



CITY COUNCIL WORK SESSION

Wednesday, June 05, 2019

265 Strand Street, St. Helens, OR 97051

www.ci.st-helens.or.us

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. **1:00 P.M. - Call Work Session to Order**
2. **Visitor Comments - Limited to five (5) minutes per speaker**
3. **Discussion Topics**
 - 3.A. Columbia County Economic team Semi-Annual Report - Chuck Daughtry, Executive Director
 - 3.B. Annual CDBG Revolving Loan Fund Program Report – Susan Wagner, C.A.T.
 - 3.C. Planning Commission/Historic Landmarks Committee Annual Report
[PC Report to Council \(2019 FINAL\).pdf](#)
 - 3.D. Request from Port to Provide Letter of Support for Site Certification Program
[Request from Port of Columbia County.pdf](#)
 - 3.E. Discussion regarding Millard Road Property - Jacob
[06052019 Work Session Memo - Millard Road Property.pdf](#)
 - 3.F. Discussion regarding Proposed Amendments to Dock Regulations – John
[Ord No 3239 - Amend SHMC 8.28 City Docks PENDING 061919.pdf](#)

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.**

4. **Department Reports**

- 4.A. Administration & Community Development Departments Reports
[ADMIN&CD Dept Report.pdf](#)

5. **Council Reports**

6. **Other Business**

7. **Adjourn**

Executive Session - *Following the conclusion of the Council Work Session, an Executive Session is scheduled to take place under the following provisions:*

*ORS 192.660(2)(e) Real Property Transactions
ORS 192.660(2)(h) Consult with Counsel/Potential Litigation*

Representatives of the news media, staff and other persons as approved, shall be allowed to attend the Executive Session. All other members of the audience are asked to leave the Council Chambers.

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CITY OF ST. HELENS PLANNING DEPARTMENT

MEMORANDUM

TO: City Council
FROM: Jacob A. Graichen, AICP, City Planner
RE: Planning Commission Annual Report
DATE: May 15, 2019

This report covers Planning Commission activities from June 2018 through May 2019. The Planning Commission discussed this report at their May 14, 2019 meeting.

Number of meetings: 11 (last year 11)

Number of public hearings (a continued hearing is counted separately): 20 (last year 21)

Acceptance Agenda Items: 22 (last year 12)

For administrative land use actions that are more significant (e.g., Site Design Review) the Commission motions to formally accept the decisions or otherwise. This is a check and balance of sorts.

Planning Director Decisions: 72 (last year 71)

For lesser administrative land use actions (e.g., Home Occupations, Sign Permits, Temporary Use Permits), the items from the last month are included on the agenda to facilitate discussion and query usually for clarification purposes or to address concerns.

Discussion Items/Workshops: 10 (last year 10)

Items included (in no particular order): Millard Road Property Zoning Discussion, ADU size discussion, Street Vacation Recommendation, Code of Ethics Acknowledgement, CLG Historic Preservation grant funding and scoring criteria discussion, term expirations, chair/vice chair selection, end of year summary report, and the Annual Report to Council.

Architectural review: 2 (last year 0)

Certain proposals within the Riverfront District require architectural review.

Projects in process: The commission was acting as the Housing Needs Analysis (HNA) Advisory Committee, which met three times at 6 p.m. The Commission also reviewed the Riverfront Connector Plan, which met 3 times and once at a Joint City Council Meeting.

Future projects/plans: The Commission is largely reactionary in that it reviews things as they come. Code amendments for ADUs and elimination of Type I Home Occupations was approved. A zone change and Phase I development proposal for the City-owned Millard Property is on the horizon. The CLG program should be kicked off in June 2019 and projects will be scored by the Planning Commission, acting as the Historic Landmarks Commission.

What can the Council do to support the Commission? Based on some recent enforcement issues discussed in the Planning Department's monthly activity report, the Commission talked about requiring a bond or something to pay for potential enforcement issues that come about with projects.

April 18, 2019

Mr. Rick Scholl
City of St. Helens
265 Strand Street
St. Helens, OR 97051

DOWL has been contracted by the Port of Columbia County to evaluate site(s) for industrial development through the Business Oregon Site Certification program. The program involves an application and review process that is intended to assist Oregon communities and state agencies in determining strategic local investment to promote high-quality job creation for regionally significant industrial sites. Our partners in the project include Columbia County Economic Team, Columbia County, and Business Oregon.

For the project sites under your jurisdiction, please provide a letter with the information requested in the enclosed letter template. Also enclosed are site and tax maps that may assist you in drafting your letter; general program information is available on the following website,

<https://www.orinfrastructure.org/Infrastructure-Programs/Certified-Sites/>.

Please feel free to contact me with any questions. You may reach me at Jensen@PortOfColumbiaCounty.org or my direct office line at 503 928-3193.

Sincerely,



Scott Jensen
Planner
Port of Columbia County

Enclosure(s): Chief Local Elected Official Letter, Site Map, and Tax Maps



P.O. Box 278, St. Helens, OR 97051
Phone: (503) 397-6272 Fax: (503) 397-4016
www.ci.st-helens.or.us

June 5, 2019

Daniel Holbrook
Business Oregon
775 Summer Street NE, Suite 200
Salem, OR 97301-1280

Re: **McNulty Creek Industrial Park Shovel Ready Certification**

Dear Mr. Holbrook:

The City of St. Helens is pleased to present the attached properties located in the McNulty Creek Industrial Park for consideration in the Business Oregon Industrial Lands Site Certification program.

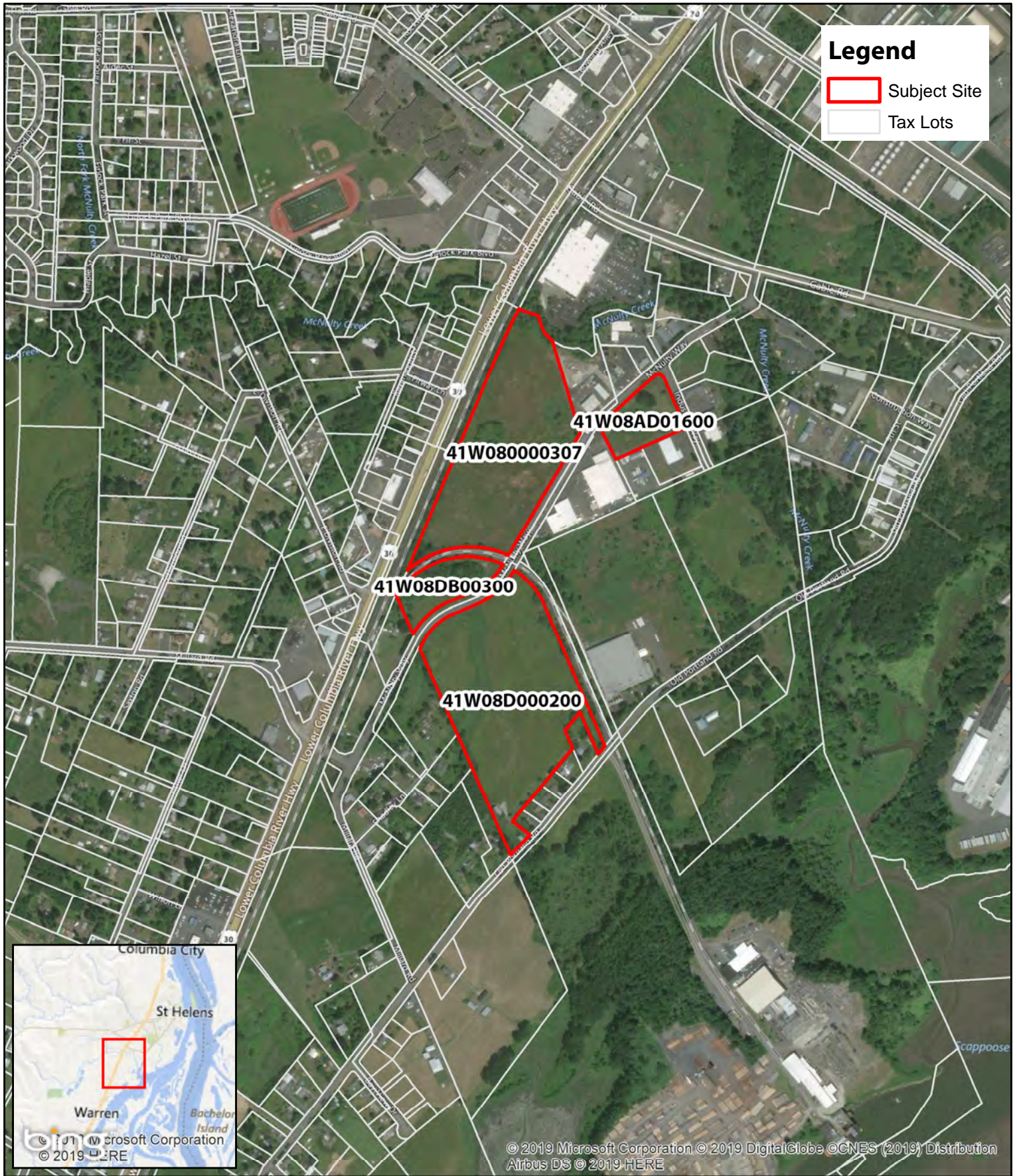
The City supports the certification of the McNulty Creek Industrial Park site, for the purposes of strategic local investment and high-quality job creation. The land uses presented on the plans and in the documentation are consistent with our current and/or planned zoning requirements.

Please feel free to contact me at 503-396-1653 or my City Administrator John Walsh at 503-366-8211 with any questions.

Sincerely,

Rick Scholl
Mayor

Enclosure(s): Aerial Map
Tax Maps



Source: Columbia County GIS, 2018

McNulty Creek Industrial Park



0 200 400 800 Feet

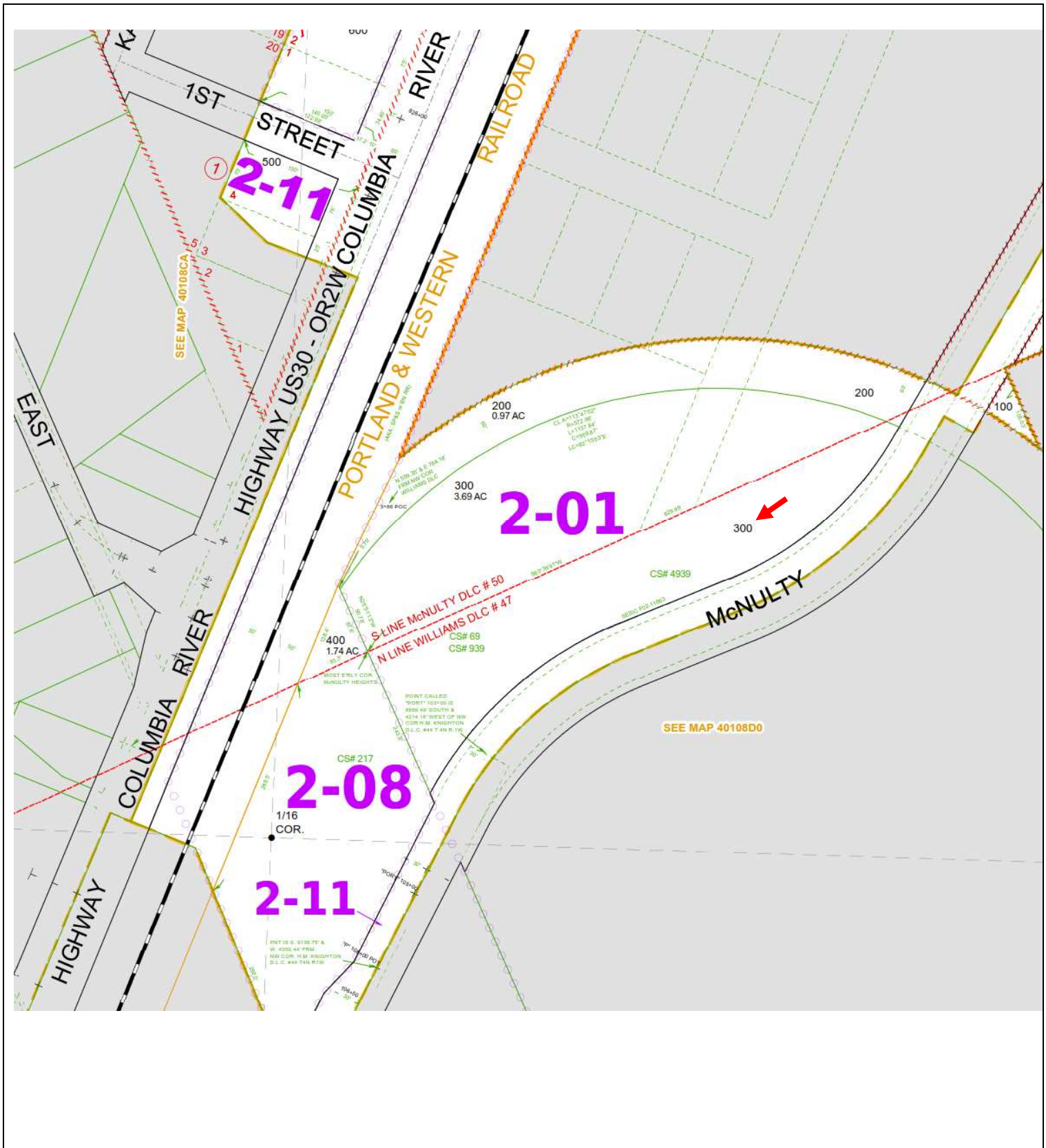


Aerial Vicinity Map

St. Helens, OR







THIS MAP IS MADE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING SAID PREMISES, AND THE COMPANY ASSUMES NO LIABILITY FOR VARIATIONS. IF ANY, IN DIMENSIONS, AREAS, AND LOCATIONS AS CERTAINED BY ACTUAL SURVEY.





CITY OF ST. HELENS PLANNING DEPARTMENT

MEMORANDUM

TO: City Council
FROM: Jacob A. Graichen, AICP, City Planner
RE: Millard Road Property Zoning – what do we want to do?
DATE: May 22, 2019

We started this discussion with a public forum on June 20, 2018. Staff has gathered further input since then and we have a Housing Needs Analysis to assist further.

At your June 5, 2019 work session, staff intends to update the Council on this matter and seek any feedback or direction the Council may have.

