

**City of St. Helens**  
**Planning Commission**  
**March 10, 2015**  
**Agenda**

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1. **7:00 p.m. Call to Order and Flag Salute**
2. **Consent Agenda**
  - a. Planning Commission Minutes dated February 10, 2015
3. **Topics from the Floor:** Limited to 5 minutes per topic (Not on the Public Hearing Agenda)
4. **Green Tree Acres Spite Strip Recommendation to Council**
5. **SB 565 Historic Rehabilitation Fund: Letter of Support**
6. **Acceptance Agenda: Planning Administrator Site Design Review:**
  - a. Site Design Review (Scenic Resource) at 391 N 1<sup>st</sup> St. – Garage addition
  - b. Site Design Review (Minor) at 2295 Gable Rd. – New bale and pallet storage
7. **Planning Director Decisions:** (previously e-mailed to the Commission)
  - a. Sign Permit at 373 S. Columbia River Hwy – Dewey's Sign Service
  - b. Sign Permit (Wall) at 500 N. Columbia River Hwy, Suite 505 – Sunrise Signs, Inc.
  - c. Partition at 2625 Sykes Road – Stanton Wirta
  - d. Sign Permit (Banner) at 2100 Block of Columbia Blvd. – Amani Center
  - e. Sign Permit (Wall x5) at 2295 Gable Rd. – pb2 architecture + engineering
  - f. Home Occupation (Type II) at 58989 Alexandra Ln – Garage home business
  - g. Temporary Use Permit at 555 S Columbia River Hwy – Portable food service unit
8. **Planning Department Activity Reports**
  - a. February 24, 2015
9. **For Your Information Items**
10. **Next Regular Meeting: April 14, 2015**

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**Adjournment**

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**City of St. Helens**  
**Planning Commission Meeting**  
**February 10, 2015**  
**Minutes**

**Members Present:** Al Petersen, Chair  
Dan Cary, Vice Chair  
Greg Cohen, Commissioner  
Sheila Semling, Commissioner  
Audrey Webster, Commissioner  
Kathryn Lawrence, Commissioner  
Russell Hubbard, Commissioner

**Members Absent:** None

**Staff Present:** Jacob Graichen, City Planner  
Jennifer Dimsho, Assistant Planner

**Councilors Present:** Ginny Carlson, City Council Liaison

**Others Present:** Stanton Wirta  
Breanne Mares  
Jeff & Karen Reinan

The Planning Commission meeting was called to order by Chair Al Petersen at 7:00 p.m. Chair Petersen led the flag salute.

□

**Consent Agenda**

**Approval of Minutes**

Commissioner Cohen requested that Columbia River Fire & Rescue's condition regarding use of the fire prop on "no burn days" be clarified for the reader and to better match Graichen's condition. Chair Petersen requested on page 11 that one-thirtieth of a PSI be changed to one-third of a PSI, and on page 8, 70 miles per hour be changed to 70 miles.

Commissioner Cohen moved to approve the minutes of the January 13, 2015 Planning Commission meeting as corrected above. Commissioner Webster seconded the motion. Motion carried with all in favor. Chair Petersen did not vote as per operating rules.

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**Topics From The Floor**

There were no topics from the floor.

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## **Public Hearing**

**Stanton Wirta**

**Variance / V.1.15**

**2625 Sykes Rd.**

It is now 7:07 p.m. and Chair Petersen opened the public hearing. Chair Petersen declared an ex-parte contact. In 2006, Chair Petersen owned and developed the parcel adjacent to the subject property. He has also spoken with Wirta regarding the subject property.

City Planner Jacob Graichen entered the following items into the record:

- Staff report packet dated February 3, 2015 with attachments

Graichen discussed the staff report and applicable criteria with the Commission. The applicant wishes to divide the parcel into three lots, but due to lot dimensions, the applicant cannot quite meet the minimum standard for lot width at the building line. The minimum required lot width at the building line is 60 feet, and the subject proposed parcel has a building line width of 55 feet.

Chair Petersen requested to view the city's sewer and storm drainage systems using the city's Web GIS. When Chair Petersen developed the adjacent property, he installed a storm drain to the city's storm system, eliminating the practical need for the drainage ditch mentioned in the staff report under criterion D. The drainage ditch, although it may still be listed on the deed of the subject property, is no longer a practical issue because all of the water flowing from upstream is now routed to the city's storm line.

Commissioner Cohen asked if the side setbacks would change. Graichen said no. The applicant is only requesting a variance for a slightly smaller building line width. Commissioner Webster asked if the lot would still meet the minimum lot size. Graichen said yes. Graichen also noted there is also a requirement for a 50 foot minimum width at the street, which can be met via the proposed access easement.

Commissioner Semling asked about the applicant's driveway. Graichen noted that the applicant's site plan uses the same symbology for the access easement (the driveway), the utility easement, and the emergency turn-around.

### **IN FAVOR**

γ **Stanton Wirta, Applicant.** Wirta explained that the smaller, third lot didn't have quite enough width at the building line and that is what he is requesting a variance for. He explained that he made his driveway (access easement) wide in order to meet the 50 feet minimum width at the street on the third lot. Wirta said he also went to the fire station to make sure the emergency turn-around on the site plan met their needs.

### **IN OPPOSITION**

There was no testimony in opposition.

### **END OF ORAL TESTIMONY**

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

### **CLOSE PUBLIC HEARING & RECORD**

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

## **DELIBERATIONS**

Vice Chair Cary clarified that the subject property does not contain any known wetlands.

Chair Petersen said it is a fairly minor request, five feet off the width of the building line. Commissioner Lawrence said as long as the setback requirements are met, she sees no problems with the proposal. Commissioner Webster concurred.

## **MOTION B**

Commissioner Webster moved to approve the variance with no additional conditions. Commissioner Semling seconded. All in favor; none opposed; motion carries.

Commissioner Cohen moved for Chair Petersen to sign the Findings and Conclusions once prepared. Vice Chair Cary seconded. All in favor; none opposed; motion carries.

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## **Marijuana and Land Use Discussion (Continued)**

Breanne Mares, the Prevention Specialist at Columbia County Mental Health (CCMH), requested to share information with the Commission regarding trends related to marijuana use and perception among youth, risk and prevention factors, and the cognitive and developmental impacts of marijuana on youth. Her full report is included in the archived packet.

Commissioner Lawrence asked Mares if CCMH has strategies or plans to educate parents on this issue. Mares said yes and just this last year at the Middle School, there was a presentation to parents regarding drug use. CCMH also intends to share the information with parents regarding drug use and perception by using social media and local newspapers.

