



PLANNING COMMISSION

Tuesday, June 11, 2019

265 Strand Street, St. Helens, OR 97051

www.ci.st-helens.or.us

Welcome!

1. **7:00 p.m. - Call to Order and Flag Salute**
2. **Consent Agenda: Approval of Minutes**
 - 2.A. Planning Commission Minutes Dated May 14, 2019
[052819 PC Minutes DRAFT](#)
3. **Topics from the Floor: Limited to 5 minutes per topic (not on public hearing agenda)**
4. **Public Hearings (times reflect earliest start time)**
 - 4.A. 7:00 p.m. - Conditional Use Permit at 500 N. Columbia River Highway - GA Miller Architecture PC on behalf of Columbia Community Mental Health
[CUP.1.19 Staff Report](#)
5. **Acceptance Agenda: Planning Administrator Site Design Review -**
 - a. *Site Design Review at 1899 Old Portland Road - Outdoor storage business expansion*
 - b. *Site Design Review at 526, 530, & 534 Milton Way - Expansion of equipment storage/parking area and fencing*
6. **Planning Director Decisions -**
 - a. *Sign Permit (Banner) at 2100 Block of Columbia Blvd. - St. Helens Beautification Spring 2019*
 - b. *Accessory Structure at 60059 Skyline Drive - New detached garage*
 - c. *Sign Permit at 1965 Columbia Blvd. - New projecting sign on an existing commercial suite*
 - d. *Home Occupation at 265 S. 12th Street - Garage conversion into hair salon*
 - e. *Sign Permit (Banner) at 2100 Block of Columbia Blvd. - Kiwanis Community Parade*
 - f. *Temporary Use Permit (1 month) at 2295 Gable Road - Fireworks stand*
 - g. *Temporary Use Permit (1 year) south of Columbia View Park - Farmers Market*
 - h. *Lot Line Adjustment at 34759 Sykes Road & 59401 Yarmer Lane - Adjust a common boundary between 2 lots*

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.**

7. **Planning Department Activity Report**
 - 7.A. May Planning Department Report
[2019 MAY Planning Dept Rept](#)
8. **For Your Information Items**
9. **Next Regular Meeting - July 11, 2019**
10. **Adjournment**

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.**

City of St. Helens Planning Commission

Draft Minutes

May 14, 2019

Members Present: Vice Chair Cary
Commissioner Cohen
Commissioner Lawrence
Commissioner Semling
Commissioner Stenberg
Commissioner Webster

Members Absent: Chair Hubbard

Staff Present: Councilor Carlson
City Planner Graichen
Associate Planner Dimsho

Others: Paula Sheeley
Matt Hastie
Linda Bolen

- 1) **7:00 pm. - Call to Order and Flag Salute**
- 2) **Consent Agenda: Approval of Minutes**
2.A Planning Commission Draft Minutes Dated April 9, 2019

Motion: Upon Commissioner Semling's motion and Commissioner Webster's second, the Planning Commission unanimously approved the Draft Minutes Dated April 9, 2019. [AYES: Vice Chair Cary, Commissioner Cohen, Commissioner Lawrence, Commissioner Semling, Commissioner Stenberg, Commissioner Webster; Nays: None]

- 3) **Topics from the Floor: Limited to 5 minutes per topic (not on public hearing agenda)**
- 4) **Public Hearings (times reflect earliest start time)**
4.A 7:00 p.m. - Comprehensive Plan & Text Amendments - Riverfront Connector Plan

Vice Chair Cary opened the Public Hearing at 7:01 p.m. There were no ex-parte contacts, conflicts of interests, or bias in this matter. City Planner Jacob Graichen introduced Matt Hastie of Angelo Planning Group to summarize the Riverfront Connector Plan adoption process.

Hastie explained the small changes and additions made to the Plan since the Commission last saw it, as included in the packet. Hastie said cost estimates were prepared for each segment and intersection in the project area. Commissioner Cohen asked about the 30 percent contingency. Hastie explained they use a fairly large contingency when the estimation is at a planning-level detail, as opposed to an engineering-level detail. Hastie went through each text

amendment with the Commission, as included in the staff report. The Commission thanked Hastie and Graichen and Associate Planner Dimsho for their good work on this project.

In Favor

No one spoke in favor.

In Opposition

No one spoke in opposition.

End of Oral Testimony

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

Close of Public Hearing & Record

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

Deliberations

There were no other comments.

Motion: Upon Commissioner Webster's motion and Commissioner Semling's second, the Planning Commission unanimously recommended approval to the City Council of the Comprehensive Plan & Text Amendments as presented. [AYES: Vice Chair Cary, Commissioner Cohen, Commissioner Lawrence, Commissioner Semling, Commissioner Stenberg, Commissioner Webster; Nays: None]

4.B 7:30 p.m. - Comprehensive Plan & Zone Amendments - Erickson & Lewis

Vice Chair Cary opened the Public Hearing at 7:35 p.m. Commissioner Lawrence declared she has a conflict of interest because she lives very close to the proposal. She recused herself from the hearing. There were no other ex-parte contacts, conflicts of interests, or bias in this matter.

Graichen described the proposal and recommended conditions of approval, as presented in the staff report. He said this application was prompted by the sale of one of the properties. The applicants would like to re-zone their properties from General Commercial (GC) to Apartment Residential (AR) so that if the existing detached single-family dwellings were destroyed, they could re-build. Detached single-family dwellings are an allowed use in AR. This will help with financing of the property.

Graichen said the preliminary findings from the Housing Needs Analysis support the re-zoning of this property to Apartment Residential, as opposed to General Residential (R5) or Moderate Residential (R7) or Suburban Residential (R10). Graichen also noted that 180 S. 1st Street is contributing to the nationally-registered historic district as a dwelling. He also said that the lots do not lend themselves well to commercial uses, given their size. Staff recommends approval of the zone change for these reasons. Commissioner Cohen asked if there is a limit on the size of the multi-dwellings that could be built. Graichen said yes, there are minimum lot sizes that would

limit the number of dwellings. He said it probably works out to be a triplex, if they could fit the parking requirements and prevent backward maneuvering onto S. 1st Street. [*Secretary's Note: After review of the code, each lot would only be individually eligible for two dwelling units. This would be either a duplex or detached single-family dwelling with an auxiliary dwelling unit on a single lot.*]

In Favor

Bolen, Linda. She works with John L. Scott Real Estate. She is the listing agent for 164 S. 1st Street. No lenders will loan on the property because it cannot be re-built if destroyed. It had to go for cash only. It did eventually sell, but without financing. She noted that 180 S. 1st Street does not have enough room for conversion to a commercial use. The best use is residential, especially given residential uses on both sides.

Sheeley, Paula. She is in support of the proposal. She is the new owner of 164 S. 1st Street.

In Opposition

No one spoke in opposition.

End of Oral Testimony

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

Close of Public Hearing & Record

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

Deliberations

The Commission feels that this request makes sense.

Motion: Upon Commissioner Cohen's motion and Commissioner Stenberg's second, the Planning Commission unanimously recommended approval to the City Council of the Comprehensive Plan & Zone Amendments as presented. [AYES: Vice Chair Cary, Commissioner Cohen, Commissioner Semling, Commissioner Stenberg, Commissioner Webster; Nays: None]

5) Discussion Items

5.A Annual Planning Commission Report to City Council on June 5, 1:15 p.m.

Graichen asked if anyone would like to present the report to City Council or if anyone would like to add anything to the report. Commissioner Cohen asked about the violations in the Planning Department Activity Report for April. He said once a violation occurs, the damage cannot be undone. He felt that the violations on Sykes Road were inexcusable. He asked if there could be more teeth in the rules and regulations for violations. He suggested requiring a bond up front if they violate a planning decision. That way, if a decision is violated, the bond could be used to amend the violations. Commissioner Semling suggested a larger bond for larger projects. Commissioner Cohen thinks that St. Helens might be gaining a reputation for being loose with

violators. The Commission agreed. Graichen said for the project on Sykes Road, there may be fines imposed with the final plat, but he thinks the Sykes Road violations may have just been the incompetence of the project engineering and consulting firm.

5.B Millard Road Property Zoning Discussion

Graichen said we tried to discuss the zoning of the City-owned Millard Road property at previous Commission meetings in July 2018 and August 2018, but we ran out of time. Since then, the preliminary findings from the Housing Needs Analysis (HNA) have been developed. He said the City Council held a Public Forum and the Parks Commission weighed in on what the zoning of the property should be. Now it is time for the Planning Commission to weigh in. Graichen went through introductory slides that were included in the packet. He said a 50 foot wide access easement allows access from Chase Road to the property, but if a development proposal is not received by March 2020, the easement can be terminated by the owner. There are a number of wetlands with various classifications located on the property. The Transportation System Plan (TSP) identifies a north/south connection through the property. The Parks & Trails Master Plan indicates the need for a portion of the property to be set aside as parkland. The Comprehensive Plan map shows the property as mostly Public Lands (PL) with a small northern portion as Moderate Residential (R7).

Graichen said the preliminary findings of HNA support a zone change to something other than R10 and R7, since there are surpluses in those lands. Graichen noted, however, that neighbors testified in favor of R7 or R10 at the Public Forum. He said that there is interest in Mixed Use (MU), which would allow the market to decide the amount of residential and commercial. This could help with our shortage of commercial lands identified in the Economic Opportunity Analysis (EOA) from 2008. The Parks Commission and the Columbia County Board of Commissioners support MU. Commissioner Stenberg asked about the deed restriction. Vice Chair Cary said wetlands MC-15 and MC-17 both require a deed restriction since they are both mitigation areas. Dimsho said the Parks Commission's recommendation included a park on the northern area next to McNulty Creek (remaining PL zoning), with the lower portion changing to MU zoning. She said they were in support of a trail through the property to satisfy the TSP. The Commission likes the flexibility of MU zoning for the whole property, especially since parks are an allowed use in MU.

Commissioner Stenberg suggested senior housing, cluster housing, or memory care facilities. Vice Chair Cary said the property is kind of isolated, but if a mix of uses were developed, it could work. Commissioner Cohen hopes the property is planned and developed in its entirety, rather than in pieces.

6) Planning Director Decisions

Vice Chair Cary asked if there was anything special about the two-parcel partitions that were approved. Graichen said no, but he noted that there has been an increase in rowhomes being developed in St. Helens post-recession.

7) Planning Department Activity Report **7.A April Planning Department Report**

There were no comments.