There are two attachments to this memo:

1. Notes taken and compiled by staff for the last 12 months (first two pages after this memo).
2. The presentation slide used at the June 20, 2018 public forum with one additional new slide from the Housing Needs Analysis efforts.

Millard Road Property Discussion

Notes from June 20, 2018 public forum

1. County Commissioners provided a letter dated June 20, 2018 with their input. Not present at forum. **Support Mixed Use zoning.**
2. LARRY KARNOSKI @ 35167 MILLARD RD. Lives next to property. **Wants R10** for quality of life for existing residents. No row houses. Would be ok with assisted living.
3. BETSY PENSIL. Has back yard as creek. Would like some creek to be open for children/public to enjoy. **Wants R10 zoning.**
4. BRADY PREHIEM. 1.8 million already dumped into property. Should be used for something that benefits the community: low income housing, donate portion that belonged to the Health District, **park or mixed use.**
5. HOWARD BLUMENTHAL. Use for public benefit: parks, senior housing. Don't do a housing development.
6. SHAUNA STROUP-HARRISON. **Supports R10** zoning because Warren area is "rural" in character. **Supports use as a park.** Mentioned that people who live along the creek were recently notified by an agency about the reclassification of the creek as salmon/steelhead/bull trout something...
7. LINDA ZAHL. Should be something for the public. **Supports Mixed Use zoning** as per the County Commissioners.
8. The Council provided no input at this time. The Zahl Annexation public hearing was long, resulting in meeting fatigue, which didn't help.

Post forum input – June 22, 2018

Thelma Bonner called me and said no houses should be allowed. Property should be used for an emergency hospital / emergency care.

Parks Commission – August 13, 2018

Parks Commission recommends **Public Lands** on north side to some extent for parkland and the remainder **Mixed Use.**

Housing Needs Analysis efforts (pre public hearing) – October 2018 to May 2019

We now have the numbers from the HNA that says we have a significant surplus of all residential lands except **high density residential.** HNA also supports **Mixed Use.**

Planning Commission – May 14, 2019

Was on Commission's July and August 2018 agendas, but those meeting were too full (ran out of time). Then we got the Housing Needs Analysis funding from the State and delayed Commission input until we had the HNA findings.

Commission felt **Mixed Use** made sense. Without knowing park boundaries, entire property could be zoned Mixed Use and the park on the north side zoned back to Public Lands once that boundary is determined.

Planning Staff Discussion – May 2019

Create master plan for the park on the northern end of site. We have topo, wetland and other information from past efforts already.

Master plan will help determine division between zonings. Planning staff recommends **Mixed Use, MU** zoning for bulk of property, reserving the norther portion as **Public Lands, PL** (including rezoning of the small R7 zoned portion) to align with the park master plan.

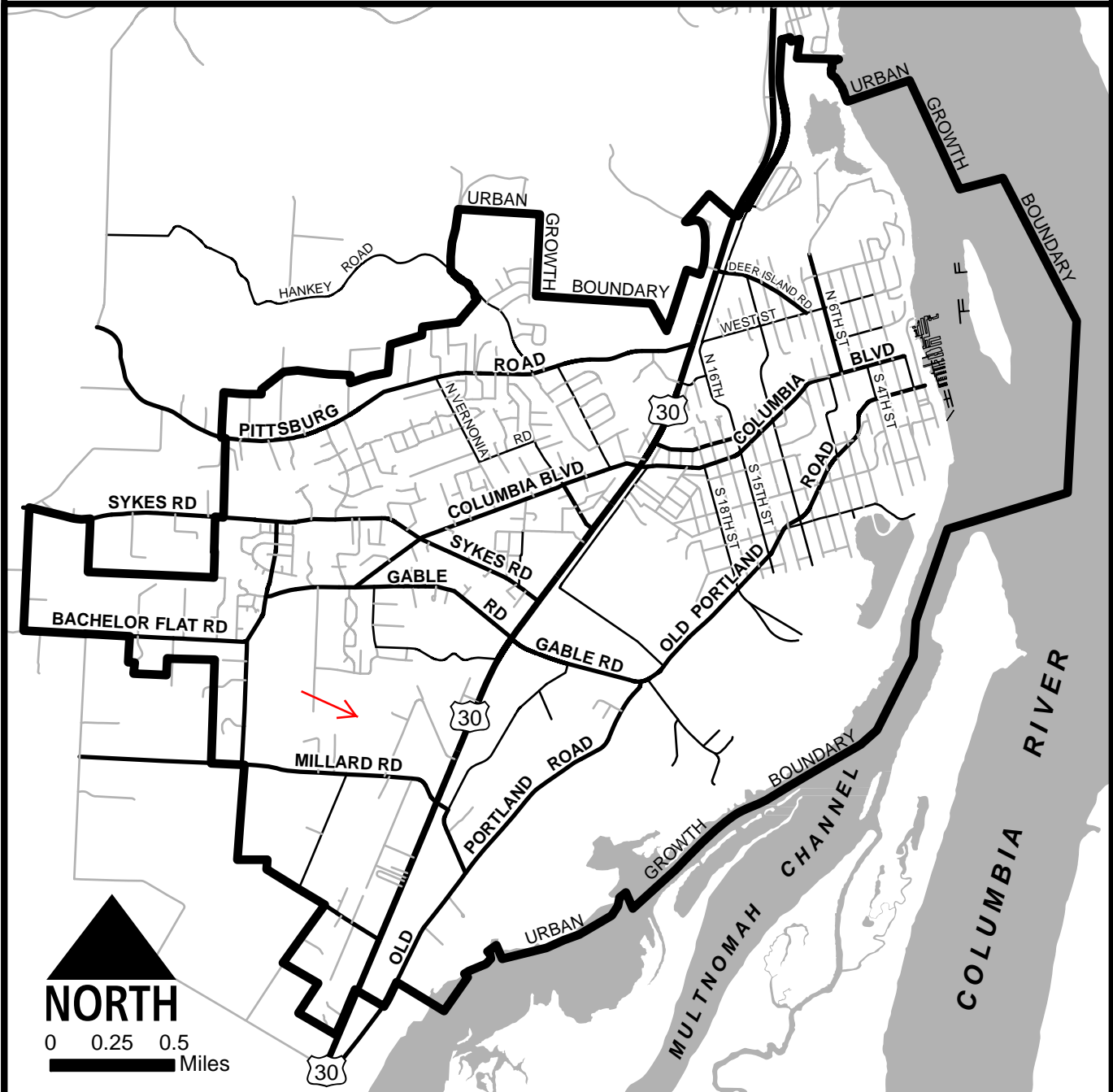
Master plan can have phased improvements or something. The initial phase should be simple to vest Wrench / Fix access easement off Chase Road.

Council Work Session – June 5, 2019

TBD

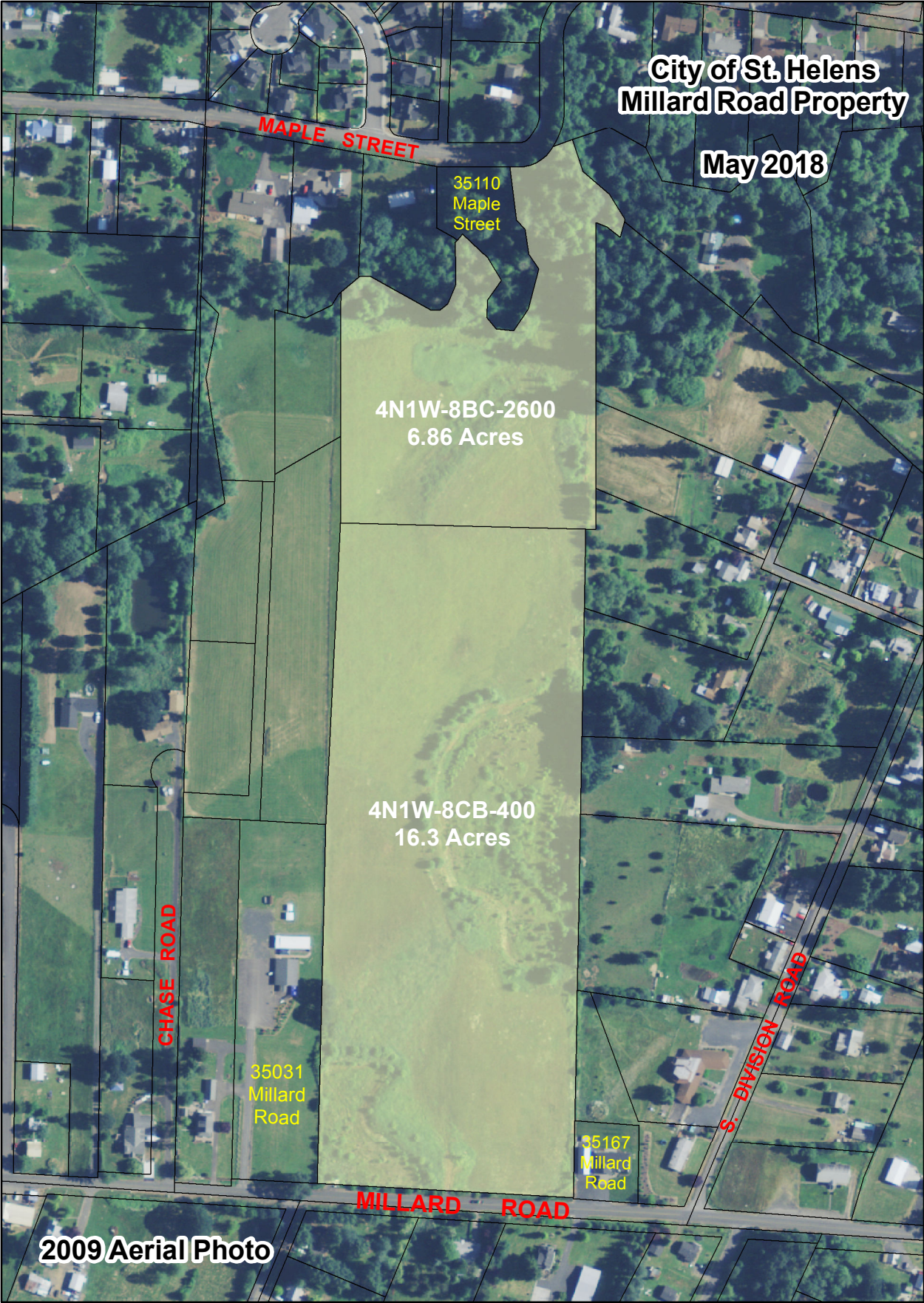
SUBJECT PROPERTY

~ Approximate Location ~



City of St. Helens Urban Growth Boundary Area Vicinity

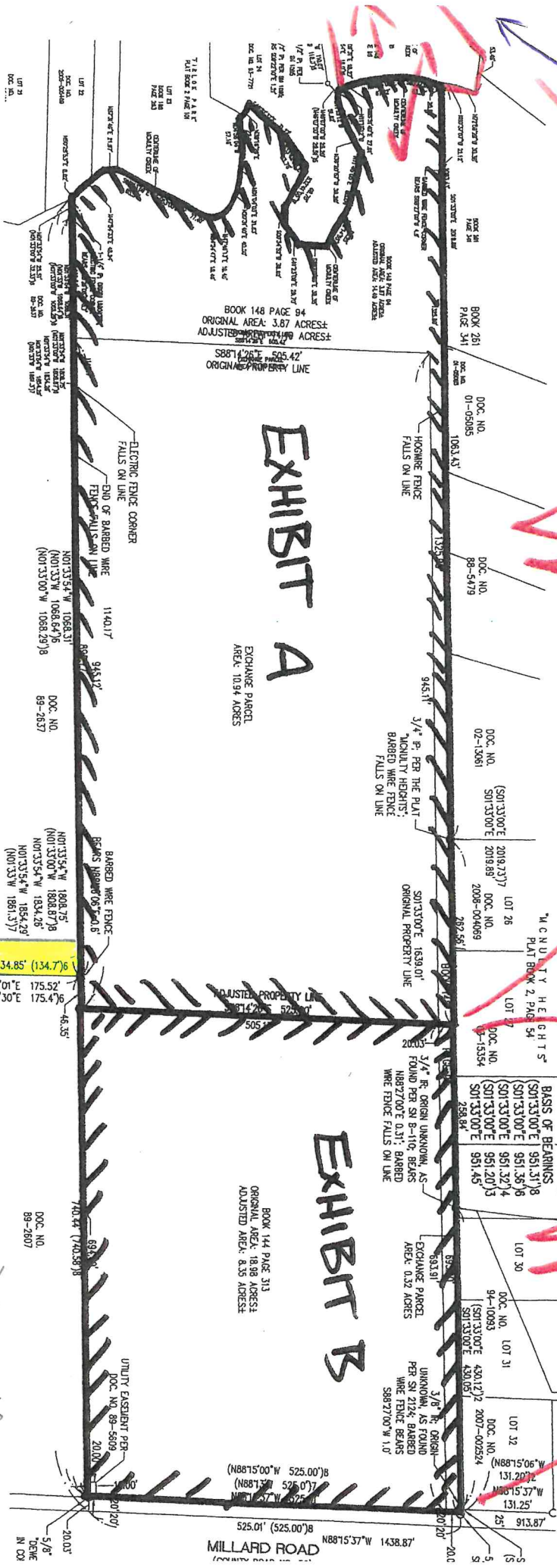
jag/Dec. 2013



MAPLE ST
(not shown)