Commissioner Cohen asked if the survey in the presentation only looked at marijuana use. Mares said it includes other illicit drugs, alcohol, and prescription drugs. Commissioner Cohen asked how the other drugs rated compared to marijuana. Mares said alcohol is the most abused because of easy access, but she did not know how the percentages of the other drugs off-hand. Commissioner Cohen asked if Oregon is doing research into Colorado's youth marijuana prevention methods. Mares said the OLCC is gathering input across the state and she will be attending a session in Beaverton at the end of February to ask questions.

Chair Petersen summarized the marijuana proposal being considered tonight and asked if there were any other recommendations Mares wanted to discuss. Mares explained her intention with the presentation was to provide information and data to the Commission, not to make land use recommendations.

Commissioner Lawrence asked if Mares has data about marijuana youth prevention in Colorado and Washington, where recreational marijuana is legal. Mares said the rate of marijuana use among youth has gone up in Colorado. She does not know about Washington, but assumes it will follow this trend. She said that accidental youth poisoning (consumption of highly concentrated THC edibles) has gone up by 213 percent in Colorado.

Graichen said that City Council felt comfortable with the inclusion of light industrial in the original recommendation, but not heavy industrial. Vice Chair Cary asked if that is because heavy industrial is not a

good location for commercial uses. Commissioner Cohen said he understands why the Commission would want to locate marijuana retailers in certain areas in order to hide them, but locating them in heavy industrial zones devalues the potential for future heavy industrial use. Councilor Carlson elaborated by saying that Council did not want to compromise the integrity of the land use or diminish the inventory of heavy industrial land by including commercial marijuana retailers in heavy industrial zones. However, Chair Petersen said he has seen a survey that says St. Helens far exceeds the state recommended level of heavy industrial lands.

Commissioner Webster asked about the sentence on page three of the memo under section 17.32.140 (1) that begins with, "It is also intended to provide locations for activities that need to be separated..." She would like this sentence to also be added section to the end of 17.32.130 (1). Graichen agreed.

Chair Petersen pointed out that without the heavy industrial, the amount of light industrial land available for use is very small. Commissioner Cohen said this is a good thing. Limiting the use to a narrower, more confined area is a very valid argument to only allow the use in light industrial zones. He is thoroughly opposed to allowing marijuana retailers to locate on heavy industrial lands because it diminishes the quality and purpose of the heavy industrial zone.

Commissioner Cohen asked about the different marijuana products, including baked goods. Graichen said OLCC will regulate the specific marijuana products. He clarified that the proposal for tonight is determining where *any* marijuana product, as permitted by the OLCC, can be purchased.

Chair Petersen asked if the proposal, as written, would allow marijuana manufacturing in light industrial zones. Graichen said yes, but that under Oregon law, the marijuana provider and manufacturer cannot be located on the same site.

Graichen asked if the proposal should contain a sentence about retailers selling "marijuana items only" to prohibit marijuana retailers from selling things like potato chips. He noted that the OLCC does regulate the other incidental items that liquor stores can sell and they will probably do the same for marijuana retailers. Commissioner Lawrence thinks the Commission should let the OLCC regulate what other products retailers can sell. The Commission concurred.

Chair Petersen requested that a sentence be added to not allow marijuana uses to be a temporary use. Commissioner Webster agreed. Commissioner Lawrence asked if trash storage could be required to be inside the building. Graichen said the City of Ashland had an ordinance that required any exterior refuse to be secured. Commissioner Lawrence said the disposal of marijuana refuse or marijuana by-products should be located inside or in a secure and locked area outside. The Commission agreed.

Commissioner Cohen asked what would happen if a marijuana retailer was permitted and a daycare facility wanted to locate within the 1,000 feet buffer. Graichen said he would first see if OLCC kicks the retailer out. However, from a pragmatic standpoint, since the marijuana facility came first and the childcare facility requested to locate there, they could. The 1,000 foot buffer applies to the marijuana retailer, not the childcare facility. He also noted that the chances of this happening are very slim because of the limited light industrial land available.

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## **Residential Lot Coverage Increase Discussion (Continued)**

Chair Petersen asked what the basic lot coverage requirements are for other jurisdictions. Graichen said when he was reviewing this proposal about a year ago, the increase from 40 percent seemed consistent across other jurisdictions. When he did this initial research, he was not focused on the increase from 50 percent, but if the city is going to increase the lot coverage percentage for the lower density residential zones, why not increase it for higher density residential zones too.

Commissioner Webster asked if this proposal to increase lot coverage was triggered by requests to build patios, garages, breezeways, etc. If so, could we increase the lot coverage only for these building additions? Her concern is that if we increase the lot coverage to 40 and 55 percent for new buildings, builders will then ask for 45 and 60 percent. Graichen said yes, it could be specified that the lot coverage increase to 40 and 55 percent only applies to building additions. He explained that currently, the city has a setback reduction of 20 percent for any building additions. This allows the city to maintain original setback requirements, but still gives a break for building additions. Commissioner Webster would prefer if the increase in lot coverage could only apply to building additions or new accessory structures. The Commission agreed.

Vice Chair Cary asked if builders were asking for an increase in lot coverage for building the initial, primary structure. Graichen said he ran into about four plans in the last year where he had to request that the builder re-submit new plans with less lot coverage. Commissioner Cohen says this is good because he does not want to see bigger and bigger houses with less and less natural area between houses. Vice Chair Cary asked what is the difference between a builder who wants to construct the initial structure with a patio but can't because he exceeds the minimum lot coverage up front and a builder who meets the minimum lot coverage initially, but utilizes the increase in lot coverage when he builds the additional patio later? Chair Petersen said the builder would be told that is the way the system works and that he can return in six months to build the addition. There are plenty of examples where the system requires two steps to get to the end result.

Chair Petersen said it is a natural progression of cities to increase in density as they age. He is in support of increasing the lot coverage for additions because he feels densification will occur naturally anyways. The Commission agrees with increasing the lot coverage for additions and accessory structures.

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## **Reinan Street Vacation Discussion for Recommendation to Council**

Graichen said the subject street has a right-of-way of 80 feet and is classified as a local street, which has a 50 feet standard. The bank will not issue a loan to the petitioners because their duplex is located about eight feet into the right-of-way. The petitioners are requesting the west fifteen feet of the South 4<sup>th</sup> Street right-of-way, fronting their duplex. Graichen said if the street was to be widened in the future, fill material and a retaining wall may be necessary because of the topography. In that circumstance, it would be more ideal to vacate only ten feet of the right-of-way in order for the city to access a potential, future retaining wall.

Vice Chair Cary noted that even though the right-of-way extends beyond it, the city would be unlikely to widen beyond the retaining wall seen on the bottom of page three in the staff report because of engineering difficulties. In the foreseeable future, Graichen agreed. Chair Petersen clarified that 4<sup>th</sup> Street dead ends. Graichen said yes, it dead ends at Nob Hill Nature Park.

