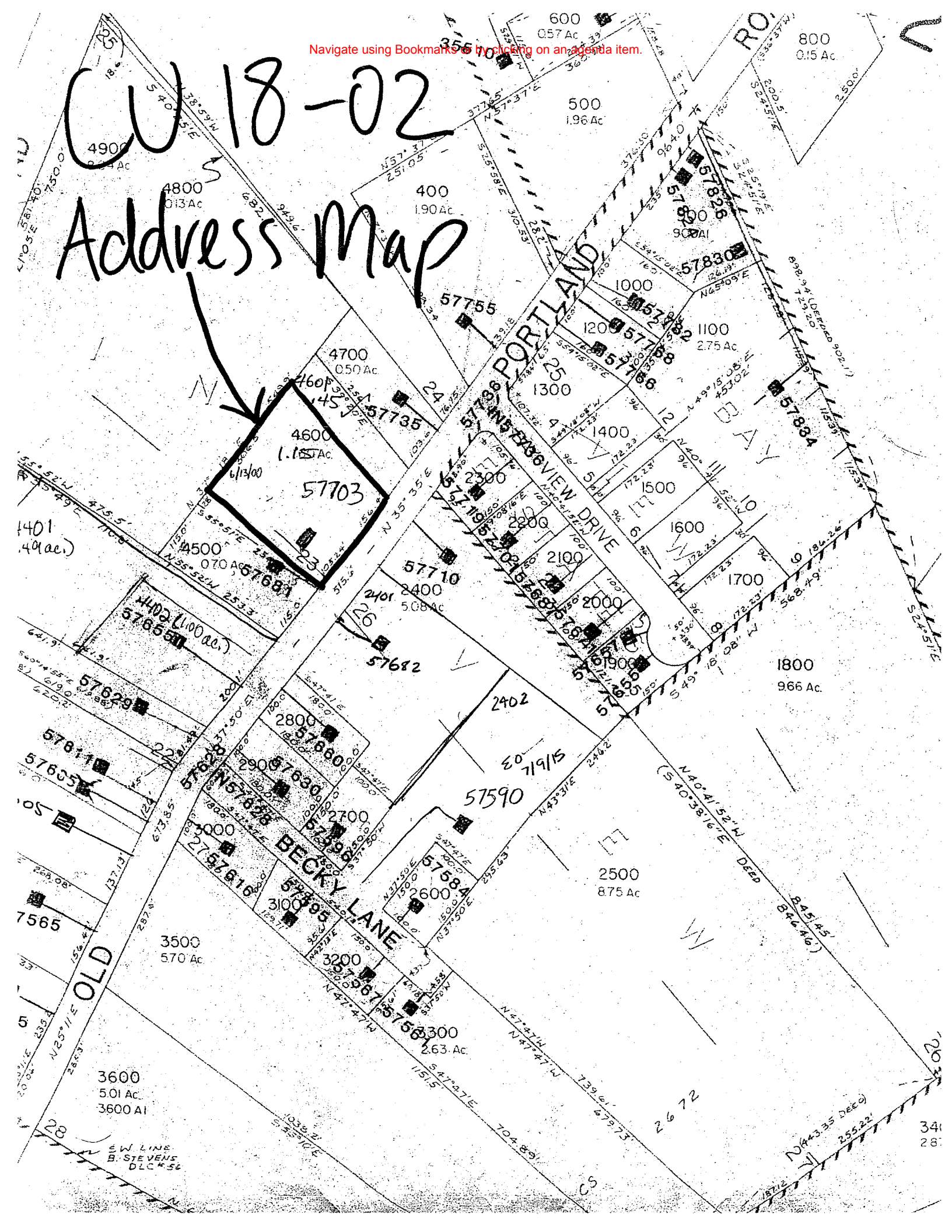
SECTION 4:

CONSTRUCTION WAS PERFORMED BY:

Property Owner (Permittee)

Navigate using Bookmarks or by clicking on an agenda item.