8) For Your Information Items

Vice Chair Cary and Dimsho discussed the 5th Street trail project. She is writing a grant to help fund the implementation of an off-street urban trail through mostly undeveloped S. 5th Street right-of-way. Last week Dimsho, Vice Chair Cary, and Engineering Director Sue Nelson traversed the right-of-way to see if the project was feasible. It was decided to phase the project, with the first phase starting from Nob Hill Nature Park and ending at the existing Tualatin Street pedestrian path. If we are successful with the grant request, the project will be a partnership with the Columbia River Youth Corps, a group of St. Helens High School students who help clear invasive plants and develop trails.

9) Next Regular Meeting - June 11, 2019

10) Adjournment

There being no further business before the Planning Commission, the meeting was adjourned at 8:39 p.m.

Respectfully submitted,

*Jennifer Dimsho
Associate Planner*

**CITY OF ST. HELENS PLANNING DEPARTMENT
STAFF REPORT
Conditional Use Permit CUP.1.19**

DATE: June 4, 2019
TO: Planning Commission
FROM: Jacob A. Graichen, AICP, City Planner
Jennifer Dimsho, Associate Planner

APPLICANT: GA Miller Architecture PC on behalf of Columbia Community Mental Health
OWNER: Columbia Commons LLC

ZONING: General Commercial, GC

LOCATION: 500 N. Columbia River Highway

PROPOSAL: Establish a regional drug and alcohol residential and medical detox program in an existing commercial complex (Columbia Commons). These two uses, considered a residential facility and a hospital for zoning purposes, both require a Conditional Use Permit

The 120-day rule (ORS 227.178) for final action for this land use decision is **September 7, 2019**.

SITE INFORMATION / BACKGROUND

The 10.3 acre site is developed with an approximately 90,050 sq. ft. commercial complex that has multiple tenants. Current tenants include the State of Oregon, a medical office, a dentist, a massage clinic, and a daycare. This proposal is to replace the former medical office (Legacy Health Clinic) with a 16-bed residential facility that provides a 90-day drug and alcohol treatment and a 16-bed medical detox facility that provides 5-7 day detox treatment. The site currently has 421 off-street parking spaces, of which 58 were added in 2015 (SDRm.5.15). There are 22 handicap spaces provided. The site is accessed from Highway 30, Howard Street, or off Commons Drive from Pittsburg Road.



*Proposed Medical Detox Wing on left
Proposed Residential Wing on right*



*Proposed main entry into 'Great Open Space'
Proposed Residential Wing seen on left*

PUBLIC HEARING & NOTICE

Hearing dates are as follows: June 11, 2019 before the Planning Commission

Notice of this proposal was sent to surrounding property owners within 300 feet of the subject properties on May 22, 2019 via first class mail. Notice was sent to agencies by mail or e-mail on the same date. Notice was published in the The Chronicle on May 29, 2019.

AGENCY REFERRALS & COMMENTS

As of the date of this staff report, no agency referrals/comments have been received that are pertinent to the analysis of this proposal have been received.

APPLICABLE CRITERIA, ANALYSIS & FINDINGS

SHMC 17.100.040(1) - CUP Approval standards and conditions

(1) The planning commission shall approve, approve with conditions, or deny an application for a conditional use or to enlarge or alter a conditional use based on findings of fact with respect to each of the following criteria:

- (a) The site size and dimensions provide adequate area for the needs of the proposed use;
- (b) The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, and natural features;
- (c) All required public facilities have adequate capacity to serve the proposal;
- (d) The applicable requirements of the zoning district are met except as modified by this chapter;
- (e) The supplementary requirements set forth in Chapter [17.88](#) SHMC, Signs; and Chapter [17.96](#) SHMC, Site Development Review, if applicable, are met; and
- (f) The use will comply with the applicable policies of the comprehensive plan.

(a) This criterion requires that the site size and dimensions provide adequate area for the needs of the proposed use.

Finding(s): The suite proposed for the uses is approximately 16,000 sq. ft. of the total 90,050 sq. ft. building. There is no evidence that this is not adequate area for the needs of the proposed uses.

(b) This criterion requires that the characteristics of the site be suitable for the proposed use.

Finding(s): There is no evidence to the contrary.

(c) This criterion requires that public facilities have adequate capacity to serve the proposal.

Finding(s): There is no evidence that public facilities are inadequate for this proposal, particularly given than the commercial complex is already developed and being served by public facilities.

(d) This criterion requires that the requirements of the zoning district be met except as modified by the Conditional Use Permit (CUP) chapter.

Finding(s): The property is zoned General Commercial, GC. “Residential facility” and “hospital” are listed as a conditionally permitted use in this zoning district. A “hospital” is an “institution providing primary health services and medical or surgical care to persons, primarily inpatients, suffering from illness, disease, injury, deformity, and other abnormal physical or mental conditions...” Since the 5-7 day medical detox services are inpatient services, this aspect of the proposed use is considered a hospital.

(e) This criterion requires analysis of the sign chapter and site design review chapter.

Finding(s): With regards to signs, any new sign or modified sign shall require a sign permit per Chapter 17.88 SHMC.

With regards to site development review standards, as the site is developed and there are no substantial proposed improvements to the site to accommodate the proposed use (e.g., new development), many aspects don’t apply. The noteworthy aspects are as follows:

With regards to off-street parking, the subject property currently provides approximately 421 off-street parking spaces, including 22 handicap spaces. The proposed new uses requires 1 space per bed, plus one space per employee on the highest shift. There are 32 beds proposed and approximately 15 employees on the highest shift, which totals 47 spaces. Based on a rough estimation, the other existing uses on the site require approximately 219 spaces. This means there are 202 spaces to accommodate the needed 47 spaces. The number of handicap spaces provided more than exceeds the minimum required.

With regards to parking lot screening, there is existing landscaping/screening in and around the parking lot. The landscaping/screening surrounding the proposed new uses is mostly in good shape. However, in some areas, the landscaping/screening requirement surrounding the lot would not meet current standards if it were built today. Photos of areas where screening could be improved are below. Note that both areas seen below are **not** adjacent to the new proposed uses, but they are abutting a preliminarily approved residential subdivision. **Because this is a Conditional Use Permit, the Commission can require landscaping related conditions, if such is determined to be warranted.** See SHMC 17.100.040 (3) below.



Deficient parking lot screening adjacent to the existing tenants on the southwest side of the site
CUP.1.19 Staff Report 3 of 6

With regards to refuse screening, the refuse container area adjacent to the new proposed uses are not screened. In fact, all of the tenants in the commercial complex have no screening around refuse containers. There are scattered nodes with dumpsters on the edge of the parking lot. Note that one area for dumpster storage is adjacent to the preliminarily approved residential subdivision. The Commission should require a trash enclosure per the Development Code's standards for the proposed new uses. The Commission should decide whether or not it is appropriate to require screening for all existing uses as well. See SHMC 17.100.040 (3) below.



Top: Former Legacy Health Clinic (tenant vacating for proposed use) dumpster location



Top Right: Other tenant dumpsters

Bottom Right: Other tenant dumpster



(f) This criterion requires compliance with the applicable policies of the Comprehensive Plan.

Finding(s): The General Commercial zone's purpose is to "establish commercial areas which provide maximum service to the public and are properly integrated into the physical pattern of the city." The commercial policies listed in SHMC 19.12.070 state it is the policy of St. Helens to:

(e) Improve the general appearance, safety, and convenience of commercial areas by encouraging greater attention to the design of buildings, parking, vehicle and pedestrian circulation, and landscaping through a site design review procedure.

- (f) Preserve areas for business use by limited incompatible uses within them.

To help address the appearance of this commercial complex, screening of the parking lot and refuse containers are addressed above.

The applicant notes that the only abutting tenant to the proposed uses is the State of Oregon. They also note that there is some crossover in clientele between the Department of Human Services and the proposed uses. The Commission must decide if this use is a compatible with surrounding uses in the vicinity and if any conditions are warranted to ensure compatibility. See SHMC 17.100.040 (3) below.

SHMC 17.100.040(3) - CUP Approval standards and conditions

(3) The planning commission may impose conditions on its approval of a conditional use, which it finds are necessary to ensure the use is compatible with other use in the vicinity. These conditions may include, but are not limited to, the following:

- (a) Limiting the hours, days, place, and manner of operation;
- (b) Requiring design features which minimize environmental impacts such as noise, vibration, air pollution, glare, odor, and dust;
- (c) Requiring additional setback areas, lot area, or lot depth or width;
- (d) Limiting the building height, size or lot coverage, or location on the site;
- (e) Designating the size, number, location, and design of vehicle access points;
- (f) Requiring street right-of-way to be dedicated and the street to be improved;
- (g) Requiring landscaping, screening, drainage and surfacing of parking and loading areas;
- (h) Limiting the number, size, location, height, and lighting of signs;
- (i) Limiting or setting standards for the location and intensity of outdoor lighting;
- (j) Requiring berming, screening or landscaping and the establishment of standards for their installation and maintenance;
- (k) Requiring and designating the size, height, location, and materials for fences; and
- (l) Requiring the protection and preservation of existing trees, soils, vegetation, watercourses, habitat areas, and drainage areas.

Discussion: These are items the Commission may consider for this proposal.

Findings: To be determined by the Commission.

CONCLUSION & RECOMMENDATION

Based upon the facts and findings herein, staff recommends approval of this Conditional Use Permit with the following conditions:

1. This **Conditional Use Permit** approval is valid for a limited time (to establish the use) pursuant to SHMC 17.100.030. This Conditional Use Permit approval is valid for 1.5 years. A 1-year extension is possible

but requires an application and fee. If the approval is not vested within the initial 1.5 year period or an extension (if approved), this is no longer valid and a new application would be required if the proposal is still desired. See SHMC 17.100.030.

2. The following shall be required prior to any development or building permit issuance:
 - a. A trash plan shall be submitted for City review and approval that indicates where the applicant will place and enclose trash for the new proposed uses << or all trash for the commercial complex >>. Trash plan shall comply with the applicable provisions of the Development code such as found in Chapters 17.72 and 17.92 SHMC.
 - b. << Does the Commission want to require additional screening of the parking lot areas in areas where it is currently deficient? >> If so, a new landscaping and screening plan should be provided.
 - c. << Does the Commission want to include any conditions to encourage compatibility with surrounding uses (e.g. manner of operation, additional screening, etc.) >>
3. Prior to Certificate of Occupancy by the City Building Official/commencement of the use, requirements under Condition 2 shall be completed.
4. Compliance with Columbia River Fire & Rescue Fire Code concerns shall be required prior to Certificate of Occupancy the City Building Official.
5. Owner/applicant is still responsible to comply with the City Development Code (SHMC Title 17). In addition, this approval does not exempt the requirements of or act as a substitute for review of other City departments (e.g. Building and Engineering) or other agencies.