Commissioner Webster asked if approving the vacation would prohibit the city from widening the street to 50 feet in the future. Graichen said no, but clarified fifteen feet is the maximum amount of right-of-way we could grant and still be able to widen the street in the future.

Commissioner Cohen asked if there is a utility easement located in the proposed vacation. Graichen said a utility easement is often required with street vacation, but in this case, there are no known utilities located nearby. Graichen also noted that when the notice is referred to other agencies (including other utility companies), the city can evaluate whether or not to require a utility easement based on the comments received.

Karen Reinan, the petitioner, was invited to speak at the podium. Her and her husband currently own and are renting out the duplex. Reinan said they would eventually like to sell or fix the duplex up, but the bank will not loan on a building within the right-of-way. If they want to sell it, they would have to find a buyer who could buy it with cash or carry the contract themselves. Commissioner Lawrence asked if their duplex would be out of the right-of-way if they only vacated ten feet. Graichen said if the 1981 survey is correct, yes, they would no longer be located within the right-of-way. Commissioner Cohen asked why we would not just vacate the full fifteen feet. Chair Petersen said there was a comment received from the city engineer who said if they ever had to build a retaining wall because of a street widening project in the distant future, they would need a little extra room to access and maintain the constructed retaining wall. Reinan said this is the first time she has heard about considering ten feet.

Chair Petersen said this is a local street that only accesses six to eight properties and dead ends into a park. It is unlikely to ever develop into a major thoroughfare. He sees no reason not to vacate all fifteen feet as the petitioner requested. Commissioner Webster agreed. Vice Chair Cary said it seems like the Commission should leave enough room for the City to access a future retaining wall, should the street ever be widened. Commissioner Lawrence agreed.

Commissioner Webster made a motion to recommend approval to the City Council of the fifteen feet street vacation as requested. Commissioner Semling seconded. Commissioner Lawrence clarified that the city engineer requested ten feet in order to build and retain a possible retaining wall, should the street ever be widened. Chair Petersen said that whenever someone builds a wall on a property line, it is considered common law that they have the right to access it for purposes of maintenance. It has worked this way for hundreds of years. He feels that the city will already have the right to access and maintain any future retaining wall without the extra room. Commissioner Lawrence said hypothetically, if structural work was needed, the extra five feet would allow the city engineers the space to build and maintain the facility. Commissioner Semling said that it is unlikely this would happen in the near future though. Commissioner Webster and Commissioner Semling voted in favor; Vice Chair Cary, Commissioner Hubbard, and Commissioner Lawrence opposed. Motion fails.

Commissioner Cohen said if ten feet gets the petitioner what they need to be out of the right-of-way and satisfies the city engineers' request, then we should go with ten feet. Commissioner Lawrence made a motion to recommend approval to the City Council of a ten feet street vacation. Commissioner Cohen seconded. Vice Chair Cary, Commissioner Hubbard, and Commissioner Lawrence voted in favor; Commissioner Webster and Commissioner Semling opposed. Motion carries.

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## **Acceptance Agenda: Planning Administrator Site Design Review**

- a. Site Design Review (Major) at 299 S. Vernonia Rd. – O'Reilly Auto Enterprise, LLC

Commissioner Semling moved to accept the acceptance agenda. Commissioner Cohen seconded. All in favor; none opposed; motion carries.

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## **Planning Director Decisions**

- a. Home Occupation (Type I) at 264 N. 5<sup>th</sup> St. – Home office
- b. Sign Permit (Banner) at 2100 Block of Columbia Blvd. – Dianna Holmes
- c. Sign Permit (Banner) at 2100 Block of Columbia Blvd. – Sacagawea Health Center
- d. Sign Permit (Banner) at 2100 Block of Columbia Blvd. – Columbia County OHA
- e. Sign Permit (Banner) at 2100 Block of Columbia Blvd. – Pacific NW Works

There were no comments.

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## **Planning Department Activity Reports**

Councilor Carlson mentioned the resident who applied for a Planning Commission vacancy a while back is currently gathering funds to install turf on the St. Helens High School JV football field. They are currently fundraising, applying for grants, and are getting closer to their funding goal to install a turf field.

Graichen reported that the earth removal case is being appealed to the Court of Appeals.

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There being no further business before the Planning Commission, the meeting was adjourned at 9:22 p.m.

Respectfully submitted,

Jennifer Dimsho  
Assistant Planner



### 2015 Planning Commission Attendance Record

*P=Present A=Absent Can=Cancelled*

Date	Petersen	Hubbard	Lawrence	Cohen	Cary	Semling	Webster
01/13/15	P	P	P	P	P	P	P
02/10/15	P	P	P	P	P	P	P
03/10/15							
04/14/15							
05/12/15							
06/09/15							
07/14/15							
08/11/15							
09/08/15							
10/13/15							
11/10/15							
12/08/15							



## CITY OF ST. HELENS PLANNING DEPARTMENT

# MEMORANDUM

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**TO:** Planning Commission  
**FROM:** Jennifer Dimsho, Assistant Planner  
**RE:** Green Tree Acres Spite Strip Discussion  
**DATE:** February 23, 2015

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In October 2013, Joe Flori, from the Columbia County Assessor's Office, contacted Jacob about a one foot street plug, also known as a spite strip, along the entire west side of Oak Glenn Drive in the Green Tree Acres subdivision. The legal description for the tax lot is: Tract A, Green Tree Acres, Columbia County, Oregon (See Attachment A).

Reviewing the preliminary plat conditions (1996) for Green Tree Acres revealed there were concerns about further development occurring west of Oak Glenn Drive before necessary road improvements were made. The staff report states, "[Oak Glenn Drive] is to be brought up to City Street Ordinance standards for new subdivisions unless a written agreement with the property owner on the west side is made that will stipulate on the deed and run with the property that any future division of the west property will include the requirement to bring the road up to current City standards at the time of division."

Oak Glenn Drive was a private street when Green Tree Acres subdivision was approved. In order for the City to maintain control over further development on the west side, the one foot spite strip was required as a condition. The Green Tree Acres final plat approval occurred in 1998 (See Attachment B). In 1999, the development of the Firview subdivision on the west side of Oak Glenn Drive occurred (See Attachment C). As a condition of approval, Oak Glenn Drive was made a public street and the spite strip was no longer necessary.

The proposal is to recommend that Council dedicate Tract A as a public right-of-way. This would clean up the County Assessor records and minimize the number of parcels owned by the City that are being used as streets, but have not been formally dedicated as right-of-way.



