

City of St. Helens

Planning Commission

December 8, 2015

Agenda

1. **7:00 p.m. Call to Order and Flag Salute**
2. **Consent Agenda**
 - a. Planning Commission Minutes dated November 10, 2015
3. **Topics from the Floor:** Limited to 5 minutes per topic (Not on Public Hearing Agenda)
4. **Acceptance Agenda: Planning Administrator Site Design Review:**
 - a. Site Design Review at 200 Port Ave. – Port of St. Helens
5. **Findings of Fact & Conclusions of Law:**
 - a. Conditional Use Permit at 1771 Columbia Blvd. – Jennifer Plahn
6. **Earth Removal, Trail Development, & Housekeeping Text Amendments Discussion**
7. **Planning Director Decisions:** (previously e-mailed to the Commission)
 - a. Sign Permit (Wall) at 445 Port Ave. – Comcast
 - b. Temporary Use Permit at 1300 Kaster Rd. – Cascade Tissue Group
 - c. Home Occupation (Type I) at 370 N. Vernonia Rd. - Mobile automobile service
 - d. Home Occupation (Type I) at 59555 Clinton St. - Cleaning service
 - e. Sign Permit (Banner) at 2100 Block of Columbia Blvd. – St. Helens Police Donut Day
 - f. Home Occupation (Type I) at 205 S. 4th Street – Tree service
 - g. Sign Permit at 244 N 14th Street – Crest Apartments II Limited Partnership
 - h. Sign Permit at 345 N 16th Street – Woodland Trail Apartments Limited
 - i. Sign Permit at 184 Bradley Street – Norcrest II Limited Partnership
8. **Planning Department Activity Reports**
 - a. November 23, 2015
9. **For Your Information Items**
10. **Next Regular Meeting: January 12, 2015**

Adjournment

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City of St. Helens
Planning Commission Meeting
November 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 & Planning Secretary

Councilors Present: Ginny Carlson, City Council Liaison

Others Present: Jennifer Plahn
Darrold Sandberg
Shane Welliver
Larry VanDolah
Trevor Moss
Sean & Teresa Dillon

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

□

Topics From The Floor

Teresa Dillon spoke to the Commission regarding the Waterfront Redevelopment Project. She is hoping to be a part of the process. Chair Petersen referred her to the Waterfront Redevelopment Project website and discussed the recently awarded EPA Area-Wide Planning Grant. Dillon was told where to find out information regarding upcoming meetings. Either Assistant Planner Dimsho, City Planner Graichen, and/or City Administrator Walsh are great people to contact for more in depth information.

□

Public Hearing

Jennifer Plahn

Conditional Use Permit / CUP.6.15

1771 Columbia Blvd.

It is now 7:05 p.m. and Chair Petersen opened the public hearing. There were no ex-parte contacts, conflicts of interest or bias in this matter.

Graichen entered the following items into the record:

- Staff report packet dated November 3, 2015 with attachments

Graichen discussed the history of the site, approval criteria and potential conditions as noted in the staff report. Two additional documents were given to the Commission: 1) An updated referral letter from Columbia River Fire & Rescue, and 2) An informational handout regarding carbon air filtration.

Commissioner Lawrence clarified that personal property (such as RVs) outside of those related to the proposal cannot be stored on the property. Graichen said that is correct.

Commissioner Cohen asked if the staff report and approval conditions were for "common" nurseries. Graichen said the St. Helens Municipal Code does not discriminate against different types of nurseries.

Vice Chair Cary noted that the pictures of the site look like the same as the previous Conditional Use Permit for the upholstery business. He asked if the fence has been repaired since then. Graichen said there were some portions of the fence in disrepair that have been fixed, but there are still some missing sight-obscuring slats and ones in disrepair. Vice Chair Cary asked if there are any needed upgrades to the public parking area. Graichen said the applicant will need to provide a new handicap parking space and signage.

IN FAVOR

VanDolah, Larry. Applicant. VanDolah discussed the carbon air filtration system which will keep all odors from escaping the facility. He said the existing fence has cedar slats and they have been getting estimates for replacing it with plastic. He discussed the ten percent landscaping requirement, but noted that it is tough to do because the property is mostly concrete and asphalt. VanDolah said they are good stewards of the community and that this proposal will create local jobs.

Chair Petersen asked if this is a marijuana growing facility. VanDolah said yes, they will be growing and producing marijuana. Chair Petersen asked about their licensing with the Oregon Liquor Control Commission (OLCC). VanDolah said they will be licensed as a producer. In the front portion of the property, they plan to have an office and lab. Chair Petersen asked if they will be drying the flowers and packaging them inside. VanDolah said yes, the product will be packaged in child-safety bags. Chair Petersen asked what will occur inside the "industry resource center." VanDolah said there are a lot of producers and growers in the local area, but there aren't a lot of resources and information available. They will offer resources to professionals in the industry. Commissioner Lawrence asked if they will be offering those resources for free. VanDolah said they will not be charging. Chair Petersen asked if they will be registered through the OLCC as a processor, which allows them to make edibles, extracts, etc. VanDolah said no, not at this time.