Attachments: *Applicant's Narrative (3), Site Plan, Floor Plan (2)*

PCF Real Estate Services, L.L.C.

8625 Evergreen Way, Ste. 200
 Everett, Washington 98208
 Phone (425) 438-1925
 Fax (425) 438-8446

Columbia Commons Campus

Approximately 11 plus acres

90,000 plus square feet of building

Tenants

State of Oregon DHS, Employment department and DMV totaling in excess of 51,000 square feet with the majority of the space on leases lasting 10 years more.

Other commercial tenants

Fresenius Medical Care in approximately 7,000 feet with the ability to lease until 2038

Dentist in less than 3,000 square feet for five plus years more.

Massage clinic expiring next year in less than 2,000 square feet.

Daycare expiring this summer in less than 7,000 square feet.

The attached drawing shows the layout of our campus and the location of the former legacy health care space which is the proposed location of CCMH. Please note that the State of Oregon is the only neighboring tenant to this space. DHS and CCMH have a fair amount of crossover in their clientele as well.

The other commercial tenants are located on the far west side of the campus away from the CCMH proposed space. Two of the other commercial tenants have short term rental agreements with the building currently.

Any questions, please contact myself at 425 438 1925 at our office or on my cell phone at 425 359 2415

Fred W Hines, Jr.



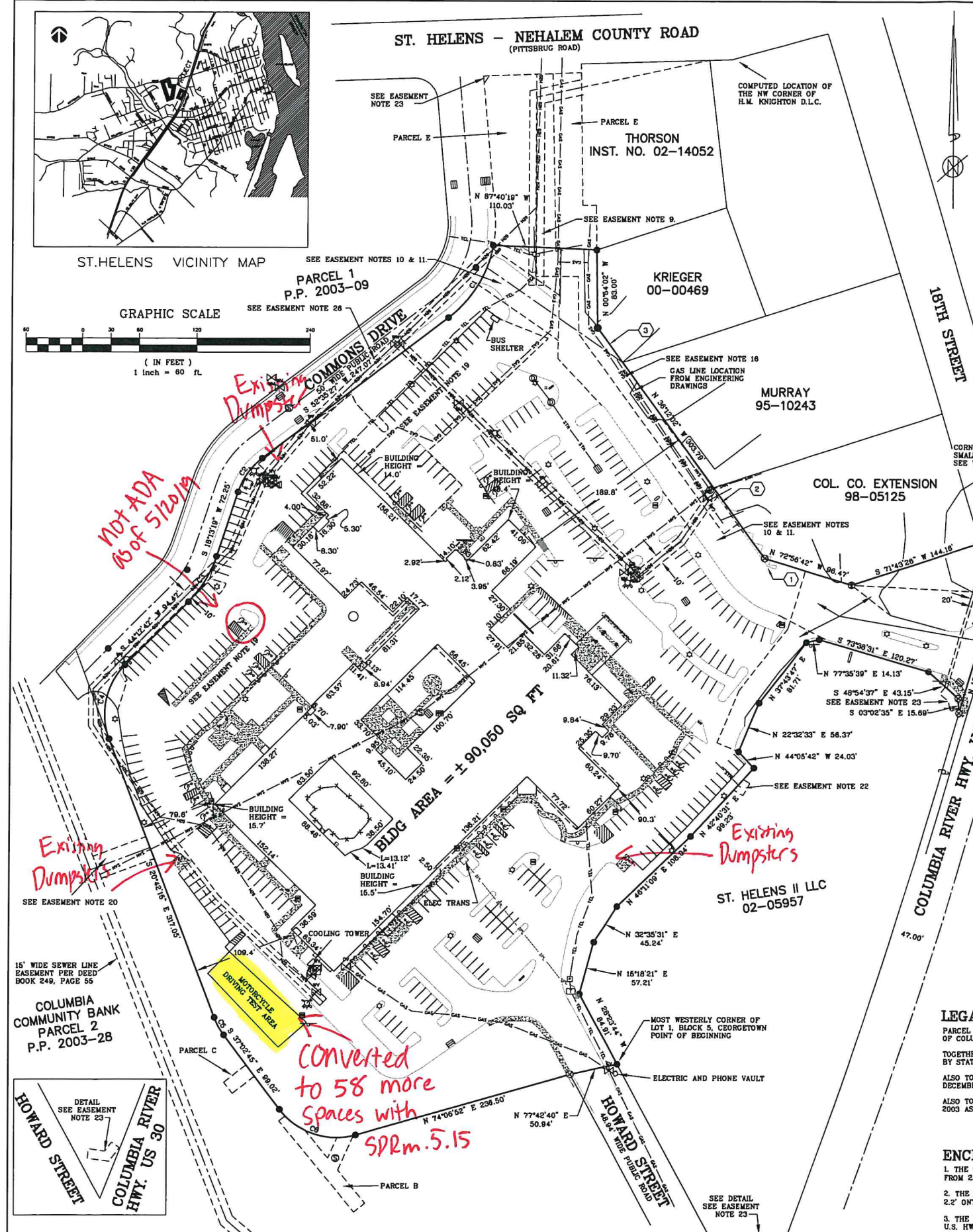
May 9, 2019

City of St. Helens, Oregon
Planning Department
PO Box 278
St. Helens, Oregon 97051

Proposal Description

This facility will be used by Columbia Community Mental Health (CCMH) to provide a regional Drug and Alcohol Residential and Medical Detox program. These separate programs will primarily serve the tri-county area of Columbia, Clatsop, and Tillamook. In addition to providing office space for the administrative staffing team, the residential facility would provide 16 beds for a 90 day treatment stay for residents and the medical detox facility would provide 16 beds for a 5 - 7 day treatment stay for residents. Our CCMH campuses are smoke free; all residents and staff members are prohibited from smoking anywhere near the property. Additionally, all residents are under 24 hour sight and sound supervision by staff, unless they leave against medical advice. The programs will use the grassy area in front of the main building for recreation; residents enrolled in the residential program (not detox) may also walk around the building or neighborhood as accompanied by staff. The program does not accept residents who are registered sexual offenders, nor provide sexual offender treatment. The program has strict screening practices to ensure residents are not violent or highly mentally unstable. This program is vital to Columbia County and ensures that life-saving efforts are made to prevent untimely death or risk of harm to the community.

It should be noted that in 2015 a total of 59 parking spaces were added at the southwest portion of the property. Additionally, the proposed space is and has been occupied space by another tenant, and parking has not been an issue. As result, we do not expect parking to be a problematic as a result of this proposal.



CERTIFICATION:
TO CIBC INC., A DELAWARE CORPORATION, AND ITS SUCCESSORS AND/OR ASSIGNS, COLUMBIA COMMONS LLC, (BORROWER) AND FIRST AMERICAN TITLE COMPANY OF OREGON.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(b), 7(A), 7(b)(1), 7(C), 8, 9, 10(A), 11(A), 11(b), 13, 14, 18, 17, 18, 19, 20(A) & 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 4, 2014.

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

THERE IS NO OBSERVABLE EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

THERE IS NO OBSERVABLE EVIDENCE OF THE SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

DONALD D. WALLACE, JR.
OREGON PLS 2801

NAME: _____
DATE: _____

ZONING
THE PROPERTY IS ZONED "GC" GENERAL COMMERCIAL DISTRICT WITH A SMALL PORTION THAT ABUTS COLUMBIA RIVER HIGHWAY ZONED "HC" HIGHWAY COMMERCIAL DISTRICT.

SETBACKS:
A. FRONT 50 FEET FROM CENTERLINE OF MAJOR ARTERIAL, 30 FEET FROM CENTERLINE OF MINOR ARTERIAL, AND 25 FEET FROM CENTERLINE OF COLLECTOR STREET
B. THERE ARE NO MINIMUM SIDE/REAR SETBACK REQUIREMENTS IN THE GENERAL COMMERCIAL ZONE.

BUILDING HEIGHT:
THE BUILDING IS 15.7 FEET TALL AND DOES NOT EXCEED THE MAXIMUM ALLOWED HEIGHT OF 45 FEET.

DENSITY REQUIREMENTS:
MINIMUM LANDSCAPING: 10% OF GROSS LAND AREA
MAXIMUM IMPERVIOUS LOT COVERAGE: 90%

PARKING REQUIREMENTS:
REQUIRED PARKING SPACES: 303
EXISTING PARKING SPACES: 263 (INCLUDING 21 HANDICAP)

THE FEMA ZONE CLASSIFICATION IS "X"

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	BEARING	CHORD
C1	42°1'24"	82.04	125.00	N 31°29'45" E	89.88
C2	34°22'08"	44.99	75.00	N 35°24'24" W	44.32
C3	28°14'28"	56.85	125.00	N 31°15'34" E	56.39
C4	65°00'02"	85.09	75.00	N 11°47'46" W	80.60
C5	18°20'28"	21.39	75.00	S 28°52'30" E	21.32
C6	68°30'24"	90.11	75.00	S 71°27'56" E	84.79

TAXLOT NUMBER
4N1W 4B0 100

SITE ADDRESS
500 N. COLUMBIA RIVER HWY.

TOTAL AREA
10.39 ACRES

SYMBOL LEGEND

PK NAIL WITH BRASS WASHER MARKED "BRADY LS 1860" PER CS NO. 3441	AREA DRAIN
MAG NAIL WITH 1 1/2" WASHER MARKED "REYNOLDS LS 2157"	WATER VAULT
5/8" IRON ROD WITH A Y.P.C. MARKED REYNOLDS LAND SURVEYING INC	BOLLARD
CATCH BASIN	FLAG POLE
UTILITY POLE	CLEAN OUT
SEWER MANHOLE	TELEPHONE VAULT
WATER VALVE	TELEPHONE RISER
FIRE HYDRANT	POWER VAULT
LIGHT POLE	STORM MANHOLE
WATER METER	POWER JUNCTION BOX
GAS VALVE	SATELLITE DISH
SIGN	ENCROACHMENT MARKER
FENCE	
HANDICAPPED PARKING SPACE	
IRRIGATION VALVE	
SIGN WITH CONCRETE BASE	
OVERHEAD POWER LINE	BURIED POWER LINE
GAS LINE	BURIED PHONE LINE
SANITARY SEWER LINE	
STORM SEWER LINE	
WATER LINE	
EASEMENT LINE	

LEGAL DESCRIPTION:
PARCEL 1 OF PARTITION PLAT 2003-28 AS RECORDED NOVEMBER 7, 2003 FEE NUMBER 03-17424, RECORDS OF COLUMBIA COUNTY, OREGON.