Attachment A

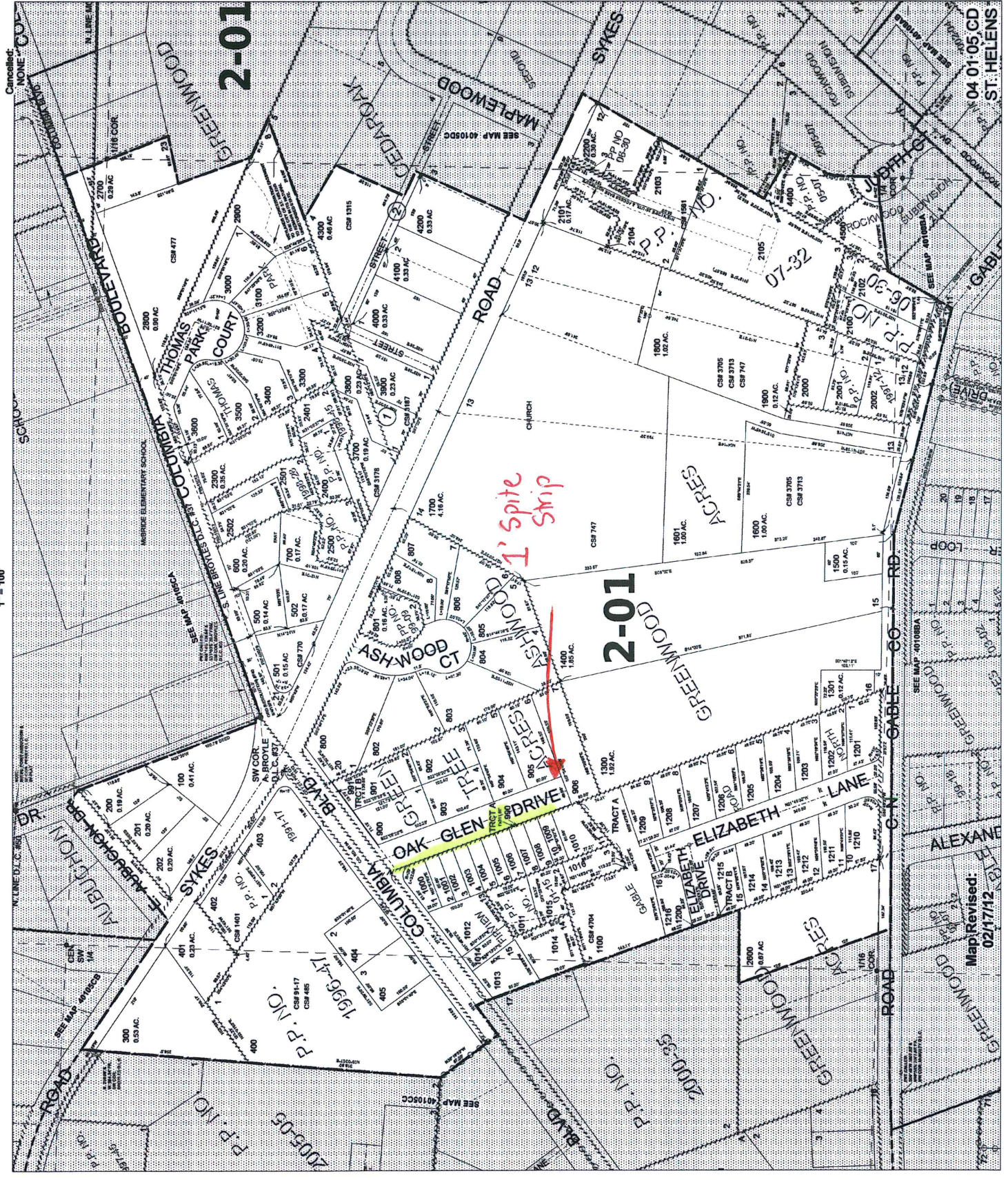
S.E. 1/4 S.W. 1/4 SEC. 5 T.4N. R.1W. W.M.  
COLUMBIA COUNTY

04 01 05 CD  
ST. HELENS

THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

0 25 50 100 Feet

1" = 100'



Map Revised:  
02/17/12



R.D. 2, 1/4, 1/4, W/ GRASS  
MARKER STAMPED "P" (JERSEY  
LS 847, GEODETIC POINT,  
NO. 27, NAME 13 CHAIN  
CORNER

COLUMBIA BLVD.

FOUND COLUMBIA COUNTY  
SURVEY MONUMENT BRASS  
DISK STAMPED "S.W. COR."  
A. BRIDGES 1887  
12-10-90 IN CONCRETE BOX

STYKES COUNTY ROAD  
NO. P-214  
S. SKUZA CO. ROAD NO. 194 (BACHELOR FLAT ROAD)

# GREEN TREE ACRES

TRACT 19, GREENWOOD ACRES  
SITUATED IN THE SE 1/4, SW 1/4, SECTION 5  
TOWNSHIP 4 NORTH, RANGE 1 WEST, WILLAMETTE MERIDIAN  
CITY OF ST. HELENS, COLUMBIA COUNTY, OREGON

PLATBOOK 5 PAGE 47  
B-31-B

SURVEYED BY:  
BURTON ENGINEERING & SURVEYING  
12319 NE GLISAN  
PORTLAND, OREGON 97230  
(503)251-2947  
JANUARY, 1997

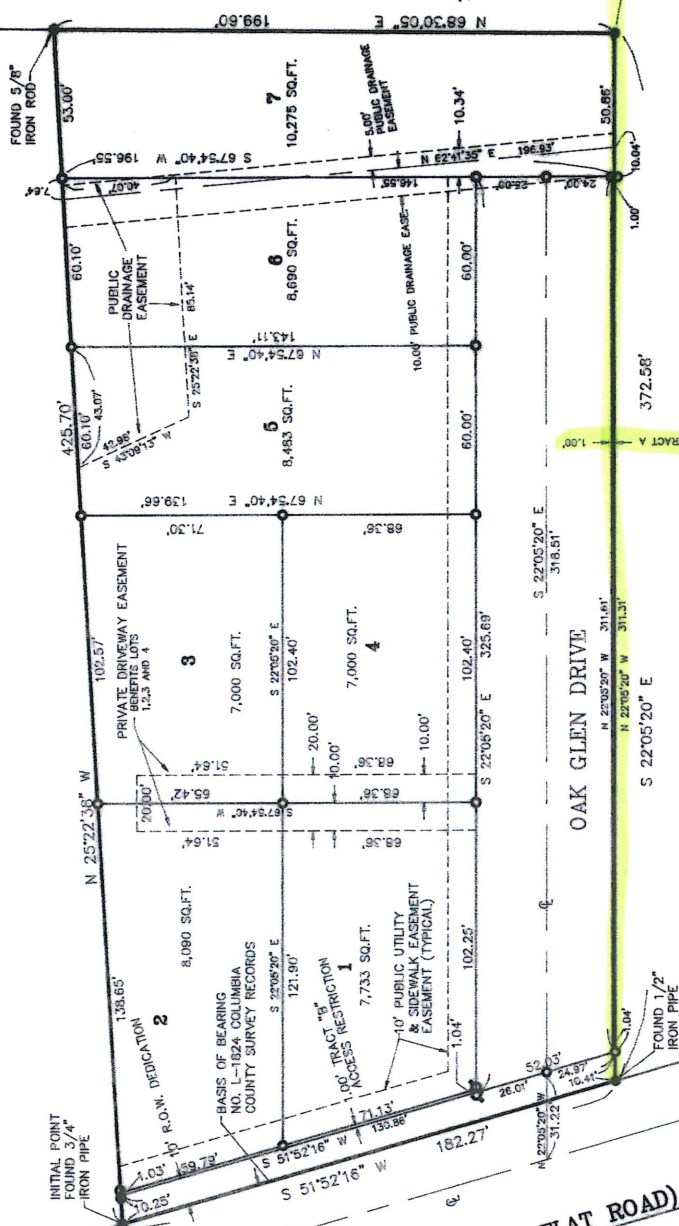
I HEREBY CERTIFY THIS COPY IS A TRUE  
AND EXACT COPY OF THE ORIGINAL  
*Thomas H. Burton*  
THOMAS H. BURTON, P.L.S. NO. 590