CU 18-02 Address Map



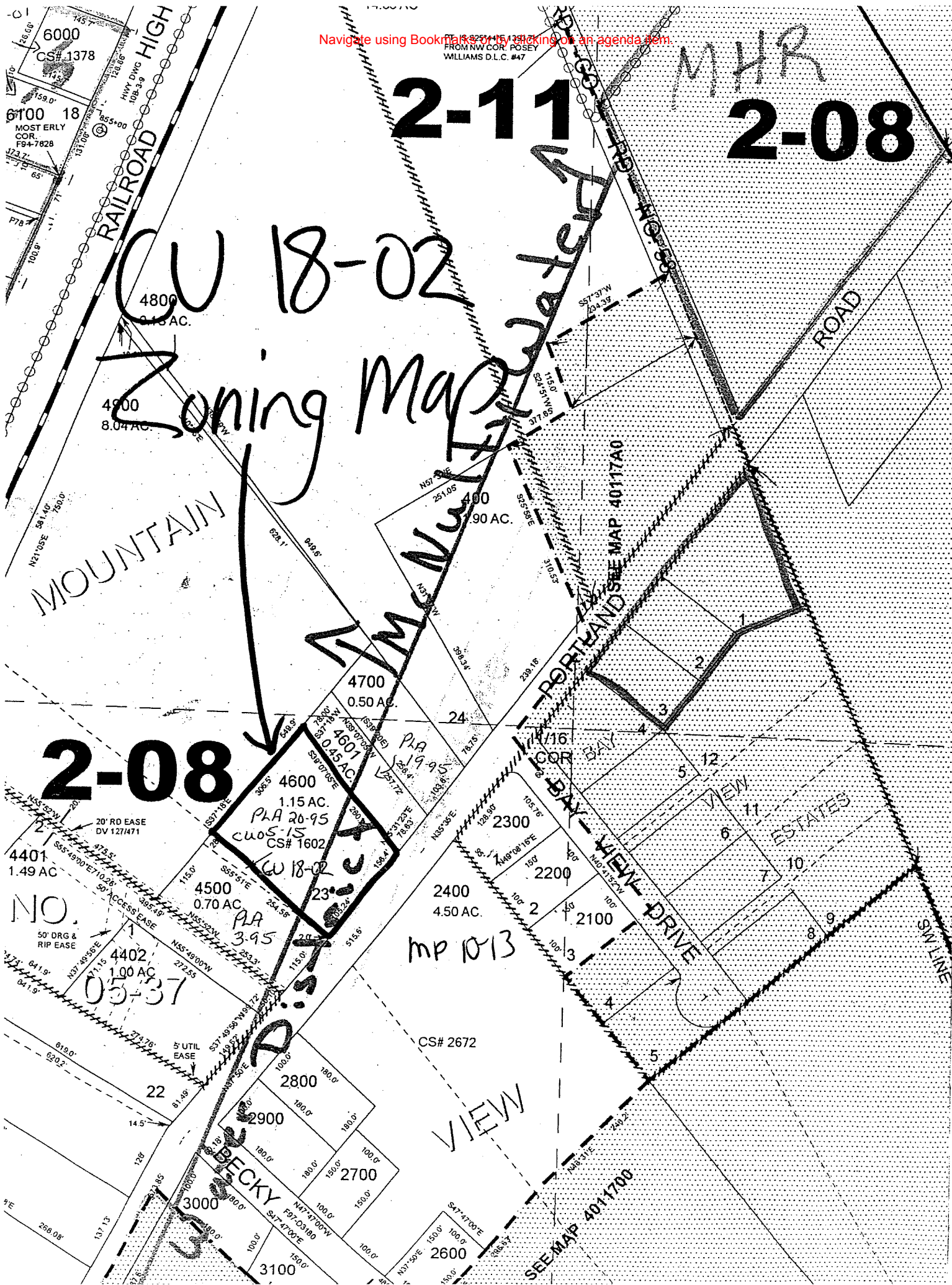
2-11

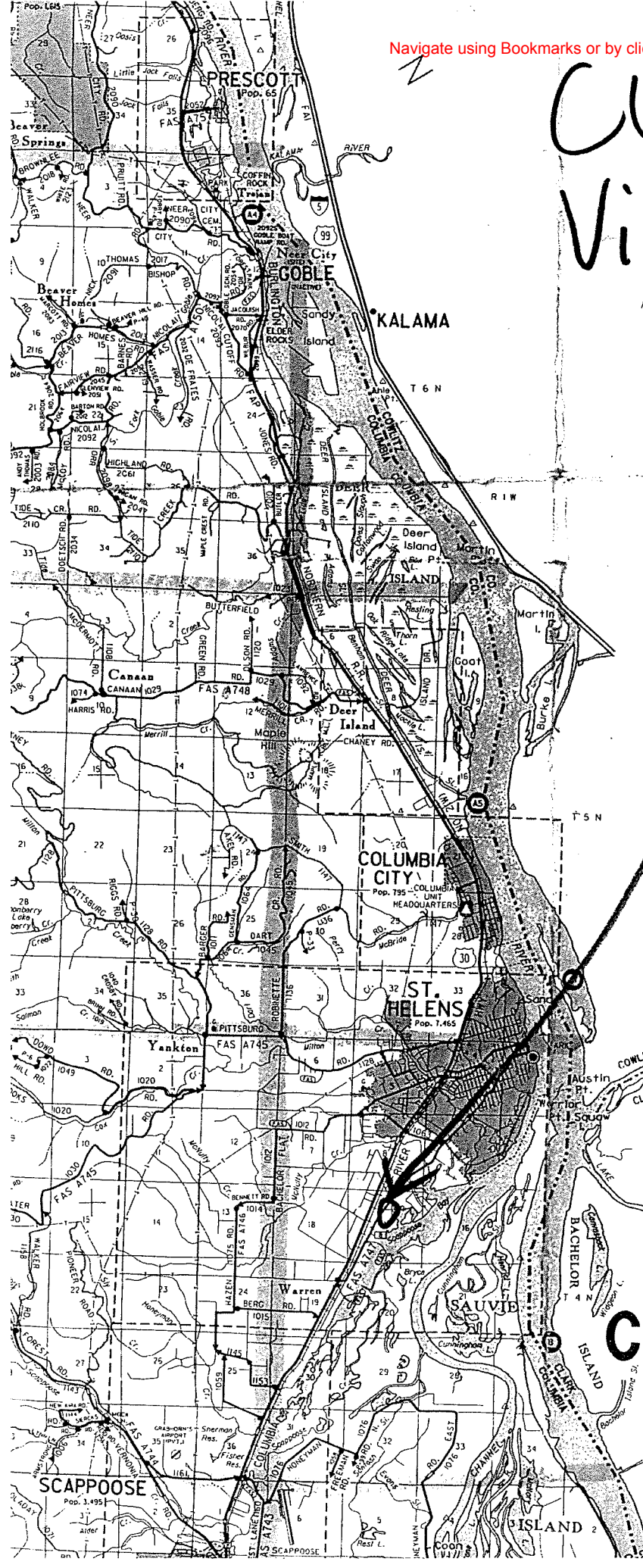
MHR
2-08

CW 18-02
Zoning Map

2-08

mp 1013

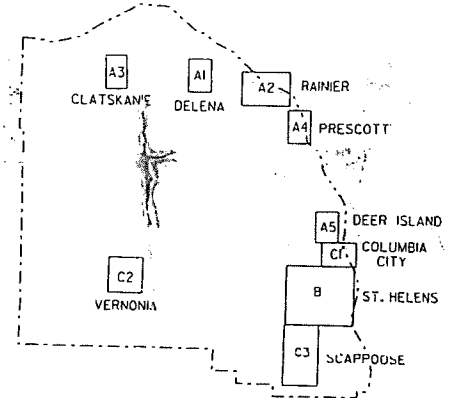




Navigate using Bookmarks or by clicking on an agenda item.