TOGETHER WITH EASEMENTS FOR WATER, POWER, GAS, SANITARY SEWER AND OTHER UTILITIES AS DISCLOSED BY STATUTORY WARRANTY DEED RECORDED DECEMBER 4, 2003 AS INSTRUMENT NO. 2003-18708.

ALSO TOGETHER WITH EASEMENT RIGHTS CREATED BY STORM DRAINAGE EASEMENT AGREEMENT RECORDED DECEMBER 4, 2003 AS INSTRUMENT NO. 2003-18707.

ALSO TOGETHER WITH SIGN EASEMENTS AS CREATED BY SIGN EASEMENT AGREEMENT RECORDED DECEMBER 4, 2003 AS INSTRUMENT NO. 2003-18708.

ENCROACHMENTS

- THE CURB LINE ADJACENT WITH TAX LOT 200 ENCROACHES FROM 2.2' TO 7.4' ONTO THE SUBJECT PROPERTY.
- THE CURB LINE ADJACENT WITH TAX LOT 200 ENCROACHES 2.2' ONTO THE SUBJECT PROPERTY.
- THE PROPERTY CORNER IS 3.9' INTO THE TURN LANE OFF U.S. HWY. NO. 30

REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY
OREGON
JANUARY 19, 1993
DONALD D. WALLACE JR.
2801
RENEWAL DATE: 6/30/16
DRAWN BY: SWM
FIELD: SWM/NDM

K.L.S. SURVEYING INC.
1224 ALDER STREET
VERNONIA, OR 97064
(503)429-6115

NOTES

1. THIS TRACT IS SUBJECT TO THE FOLLOWING TITLE EXCEPTIONS PER TITLE COMMITMENT, FILE NO.: NCS-870181-ORL, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED EFFECTIVE JULY 10, 2014:

- ALL TAXES FOR THE YEARS 2014 AND SUBSEQUENT YEARS ARE NOT YET DUE AND PAYABLE. AFFECTS - NOT PLOTTABLE.
- FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF. AFFECTS - NOT PLOTTABLE.
- EASEMENTS, OR CLAIM OF EASEMENT, NOT SHOWN BY THE PUBLIC RECORDS; RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; WATER RIGHTS, CLAIMS OR TITLE TO WATER, AFFECTS - NOT PLOTTABLE.
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL THEREFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. AFFECTS - NOT PLOTTABLE.
- A LIMITED ACCESS PROVISIONS BY THE OREGON DEPARTMENT OF TRANSPORTATION PER DEED BOOK 124, PAGE 574 AND AMENDED IN DEED BOOK 129, PAGE 416, COLUMBIA COUNTY RECORDS. AFFECTS - NOT PLOTTABLE.
- THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- A 18' WIDE POWER LINE EASEMENT GRANTED TO PORTLAND GENERAL ELECTRIC COMPANY PER BOOK 258, PAGE 388, COLUMBIA COUNTY RECORDS. AFFECTS AS SHOWN.
- A 11' A SEWER SERVICES AND ACCESS EASEMENT PER INSTRUMENT NO'S 95-10244 AND 00-00487 COLUMBIA COUNTY RECORDS. THE EXACT LOCATION AND WIDTH IS INDETERMINATE BUT THE LOCATION IS GENERALLY SHOWN. A PORTION OF SAID EASEMENT WAS RELOCATED IN PARTITION PLAT 2003-026, AFFECTS AS SHOWN.
- A WAIVER OF REMONSTRANCE AND CONSENT TO LOCAL IMPROVEMENT DISTRICT PER INSTRUMENT NO. 00-07521 COLUMBIA COUNTY RECORDS. AFFECTS - NOT PLOTTABLE.
- AN EASEMENT FOR SLOPES, DRAINAGE FACILITIES, LANDSCAPING, WATER, GAS ELECTRIC AND COMMUNICATION SERVICE LINES, FIXTURES AND FACILITIES PER INSTRUMENT NO. 02-08614 COLUMBIA COUNTY RECORDS. AFFECTS AS SHOWN.
- LIMITED ACCESS PROVISIONS BY THE OREGON DEPARTMENT OF TRANSPORTATION PER INSTRUMENT NO. 02-08614 COLUMBIA COUNTY RECORDS. AFFECTS AS SHOWN.
- COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT 02-08614 COLUMBIA COUNTY RECORDS. AFFECTS - NOT PLOTTABLE.
- A 20 FOOT WIDE GAS LINE EASEMENT TO NORTHWEST NATURAL GAS COMPANY PER INSTRUMENT NO. 03-15999 COLUMBIA COUNTY RECORDS. AFFECTS AS SHOWN.
- AN EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF THE ADJACENT PARCEL PER NOTE 3, PARTITION PLAT 2003-28 COLUMBIA COUNTY SURVEY RECORDS. AFFECTS AS SHOWN.
- A PUBLIC SANITARY SEWER EASEMENT PER NOTE 4, PARTITION PLAT 2003-28 COLUMBIA COUNTY SURVEY RECORDS. AFFECTS AS SHOWN.
- A NON-EXCLUSIVE SHARED PARKING AGREEMENT PER INSTRUMENT NO. 03-17425 COLUMBIA COUNTY RECORDS. AFFECTS AS SHOWN.
- THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- A MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS DISCLOSED PER INSTRUMENT NO. 03-18706 COLUMBIA COUNTY RECORDS. AFFECTS - NOT PLOTTABLE.
- A 15 FOOT WIDE STORM DRAINAGE EASEMENT FOR THE BENEFIT OF THE SUBJECT TRACT PER INSTRUMENT NO. 03-18707 COLUMBIA COUNTY RECORDS. AFFECTS AS SHOWN.
- A SIGN EASEMENT PER INSTRUMENT NO. 03-18708 COLUMBIA COUNTY RECORDS. AFFECTS AS SHOWN.
- THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- A WATERLINE EASEMENT GRANTED TO THE CITY OF ST. HELENS PER INSTRUMENT NO'S. 2004-011133 AND 2004-011134 COLUMBIA COUNTY RECORDS. AFFECTS AS SHOWN.
- A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$4,250,000.00 RECORDED JANUARY 12, 2009 AS INSTRUMENT NO. 2009-000153 COLUMBIA COUNTY RECORDS. AFFECTS - NOT PLOTTABLE.
- A MODIFICATION DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$4,250,000.00 RECORDED APRIL 12, 2011 AS INSTRUMENT NO. 2011-002747 COLUMBIA COUNTY RECORDS. WAS MODIFIED AGAIN ON JUNE 24, 2013 RECORDED AS INSTRUMENT NO. 2013-005377 COLUMBIA COUNTY RECORDS. AFFECTS - NOT PLOTTABLE.
- RIGHTS OF TENANTS, AS TENANTS ONLY, IN UNRECORDED LEASEHOLDS. AFFECTS - NOT PLOTTABLE.
- THE COMPANY WILL REQUIRE THE FOLLOWING DOCUMENTS FOR REVIEW PRIOR TO THE ISSUANCE OF ANY TITLE ASSURANCE PREDICATED UPON A CONVEYANCE OR ENCUMBRANCE FROM THE ENTITY NAMED BELOW.

LIMITED LIABILITY COMPANY: COLUMBIA COMMONS, LLC

- A COPY OF ITS OPERATING AGREEMENT, IF ANY, AND ANY AND ALL AMENDMENTS, SUPPLEMENTS AND/OR MODIFICATIONS THERETO, CERTIFIED BY THE APPROPRIATE MANAGER OR MEMBER.
- IF A DOMESTIC LIMITED LIABILITY COMPANY, A COPY OF ITS ARTICLES OF ORGANIZATION AND ALL THE AMENDMENTS THERETO WITH THE APPROPRIATE FILING STAMPS.
- IF THE LIMITED LIABILITY COMPANY IS MEMBER-MANAGED A FULL AND COMPLETE CURRENT LIST OF MEMBERS CERTIFIED BY THE APPROPRIATE MANAGER OR MEMBER.
- IF THE LIMITED LIABILITY COMPANY WAS FORMED IN A FOREIGN JURISDICTION, EVIDENCE, SATISFACTORY TO THE COMPANY, THAT IT WAS VALIDLY FORMED, IS IN GOOD STANDING AND AUTHORIZED TO DO BUSINESS IN THE STATE OF OREGON.
- IF LESS THAN ALL MEMBERS, OR MANAGERS, AS APPROPRIATE, WILL BE EXECUTING THE CLOSING DOCUMENTS, FURNISH EVIDENCE OF THE AUTHORITY OF THOSE SIGNING.

THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION.

BEFORE ISSUING ITS POLICY OF TITLE INSURANCE, THE COMPANY WILL REQUIRE THE FOLLOWING:

AFFIDAVIT OF VERIFICATION OF OPERATING AGREEMENT FOR COLUMBIA COMMONS, LLC

THE COMPANY RESERVES THE RIGHT TO MAKE ADDITIONAL REQUIREMENTS OR ADD ADDITIONAL ITEMS OR EXCEPTIONS AFTER REVIEW OF THE REQUESTED DOCUMENTATION. AFFECTS - NOT PLOTTABLE.