## LEGEND

- SET 5/8" X 30" IRON ROD  
WITH PLASTIC YELLOW CAP  
INSCRIBED "BURTON ENGR LS 590"
- FOUND MONUMENT AS SHOWN
- △ FOUND MONUMENT AS SHOWN
- ⊙ CENTERLINE OF STREET
- ⊙ SET BRASS SCREW WITH 3/4"  
WASHER MARKED "BURTON ENG"

TRACT 20  
GREENWOOD ACRES

SCALE 1"=30'  
JANUARY, 1997  
JOB NO. 96-123



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Thomas H. Burton*  
OREGON  
JANUARY 10, 1988  
THOMAS H. BURTON  
EXPIRES 12/31/97

ATTACHMENT C

FIRVIEW

A Subdivision Situated In The  
S.W. 1/4, Section 5, T.4N., R.1W., W.M.  
City of St. Helens - Columbia County, Oregon  
January 27, 2000

Surveyor's Certificate

I, David E. Reynolds, a Registered Professional Land Surveyor in the State of Oregon, do hereby certify that I have surveyed the property and boundaries being described as follows:

Beginning at the Initial Point which is monumented with a 1/2" iron pipe that bears South 48°29'44" West a distance of 335.26 feet from the Southwest corner of the Aeron Broyles Donation Land Claim, said point being the Northwest corner of Tract 16, Greenwood Acres as per plat on file and of record in the Clerk's Office, Columbia County, Oregon; thence South 25°05'49" West a distance of 113.32 feet to a yellow plastic cap marked "DCC, INC." thence South 68°13'28" West a distance of 21.59 feet to a yellow plastic cap marked "DCC, INC." thence South 71°16'30" West a distance of 129.27 feet to a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC." thence North 21°44'31" West a distance of 174.46 feet to a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC." on the Southern right of way line of J. Stuzo County Road No. 194 (Commonly known as Columbia Boulevard); thence North 51°46'03" East a distance of 268.34 feet to the point of beginning.

Declaration

Know all people by these presents that we, John R. Franklin and Betty S. Franklin are the owners of the land represented on the accompanying subdivision map and more particularly described in the accompanying Surveyor's Certificate and have caused the same to be subdivided into lots as shown on the annexed map, in accordance with ORS Chapter 92 and do hereby dedicate the additional right of way shown to the Public as a Public Way forever and do hereby grant the easements shown or noted for the purposes shown therein.

John R. Franklin  
Betty S. Franklin

Acknowledgment

State of Oregon } S.S.  
County of Columbia }

Know all people by these presents, on this 29th day of February 2000, before me a Notary Public in and for said State and County, personally appeared John R. Franklin and Betty S. Franklin who acknowledged to me that they are the identical persons described in the foregoing declaration and that said declaration was executed freely and voluntarily by them.

Notary Public



Consent Affidavit

A Consent Affidavit from First Bank National Association, a Trust Deed beneficiary, has been recorded No. 00-63123, Clerk's Records of Columbia County, Oregon.

Approved this 2nd day of March 2000  
William D. Amos  
Planning Commission Chairman, City of St. Helens

Approved this 1st day of March 2000  
Ronald L. Tansley  
Mayor, City of St. Helens

Approved this 7th day of March 2000  
William D. Amos  
Columbia County Surveyor

Approved this 28th day of March 2000  
Shirley A. Hensley  
Columbia County Assessor

Taxes From 1999  
Through 2000  
Have Been Paid.  
Shirley A. Hensley  
Columbia County Tax Collector

I do hereby certify that the attached Subdivision Plat was received for recording on the 29th day of March 2000 at 4:40 o'clock P.M., Inst. No. 00-02194 and recorded in Plat Book 5 Page 55 Columbia County Clerk