Commissioner Cohen asked if they will be an outlet for public consumers. VanDolah said no, the product they grow will be for their own retail marijuana stores or for other shops who want to purchase wholesale.

Commissioner Webster asked how many plants they will have. VanDolah said they will grow as many as the OLCC will let them. Commissioner Webster asked VanDolah if he spoke to Columbia River PUD. He said no, but they have licensed contractors doing the electrical work. VanDolah has worked with the Columbia River PUD on other facilities and is confident the demand for electricity will not cause a problem.

Commissioner Cohen asked about security for the building. VanDolah said OLCC requires them to have 45 days of 24/7 surveillance feed backed up on and off-site and a double-locked door system. They are inspected and approved by OLCC to ensure they meet all security rules before they can open.

Commissioner Cohen asked if he has dealt with local law enforcement. VanDolah said Chief Terry Moss will have access to surveillance feed from the last 45 days which is stored on the OLCC site at any time. There is not a single area within the building that will not be covered by cameras.

Commissioner Hubbard asked if OLCC required a bond. VanDolah said no, but per the building owner, they hold a five million dollar insurance policy.

Welliver, Shane. Partner of the Applicant. Welliver is speaking in support of the proposal. He said if we are going to have marijuana dispensaries, we should also have the local facilities that grow and produce the product. Otherwise, they will just import the product from elsewhere. It would be better to keep it local. Taxes from the facility will benefit the City. Welliver said they want to keep the property looking nice from the curb and not be an eyesore to the community.

Commissioner Webster asked if he would be renting space to grow. Welliver said he will be overseeing the growing operation as part-owner of the facility.

IN OPPOSITION

Sandberg, Darrold. Property Owner. Sandberg is concerned about property values going down. He owns the building across the street on 17th Street. Sandberg said it is a moral thing, but he thinks the federal government should have ruled against allowing states to legalize marijuana. He has a relative who is a drug enforcement agent who believes marijuana is the worst drug of them all because that is what people start with. Sandberg also thinks there are too many school children walking up and down that street around 3 p.m. every day.

REBUTTAL

VanDolah, Larry. Applicant. Regarding property values, VanDolah noted there are many vacancies along Columbia Blvd. There would be more vacant buildings, but he is renting out a few of them. The business core along Columbia Blvd. is dying because of relocation to Highway 30. He feels this facility will attract and bring people to the area. His employees and visitors to the resource center will shop and support surrounding local business. The people doing work at the facility now eat at Dari Delish every day and shop at Red Apple. He sees this proposal as an increase to property values.

FURTHER QUESTIONS OF STAFF

Vice Chair Cary asked about the signage requirements. Chair Petersen said the OLCC rules address retail, but do not address producers and growers. Commissioner Cohen asked if they could prohibit advertising related to the product. Graichen said they could make a condition that the signage not reflect marijuana-related symbols and terminology. However, the applicant could also challenge this on constitutionality.

Chair Petersen said the St. Helens Municipal Code (SHMC) defines retail marijuana facilities, but does not have a definition for a marijuana nursery. However, OLCC is regulating and licensing this site as a marijuana facility. Chair Petersen asked if the Commission could use marijuana retailer (as defined by SHMC) as the most similar use, instead of using nursery. Graichen said yes, if the Commission feels that a marijuana grow operation does not fall into a nursery use, they could make a finding that the use fits better into one of the existing marijuana establishment use categories or, like was used in the earth removal case, utilize the "determination of similar use" criteria to determine the appropriateness of the use in that zoning district.

Chair Petersen clarified that nurseries are allowed outright in Light and Heavy Industrial zones.

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

Chair Petersen is concerned because nurseries are allowed outright in Heavy Industrial and Light Industrial zones. It is only conditional in commercial zones. He said one of the criteria for approval of the Conditional Use Permit says, "Use will comply with applicable policies of the Comprehensive Plan." One of the Comprehensive Plan policies for General Commercial zones includes a policy that says, "Goals: To establish commercial areas that provide a maximum service to the public and are properly integrated to the physical pattern of the City" and "Encourage a variety of retail shopping activities to concentrate in the core commercial areas and enhance their attractiveness to a broad range of shoppers." He does not feel this promotes a broad range of shoppers.

Chair Petersen also noted that the definition of manufacturing is the "mechanical or chemical transformation of materials or substances into new products." Manufacturing production is usually for the wholesale market rather than direct sales. Chair Petersen feels this proposal is similar to a production facility for wholesale. Chair Petersen said manufacturing is allowed in Heavy and Light Industrial zones. Chair Petersen said the applicant is going to be drying and packaging the product. He feels these uses more strongly belong in Heavy and Light Industrial zones.

Chair Petersen said we have already approved three marijuana facilities throughout St. Helens. An argument could be made that this is not a marijuana facility, but a nursery. But he disagrees because it is an OLCC-regulated marijuana facility.

Commissioner Lawrence respects and agrees with what Chair Petersen has said, but pointed out that this part of St. Helens has been long neglected. The proposal site specifically has been an unproductive commercial location for a long time. She feels this is an opportunity for the building to be kept up and become a productive use again. Commissioner Cohen agrees that he would like to see the property become productive, but that still does not address the issue of the Comprehensive Plan policy which encourages retailers that are open to customers in commercial zones. He feels the proposed use is more fitting for an industrial zone.