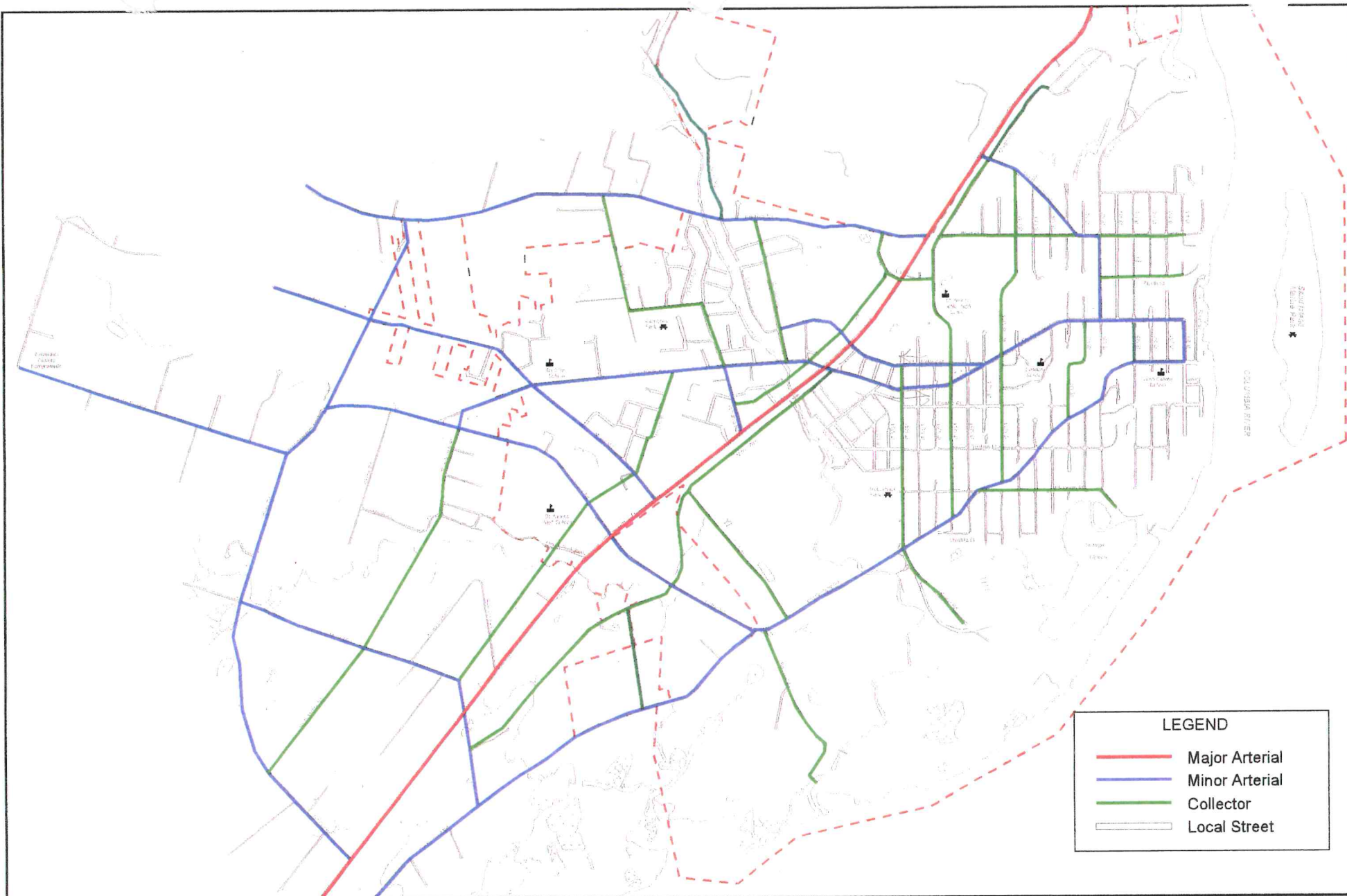
CITY OF
ST. HELENS
PROPERTY

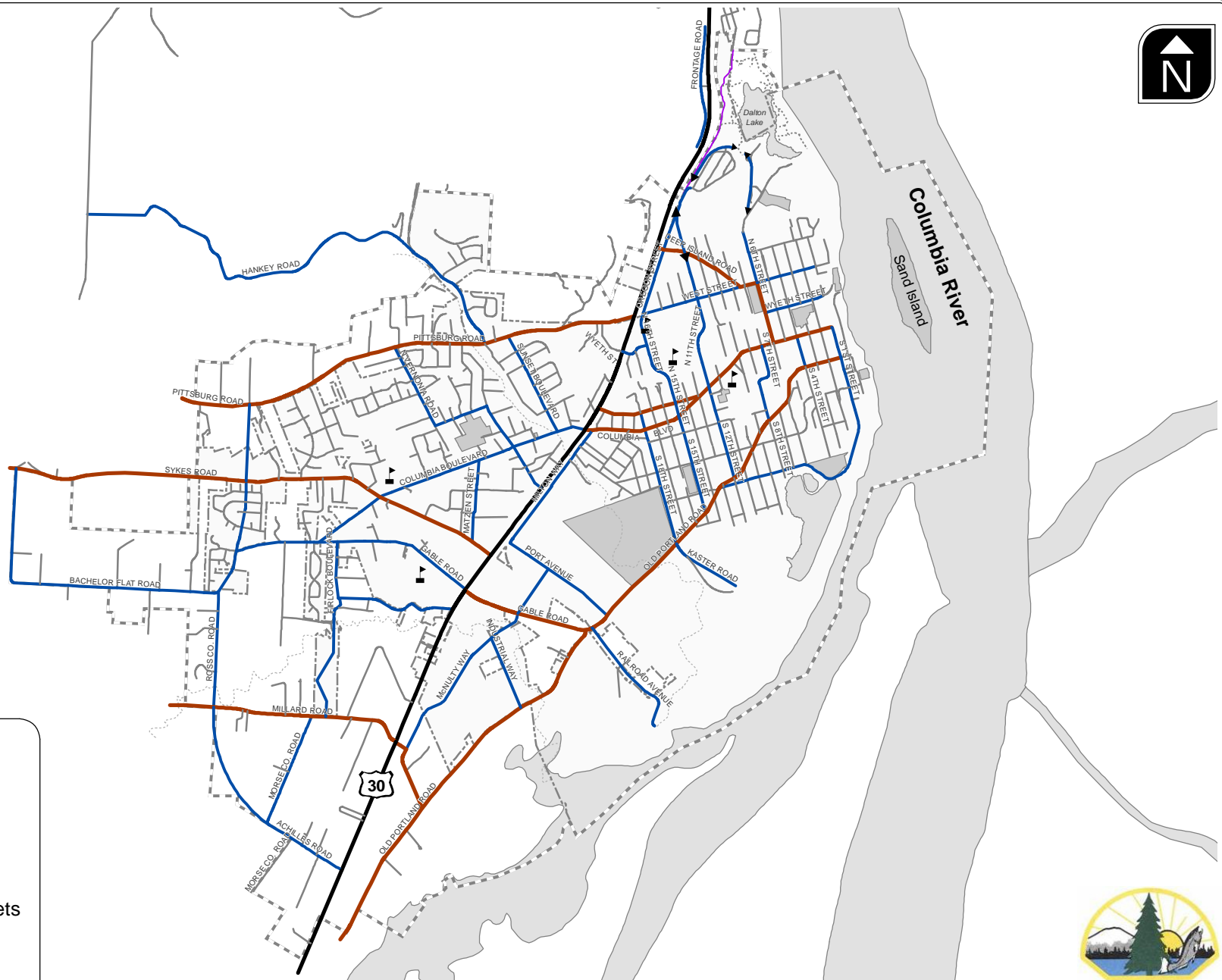
COLUMBIA
HEALTH
DIST.
PROPERTY



RE: FILES
A-1-09 \$ A-2-09

50' WIDE ACCESS
B UTILITY EASEMENT
PER AN ST.
NO. 2009-2856



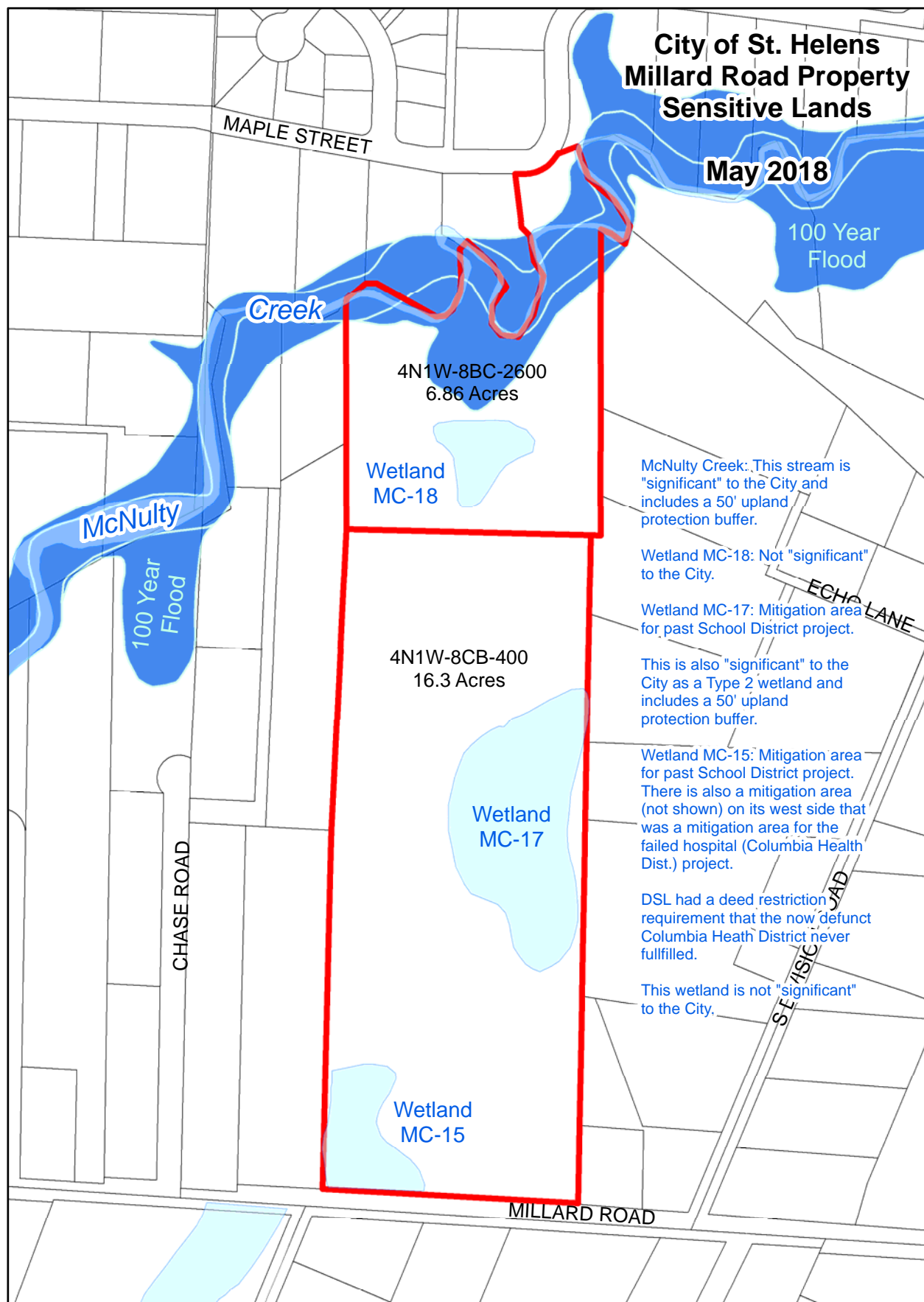


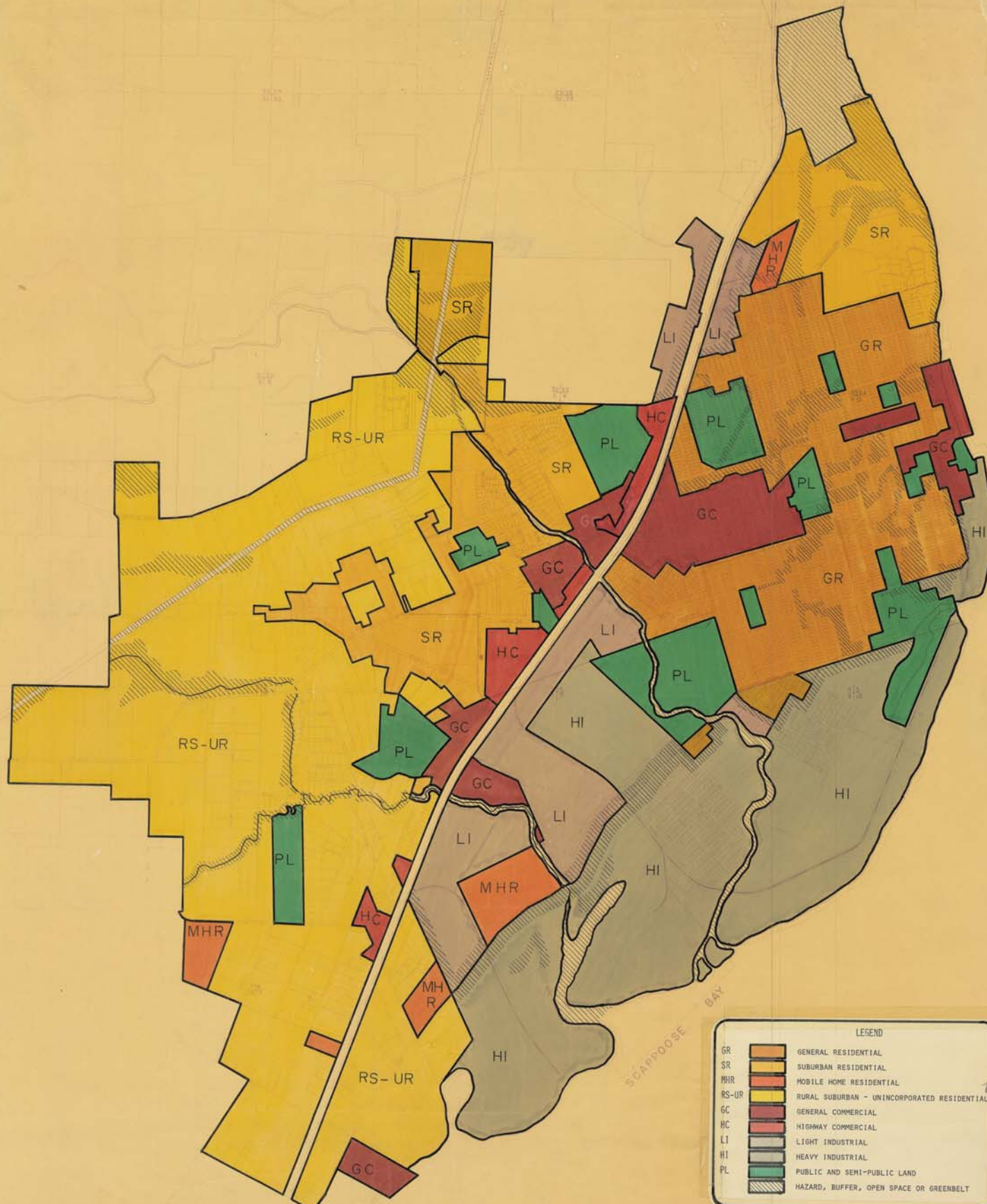
LEGEND

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



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



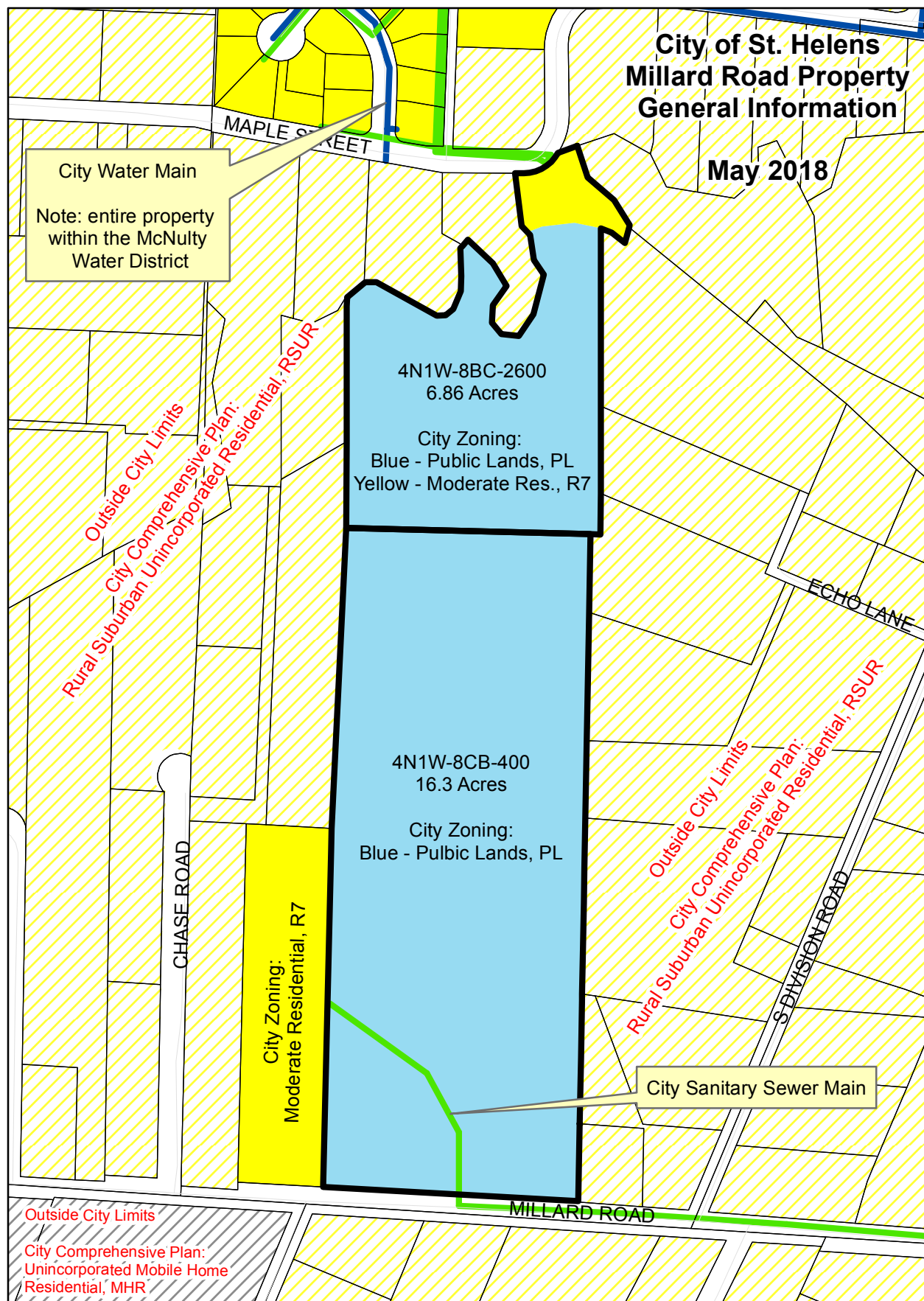


LEGEND	
GR	GENERAL RESIDENTIAL
SR	SUBURBAN RESIDENTIAL
MHR	MOBILE HOME RESIDENTIAL
RS-UR	RURAL SUBURBAN - UNINCORPORATED RESIDENTIAL
GC	GENERAL COMMERCIAL
HC	HIGHWAY COMMERCIAL
LI	LIGHT INDUSTRIAL
HI	HEAVY INDUSTRIAL
PL	PUBLIC AND SEMI-PUBLIC LAND
H	HAZARD, BUFFER, OPEN SPACE OR GREENBELT

COMPREHENSIVE PLAN MAP

1978

ST. HELENS & VICINITY



Housing Needs Analysis Need Findings



Discussion: Reconciliation

Land Need (net acres)	
Low Density*	240
Medium Density**	40
High Density	24
Manufactured Home Parks	5
Total	309
Buildable Land Inventory (net acres)	
Low Density	532
Medium Density	93
High Density	16
Manufactured Home Parks	45
Commercial/Mixed Use***	19
Total	705
UGB Land Surplus/Deficit (net acres)	
Low Density*	293
Medium Density**	53
High Density	(8)
Manufactured Home Parks	40
Commercial/Mixed Use	19
Total	397
Adequacy of UGB to meet housing need	adequate

* Includes detached units and mobile homes. ** Includes townhomes, plexes and group quarters.

- ◆ Step 1) Convert forecast housing unit growth from Task Two to net land need.
- ◆ Step 2) Compare land supply from Task Three to land need.
- ◆ Step 3) Determine land surplus or deficit by land use category.
- ◆ Conclusion: St. Helens has adequate land across most categories.
- ◆ High density residential land deficit could be addressed in commercial/mixed use land surplus.

Zoning	Detached SFDs	Attached SFDs	Duplexes	Apartments (3+ units)	RV Parks	Neighborhood Store	Public Parks	Commercial Use	Industrial Use
R10	P	X	X	X	X	X	P	X	X
R7	P	X	C	X	X	C	P	X	X
R5	P	P	P	C	X	C	P	X	X
AR	P	P	P	P	X	C	P	X	X
MU	P	P	P	C	C	X	C	P	X
GC	X	X	X	C	C	X	C	P	X
LI	X	X	X	X	C	X	C	C	P

Comp Plan – Suburban Residential (incorporated), SR

- Same as surrounding area.
- Possible zoning districts:
 - Suburban Residential, **R10**
 - Moderate Residential, **R7**
- Pros/Cons: Greatest change of compatibility / tax base and employment lands

Comp Plan – General Residential, GR

- Possible zoning districts:
 - General Residential, **R5**
 - Apartment Residential, **AR**
- Pros/Cons: Density / compatibility

Comp Plan – General Commercial, GC

- Many zonings possible. Two proposed:
 - Mixed Use, MU
 - General Commercial, GC
- Pros/Cons: Tax base/employment lands and greatest flexibility / compatibility

Comp Plan – Light Industrial, LI

- Zoning: Light Industrial
- Pros Cons: Best tax base and employment lands / compatibility
- However, may want to restrict use (e.g., no mini storage)

City of St. Helens
ORDINANCE NO. 3239

**AN ORDINANCE AMENDING ST. HELENS MUNICIPAL CODE
CHAPTER 8.28 REGARDING CITY DOCKS**

WHEREAS, St. Helens Municipal Code Chapter 8.28 governs city docks; and

WHEREAS, City docks are intended for short term moorage and clarifications are needed to better specify the time limits on such use; and

WHEREAS, additional minor updates, including to the provisions related to impoundment of derelict or abandoned vessels, also are needed; and

WHEREAS, the amendments will better inform users of the limits on use and improve enforcement.

NOW, THEREFORE, THE CITY OF ST. HELENS ORDAINS AS FOLLOWS:

Section 1. Recitations. The above recitations are true and correct and are incorporated herein by this reference.

Section 2. SHMC 8.28 is amended as set forth in Exhibit A to this Ordinance (additional language is underlined and deleted text is shown as ~~striketrough~~).

Section 3. This Ordinance shall be effective 30 days after its passage.

Read the first time:	June 5, 2019
Read the second time:	June 19, 2019

APPROVED AND ADOPTED by the City Council this 19th day of June, 2019, by the following vote:

Ayes:

Nays:

Rick Scholl, Mayor

ATTEST:

Kathy Payne, City Recorder

8.28.020 Definitions.

(1) “Abandoned vessel” means a vessel left at the city docks in violation of the time limitations in SHMC [8.28.040](#) or ~~that otherwise is not authorized to use a City dock as provided in this Code or state law. the Oregon State Marine Board certificate of number and registration requirements.~~

8.28.040 Time limitations.

(1) City docks shall not be used by a vessel for moorage, either directly to a dock or to one or more vessels that are moored to a dock, for more than ~~five~~ [72 cumulative -continuous hours in any 14](#) calendar days ~~period~~; ~~Upon expiration of the 72 hour limit, the vessel shall be moved from the dock and may not be moored to any city dock for 14 calendar days. - not to exceed 10 calendar days per calendar month.~~ The ~~72 hour five-~~ [calendar-day](#) period shall begin with the first hour the vessel is tied or moored to any city dock, ~~and accumulates~~ regardless of whether ~~or not~~ the vessel moved from its original mooring to another position on the same or any other city dock during the ~~14 five-~~calendar-day period.