Shirley A. Hensley  
Columbia County Clerk

By: Shirley A. Hensley  
Columbia County Clerk

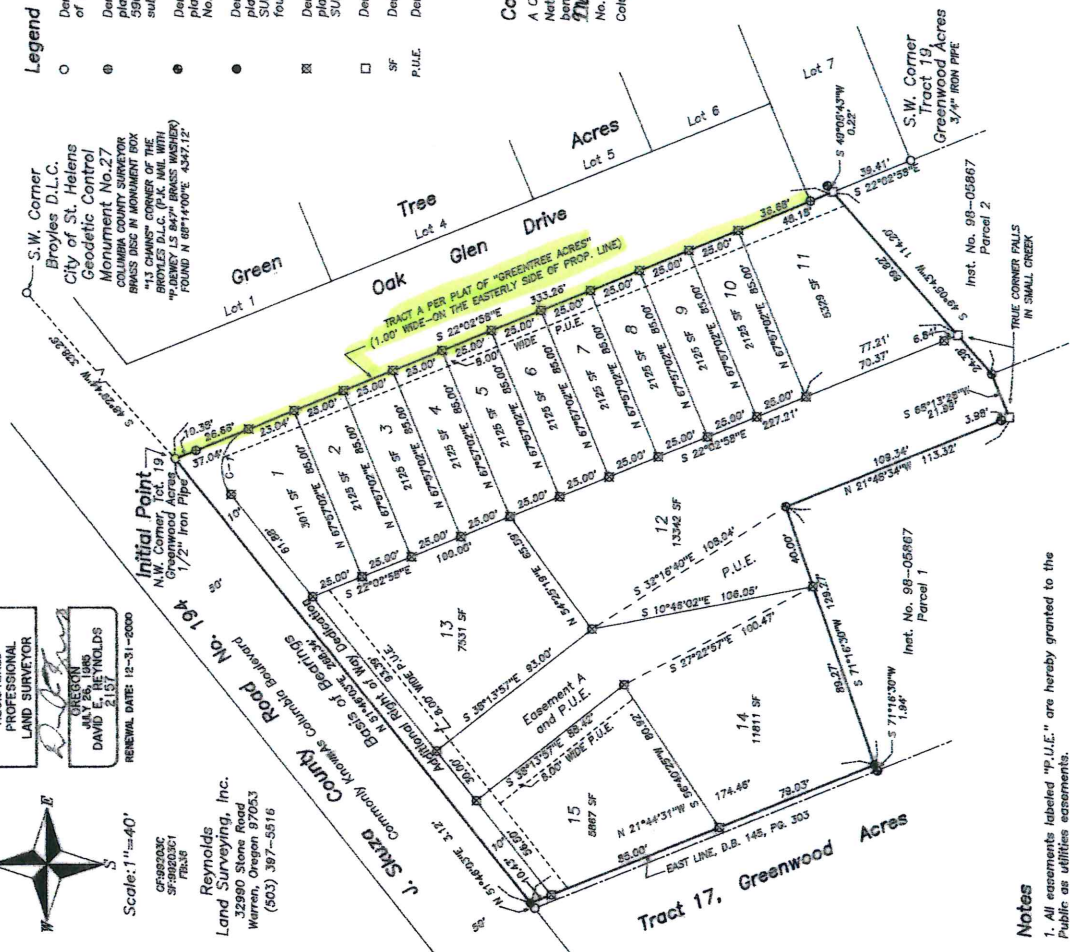
By: Shirley A. Hensley  
Columbia County Clerk

By: Shirley A. Hensley  
Columbia County Clerk

By: Shirley A. Hensley  
Columbia County Clerk

By: Shirley A. Hensley  
Columbia County Clerk

By: Shirley A. Hensley  
Columbia County Clerk



Curve Data

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING
0-1	20.00'	37.08'	108°10'59"	S 75°09'23"E

- Notes
1. All easements labeled "P.U.E." are hereby granted to the Public as utility easements.
  2. Easement A is a non-exclusive easement for ingress, egress and utilities hereby granted for the benefit of Lot 12. Easement A is also an easement for utilities granted for the benefit of Lots 13 & 15.
  3. Boundary resolution and bearings for this survey are based on County Survey No. 4704. See said survey for "Record" data.

REGISTERED PROFESSIONAL LAND SURVEYOR  
DAVID E. REYNOLDS  
JULY 26, 1980  
COMMISSION 2137  
RENEWAL DATE: 12-31-2000

Scale: 1"=40'  
GFA30203C  
SP 05/01/01  
RBS

Reynolds  
Land Surveying, Inc.  
32980 Stone Road  
Warren, Oregon 97146  
(503) 387-5816



I, David E. Reynolds do hereby certify that this tracing is an exact copy of the original plat.  
David E. Reynolds



**CITY OF ST. HELENS PLANNING DEPARTMENT**

**M E M O R A N D U M**

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**TO:** Planning Commission (as acting Historic Landmarks Commission)  
**FROM:** Jacob A. Graichen, AICP, City Planner  
**RE:** Support of SB 565  
**DATE:** February 24, 2015

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Please see attached information.

Basically, support for SB 565 is being sought from local communities, including St. Helens. A potential letter from you is attached amongst the information about SB 565.

Al and I were contacted directly about this via email from Brandon Spenser-Hartle, Senior Field Programs Manager, Restore Oregon.

**On March 4, the Senate Finance Committee will hold a hearing to determine next steps for the bill and that is where written and in-person support is desired.**

**I'm not sure if this is too late, but at the very least this is a for-your-information exercise.**



Dear Jacob and Al,

Last week, the Revitalize Main Street Act was introduced by the Oregon Senate as SB 565. Passage of this legislation would create a Historic Rehabilitation Fund to provide a significant financial incentive for restoring historic buildings across Oregon. As the sponsor of the legislation, **Restore Oregon requests the Historic Landmarks Commission consider endorsing SB 565 at their next hearing.**

#### **What is SB 565?**

[The Revitalize Main Street Act](#) would create a Historic Rehabilitation Fund to provide a 25% rebate for the rehabilitation of historic commercial buildings – stores, hotels, theaters, apartments, factories, barns, etc. The rebate would help offset the high cost of restoration, seismic retrofitting, and code compliance. Funded by the auction of state income tax credits at a capped amount (\$12 million annually), a significant percent of the Fund would be directed toward rural communities. To be eligible to receive a rebate, a property would need to be listed in the National Register of Historic Places, placed in income-producing use, have an investment greater than \$10,000, and certify that work meets the Secretary of the Interior's Standards for Rehabilitation.

#### **What Would it Accomplish?**

An economic impact study conducted by EcoNorthwest projects that by 2018, we would see:

1. Four times more historic commercial buildings restored than without the state incentive.
2. Between 428 and 581 net new jobs in construction and related services.
3. \$2.3 million net increase in property taxes per year to pay for schools and services.
4. \$13.3 million new federal Historic Tax Credit dollars invested in Oregon per year.

#### **What are we Asking?**

Legislative hearings for the proposed legislation will begin in March with a final vote expected in the late spring. We are requesting the Historic Landmarks Commission, its individual members, and local preservation advocates support the passage of Senate Bill 565 by:

1. **Endorsing the Revitalize Main Street Act through our [online endorsement form](#).**
2. **Writing letters to your State Representatives and Senators asking them to support SB 565.** A template letter is attached. St. Helens' legislators are Representative Brad Witt ([Rep.BradWitt@state.or.us](mailto:Rep.BradWitt@state.or.us)) and Senator Betsy Johnson ([Sen.BetsyJohnson@state.or.us](mailto:Sen.BetsyJohnson@state.or.us)).

#### **You Should Also Know**

In addition to the letter template, you will find a one-page overview of the bill attached. Our [SB 565 website](#) includes links to relevant documents and a [YouTube video](#) that gives an overview of the bill. If the Historic Landmarks Commission agrees to endorse the bill and write letters on its behalf, please let me know so we can add your community to our [growing list of supporters](#). As the statewide historic preservation nonprofit, Restore Oregon believes that passing Revitalize Main Street Act could be **the single most important thing we do to bring new life to Oregon's historic buildings**. Support from St. Helens will help get us there.

I am available to discuss in greater detail and/or provide any materials or testimony your commissioners would need to make a decision on this request.