Vice Chair Cary has a concern about the power. In Salem, marijuana growing operations had overloaded their system and caused blackouts. He would like to see a condition that ensures power needs are verified

and approved with the Columbia River PUD.

Chair Petersen said he does not want Main Street St. Helens to have another storefront with blacked out windows. Near the proposed location, there is a tavern, a marijuana retailer, and a growing operation, all of which are required to have dark windows. These uses do not contribute to an overall feeling of a lively, thriving commercial district, which is the intent of the Comprehensive Plan policy that states commercial zones should encourage a variety of retail shopping activities to concentrate in the core commercial areas. Chair Petersen feels we should not approve a use that is blacked out and blocked off to the public in the St. Helens historic, core commercial area. He said if the applicant had decided to locate in an industrial zone, it would be permitted outright and is a more fitting use for the zone.

MOTION

Commissioner Cohen made a motion to deny the Conditional Use Permit based on the criteria that it does not comply with the Comprehensive Plan policy for commercial zones. Commissioner Webster seconded.

Commissioner Webster, Commissioner Hubbard, Commissioner Semling, and Commissioner Cohen in favor; Vice Chair Cary and Commissioner Lawrence opposed; motion carries.

Graichen will bring back the Findings and Conclusions for signature to the next regular meeting on December 8, 2015.

□

Acceptance Agenda: Planning Administrator Site Design Review

- a. Site Design Review at 125 S. 13th – Elk’s Veterans Bunker

Commissioner Webster moved to approve the acceptance agenda. Vice Chair Cary seconded. All in favor; none opposed; motion carries.

□

Planning Director Decisions

- a. Sign Permit (Banner) at 2100 block of Columbia Blvd. – Columbia River Fire & Rescue dba Toy & Joy – Toy & Joy Auction
- b. Sign Permit at 299 S. Vernonia Rd. (O’Reilly Auto Parts) – Tube Art Group

There were no comments.

□

Planning Department Activity Reports

There were no comments.

□

For Your Information Items

Graichen said the City Council officially reappointed Commissioner Lawrence to the Commission at their last meeting.

Graichen said text amendments for earth removal, trail development, and housekeeping fixes are being prepared for the January Commission meeting.

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There being no further business before the Planning Commission, the meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Jennifer Dimsho
Planning Secretary

DRAFT

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	P	P	A	P	P	P	P
04/14/15	CAN	CAN	CAN	CAN	CAN	CAN	CAN
05/12/15	P	P	P	P	P	P	P
06/09/15	P	P	P	P	P	P	P
07/14/15	A	P	P	P	P	P	P
08/11/15	P	A	P	A	P	P	P
09/08/15	P	P	A	P	A	A	P
10/13/15	P	P	P	P	P	P	P
11/10/15	P	P	P	P	P	P	P
12/08/15							

**CITY OF ST. HELENS PLANNING DEPARTMENT
FINDINGS OF FACT AND CONCLUSIONS OF LAW
Conditional Use Permit CUP.6.15**

APPLICANT: Jennifer Plahn
OWNER: Wayne Weigandt

ZONING: Houlton Business District (HBD) and General Commercial (GC)
LOCATION: 1771 Columbia Boulevard
PROPOSAL: Establish an indoor nursery (plants) and office/industry resource center in an existing building (on developed property).

The 120-day rule (ORS 227.178) for final action for this land use decision is February 2, 2015.

SITE INFORMATION / BACKGROUND

The site is developed with an existing building, improved parking area, landscaping (along the site’s perimeter, along or within public rights-of-way) and a fenced enclosed area, which encompasses most of the site. The site is bordered on all four sides by public streets/rights-of-way including:

Street Name	Location in relation to subject property	Provides vehicle access for the subject property?	Sidewalk present?	TSP Classification
Columbia Boulevard	North	No	Yes	Minor Arterial
S. 18 th Street	West	Yes	Yes	Collector
S. 17 th Street	East	Yes	No	Local
Cowlitz Street	South	No	No	Local

This site was a long time location for Portland General Electric Co. which vacated the site at some point. In 2007 a Conditional Use Permit (file CUP.5.07) was approved by the Planning Commission to site a RV storage lot, fleet storage lot, RV sales and equipment facility, boat storage lot, equipment and supplies facility, and minor RV repairs. In 2008 a minor modification (SDRm.3.08) was approved by the Planning Administrator to allow the outdoor RV and Boat storage (carried over from CUP.5.07) but with the entire building used for general retail.

This is how the site had been used until the retail operation ceased. Sometime after the retail operation ceased, a Conditional Use Permit (CUP.1.15) was applied for and approved by the Planning Commission in May of 2015. That CUP was to establish an upholstery service business. That business has since moved, leaving the building vacant once again.

Surrounding use and zoning is generally commercial in the Houlton Business District, HBD except to the south across Cowlitz Street where residential uses and General Residential, R5 zoning can be found.

PUBLIC HEARING & NOTICE

Hearing dates are as follows: November 10, 2016 before the Planning Commission.

Notice of this proposal was sent to surrounding property owners within 300 feet of the subject property(ies) on October 22, 2015 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 October 28, 2015.