(2) City docks are not available as a place to park an unoccupied boat. Notwithstanding subsection (1) of this section, city docks shall not be used by a vessel for moorage ~~as described in subsection (1) of this section~~ when the vessel is unoccupied, as defined herein. For the purposes of this section, an “unoccupied vessel” is a vessel that is without occupant for a ~~continuous~~ period of at ~~least~~ four hours ~~or more between sunset and sunrise of any every night that the vessel is so moored or using a city dock. -.~~

(3) ~~Regardless of how long the vessel has been moored as described herein, a~~Any vessel that is moored in violation of ~~this Section 8.28.040 -subsection (2) of this section~~ is hereby deemed to ~~be in violation of this Ordinance and not authorized to moor at a city dock~~~~have exceeded the time limitations allowed in subsection (1) of this section~~ and is, therefore, subject to all penalties and sanctions described herein. ~~In addition to and not in lieu of any other remedy, such vessel may be deemed abandoned as provided in Section 8.28.072.~~ (Ord. 3151 § 1, 2011; Ord. 3147 § 1, 2011; Ord. 3087 § 3, 2008; Ord. 2888 § 4, 2003)

8.28.060 Prohibited activities.

(1) No person shall swim from or within 50 feet of the docks;

(2) No person shall obstruct a vessel from docking;

(3) No person shall cut, drill holes in, or attach in any manner any object other than a vessel with mooring lines to the docks without written permission from the city administrator;

(4) No commercial activity will occur on city docks without specific authorization in the moorage agreement;

(5) Vehicles are not allowed on city docks, except for the immediate transport of a bicycle to and from a vessel or the use of a vehicle that is necessary due to a disability. Vehicles include but are not limited to bicycles, scooters, skateboards, rollerblades, mopeds, motorcycles, or other self-propelled units;

(6) Vessels are not allowed to use docking space designated only for emergency craft use. Such docking space is designated by a yellow stripe on the edge of the dock or by a sign or by both. The use of such space by craft other than government emergency craft is prohibited;

(7) Fishing is allowed in the docking space designated for emergency craft use when emergency craft are not present. Persons who are fishing must yield to emergency craft;

(8) Use a city dock for an abandoned or derelict vessel as defined herein or by state law.

(98) Violation of any other provisions of limitations this Chapter, including but not limited to the time limits in Section 8.28.0420, the time limitations in this chapter. (Ord. 3147 § 2, 2011; Ord. 3087 § 8, 2008; Ord. 2888 § 6, 2003)

8.28.100 Impoundment/tow.

Law enforcement officers are authorized to call for seizure of a vessel, including a tow or impoundment of any vessel as provided in ~~any vessel in violation of this chapter in accordance with the~~ ORS 830.875 to 830.895 concerning boat numbering and ~~ORS 830.9087 through 830.94427 concerning abandoned or derelict boats,~~ floating homes and boathouses. Any vessel seized pursuant to this Ordinance and state law and not reclaimed as provided by state law ~~removed by the authorization of a law enforcement officer~~ shall be disposed of in accordance with ORS 98.245. (Ord. 3087 § 13, 2008; Ord. 2888 § 10, 2003)



Memorandum

To: Mayor and City Council

From: John Walsh, City Administrator

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

Date: June 5, 2019

Planning Division Report attached

Business Licenses Reports attached.

CITY OF ST. HELENS PLANNING DEPARTMENT ACTIVITY REPORT



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

Date: 05.24.2019

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

Doesn't require any building or sign permits, but may be of interest: McDonalds looking to change to digital drive through menu boards. **See attached.**

Provided letters and information to DOWL, the consulting firm working with the State to include some Port of Columbia County property in its shovel ready certification program. **See attached** map that shows the properties in question. They are along McNulty Way. If you are curious about other properties that are certified throughout the state see <http://www.oregonprospector.com/>.

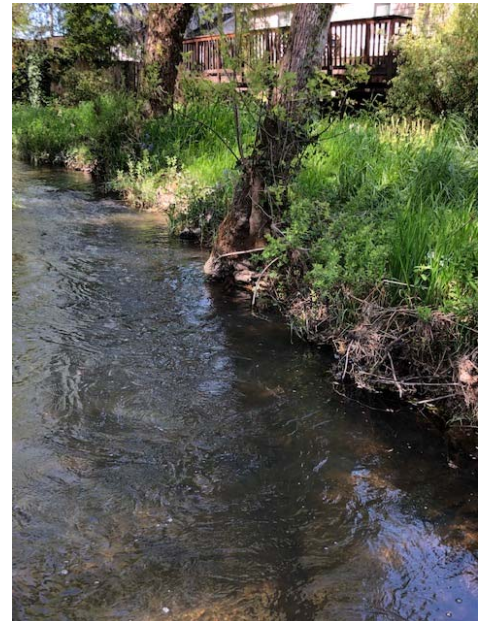
Had a request to remove a Big Leaf Maple tree along Milton Creek at 25 DuBois Lane (**see photo to right**). Gave permission to remove as a tree that poses imminent danger due to undercutting by water, per the City's Sensitive Lands regulations.