Thank you,  
Brandon

Brandon Spencer-Hartle  
Senior Field Programs Manager  
Restore Oregon  
[Brandon@RestoreOregon.org](mailto:Brandon@RestoreOregon.org)  
503.243.1923

# Jobs & Economic Development on Main Street



Many of Oregon's historic downtowns are suffering from a downward spiral of disinvestment and neglect. It's time to turn that around. We can attract new investment to revitalize our Main Streets as desirable places to live, work, and shop.

## SB 565: The Revitalize Main Street Act

- **A 25% rebate for certified rehabilitation of historic commercial buildings** – stores, hotels, theaters, apartments, fraternal lodges, factories, mills, etc. (Would not apply to single family homes.)
- Requires a minimum investment of \$10,000; targets the most important properties – those listed on the National Register of Historic Places; must retain historic character.
- Funded by the auction of state income tax credits at a capped amount. (Like the film production credit, and we end up with a tangible asset that lasts for decades.)

### Why Do We Need It?

- The high cost of **restoration, code upgrades, and seismic reinforcement** often creates a funding gap, making rehabilitation financially out of reach.
- The state rehab rebate can be **paired with the federal Historic Tax Credit** (20%) to close the financial gap keeping many buildings from being restored.
- **Oregon's current financial toolkit falls short.** Federal and local incentives are available, but the state is the missing partner needed to attract more investment.
- **Investment in rural communities** is especially important. Approx. **2,600 buildings** in **77 towns** could use the credit. Two-thirds are outside of Portland.

### How Would Our State Benefit?

- **Job creation.** Rehabilitation of old buildings creates more jobs dollar-for-dollar than new construction, manufacturing, mining, and most other industries.
- **Reactivated Main Streets.** Upper floors become occupied, new businesses move in, tourists pull off the highway to eat and shop.
- **More income tax revenues.** New jobs will be created through construction, suppliers, services, and the businesses that move into the refurbished buildings.
- **More local tax revenues** from improved property values to pay for local services.
- **Safer, seismically upgraded buildings** with ADA and fire code compliance.
- **Reuse of existing infrastructure.** Saves money and the environment.
- **Productive, tangible assets** that contribute to their community for decades.

### Our Main Streets Matter. Raise Your Voice!

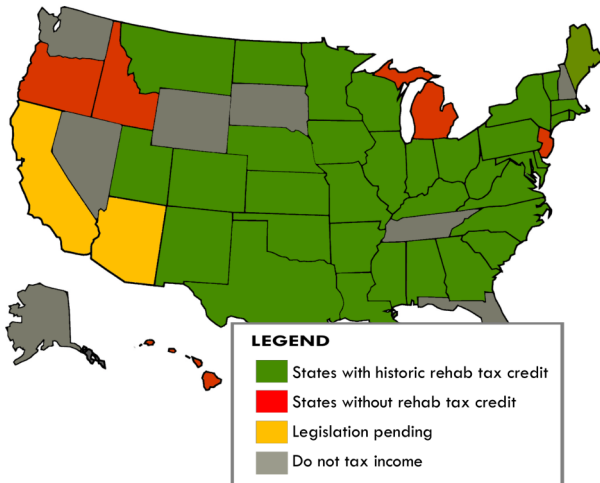
Rehab incentives have a **proven track record for economic development in 35 states.** It's time Oregon had one, too!

- **Add your name** to the list of those endorsing the Historic Rehabilitation Incentive at [www.restoreoregon.org/rehab-tax-incentive](http://www.restoreoregon.org/rehab-tax-incentive).
- **Join Restore Oregon and make a donation** to support our legislative effort.
- **Contact your state Representative and Senator,** tell them you need this, and ask them to support the Revitalize Main Street Act (SB 565).
- **Share examples** of historic buildings on your Main Street that can't be refurbished without the help of a state incentive.





# Rehabilitation Incentives are Well-Tested in 35 States



- 35 states offer a rehabilitation incentive or tax credit. In 2013 Texas and Alabama added one, Wisconsin quadrupled their credit, and California passed a bill unanimously that takes effect in 2015.
- The Federal Historic Tax Credit (HTC) has generated a 26% return for the government's investment. \$21 billion in credits generated \$26.6 billion in federal tax revenues.
- State incentives create a ripple effect in local economies. In North Carolina, every dollar generates \$12.51 in economic benefit.
- According to a 2013 Rutgers University study, a \$1 million investment in historic rehabilitation yields markedly better effects on employment, income, Gross State Product, and state and local taxes than an equal investment in new construction, manufacturing, or services.

**VIRGINIA:** In 10 years, \$355M in state credits spurred:

- Rehabilitation of more than 1,200 landmark buildings.
- An economic impact of nearly \$1.6 billion in the state.
- More than 10,700 jobs.
- 93% of property owners indicated state tax credits were essential to their decision to undertake the project.

**MINNESOTA:** The first year after passage in 2010, an investment of \$49.1M in rehab credits generated:

- 14 rehabilitation projects totaling \$343M of expenditures.
- Every \$1 of state investment was matched by \$7 in private investment, and generated \$8.32 in economic activity.
- State economic output increased \$451M.
- 2,948 new jobs were created with income of \$152.4M.

**MARYLAND:** From 1996–2008, \$213M in tax credits resulted in:

- Commercial project expenditures over \$1B.
- Each \$1 tax credit yielded \$8.53 in total economic output
- 15,120 new jobs
- Over one-third of state's investment was paid back before construction was complete or the credits paid out.

**OHIO:** For the \$246.4M invested between 2007–2013:

- Every \$1 in rehab credits generated \$8.24 in construction spending
- Every \$1M in credits created 83 new construction jobs.
- 6,976 new jobs annually with wages totaling \$5.41B.

## PROJECTED FOR OREGON:

– 2018 snapshot with a state investment of just \$10.6M –

- 4X more buildings rehabbed than without the state incentive.
- 1,369 jobs per year generating income of \$25.5M.
- \$2.3M net increase in property taxes per year to pay for schools and services.
- \$13.3M new federal Historic Tax Credit dollars spent in Oregon per year.
- \$35.8M net gain per year in direct development spending.



Brought to you by Restore Oregon and the Coalition to Revitalize Main Street  
Contact : Peggy Moretti, Restore Oregon | 503 243-1923 | [PeggyM@RestoreOregon.org](mailto:PeggyM@RestoreOregon.org)

Sources: Economic Impact of Historic Preservation Tax Credits in Virginia; Virginia Commonwealth University Center of Urban & Regional Development, January 2014. An Analysis of Economic & Environmental Impacts of the Maryland Historic Tax Credit Program by Joseph Cronyn and Evans Paul, Abell Foundation, 2009. Maryland Dept. of Planning, Jan. 2014. Economic Impact of Projects Leveraged by Minnesota Historic Rehabilitation Tax Credit; University of Minnesota Extension Center for Economic Vitality, 2011. Estimates of the Economic Impact of the Ohio Historic Tax Credit Program on the State of Ohio; Great Lakes Environmental Finance Center, Cleveland State University, May 2011. Rutgers University, Annual Report on the Economic Impact of the Federal Historic Tax Credit for FY 2012 (Washington: National Park Service, 2013). Economic Impact of a Historic Rehabilitation Incentive in Oregon, 2014, EcoNorthwest; data cited is projection for 2018.