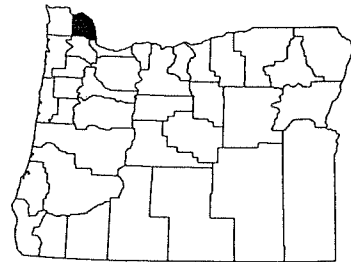
CU 18-02 Vicinity Map

ARRANGEMENT OF SHEETS FOR COLUMBIA COUNTY



Population of Columbia County 1986 Estimate 36,100

KEY TO COUNTIES



ROAD INDEX MAP COLUMBIA COUNTY OREGON

PREPARED BY THE
OREGON DEPARTMENT OF TRANSPORTATION

IN COOPERATION WITH THE
U.S. DEPARTMENT OF TRANSPORTATION

Jacob Graichen

From: Jennifer Dimsho
Sent: Thursday, August 24, 2017 11:37 AM
To: Jacob Graichen
Subject: August Planning Department Report

Here are my addition to the August Planning Department Report.

GRANTS

1. EPA Community-Wide Assessment Grant for 300k – Discussed scope with MFA and EPA. Discussed potential 30k technical assistance scope from EPA for Lagoon Repurposing Project
2. Travel Oregon Grant –Branding & Wayfinding Master Plan: Temporary Signage created and showcased at Citizen's Day in the Park on August 12 from 12 – 3 p.m. Planning Commission review of draft plan on August 8. Reviewed and compiled staff feedback for design intent drawings, sign location plan, and US 30 demolition and relocation plan. Prepared and created adoption resolution for City Council review of final Master Plan in September. Began preparing Travel Oregon final report/budget report due September 29
3. Local Government (CLG) Historic Preservation Grant - Award \$12,500 to help cover City Hall façade cleaning and repairs. Reimbursement & final report submitted and accepted
4. Kickoff meeting for the OPRD Veterans Memorial Grant on July 17. Grant is for \$46,770 - Total project is \$68,400. Staked out project area on site with Engineer on August 14.
5. HEAL Cities Grant (5k award) – Nob Hill Nature Park staircase and kiosk installation. Tracked hours. Final project report is due October 13, 2017
6. OPRD – Recreational Trails Program – Presentation for grants over 50k in Salem on Sept. 20. Began preparation of PowerPoint for the grants Committee.

URBAN RENEWAL

7. Sent notice of final adoption to media for proper newspaper publishing (4 days after final reading). Prepared recording documents for the Columbia County Clerk 30 days after adoption.
8. Finished Draft Urban Renewal Agency Minutes for review and approval at the next meeting. Updated Urban Renewal website for adoption materials
9. Began compiling charter/bylaw examples for next agency meeting in Oct. or Nov.

MISC

10. Attended 6 workshop/training sessions for Granicus, the new meeting recording/minutes system
11. 2695 Gable Road Apartment Pre-Application/Site Design Review Pre-Application
12. Reviewed Draft Waterfront RFP Submission August 11
13. ACC Sub-Committee Meeting for Ribbon Cutting Ceremony Meeting August 15 and ACC meeting on August 29. Planned rentals, catering, speaker, location, press, etc.
14. Planned for and attended Salmon Tree Cycle sculpture viewing party at Rhiza A+D August 10.
15. 2020 Census Bureau paperwork
16. Met with public health graduate student to discuss active transportation infrastructure in our community
17. Attended Parks Commission August 14 – Discussed potential funding source (soda tax) and gave Veterans Memorial expansion project update
18. Continued research/preparation for affordable housing text amendments to come

Jenny Dimsho

Associate Planner
City of St. Helens
(503) 366-8207

BUSINESS LICENSE REPORT

City Department Approval: August 21, 2017

The following occupational business licenses are being presented for City approval:

Signature: [Signature]
Date: 8/22/17

RESIDENT BUSINESS – RENEWAL 2017

☐

RESIDENT BUSINESS – NEW 2017

☐ *Lavoie Family Construction LLC Construction

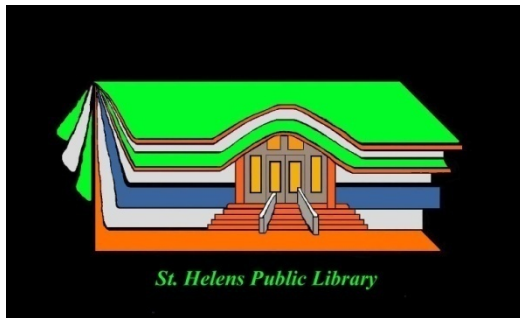
NON-RESIDENT BUSINESS - 2017

<input type="checkbox"/>	Hunter Davisson Inc.	HVAC Contractor
<input type="checkbox"/>	Paka Low Volt LLC	Low Voltage
<input type="checkbox"/>	Pinnacle Plumbing Inc.	Plumbing Company
<input type="checkbox"/>	Truscapes	Landscape Contractor
<input type="checkbox"/>	Universal Fire Equipment	Fire Equipment
<input type="checkbox"/>	Upper Valley Construction Inc.	Siding Install Only
<input type="checkbox"/>	Vancouver Sign Co Inc.	Sign Install/Service

MISCELLANEOUS - 2017

<input type="checkbox"/>	Murray Smith Inc	Name Change & Ownership
<input type="checkbox"/>	The Village Inn Restaurant & Motel 6	Name Change & Ownership
<input type="checkbox"/>	The Village Inn Restaurant & Motel 6	Name Change & Ownership
<input type="checkbox"/>	The Village Inn Restaurant & Motel 6	Name Change & Ownership

*Denotes In-Home Business



August 30, 2017

From: Margaret Jeffries, Library Director

To: The Mayor and Members of the City Council

Subject: Library Department Report

Civics For Adults – Misinformation, Fake News and Political Propaganda

In a world overwhelmed with messages from politicians, news sources and other media, learn to distinguish truth from fiction. This workshop uses real-world examples of political ads, news headlines, logical fallacies, graphs and charts to teach the effect of word choice in information with the goal of helping people become their own “fact checker” by using critical thinking strategies. Presented by Donna L Cohen (MEd, MLIS).

Thursday, September 21st, 7:00 pm

This Civics for Adults Workshop is the first of four workshops that will be held on Thursday evenings at 7:00pm at the library during the next year. They are:

- Citizen Activism 101 – Making Change Happen, Thursday, February 15th, 2018
- The Influence of the Constitution on Political Conversation, Thursday, April 19th, 2018
- Beyond Voting: Elections and Campaign Financing, September 20th, 2018

Banned Books Week

Banned Books Week is an annual event celebrating the freedom to read, highlighting the value of free and open access to information. . It brings together the entire book community in shared support of the freedom to seek and express ideas, even those considered unpopular. **September 24th – October 3rd**

St Helens Public Library Book Club Kick-Off

Join us at our quarterly, open-to-the-public Book Club! Rather than having everyone read the same book, choose a book that follows that quarter's theme and then meet to share thoughts and book/author recommendations during an informal conversation. Light snacks and beverages will be available for all to enjoy. For this first club meeting, the theme will be "MYSTERY with a Halloween twist." Ideas include books that involve ghosts, witches, mummies, vampires, etc. It's OK to revisit a book you've read in the past if you don't have time to start a new one. If you can't decide what to read, each quarter the library will have a collection set aside at the circulation desk. You are not limited to these selections; feel free to get creative! Sign-up at the front desk to receive further updates, or if you have questions, please contact Library Board Vice-Chair Leanne Murray at leannepm67@yahoo.com. **October 19th, 7:00 pm, In the Library**

Fiber Fanatics

Are you a knitter, crocheter, spinner, weaver, needle pointer, cross-stitcher, rug-hooker and/or embroiderer? Join other like-minded lovers of fiber art and enjoy conversation while you work on your projects in a relaxed setting. This group met over the summer and will continue to meet regularly. Feel free to bring a snack. **Thursdays, 10:00am-Noon, Armstrong Room**