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 Commission didn't address this criterion because findings were made for other criteria resulting in denial of this Conditional Use Permit.

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

Finding(s): The Commission didn't address this criterion because findings were made for other criteria resulting in denial of this Conditional Use Permit.

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

Finding(s): The Commission finds that there is inconclusive evidence in regards to power usage to be able to determine if this criterion is met.

(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 subject property has two zoning districts. Along Columbia Boulevard it is HBD; the remainder is GC. HBD makes up approximately 25% of the site and GC the remaining approximate 75%. The proposed use encompasses both.

The following are listed as conditional uses in the GC zone:

- Businesses with outdoor storage (those businesses permitted in subsection (2) of this section).
- Nurseries and greenhouses.

The following are listed as conditional uses in the HBD zone:

- Business with outdoor storage (those businesses permitted in permitted uses).
- Nurseries and greenhouses.

In both zoning districts, offices are a permitted use. This pertains to the office/nursery industry consultation aspect of the proposal.

This proposal is principally for an indoor nursery and greenhouse operation, a conditional use of the underlying zoning of the subject property. Chapter 17.16 SHMC defines “nurseries” as follows:

“Nurseries” means the propagation of trees, shrubs, vines or flowering plants for transplanting, sale, or for grafting or budding; planting of seeds or cuttings; grafting and budding one variety on another; spraying and using of plants to control insects and diseases; and buying and selling the above plant stock at wholesale or retail.

The Commission finds that based on testimony provided, that the proposal is for an indoor marijuana growing operation and due to the nature of that operation, the proposed use is manufacturing as opposed to a nursery as far as the St. Helens Development Code is concerned.

Chapter 17.16 SHMC defines “manufacturing” as follows:

“Manufacturing” means an establishment engaged in the *mechanical or chemical transformation of materials or substances into new products* including the assembling of component parts, the manufacturing of products, and the blending of materials such as lubricating oils, plastics, resins or liquors. The term “manufacturing” covers all mechanical or chemical transformations, whether the new product is finished or semifinished as raw material in some other process. Manufacturing production usually is carried on for the wholesale market rather than for direct sales. (Processing on farms is not classified as manufacturing if the raw material is grown on the farm. The manufacturing is accessory to the major use of farming.)

Note: text *in italics* was the Commission’s emphasis with this definition in their basis for their decision.

The Commission also emphasized the wholesale aspect of the proposed use in determination of the proposed use and its St. Helens Development Code applicability (nursery v. manufacturing). Per the applicant’s testimony, the product they grow will be for their own retail marijuana stores or those who want to purchase the product at wholesale. Per Oregon Administrative Rules OAR 845-025-1000 to 845-025-8590 there are a variety of marijuana related uses subject to OLCC licensing. The only license that allows direct sales to consumers is a “marijuana retailer.” Based on testimony from the applicant, the OLCC license intended to be applied for is for a “marijuana producer.” Producers cannot sell directly to the consumer and is generally restricted to wholesale type sales. Per the Commission, the wholesale market is more closely associated with manufacturing as opposed to a typical nursery, which has the potential of retail sales and isn’t necessarily restricted to the wholesale market (i.e., retail sales are possible).

Per SHMC 17.32.040(3)(a) a use specifically listed in another zoning district cannot be allowed in a zoning district where it is not listed.

As an example, the Commission noted uses listed in the Light Industrial (LI) and Heavy Industrial (HI) zoning districts as follows:

Manufacturing, repairing, compounding, research, assembly, fabricating, or processing activities of previously prepared materials and without off-site impacts.

Manufacturing, repairing, compounding, research, assembly, fabricating, processing or packing of resource materials with some off-site impacts

All manufacturing, repairing, compounding, research, assembly, fabricating, or processing activities without off-site impacts.

Manufacture, repair, etc., with some off-site impact.

The Commission finds that the proposed use falls somewhere within the use categories listed. The Commission finds that the request is not for a use conditionally allowed in the HBD zone, but a use not allowed in the HBD zone.

The Commission also finds that this proposal could be considered a marijuana facility because it will be regulated and licensed by the Oregon Liquor Control Commission (OCC). Under this logic, the use could be considered subject to the provisions of SHMC 17.100.150(3)(p), which includes certain distance requirements. For example, there is a required minimum a separation of 2,000 feet from the use listed under SHMC 17.100.150(3)(p). The Commission approved a separate Conditional Use Permit (CUP.4.15) at 1809 Columbia Boulevard which is within less than 200 feet from the subject building. The commission finds that that does not meet the standards of the Development Code for a marijuana facility.

The Commission finds that the use proposed is contrary to the requirements of the zoning district for these reasons.

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

Finding(s): The Commission didn't address this criterion because findings were made for other criteria resulting in denial of this Conditional Use Permit.

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

Finding(s): The Comprehensive Plan designation of the subject property is General Commercial, GC.

The Commission noted a policy of the GC designation per SHMC 19.12.070(2)(g), which reads:

Encourage a variety of retail shopping activities to concentrate in the core commercial areas to enhance their attractiveness for a broad range of shoppers; additionally, encourage in this area the development of public spaces such as broad sidewalks, small squares, etc., to facilitate easy, safe, pleasant pedestrian circulation.