# City of St. Helens

265 Strand / PO Box 278  
St. Helens, Oregon  
97051

March 10, 2015

Via Email: [Rep.BradWitt@state.or.us](mailto:Rep.BradWitt@state.or.us)  
[Sen.BetsyJohnson@state.or.us](mailto:Sen.BetsyJohnson@state.or.us)

RE: Support the Revitalize Main Street Act (SB 565)!

Dear Representative Brad Witt and Senator Betsy Johnson,

Like many municipalities in Oregon, the City of St. Helens has a rich history and a collection of historic buildings to remind us of the past. But these historic buildings are not just about the past, they are about the future and as such, their preservation is paramount.

St. Helens' historic buildings add character, a sense of place, and interest to our off-highway historic areas. Preserving these building helps give people a reason to visit (heritage tourism) and historic buildings are considered green since they are already built; a new building takes a lot of new energy and resources.

The City of St. Helens has been proactive in recent years in its efforts to support its historic buildings including offering a local grant for exterior improvements. Though this grant is relatively small (around \$3,000), this seed money has resulted in an overall improved appearance of the city's downtown. However, this is only a small amount and more can and should be done such as that proposed by SB 565.

We urge you to support and advocate for the **Revitalize Main Street Act** (SB 565) as a modest, cost-effective investment that will help to continue to restore our community's historic commercial buildings. Passage of SB 565 can pay dividends to our community for decades to come in the form of new jobs, income and property taxes, cultural heritage and tourism, business incubation, seismic safety, and the reuse of existing infrastructure.

The Revitalize Main Street Act creates a state **Historic Rehabilitation Fund** to provide a 25% rebate for the certified rehabilitation of historic commercial buildings. The money would stay here in Oregon and our entire state will end up with long-term tangible assets in the form of our most iconic historic places.

Historic rehabilitation incentives have been **proven effective in 35 other states** as a targeted means to **attract private investment** and **capture more federal tax credit dollars**. This is particularly important in smaller towns like St. Helens that today are in need of meaningful economic development support.

It's time for the State to invest in Oregon's venerable historic buildings. Please support the Revitalize Main Street Act during the 2015 session.

Respectfully yours,

Al Petersen, Chairman, City of St. Helens Historic Landmarks Commission

# **CITY OF ST. HELENS PLANNING DEPARTMENT ACTIVITY REPORT**



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

**Date:** 02.24.2015

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**

For the land use case, S. St. Helens LLC v. City of St. Helens, LUBA's decision has been appealed to the State of Oregon Court of Appeals. If oral arguments are requested (as of the date of this report this is yet undetermined), oral arguments before the Court of Appeals would be April 14, 2015.

Continue to work with St. Helens Organics Recycling (SHOR) navigate through State of Oregon bureaucracy. The Planning Commission approved their Conditional Use Permit last month.

Budget documents prepared this month.

## **DEVELOPMENT CODE ENFORCEMENT**

Enforcement related letter sent regarding 1270 Columbia Boulevard in response to neighbor complaints about a Conditional Use Permit approved in 2009.

## **PLANNING COMMISSION (& acting HISTORIC LANDMARKS COMMISSION)**

February 10, 2015 meeting (outcome): The Commission approved a variance related to a three-parcel partition application along Sykes Road. The Commission also discussed Marijuana as it pertains to land use and lot coverage in preparation for upcoming changes to the Development Code. The Commission also consider a street vacation request at 405 S. 4<sup>th</sup> Street to make a recommendation to Council. The Council is scheduled to hear this request on March 4.

March 10, 2015 meeting (upcoming): Only anticipated items are consideration of dedicating a street plug to public right-of-way (request from the County Assessor from October 2013) and consideration of a letter of support of SB 565 which would create a Historic Rehabilitation Fund to provide a 25% rebate for the rehabilitation of historic commercial buildings.

## **HISTORIC PRESERVATION**

Staff has submitted an application for the upcoming '15/'16 CLG grant cycle. A third round of the City's Historic Preservation Rehabilitation Grant is the proposed use of these funds.

## **MAIN STREET PROGRAM**

Due to compelling personal circumstances our current Mainstreet Program Coordinator is leaving St. Helens and the RARE program prematurely to go back to the east coast. Otherwise, the current position would have ended July 2015.

I and the Assistant Planner attended the SHEDCO Board of Directors meeting on January 29, 2015 at the Kozy Korner Diner.

## **MISC.**

Attended pipeline awareness class at the America's Best Value Inn (aka the Village Inn).

The Assistant Planner and I attended a multiple day Catalyzing Community Prosperity conference in Silverton, OR.

**ASSISTANT PLANNER**—*In addition to routine tasks, the Assistant Planner has been working on:*

See attached.

## Jacob Graichen

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**From:** Jennifer Dimsho  
**Sent:** Friday, February 20, 2015 4:02 PM  
**To:** Jacob Graichen  
**Subject:** February Planning Department Report

Here are my additions for the February Planning Department Report.

1. Applied for the FY 14/15 **Certified Local Government (CLG) Grant Program**: 13k for the 3rd round of the Historic Preservation pass-through grant program. Notice of Award/Grant Agreements should be received by April 2015 with the RFP period expected May – June 2015.
2. Reported City of St. Helens boundary changes (annexations) between Jan. 2, 2013 – Jan. 1, 2015 for the US Census Bureau 2015 Boundary and Annexation Survey
3. Continued coordinating work with our consultants, Maul Foster & Alongi on the Business Oregon IPG Grant for the Waterfront Redevelopment Project
4. Continued estimating project costs for the Parks and Trails Capital Improvement Plan
5. Reported to the Parks Commission at their Feb. 9 meeting
6. Assistance with Winter Gazette articles
7. Researched timeline, requirements, and project selection for the 2018-2021 Statewide Transportation Improvement Plan (STIP)
8. Discussed Travel Oregon's Bike Friendly Business program with the Bicycle & Pedestrian Commission at their Feb. 26th meeting

**Jennifer Dimsho**

Assistant Planner

City of St. Helens

(503) 366-8207

[jdimsho@ci.st-helens.or.us](mailto:jdimsho@ci.st-helens.or.us)