Attended a Columbia County pre-application meeting for a potential RV park development of property along Kavanagh Avenue that is behind (northwest) of Les Schwabe Tire Center along US30.

Responded to a Columbia County referral notice for a project outside City limits but inside the City's Urban Growth Boundary (UGB) for a Temporary Hardship: Care of Relative at 58023 N. Morse Road (County File: TP 19-10). **See attached.**

Both the Associate Planner and I attended a Columbia County pre-application meeting for a potential used car lot at the corner of US30 and Pittsburg Road. There is some remaining issued to be resolved from a building constructed there years ago (i.e., construction of sidewalk, etc. along US30) and a lot line adjustment is proposed.

Met with the developers, current HOA and representatives from DEQ regarding an existing tract in the Elk Ridge Estates Subdivision that was a substantial part of a former landfill. It's a unique issue for DEQ, which poses challenges for them on how to deal with it. Given concerns between the existing HOA and developers, its holding up final approval of Elk Ridge Phase 6, which is otherwise ready for City official signatures.



DEVELOPMENT CODE ENFORCEMENT

After multiple communications with Code Enforcement contact first made in February 2018, letter from the Planning Department in April 2018, and having a citation issued with a court date, the conex box on the corner of St. Helens Street and N. 16th Street is finally gone.



PLANNING COMMISSION (& acting HISTORIC LANDMARKS COMMISSION)

May 2019 meeting (outcome): The Commission recommended approval of two items to the Council: (1) a Comprehensive Plan and Zoning Map change for properties along N. 1st Street from commercial to residential and (2) the Riverfront Connector Plan. Council will see these soon. Commission also discussed the annual report to the Council and well as the Millard Road property zoning question.

June 11, 2019 meeting (upcoming): The Commission has a hearing scheduled for a Conditional Use Permit at Columbia Commons for a CCMH managed regional drug and alcohol residential and medical detox program. I'm told this is, party, a facility along Columbia Boulevard close to the Riverfront District that is moving to Columbia Commons.

COUNCIL ACTIONS RELATED TO LAND USE

Council approved release of a public utility easement along a vacated right-of-way in the Elk Ridge Estates Subdivision. The easement went through the middle of a recently built home.

ST. HELENS RIVERFRONT CONNECTOR PLAN (TGM FILE NO. 2D-16)

Bi-annual cost match report provided to ODOT for this grant. We are behind in our match for staff hours, due to everybody being so busy during this effort. However, talking to our ODOT representative on the project, there may be ways to keep from spending approximately \$10,000 out of pocket.

HOUSING NEEDS ANALYSIS

We had our last public meeting (a forum in this case) on May 1, 2019 before the City Council. The remaining task for our consultant is to provide a draft "hearings-ready" HNA to us. Hopefully get some code examples too for later efforts. Staff intends to go through the adoption process for the HNA in the following months. Housing related code changes will probably be in 2020.

ST. HELENS INDUSTRIAL PARK WETLAND DELINIATION EFFORTS

Surveyor continued to work on mapping the wetlands marked by and with the input of our wetland consultant. Wetland consultant prepared reports for Oregon DSL and the US Army Corps of Engineers for their concurrence/determination of jurisdiction. Staff signed form to be submitted with those reports.

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

McDonald's Drive Thru Menu Board Replacement



Digital Menu Board

Approximately 20 square feet

Digital Pre-Browsed Board

Approximately 10 square feet



Existing Menu Board

- OPO Menu Board Approximately 41 sf
- FP-43 Menu Board Approximately 43 sf

McDONALDS'S MENUBOARDS RENDERINGS		
CLIENT:		
SHEET 1	BY	PROJECT NO.
OF 4	DATE	DRAWING NO.

Pre-Browse Board

Sign Height

5'-11 1/2" (5.958')

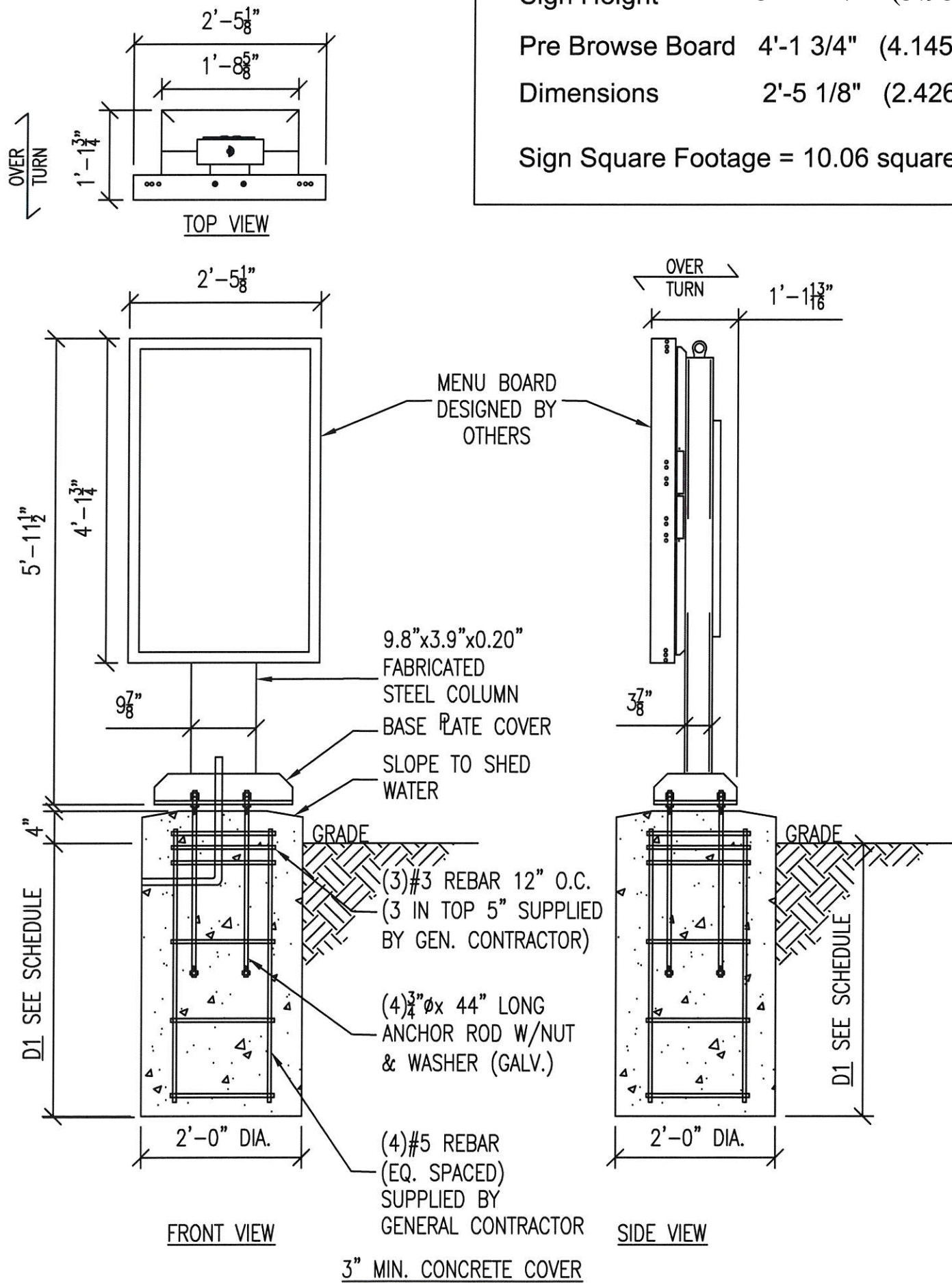
Pre Browse Board

4'-1 3/4" (4.1458')

Dimensions

2'-5 1/8" (2.4260')

Sign Square Footage = 10.06 square feet



Pre-Browse: Non-Peak Hours (future)



Pre-Browse: Full Screen (today)



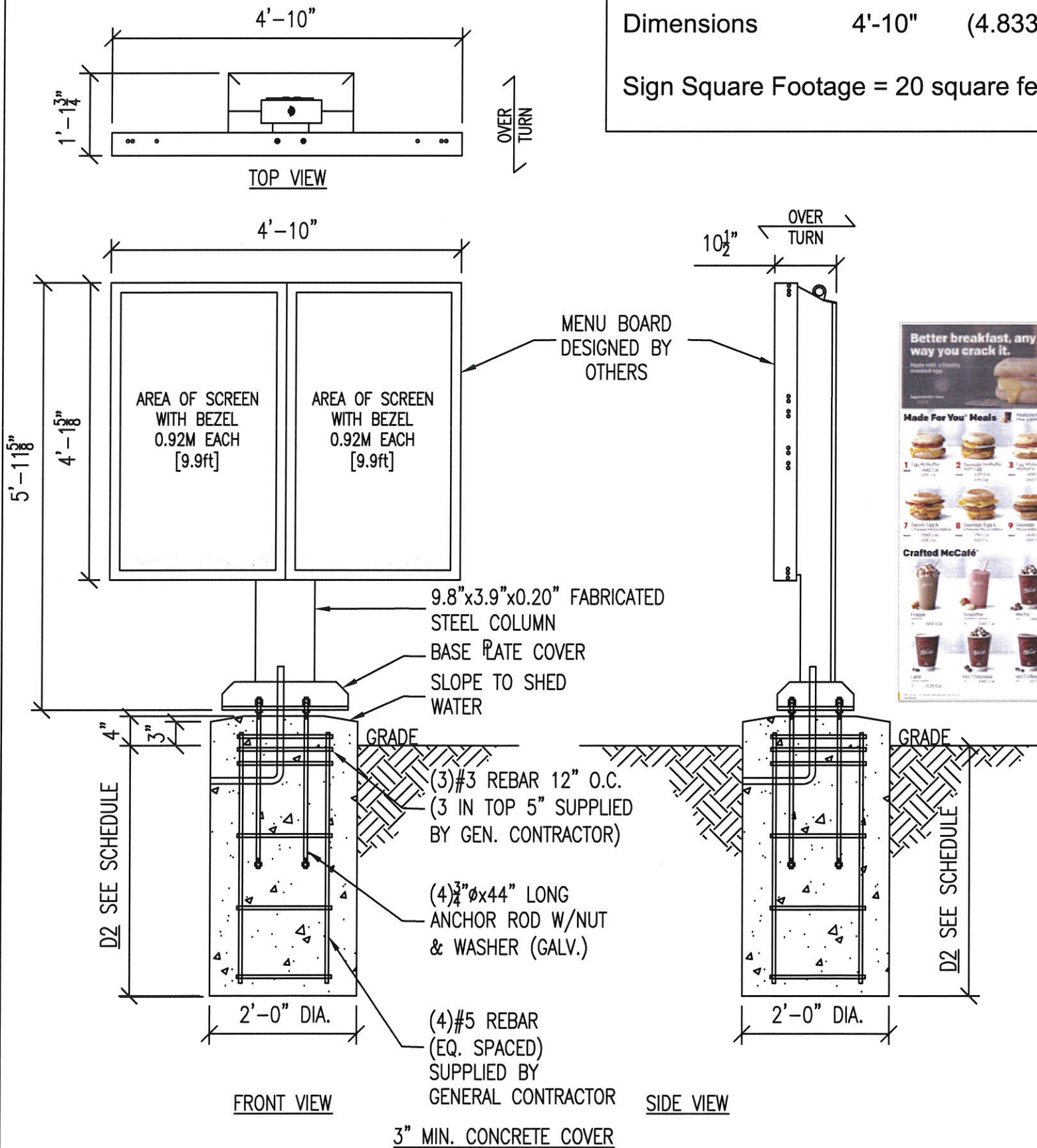
Pre-Browse: Peak Hours (future)

McDONALD'S # MENUBOARD RENDERINGS

CLIENT:		
SHEET	BY	PROJECT NO.
2		
OF	DATE	DRAWING NO.
4		

Menu Board

Sign Height 5'-11 5/8" (5.969')
Menu Board 4'-1 5/8" (4.1354') Height
Dimensions 4'-10" (4.8333')
Sign Square Footage = 20 square feet