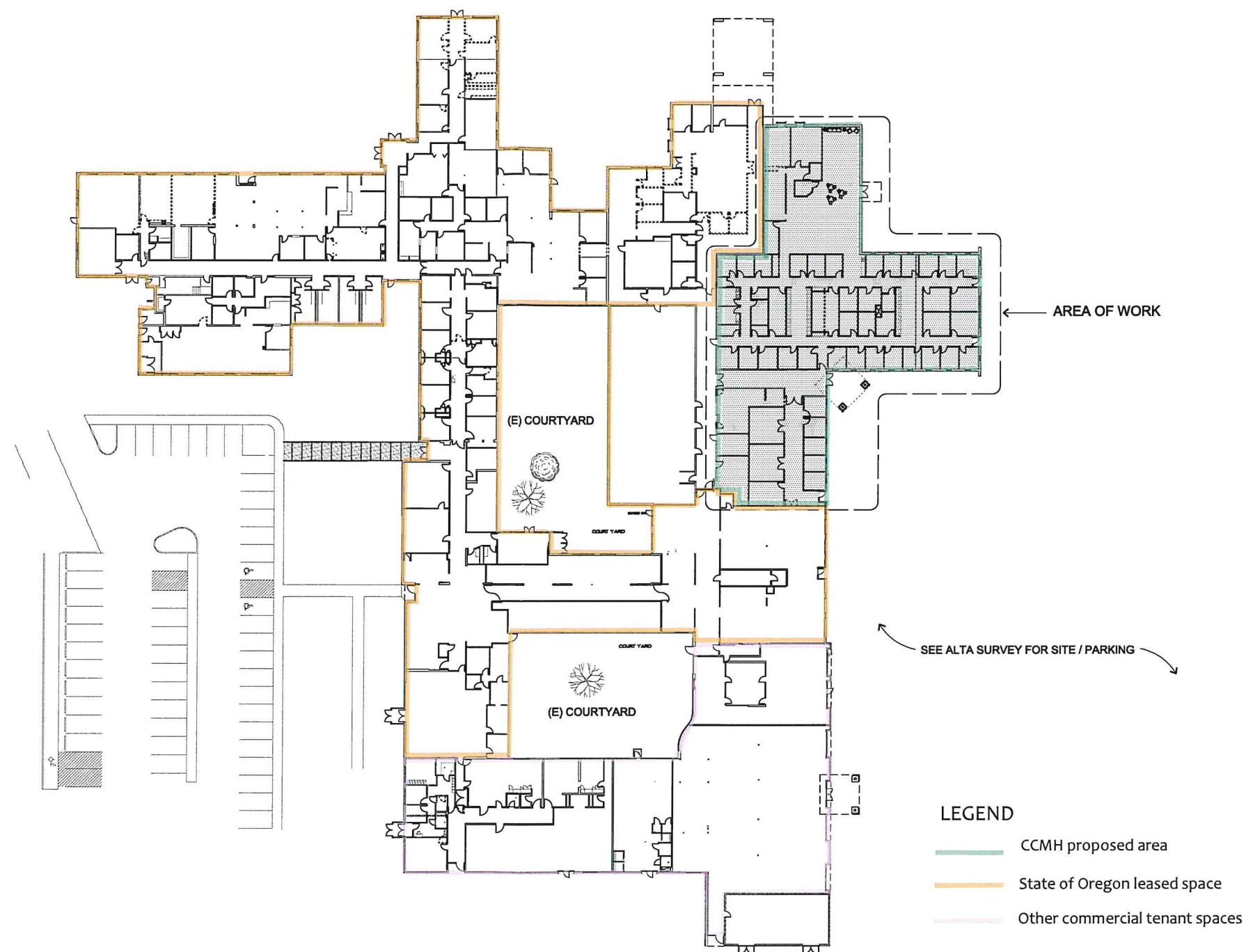
- FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.
- TO REMOVE THIS ITEM, THE COMPANY WILL REQUIRE AN AFFIDAVIT AND INDEMNITY ON A FORM SUPPLIED BY THE COMPANY. AFFECTS - NOT PLOTTABLE.
- ANY LIEN OR RIGHT TO LIEN FOR SERVICES, LABOR, MATERIAL, EQUIPMENT RENTAL OR WORKERS COMPENSATION HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- TO REMOVE THIS ITEM, THE COMPANY WILL REQUIRE AN AFFIDAVIT AND INDEMNITY ON A FORM SUPPLIED BY THE COMPANY. AFFECTS - NOT PLOTTABLE.

WETLAND NOTE:
THE LOCATION OF THE WETLAND AREA LOCATED AT THE NORTHEAST CORNER OF THE SUBJECT PROPERTY IS BASED ON THE CITY OF ST. HELENS WETLAND INVENTORY MAP BY OTAK INC. DATED 11/11/1997. THE BOUNDARY OF THIS WETLAND IS CLEARLY DEFINED BY AN ABRUPT RISE IN ELEVATION AS NOTED IN THE WETLAND REPORT AND WAS LOCATED AS SUCH AT THE TIME OF THIS SURVEY. THE WETLAND CODE IS #04.

ALTA ASCM SURVEY FOR
COLUMBIA COMMONS, LLC
IN THE NW 1/4 OF SECTION 4
T4N, R1W, W.M.
COLUMBIA COUNTY, OREGON
SCALE 1" = 60' JULY 4, 2014

REVISED: JULY 30, 2014
REVISED: JULY 28, 2014
REVISED: JULY 21, 2014
REVISED: JULY 8, 2014

EQUIPMENT: GTS300/RECON JOB No. 14-080 PROJECT No. 14-080



1 OVER-ALL BUILDING FLOOR PLAN
1"=30' XREF(S) over-all as-built plan



GAMA
GA MILLER
ARCHITECTURE PC

**141 DEL PRADO
LAKE OSWEGO, OREGON 97035
503.636.7979
503.636.9898 - FAX
glen@gamillierarchitecture.com**

CONSULTANTS

GENERAL CONTRACTOR:

COLUMBIA COMMONS
500 N. COLUMBIA RIVER HWY.
ST. HELENS, OREGON

OWNER:
COLUMBIA COMMONS, LLC
EVERETT, WASHINGTON

MARK	DATE	DESCRIPTION
------	------	-------------

JOB NO.: 1901-06

FILE: 1901-06 over-all plan

BY:

PLAN CHECK NO.

PERMIT NO.

DATE:

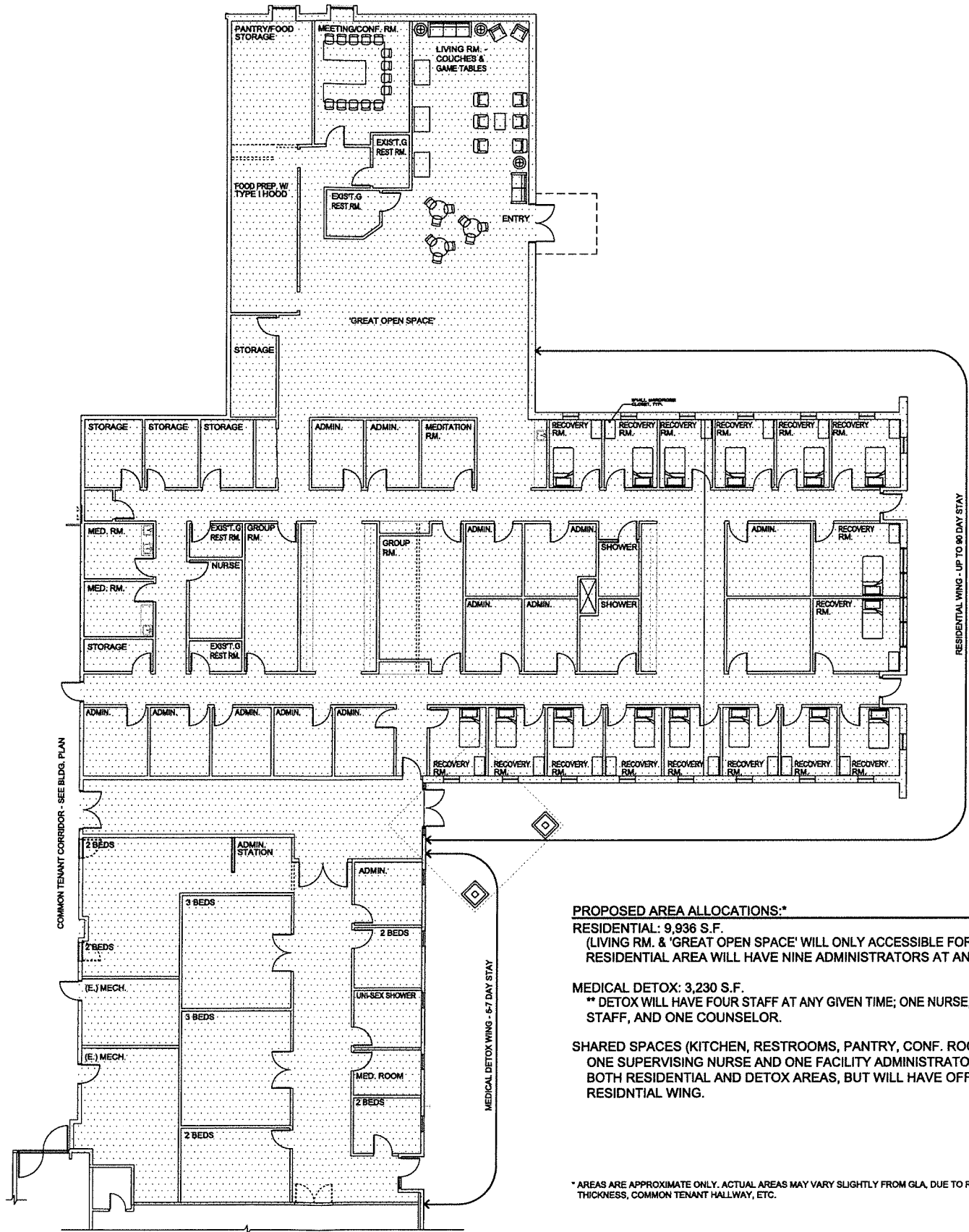
© copyright 2018 GA MILLER ARCHITECTURE PC

SHEET TITLE

CCMH T.I.
OVER-ALL BLDG. PLAN

CUP-1

SHEET OF



1 PROPOSED FLOOR PLAN
CUP-2 1"=10' XREF: 1901-06 Base Plan

GAMA
GA MILLER
ARCHITECTURE PC
141 DEL PRADO
LAKE OSWEGO, OREGON 97035
503.638.7979
503.638.9898 - FAX
glen@gmillerarchitecture.com
CONSULTANTS

GENERAL CONTRACTOR

COLUMBIA COMMONS
500 N. COLUMBIA RIVER HWY.,
ST. HELENS, OREGON

OWNER:
COLUMBIA COMMONS, LLC
EVERETT, WASHINGTON

MARK	DATE	DESCRIPTION
	5/10/19	ADDITIONAL DATA

JOB NO.: 1901-06
FILE: 1901-06 CUP-2
BY:
PLAN CHECK NO.
PERMIT NO.
DATE: MAY 8, 2019
© copyright 2019 GA MILLER ARCHITECTURE PC
SHEET TITLE
CCMH T.I.
SCHEMATIC PLAN

CUP-2

SHEET OF

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

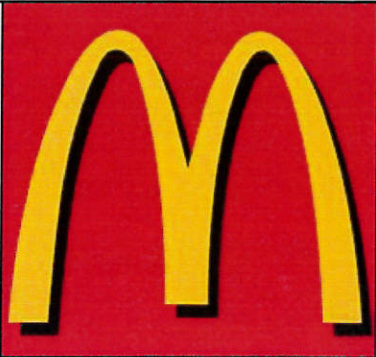
We had our last public meeting (a forum in this case) on May 1, 2019 before the City Council. The remaining task for our consultant is to provide a draft "hearings-ready" HNA to us. Hopefully get some code examples too for later efforts. Staff intends to go through the adoption process for the HNA in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