The proposal is along one of the City's key off-highway commercial thoroughfares: Columbia Boulevard, which the City's Transportation Systems Plan classifies as a Minor Arterial Street. The subject property is a very visible site in the Houlton Business District whose use has important implications for the Houlton commercial area.

Based on testimony provided during the public hearing, this proposal is specifically for an indoor marijuana growing operation. Pursuant to OAR 845-025-1015 a marijuana growing operation for the retail market in the State of Oregon is known as a "marijuana producer" or "producer." Pursuant to OAR 845-025-1470(1) a producer must effectively prevent public access and obscure from public view all areas of marijuana production.

Due to the OAR restrictions on public view, the Commission finds that this use does not enhance attractiveness of the area because most if not all of the nursery operation will be required to be obstructed from view, essentially creating a "dead-space" in a commercial activity.

Due to the OAR restrictions on sales, the proposed use does not encourage a variety of commercial retail shopping activities in this core commercial area.

The Commission finds that this proposal does not comply with this comprehensive plan policy for these reasons.

CONCLUSION & DECISION

Based upon the facts and findings herein, the Planning Commission denies this Conditional Use Permit.

Al Petersen, Chairman, Planning Commission

Date



CITY OF ST. HELENS PLANNING DEPARTMENT
M E M O R A N D U M

TO: Planning Commission
FROM: Jacob A. Graichen, AICP, City Planner
RE: Next batch of Development Code amendments
DATE: November 25, 2015

Attached is the draft of the next batch of proposed amendments to the Development Code and an excerpt from the recently adopted Parks and Trails Master Plan.

The purpose of reviewing this now is to give the Commission an opportunity to review in advance of the formal process. Staff anticipates a public hearing before the Commission in January.

Staff will explain the background of the amendments. But generally, these are amendments that have been waiting to be done for some time. In the case of some general housekeeping amendments: years.

With autumn and the holidays (less questions, development proposals, etc.) staff has some time to clean some things up.

underline words are added
~~words stricken~~ are deleted

CHAPTER 17.16 GENERAL AND LAND USE DEFINITIONS

17.16.010 General and land use definitions.

Words used in this Development Code have their normal dictionary meaning unless they are listed below. Words listed below have the specific meaning stated, unless the context clearly indicates another meaning.

The definition of words with specific meaning in the Development Code are as follows:

[...]

~~“Excavation” means removal or recovery by any means whatsoever of soil, rock, minerals, mineral substances, or organic substances other than vegetation, from water or land on or beneath the surface thereof, or beneath the land surface, whether exposed or submerged.~~

Excavation. The removal, placement, or replacement of earth or manmade materials as necessary to facilitate development of buildings and/or infrastructure, not including natural mineral resources development.

[...]

~~“Mining and/or quarrying” means the~~ The extraction of minerals including: solids, such as sand, gravel, rock, coal and ores; liquids, such as crude petroleum; and gases, such as natural gases. The term also includes quarrying; well operation; milling, such as crushing, screening, washing and flotation; and other preparation customarily done at the mine site or as part of a mining activity. See ~~“surface mining.”~~

[...]

~~Surface Mining. As per ORS [517.755](#)(14)(a):~~

~~Surface Mining includes all or any part of the process of mining minerals by the removal of overburden and the extraction of natural mineral deposits thereby exposed by any method by which more than 5,000 cubic yards of minerals are extracted or by which at least one acre of land is affected within a period of 12 consecutive calendar months, including open-pit mining operations, auger mining operations, processing, surface impacts of underground mining, production of surface mining refuse and the construction of adjacent or off-site borrow pits (except those constructed for use as access roads).~~

[...]

**CHAPTER 17.24
PROCEDURES FOR DECISION-MAKING – QUASI-JUDICIAL**

[...]

17.24.120 Notice of decision by the director.

(1) Notice of the director’s decision on an application pursuant to SHMC 17.24.090 shall be given by the director in the following manner:

(a) Within 10 working days of signing the proposed decision, notice shall be sent by mail to:

(i) The applicant and all owners or contract purchasers of record of the property which is the subject of the application for the following types of director decisions:

- (A) Minor modifications to site design reviews ~~or conditional use permits~~;
- (B) Nonconforming status;
- (C) Sign permits;

(ii) All surrounding property owners of record of property within the applicable notice area of the property for the following types of director decisions:

(A) ~~Lot line adjustments, h~~Home occupations – Type I, unlisted uses: abutting properties;

(B) Lot line adjustments, Mmajor site design reviews, minor modifications to conditional use permits, home occupations – Type II, sensitive lands, temporary uses, accessory structures: 100 feet;

- (C) Land partitions: 200 feet;
- (D) Expedited land divisions: 300 feet.

(iii) For home occupations – Type II, see SHMC 17.120.060.

~~(iii)~~ (iv) Any governmental agency which is entitled to notice under an intergovernmental agreement entered into with the city which includes provision for such notice. For subject sites located adjacent to a state roadway or where proposals may have an impact on a state facility, notice of the decision shall be sent to ODOT; and

~~(iv)~~ (v) Any person who requests, in writing, and pays the required fee established by the council.