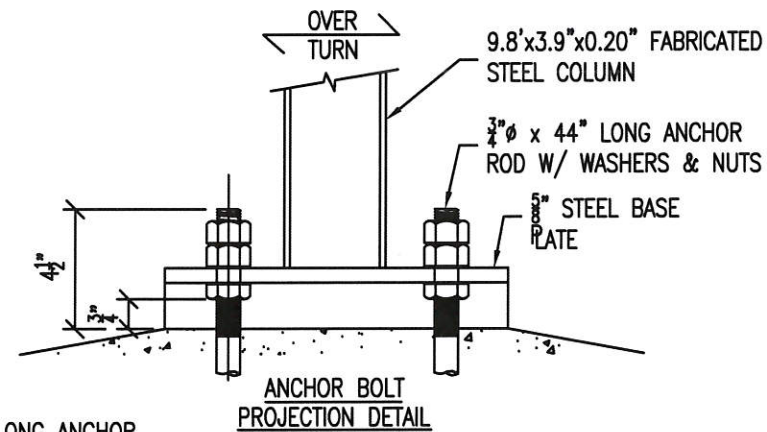
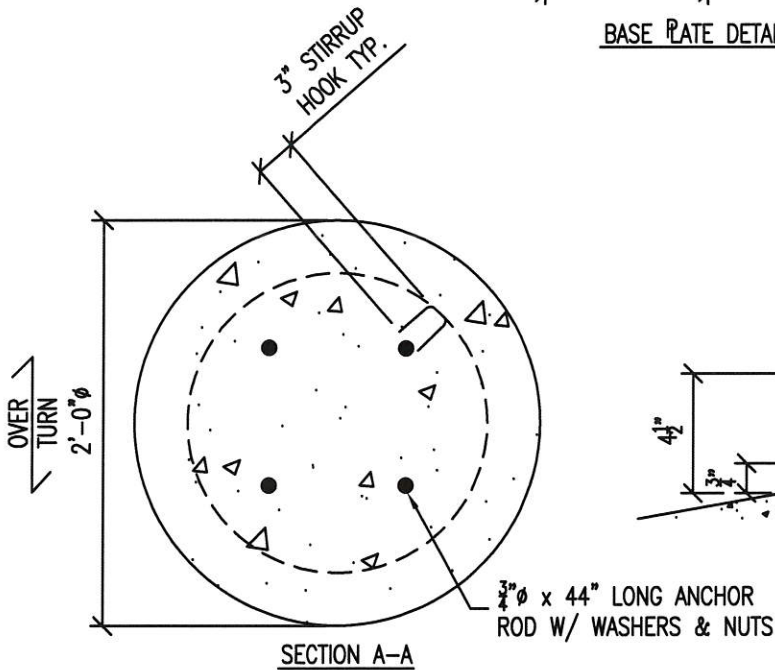
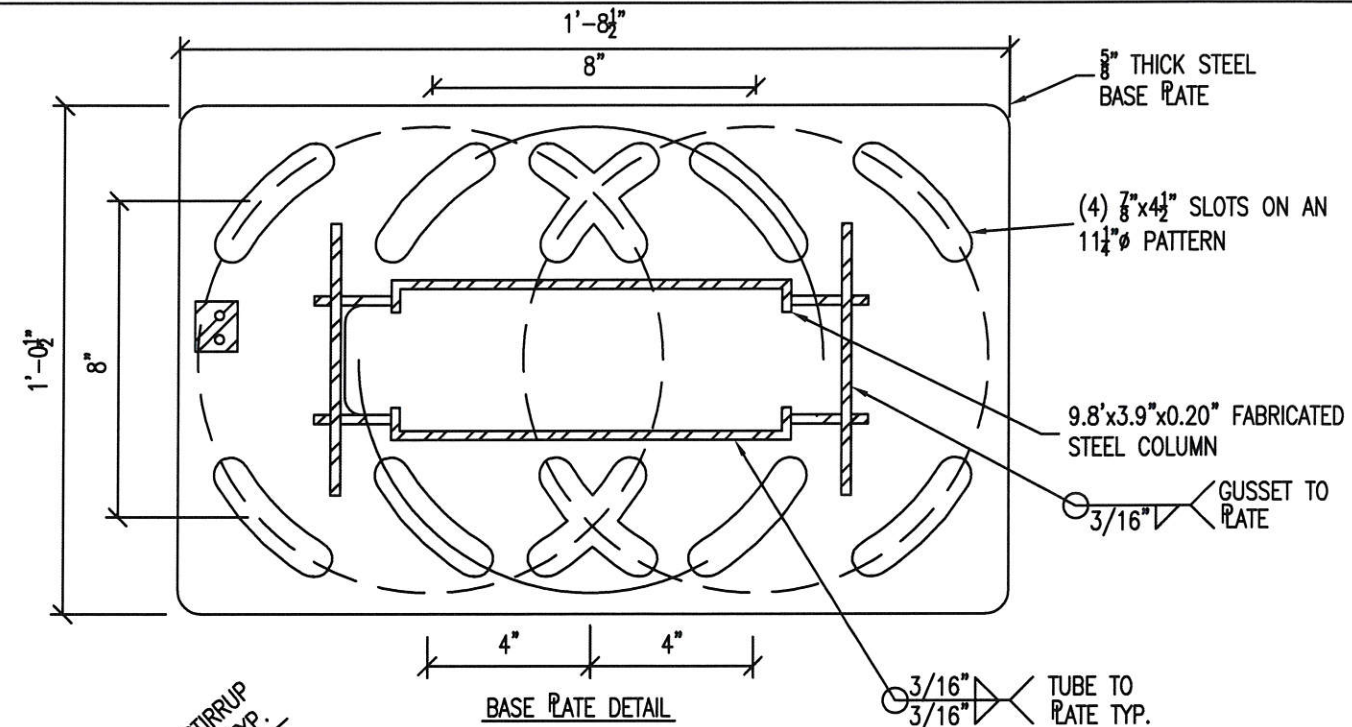
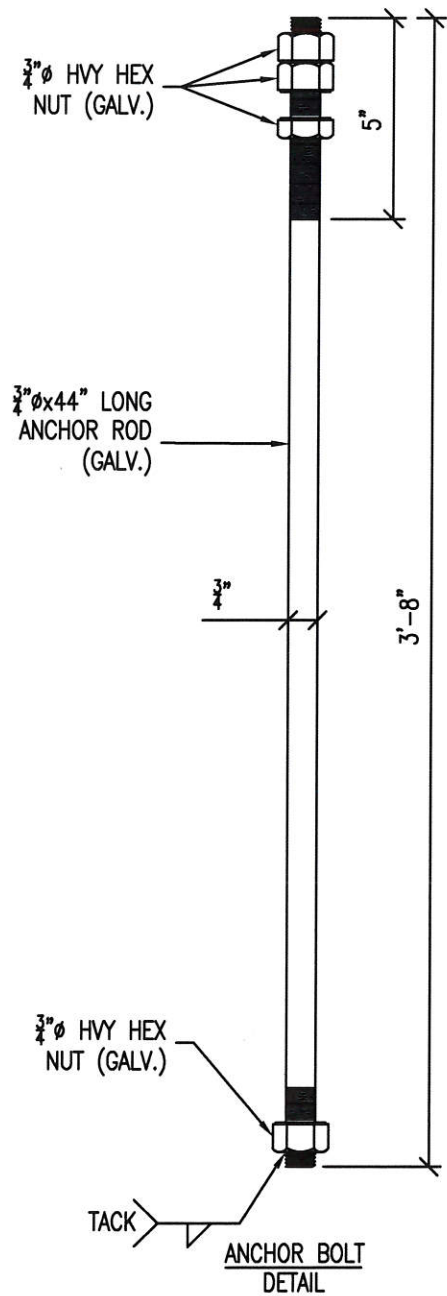


McDONALD'S'S MENUBOARDS RENDERINGS

CLIENT:

SHEET 3	BY	PROJECT NO.
OF 4	DATE	DRAWING NO.

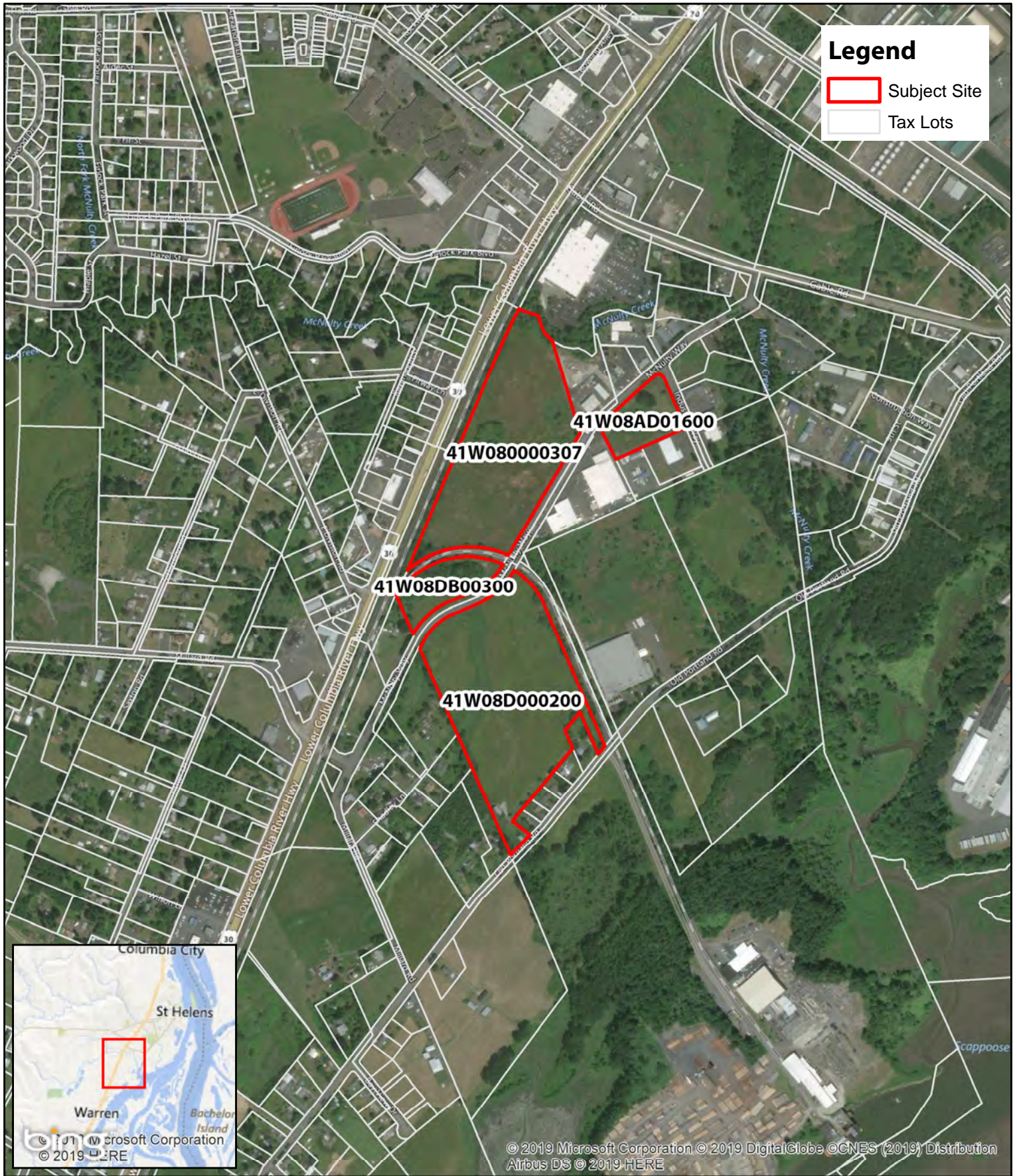
FOUNDATION SCHEDULE		
ULTIMATE WIND SPEED (SEE GEN. NOTES)	FOOTING DEPTH	
	D1	D2
110	3'-6"	3'-6"
115	3'-6"	3'-6"
120	3'-6"	3'-6"
130	3'-6"	3'-9"
140	3'-6"	4'-0"
150	3'-6"	4'-4"
160	3'-6"	4'-6"
170	3'-9"	4'-9"
180	4'-0"	5'-0"



McDONALDS'S MENUBOARDS RENDERINGS

CLIENT:

SHEET 4	BY	PROJECT NO.
OF 4	DATE	DRAWING NO.



McNulty Creek Industrial Park

Aerial Vicinity Map



St. Helens, OR

RECEIVED
MAY 13 2019
CITY OF ST. HELENS

Planning Division
COURTHOUSE
ST. HELENS, OREGON 97051
Phone: (503) 397-1501 Fax: (503) 366-3902

May 8, 2019

REFERRAL AND ACKNOWLEDGMENT

To: City of St Helens

NOTICE IS HEREBY GIVEN that **Bonnie Lungren** has submitted an application for a Temporary Hardship: Care of a Relative. Per Section 1505.3 of the Zoning Ordinance. The subject property is zoned Mobile Home Residential (MHR), is identified by Map Identification No. 4107-DD-00700, and is located at 58023 N Morse Rd Warren Or. TP 19-10

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


PLEASE RETURN BY: 05/17/2019

Planner: Hayden Richardson

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: MORSE ROAD IS CLASSIFIED AS A COLLECTOR STREET IN THE ST. HELENS
TRANSPORTATION SYSTEMS PLAN. PLEASE SEEK CITY INPUT FOR ANY ACCESS PERMITS
OR PROPOSED CHANGES TO ACCESS, IF ANY.

Signed:  Printed Name: JACOB GRAICHEN
Title: CITY PLANNER Date: MAY 14, 2019

521

RECEIVED
MAY 13 2019

CITY OF ST. HELENS

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

File No. TP 19-10

CCZO SECTION 1505 - TEMPORARY USE PERMIT APPLICATION

APPLICANT: Name: Bonnie Lungren

Mailing address: 58023 N Morse Rd, Warren OR 97053

Phone No.: Office NA Home 503 4750757

Email: tim3333@aol.com

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

PROPERTY OWNER: ☒ same as above, OR:

Name: _____

Mailing Address: _____

Email: _____

RELATIONSHIP OF PROPERTY OWNER AND APPLICANT: same

PROPERTY ADDRESS (if assigned): 58023 N Morse Rd, Warren OR 97053

TAX ACCOUNT NO.: 4107-DD-00700 Acres: 2.44 Zoning: MHR

_____ Acres: _____ Zoning: _____

_____ Acres: _____ Zoning: _____

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

Use: residential

Approx. Acres
2.44

Total acres (must agree with above):

2.44

File No. _____

PROPOSED USES:Hardship residence**WATER SUPPLY:** _____ Private well. Is the well installed? _____ Yes X NoX Community system. Name McNulty water**METHOD OF SEWAGE DISPOSAL:** _____ Sanitary Sewer System
X _____ Septic System.If Septic, does the subject property already have a system? X Yes _____ NoHas the property owner/applicant submitted an Authorization Notice Application to Land Development Services for the new use of the existing septic system? X Yes _____ No

① 192-19-000092-AUTH

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

<u>Tax Account No.</u>	<u>Acres</u>	<u>Co-owners (if any)</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

CERTIFICATION:

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

Date: 4-4-19 Applicant Signature: Bonnie Lungen

Property Owner Signature if different than Applicant: _____

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

+++++

Planning Department Use OnlyDate Rec'd. 4/30/19 Hearing Date: _____

Or: Administrative _____

Receipt No. _____

Zoning: MHR Staff Member: HR[X] Doctor statement on file (§1505.3 "Care of a Relative" only)

+++++

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

TEMPORARY PERMIT PROCEDURE

Once your land use action for a temporary permit is approved, you then need to obtain the following permits:

1. An Authorization approval to connect to the existing septic system.
2. Siting permit through the Building section of this Department.
3. Road access and Fire District approval are required to obtain your siting permit.