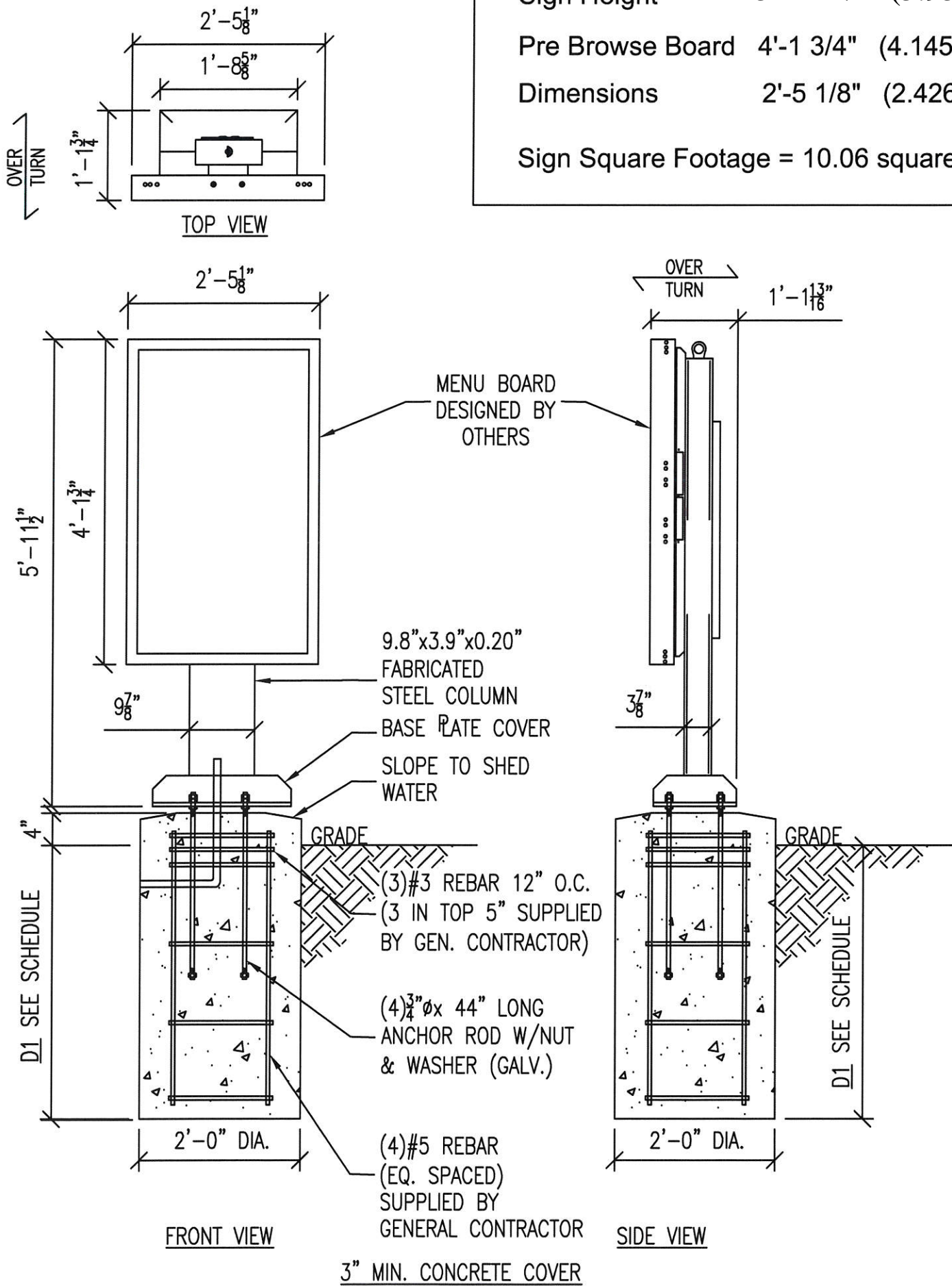
Pre-Browse Board

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)

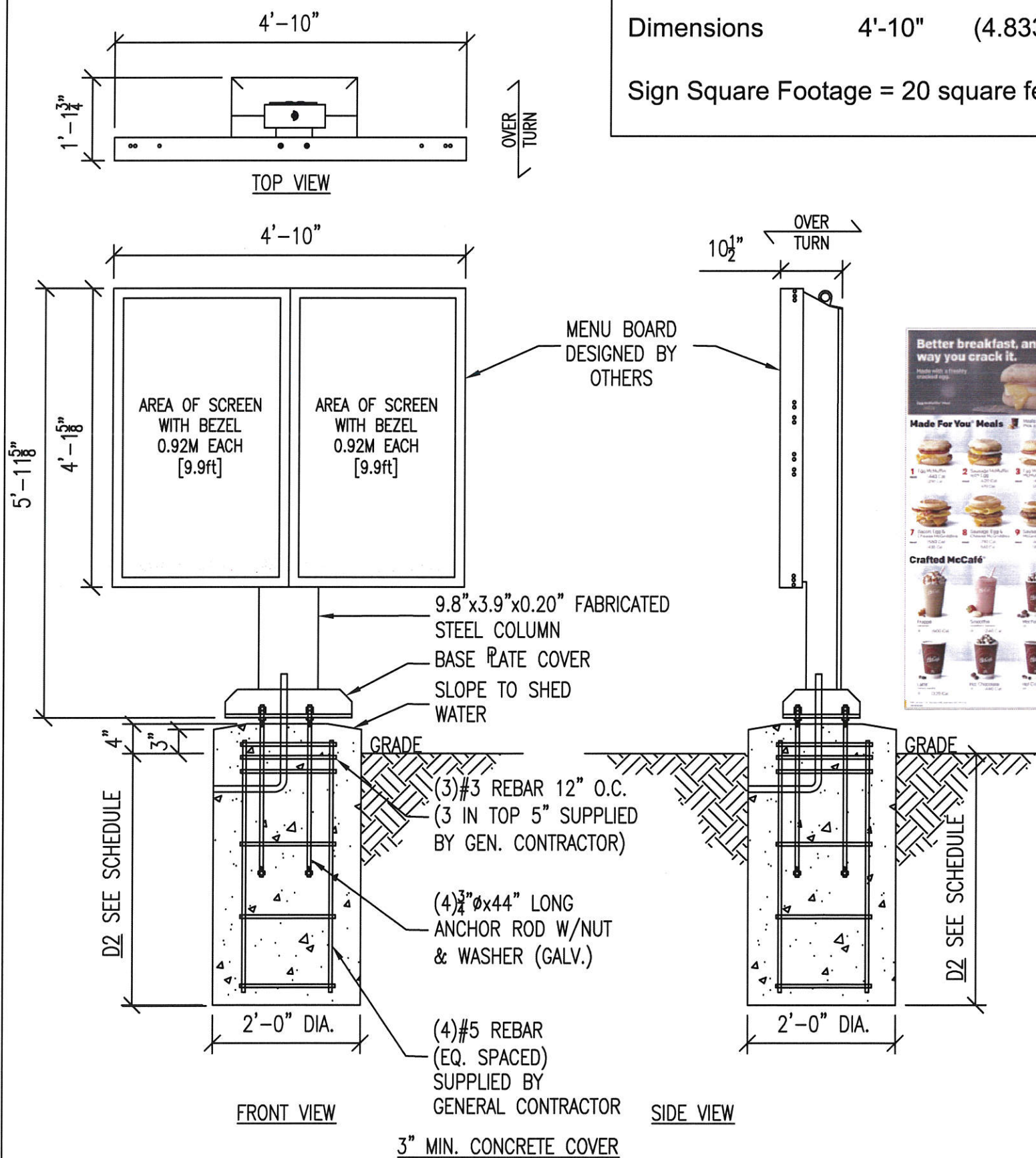
McDONALD'S # MENUBOARD RENDERINGS

CLIENT:

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

Menu Board

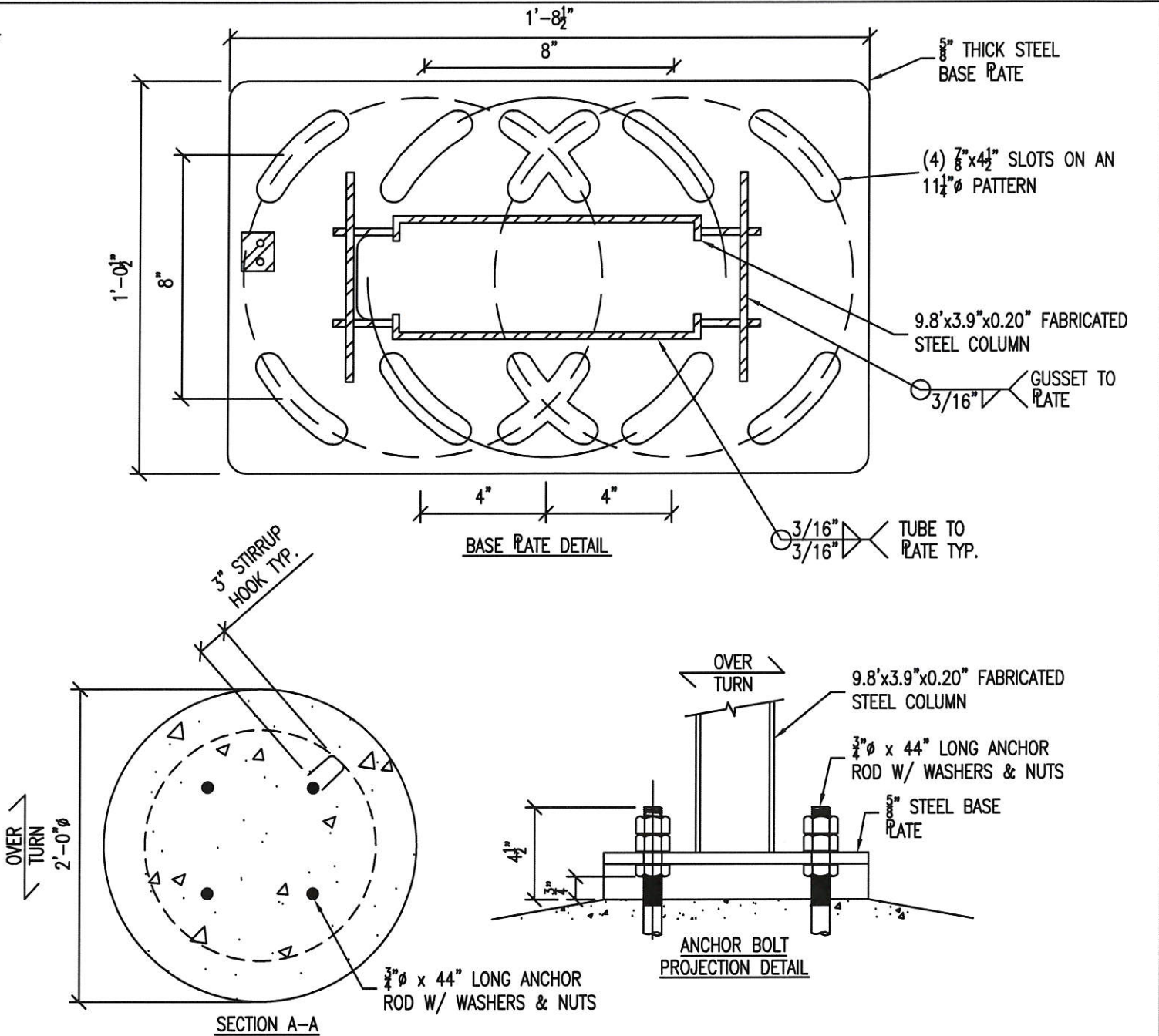
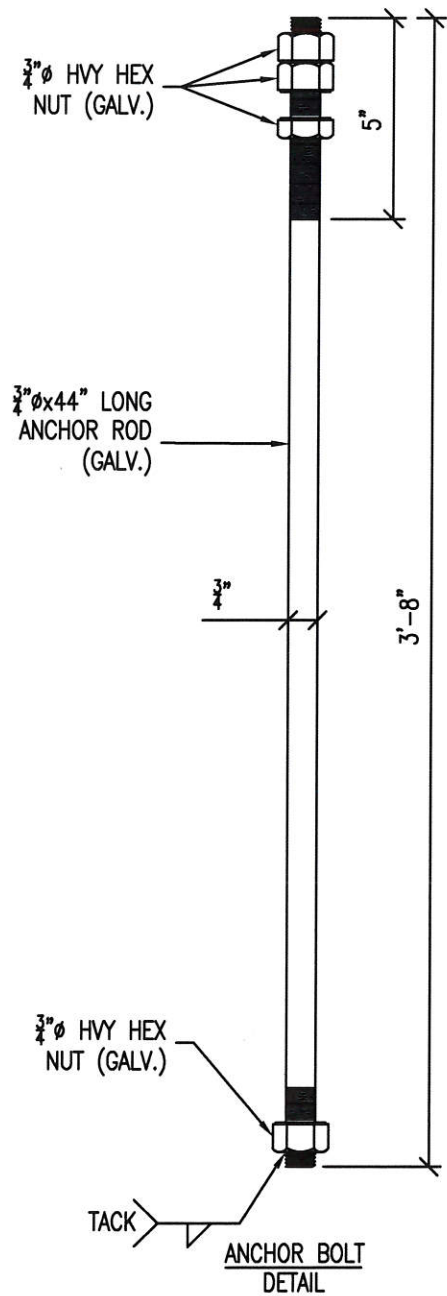
Sign Height 5'-11 5/8" (5.969')
Menu Board 4'-1 5/8" (4.1354') Height
Dimensions 4'-10" (4.8333')
Sign Square Footage = 20 square feet



McDONALD'S'S MENUBOARDS RENDERINGS

CLIENT:		
SHEET 3 OF 4	BY	PROJECT NO.
	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

OF

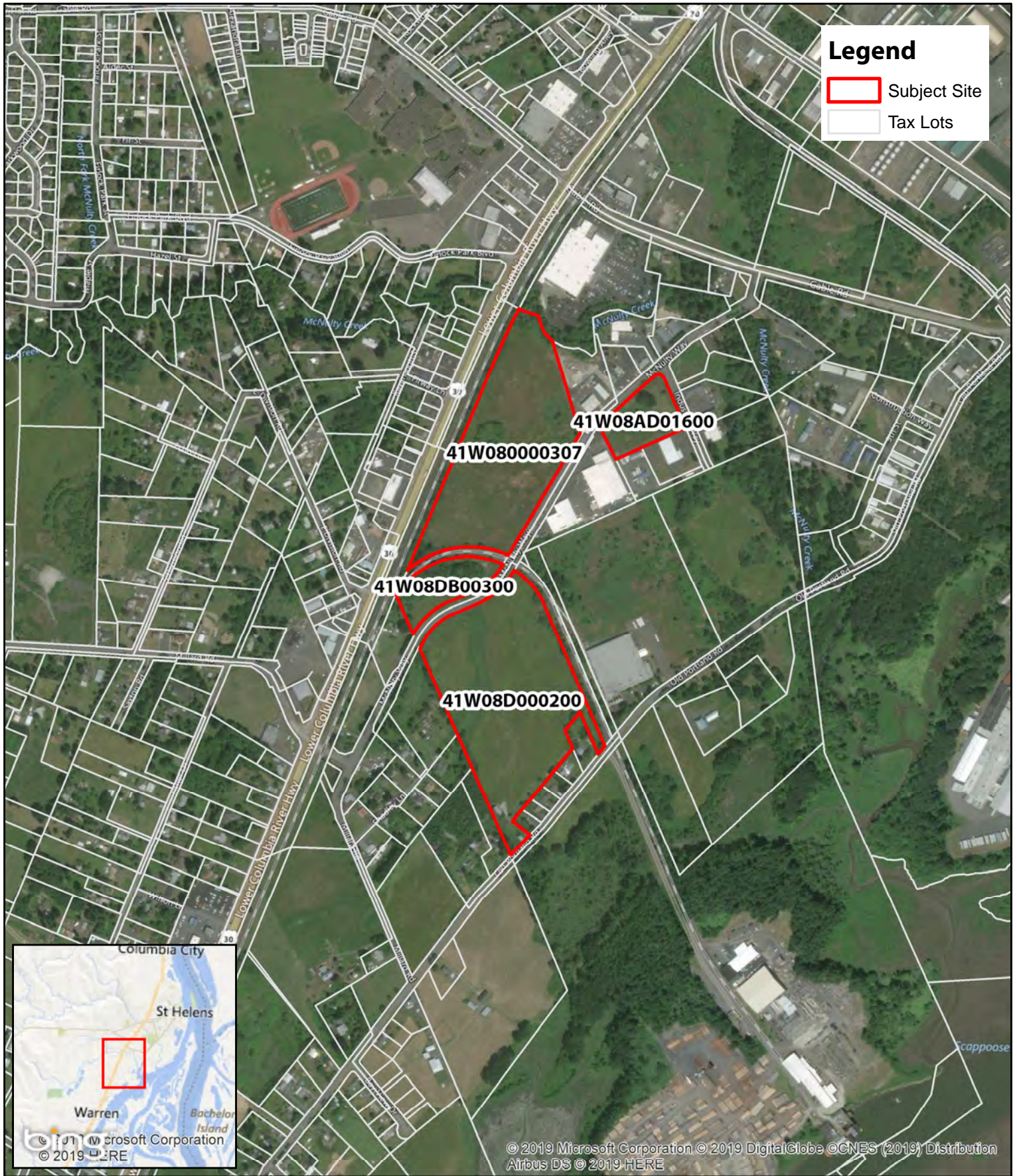
4

BY

DATE

PROJECT NO.

DRAWING NO.



McNulty Creek Industrial Park



0 200 400 800 Feet



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: HRX 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.

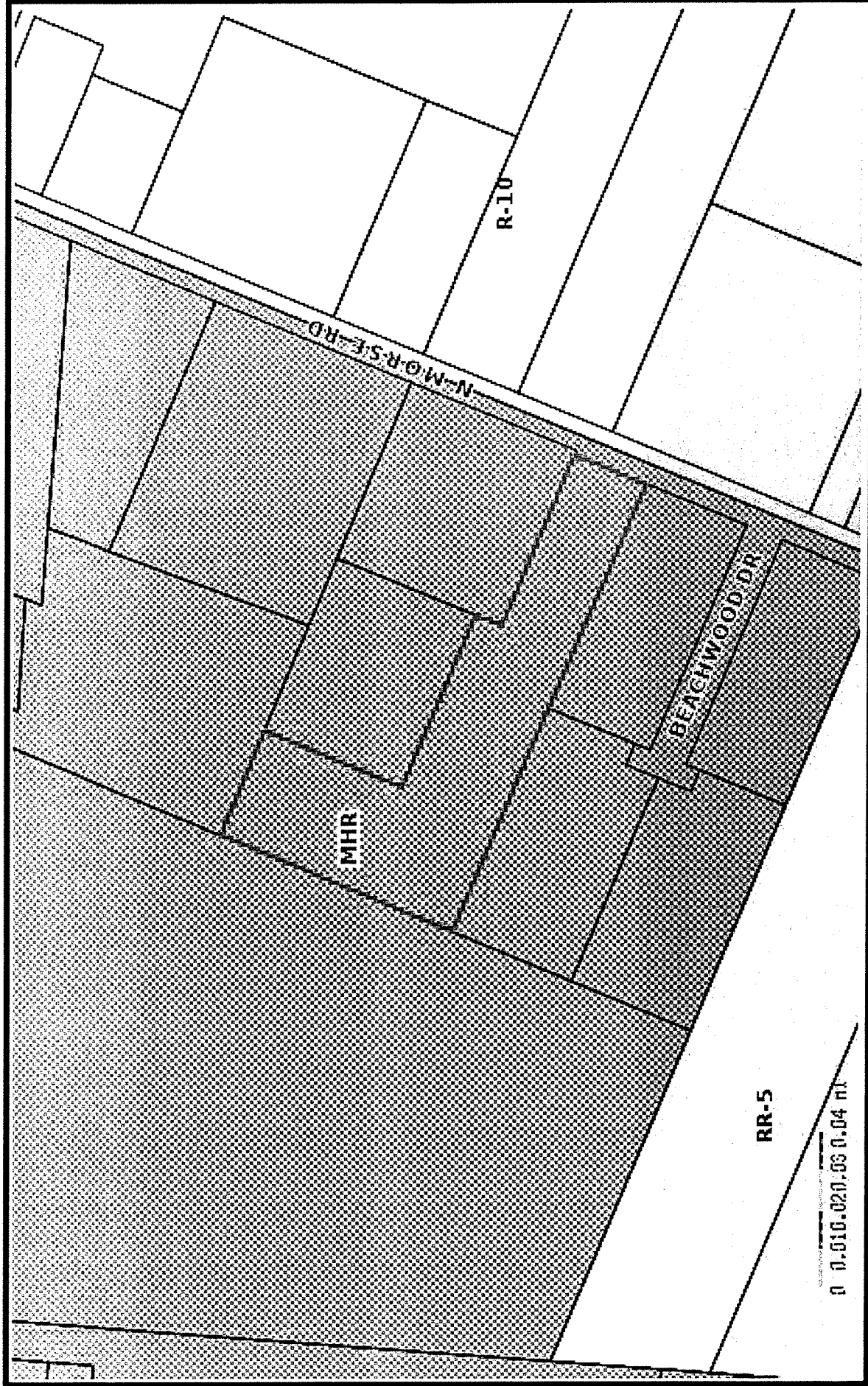
- .5 Conditions of Approval: The Director may subject approvals granted pursuant to subsection 1505.4 to such conditions as will safeguard the public health, safety, convenience, and general welfare. Such conditions may include, but are not limited to:
- A. Landscaping of the mobile home site;
 - B. 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.