[...]

**CHAPTER 17.32
ZONES AND USES**

[...]

17.32.140 Heavy Industrial – HI.

[...]

(2) Uses Permitted Outright. In the HI zone the following buildings and uses are permitted after compliance with the provisions of this section and others of this code:

[...]

(i) Natural mineral resources development including necessary building, apparatus and appurtenances for rock, sand, gravel and mineral extraction and dredging, processing and stockpiling and all types of mineral recovery or mining, excluding smelters and ore reduction.

[...]

CHAPTER 17.88 SIGNS

[...]

17.88.060 Commercial/industrial sign district.

[...]

(2) Maximum Sign Height.

[...]

(c) Pole signs permitted in the commercial/industrial sign district shall not exceed 24 feet in height ~~on the west side of Columbia River Highway (Highway 30) and, except such signs shall not exceed~~ 45 feet in height on the east side of Columbia River Highway (Highway 30) between Gable Road and Milton Creek Bridge ~~on~~ along Milton Way.

[...]

CHAPTER 17.152 STREET AND UTILITY IMPROVEMENT STANDARDS

[...]

17.152.175 Bikeways and off-street trails

(1) Developments adjoining ~~or containing~~ proposed bikeways and off-street trails identified ~~on the adopted pedestrian/bikeway plan~~ within adopted City plans which include but are not limited to the Transportation Systems Plan (2011) and the Parks and Trails Master Plan (2015) shall include provisions for the future extension of such bikeways and off-street trails through the dedication of easements or rights-of-way (subject to constitutional limitations).

(2) Development permits issued for planned unit developments, conditional use permits, subdivisions, and other developments which will principally benefit from such bikeways and/or off-street trails shall be conditioned to include the cost or construction of bikeway and/or off-street trail improvements (subject to constitutional limitations).

(3) Minimum width for bikeways within the roadway is six feet per bicycle travel lane. Minimum width for two-way bikeways separated from the road is eight feet.

(4) Minimum off-street trail width is determined by the trail function and classification from Chapter 6 of the Parks and Trails Master Plan attached to Ordinance No. 3191 as Attachment A.

6.3 TRAIL RECOMMENDATIONS

The trail recommendations are divided into four sections. First, a trail classification system is defined in order to categorize the 10.7 miles trail route proposals. The classification system is followed by the design guidelines for each classification. Then, the trail proposals are represented through a table and corresponding map. Then, recommendations for the various trail features, including signage, striping, benches, crosswalks, drinking fountains, etc. are discussed briefly. Finally, a select few high priority trail proposals are extracted from the larger, all-inclusive table of trail proposals.

6.31 TRAIL CLASSIFICATION SYSTEM

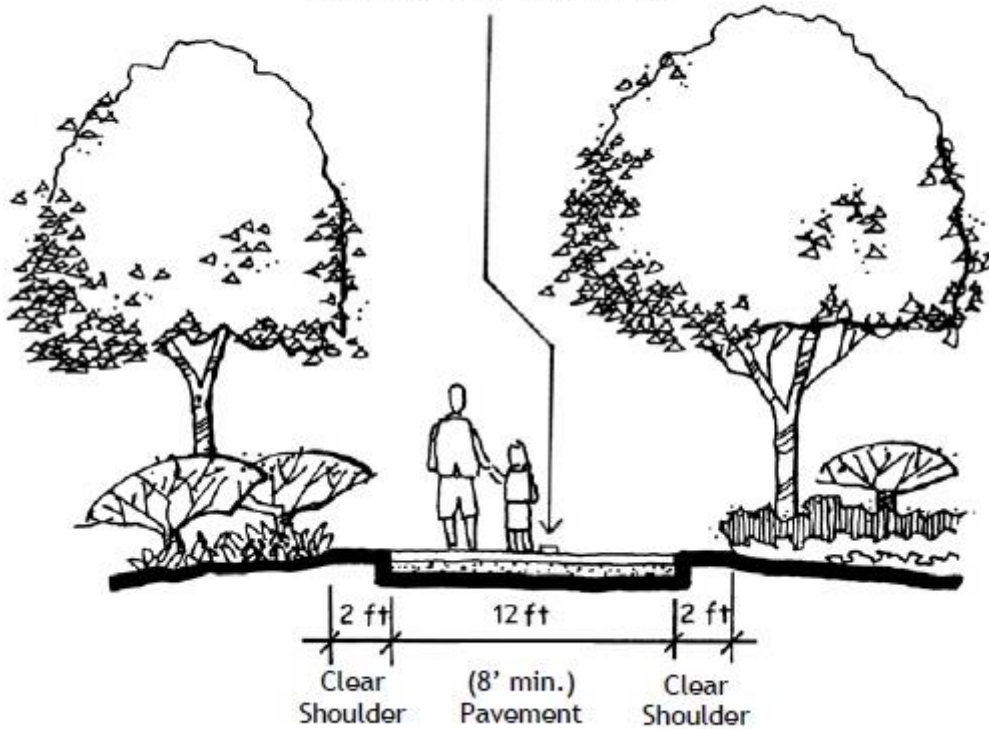
Since the Parks Master Plan (1999) did not address the existing or future trail network, there has never been a defined trail classification system. Just like the parks classification system, classifying the trail network by function helps to assess what facilities are available for current use and what types of trails will be needed to serve the community in the future. A trail classification system also determines the trails’ design guidelines and can help minimize conflicts between various user groups.