1505 TEMPORARY PERMITS:

- .1 Use Not Allowed in District: The Planning Commission may allow a temporary permit for a period not to exceed 1 year, for a use not otherwise allowed in the zoning district. The temporary permit may be allowed only after a hearing conducted pursuant to Section 1603 and provided that the applicant provides evidence substantiating the following, unless otherwise provided for in this Ordinance:
 - A. There is no reasonable alternative to the temporary use;
 - B. The permit will be necessary for a limited time or will allow an occasional use, such as housing for seasonal farm labor;
 - C. The temporary use does not involve the erection of a substantial structure or require any other permanent commitment of the land;
 - D. The temporary use will not be detrimental to the area or to adjacent properties; and,
 - E. The temporary use will comply with the Comprehensive Plan.
- .2 Temporary Residence While Building: The Director may approve a temporary permit for a period not to exceed 1 year for the use of an existing house, a mobile home or trailer house as a residence, while a permanent dwelling is being constructed on the subject property, provided the applicant submits evidence substantiating the following, unless otherwise provided for in this Ordinance:
 - A. A building permit for a permanent residence on the subject property has been acquired;
 - B. Within 30 days of the issuance of the occupancy permit, the previous house or mobile home shall be removed or made to conform with zoning and building regulations; and
 - C. Failure to maintain a valid building permit will result in immediate revocation of any permit granted pursuant to the provisions of subsection 1505.2.
- .3 Care of a Relative: The Director may approve a temporary permit according to the procedure stated in subsection 1601, for a period not to exceed 1 year, for the use of a mobile home or trailer house as a residence for the care of a relative who requires special attention because of age or poor health, provided the applicant provides evidence of the following, unless otherwise provided for in this Ordinance:
 - A. There exists a need for special attention (a doctor's statement establishing this need is appropriate and suggested evidence); and
 - B. The temporary living unit can be connected to the existing subsurface sewage system serving the primary dwelling on the property.

- .4 Emergency Shelter: The Director may approve a temporary permit for the use of a mobile home or trailer house for emergency shelter needed as a result of destruction or substantial damage to a residence or business due to fire or other natural disaster. The emergency permit may be granted for an initial period not to exceed 60 days provided the applicant submits a written statement:
- A. Indicating the nature and extent of the damage or destruction incurred; and
 - B. Agreeing to make application for the appropriate permit(s) within the 60 day period.

Emergency permits shall automatically be extended to the date of the final decision on the permit application(s). Failure to make application for the appropriate permit(s) within the 60 days period will result in immediate revocation of the emergency permit.

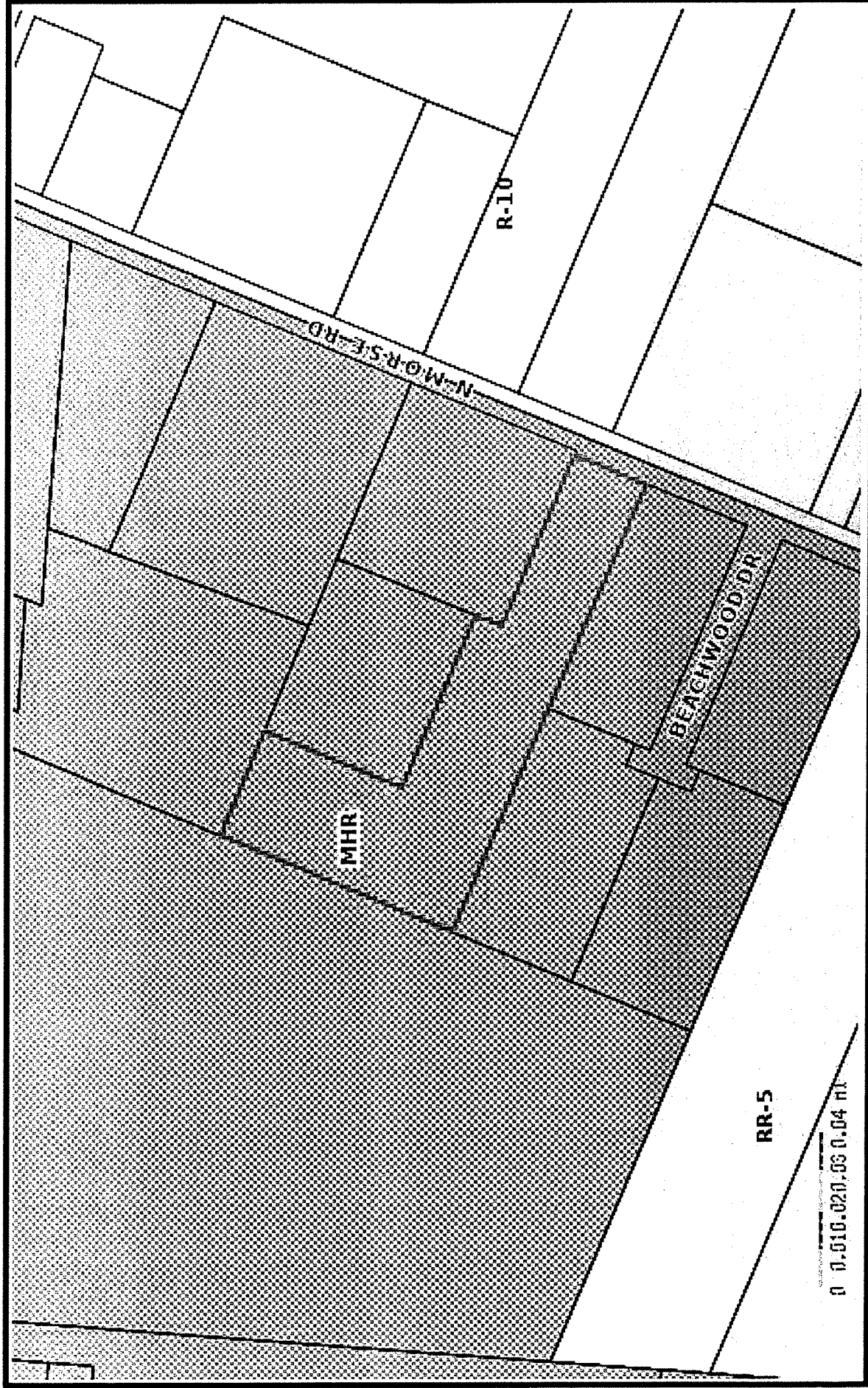
- .5 Conditions of Approval: The Director may subject approvals granted pursuant to subsection 1505.4 to such conditions as will safeguard the public health, safety, convenience, and general welfare. Such conditions may include, but are not limited to:
- A. Landscaping of the mobile home site;
 - B. County approval of a subsurface sewage disposal system;
 - C. Placement of manufactured skirting in those areas around the mobile home which are not developed with a foundation;
 - D. Removal of the mobile home when the need for which a temporary permit was granted ceases.

- 1505 .6 Storage of Structures or Equipment: The Director may approve a temporary permit according to the procedure stated in subsection 1601, and for a period not to exceed 6 months, for the storage of structures, including mobile homes, or equipment, provided the applicant submits evidence substantiating the following, unless otherwise provided for in this Ordinance:
- A. There is no reasonable alternative to the storage of the structure or equipment;
 - B. The temporary use does not require any permanent commitment of the land; and
 - C. The temporary storage site shall meet all required setbacks of the district for primary structures.

- .7 Renewal of a Temporary Permit: The Director may renew a temporary permit, for a period not to exceed 1 year, except as provided in Section 1505.6, according to the procedure stated in section 1601, provided the applicant provides evidence substantiating the following, unless otherwise provided for in this ordinance:
- A. The circumstances under which the original permit was granted remain substantially similar;
 - B. The use will not be detrimental to the area or to adjacent properties; and
 - C. The use will comply with the Comprehensive Plan.

Zoning Map

43



Columbia County



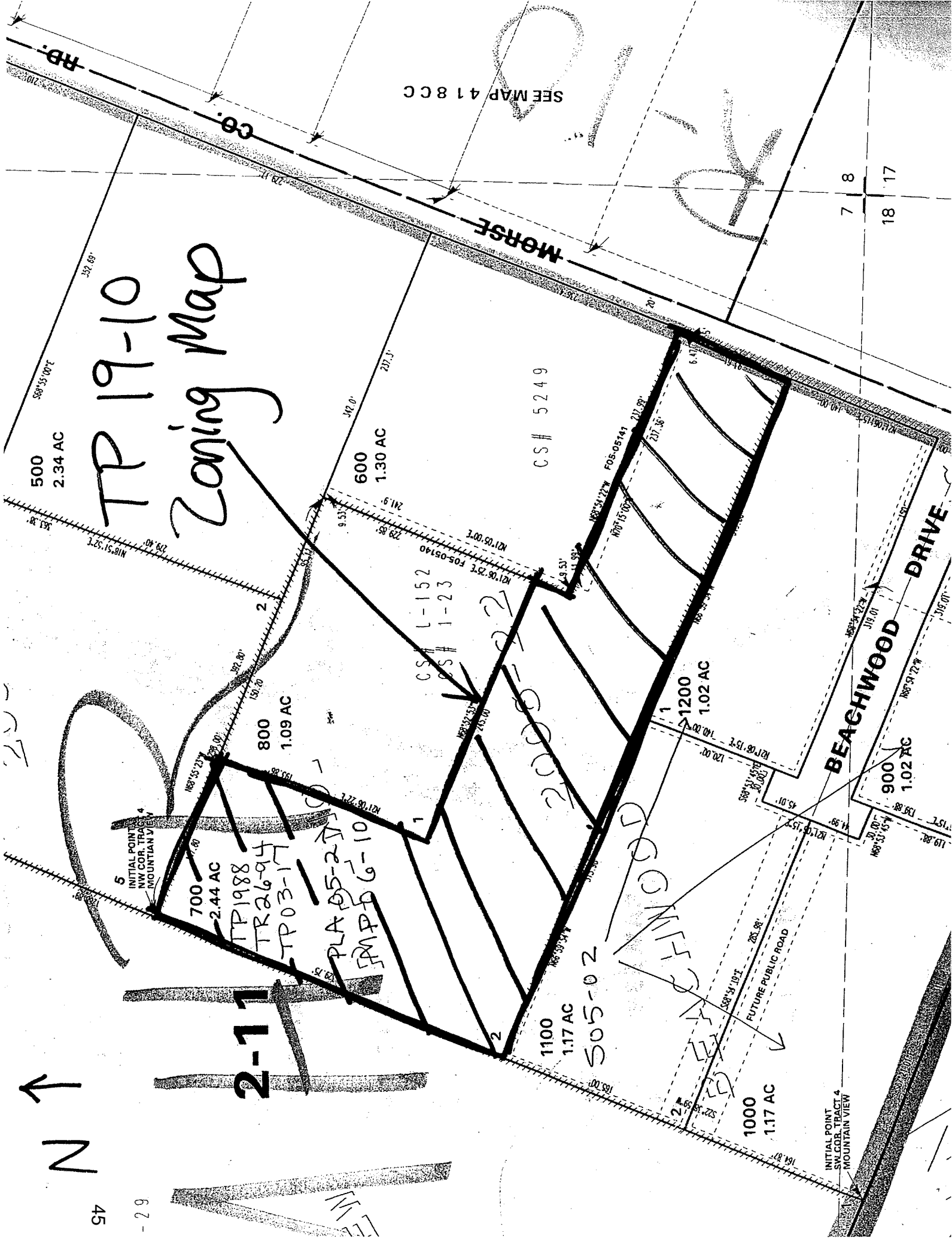
Columbia County Web Maps

Geotitles

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

Printed 04/30/2019

TP 19-10 Zoning Map



8

COR.
LTY D.L.C.
50

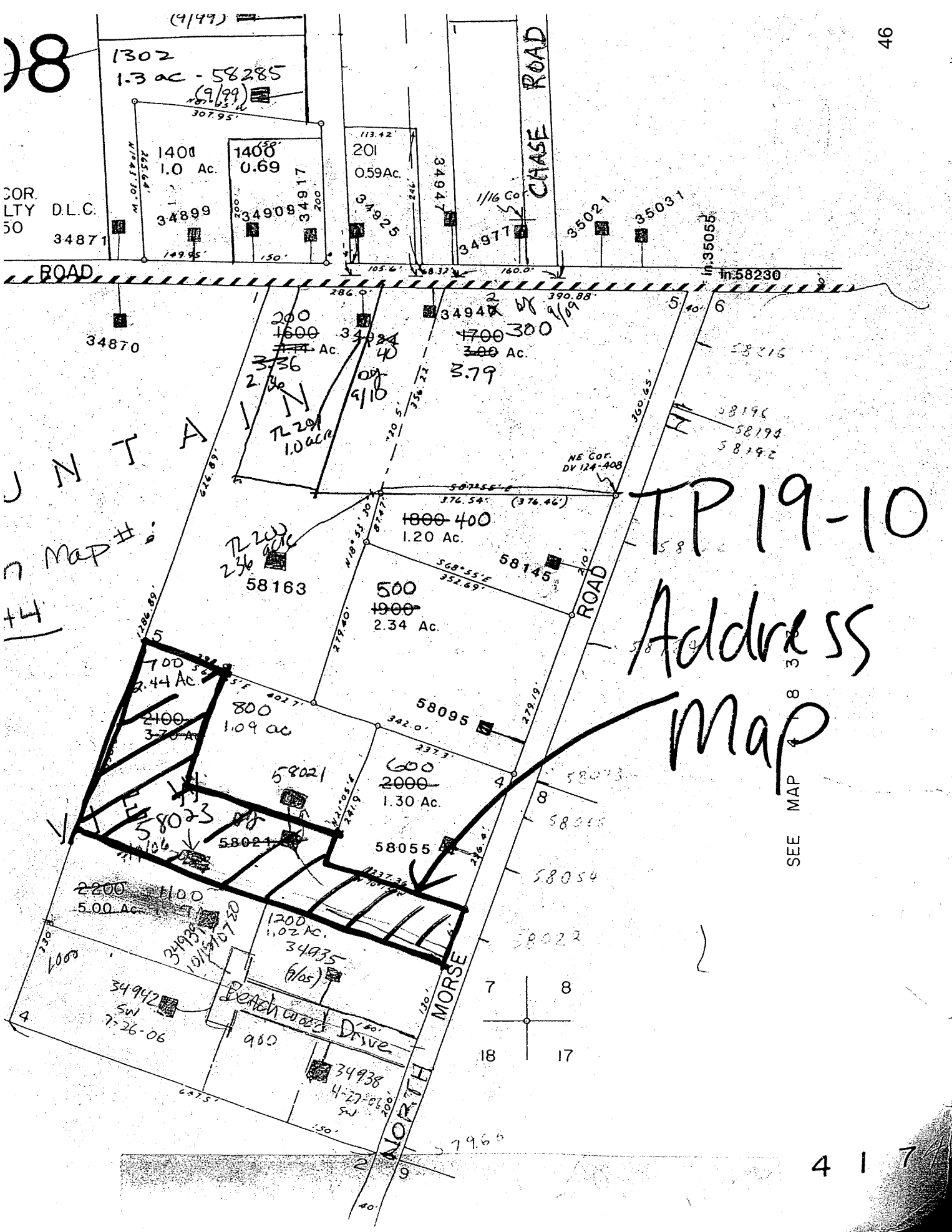
ROAD

CHASE ROAD

J N T A
Map #
44

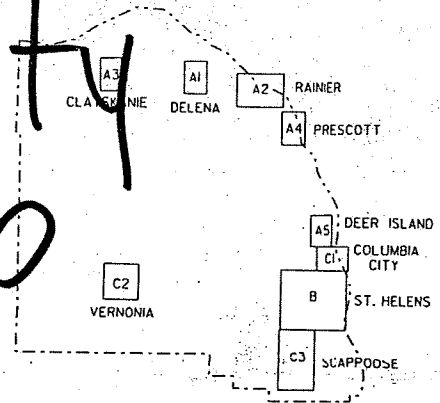
TP 19-10
Address
Map

SEE MAP



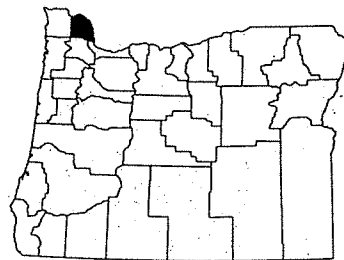
TP 19-10

ARRANGEMENT OF SHEETS FOR COLUMBIA COUNTY

Vicinity
Map

Population of Columbia County 1986 Estimate 36,100.