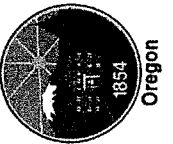
- .7 Renewal of a Temporary Permit: The Director may renew a temporary permit, for a period not to exceed 1 year, except as provided in Section 1505.6, according to the procedure stated in section 1601, provided the applicant provides evidence substantiating the following, unless otherwise provided for 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

34



Columbia County

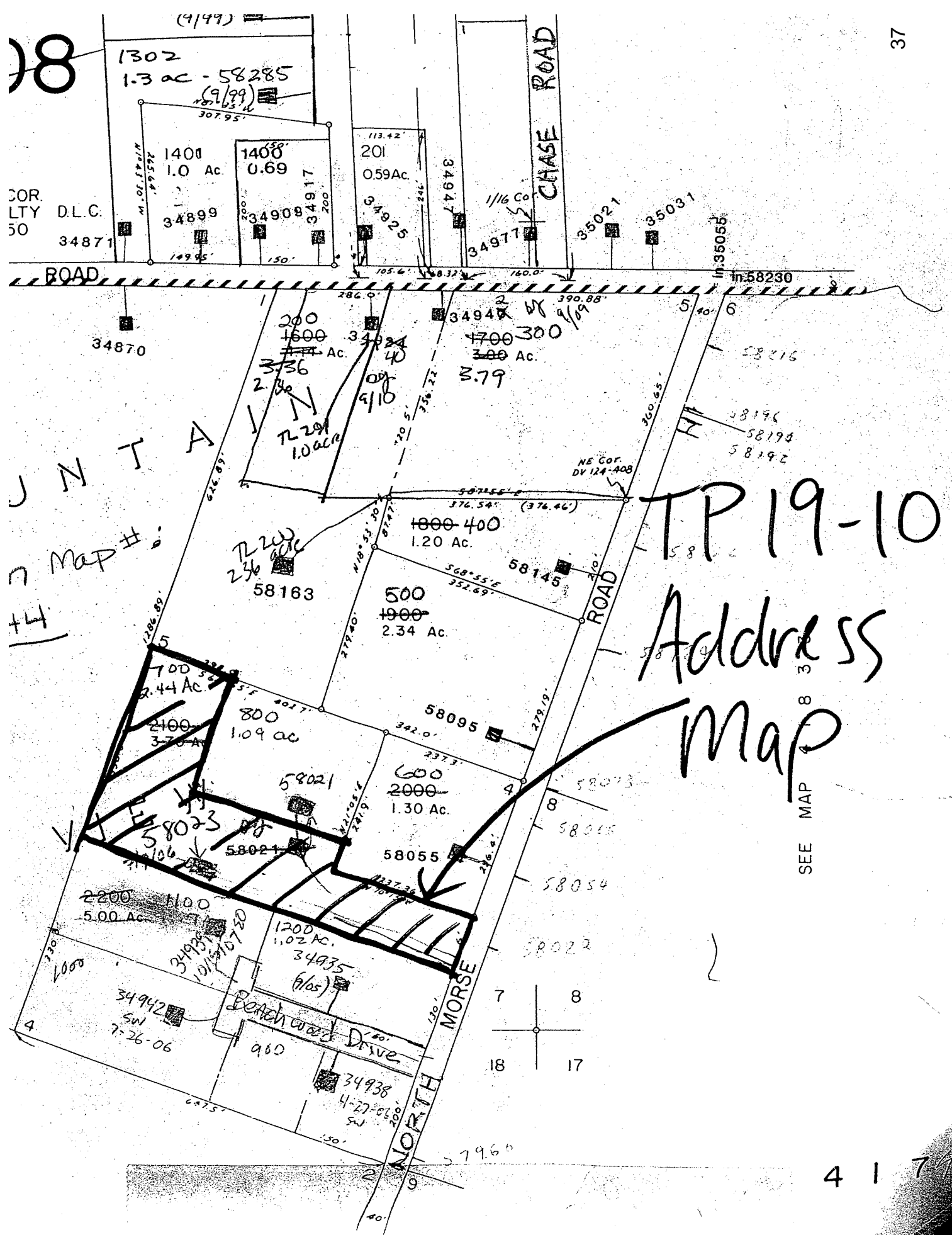


Columbia County Web Maps

Geotitles

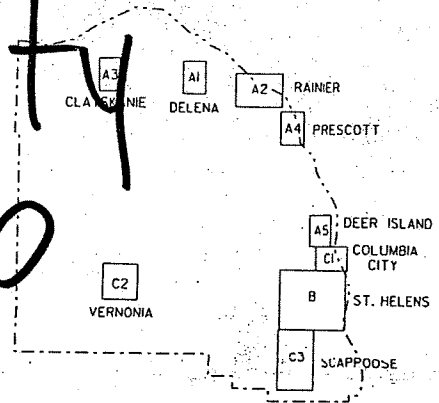
Disclaimer: This map was produced using Columbia County GIS data. The GIS data is maintained by the County to support its governmental activities and is subject to change without notice. This map should not be used for survey or engineering purposes. Columbia County assumes no responsibility with regard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

Printed 04/30/2019



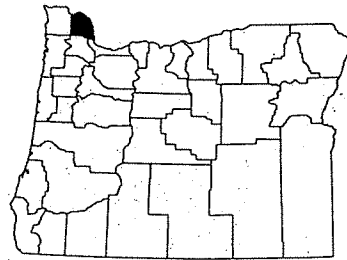
TP 19-10

ARRANGEMENT OF SHEETS FOR COLUMBIA COUNTY

Vicinity
Map

Population of Columbia County 1986 Estimate 36,100.

KEY TO COUNTIES



ROAD INDEX MAP

COLUMBIA COUNTY
OREGONPREPARED BY THE
OREGON DEPARTMENT OF TRANSPORTATIONIN COOPERATION WITH THE
U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

1987

SCALE

0 1 2 3 4 MILES

Aerial Map



Geotitles

Columbia County Web Maps

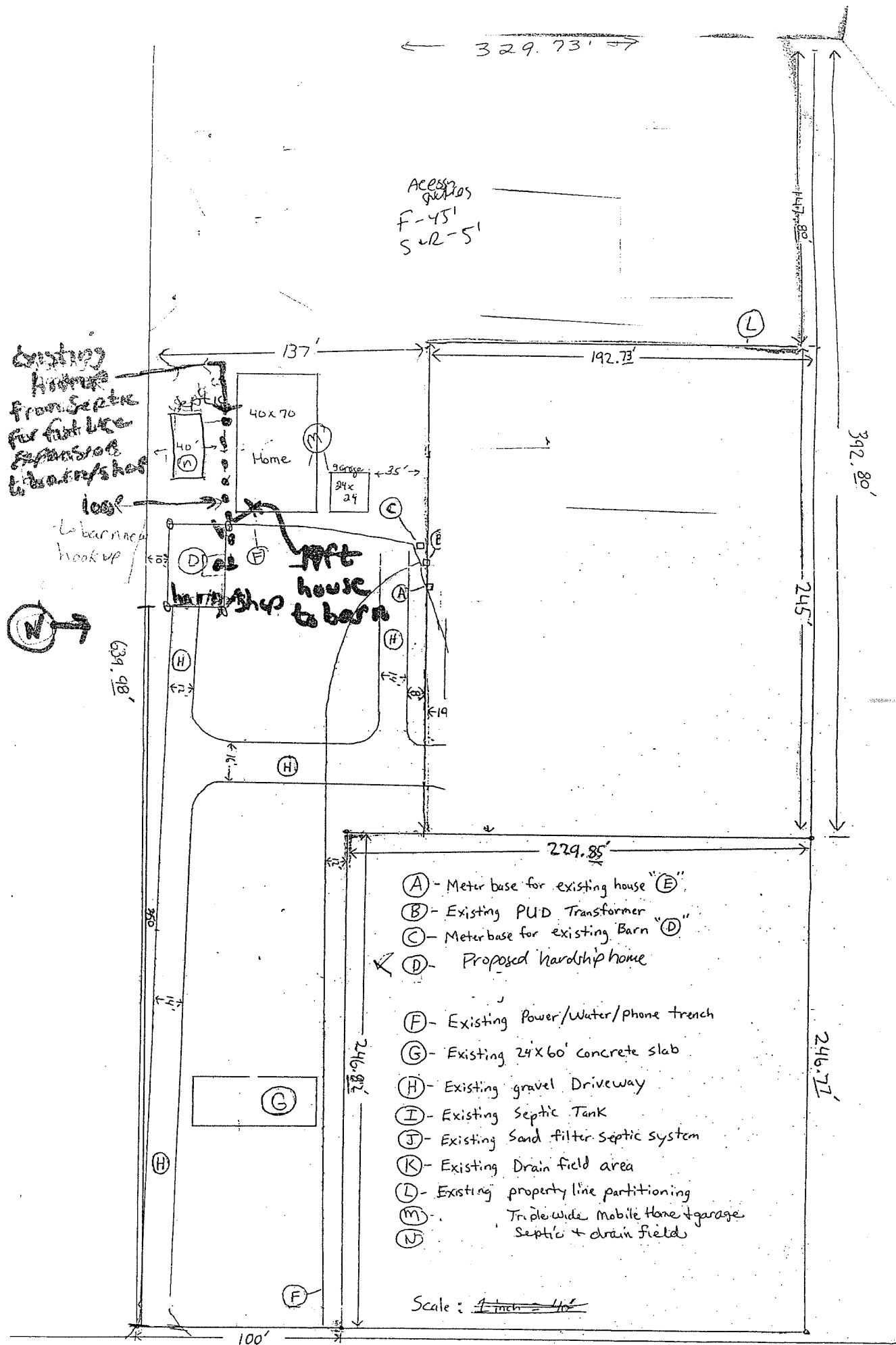
Disclaimer: This map was produced using Columbia County GIS data. The GIS data is maintained by the County to support its governmental activities and is subject to change without notice. This map should not be used for survey or engineering purposes. Columbia County assumes no responsibility with regard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

Columbia County



Oregon

Printed 04/30/2019



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