Each trail classification has specific design guidelines, which are pictured as cross-sections in the following pages. Trail classification is determined by the function and the user of the trail. These trail classifications determine their minimum width, their relationship with the road network, and in some cases, the material used to create the trail. Because this Master Plan is a conceptual document, this section should be supplemented with other trail design documents, including ODOT’s *Bicycle and Pedestrian Master Plan*, Metro’s *Green Trails: Guidelines for Building Environmentally Friendly Trails*, and both of AASHTO’s Guides (*Guide for the Development of Bicycle Facilities* and *Guide for the Planning, Design, and Operation of Pedestrian Facilities*).

TRAIL CLASSIFICATION SYSTEM

Classification	Width	Surface	Function
Regional trail	8’ - 14’	Asphalt, concrete or other smooth hard surface	Designed for 2-way bicycle and pedestrian traffic. Can sometimes function as a local access trail connecting parks, schools, and neighborhoods. Minimizes potential trail crossing conflicts with autos.
Local access trail alongside roadway Type 1: Bike Lane Type 2: No Bike Lane	5’ - 12’	Asphalt, concrete or other smooth hard surface	Separated from roadway with planted buffer. Minimizes potential trail crossing conflicts with autos.
Hiking trail	1’ - 12’	Earthen or gravel material	Primarily used within parks or non-circulation trails. Provides a walk through a natural environment for pedestrians. Can be designed for bicycle or equestrian use.

Provide center line stripe
at intersection approaches and at
areas with limited sight lines

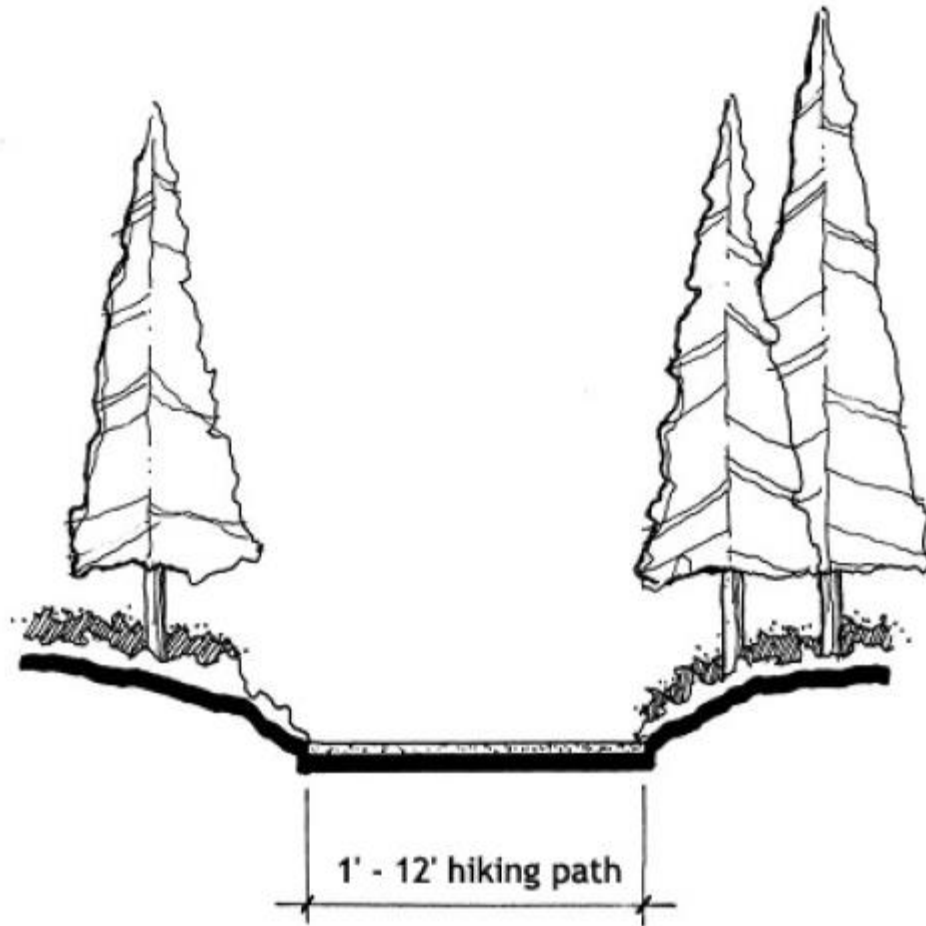


REGIONAL TRAIL

This figure illustrates a typical shared use path design that is appropriate for regional trails and for some local access trails and community connections to schools, parks, or neighborhood connections. This path is designed for 2-way bicycle and pedestrian traffic, typically has its own right-of-way, and is designed to accommodate maintenance and emergency vehicles.

Regional trails are a minimum of 8' wide and are made of asphalt, concrete or other smooth hard surface.