KEY TO COUNTIES



ROAD INDEX MAP COLUMBIA COUNTY OREGON

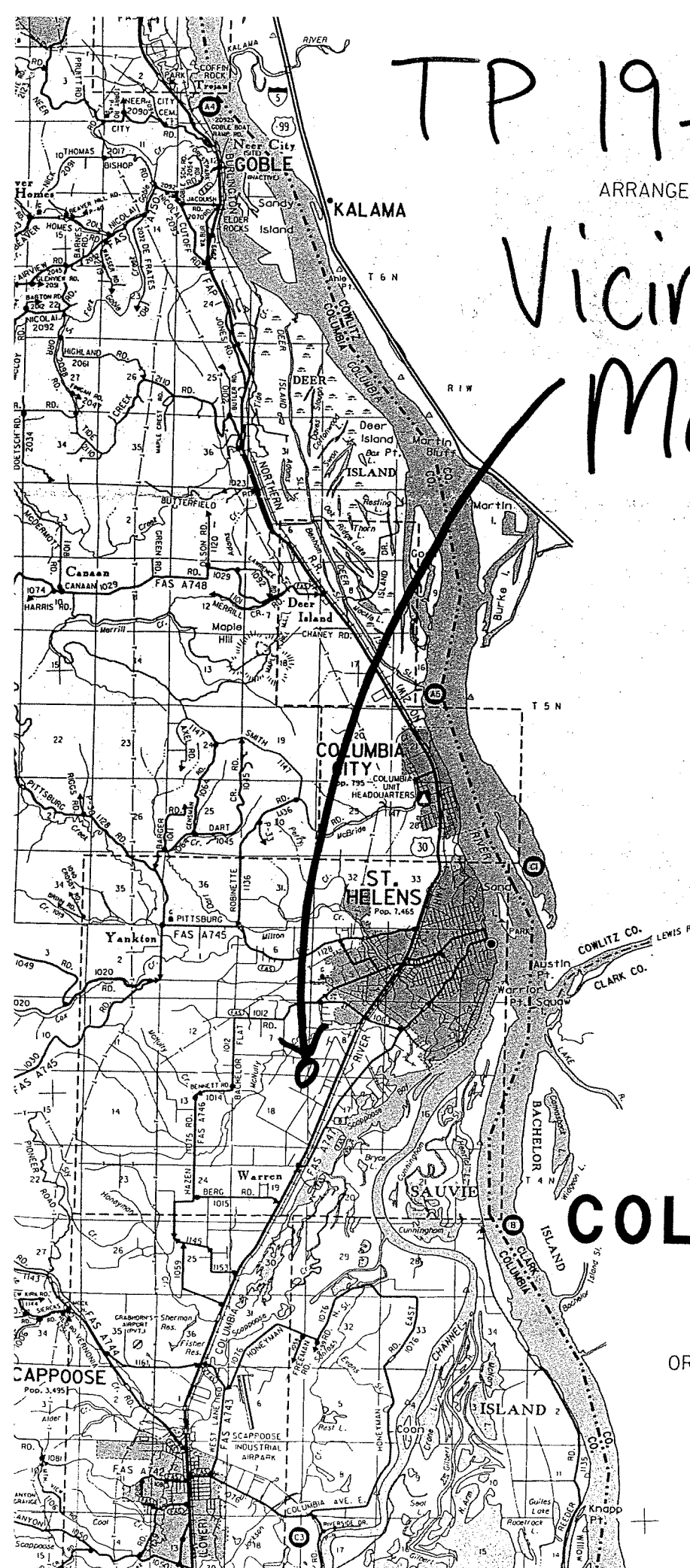
PREPARED BY THE
OREGON DEPARTMENT OF TRANSPORTATION

IN COOPERATION WITH THE
U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

1987

SCALE

1 0 1 2 3 4 MILES



Aerial Map



Columbia County



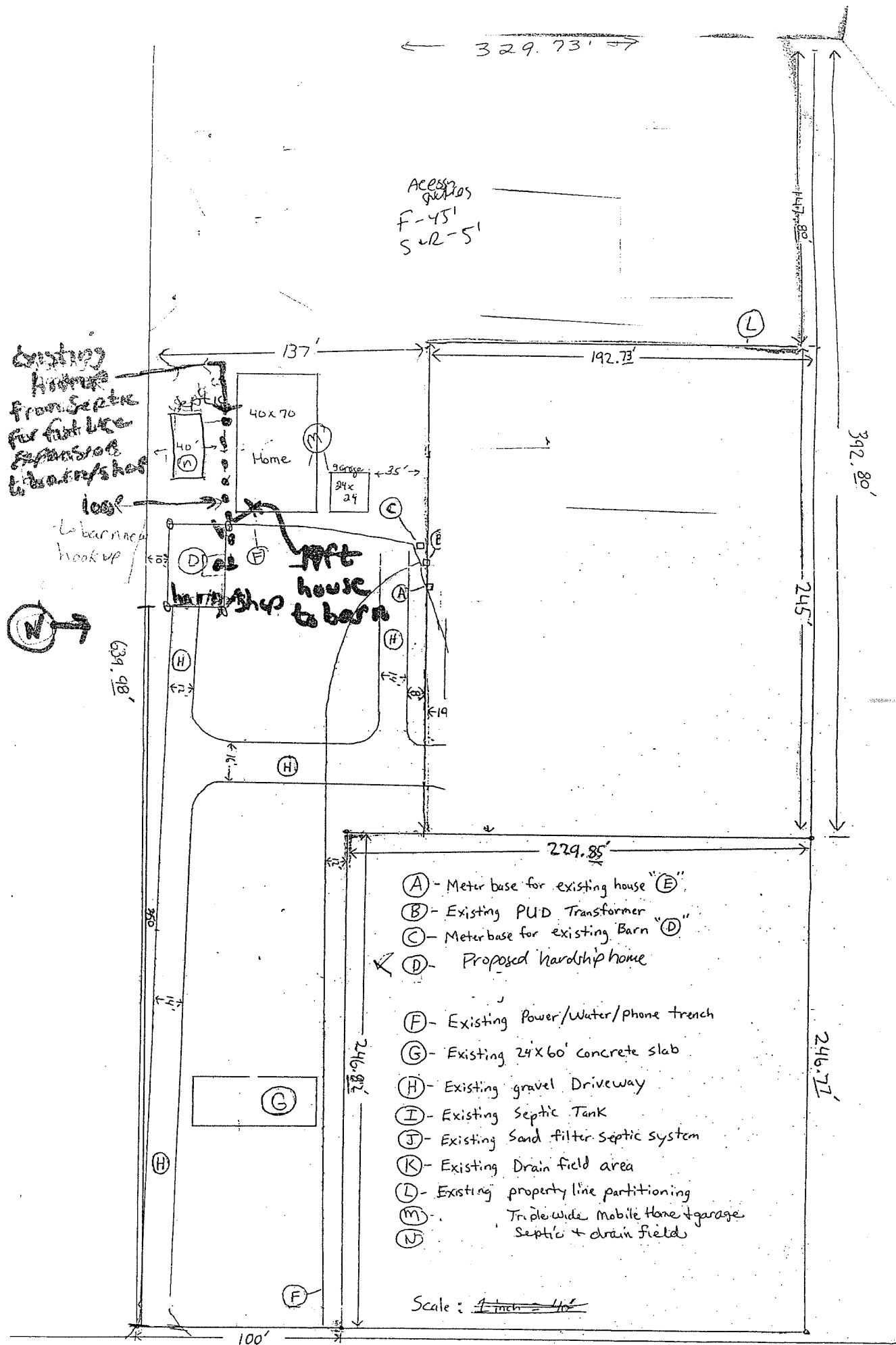
Oregon

Columbia County Web Maps

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Printed 04/30/2019

Geotiffware



Jacob Graichen

From: Jennifer Dimsho
Sent: Wednesday, May 22, 2019 11:11 AM
To: Jacob Graichen
Subject: May Planning Department Report

Here are my additions to the May Planning Department Report.

GRANTS

1. **ODOT's Safe Routes to School**– Worked with Sue on work plan and timeline. First quarterly report due 6/5.
2. **Travel Oregon - Medium Grants Program (100k)** – Installation of 3 vehicular signs and 1 kiosk. Remainder of concrete to be poured 5/29. Basalt veneer around the bases installation TBD. Remainder of pole signs still in fabrication (Installation TBD).
3. **OPRD – Veterans Memorial Grant** – VFW secured a concrete donation from Knife River for the remainder of the walkway and wall! Finalized design of wall which included some minor internal wall changes for cost effectiveness. Coordinated PW to pour foundation and walkway 5/23. Mason to construct wall and install veneer by 6/15. Granite install for first 2 slabs by 6/30.
4. **TGM – Riverfront Connector Plan** – Adoption public hearing before PC on May 14. 6/5 before City Council.
5. **EPA – CWA Grant Program** – Eligibility form for a Phase II on a site on Columbia Blvd submitted and approved. Work Plan approved by EPA. Eligibility confirmed for County-owned property on Old Portland Road (DEQ/EPA Coordination). Site visit with County/MFA to develop Scope of Work for a Phase I.
6. **Housing Needs Analysis** – Draft HNA to be finalized by 5/31 for adoption hearings to be July 9 before PC and July 17 before City Council. Prepared DLCD submission for 6/11.
7. **OPRD – RTP – Grey Cliffs Park** – Submitted final progress report, photos, budget, and reimbursement request for total grant amount (\$90,050). Should be approved, reimbursed, and finalized soon!
8. **CDBG- Columbia Pacific Food Bank Project** – Check in with Grant Admin to discuss First Draw Requirements. RFP for Architectural & Engineering Services for the Food Bank renovations open 5/8 – 6/12.
9. **BUILD Grant Round 2 Grant Application** – Site visit with Alta Planning & Design. Reviewed preliminary drawings. Contract with lobbying services finalized.
10. Prepared Oregon Community Foundation (OCF) Nike Community Impact Fund Grant Application (20k) **for 5th Street Right-of-Way trail from Nob Hill Nature Park to Tualatin Street pedestrian path** (Due May 31). Received letter of support from the Columbia River Youth Corps (CRYC) to help with construction of the trail. Worked on a boardwalk design for a portion of the trail that will be elevated over a wetland. Application included narrative, photos, letter of support, budget, and other attachments. Notification of award expected September 2019.

MISC

11. **Urban Renewal Agency Budget Adoption** - 5/15 URA Budget Public Hearing PH and URA meeting for final adoption
12. **Millard Road Park Property** – Worked on a scope of work with Mackenzie to develop a concept plan for a park on the northern portion of the City-owned property. Consulted with DSL about the wetland presence.
13. Attended a **Lagoon Repurposing** Governance Workshop at MFA on 5/21.
14. Discussed a **Community Center** grant application/private partnership opportunity
15. Attended Arts & Cultural Commission meeting on 5/28 to discuss “Traffic Wrapz” project on Columbia Blvd.

Jenny Dimsho

Associate Planner
City of St. Helens
(503) 366-8207
jdimsho@ci.st-helens.or.us

BUSINESS LICENSE REPORT

City Department Approval: 05/20/19

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

Signature: JMK
Date: 5/20/19

RESIDENT BUSINESS – RENEWAL 2019

- | | | |
|--------------------------|--------------------------|--------------------------------------|
| <input type="checkbox"/> | DOUBLE D CONTRACTING CO. | CONTRACTING & RESIDENTIAL REMODELING |
| <input type="checkbox"/> | *NOBLE MAINTENANCE | YARD MAINTENANCE |

RESIDENT BUSINESS – NEW 2019

- | | | |
|--------------------------|------------------|--------------------------------|
| <input type="checkbox"/> | GARAGE GUNS LLC | GUN SALES/SECONDHAND GUN SALES |
| <input type="checkbox"/> | *JESSICA WASDYKE | FREELANCE COURT REPORTER |

NON-RESIDENT BUSINESS - 2019

- | | | |
|--------------------------|-----------------------------|-----------------------|
| <input type="checkbox"/> | ADVANTAGE JC EXCAVATING LLC | EXCAVATING CONTRACTOR |
| <input type="checkbox"/> | CORNICE CONSTRUCTION LLC | CONSTRUCTION |
| <input type="checkbox"/> | GUNN-DOLAH INC. | LOGGING SERVICES |
| <input type="checkbox"/> | INEXPENSIVE TREE CARE | TREE SERVICE |
| <input type="checkbox"/> | IRVINGTON AIR | HVAC |
| <input type="checkbox"/> | METRO SIDEWALK REPAIR | CONCRETE WORK |
| <input type="checkbox"/> | PLUMBLINE DRYWALL INC. | CONSTRUCTION |

MISC - 2019

- | | | |
|--------------------------|----------------------|-------------------------|
| <input type="checkbox"/> | COMCAST OF OREGON II | **ADDRESS CHANGE ONLY** |
|--------------------------|----------------------|-------------------------|

*Denotes In-Home Business