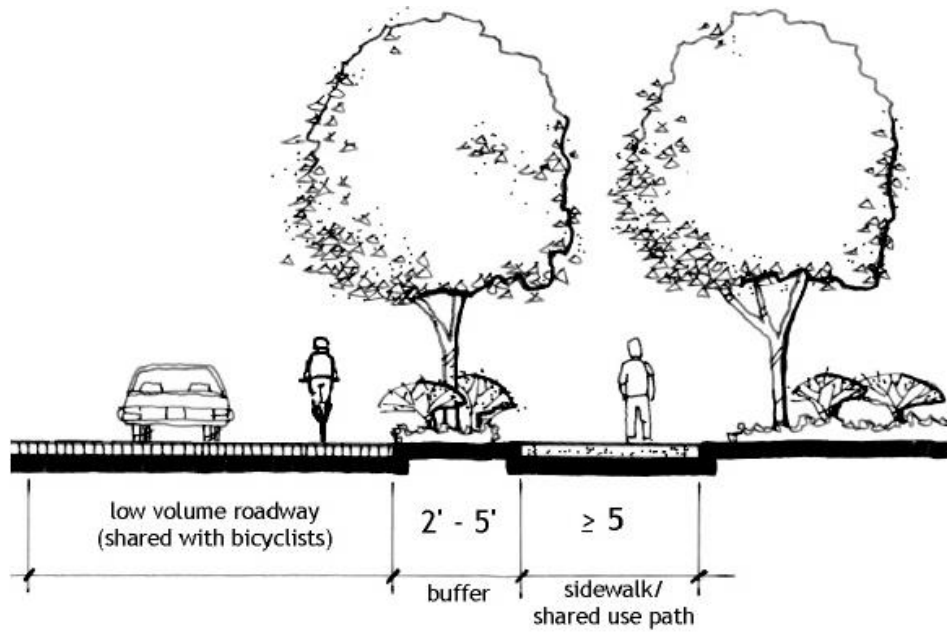
An example of a proposed trail route with the regional trail classification is the St. Helens Riverfront Trail that connects Columbia View Park to Nob Hill Nature Park along the riverfront (See Chapter 6.32).



HIKING TRAIL

Hiking trails can vary in width depending on the existing topographic and environmental constraints. Hiking paths should take into consideration issues like drainage, slope, erosion, presence of waterways, vegetation, riparian and habitat areas, environmental requirements and regulations, and many other environmental considerations. Areas with hiking trails (parks and natural areas) should have a complimentary accessible routes that meet or exceed ADA standards.

Trail widths will depend on intended users. For example, narrower widths will be used in environmentally constrained areas with only hiking uses intended. Wider widths are desirable for shared bicycle or equestrian use.



LOCAL ACCESS TRAILS ALONG ROADWAYS

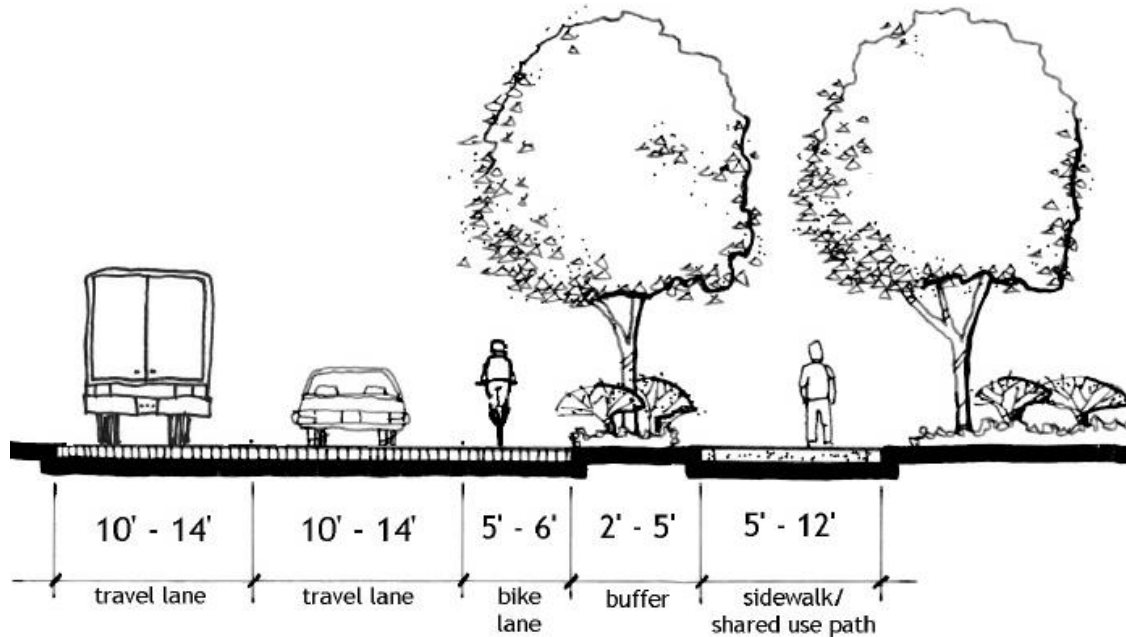
Type 1: No Bike Lane

On low volume, low speed roadways (ex. residential or neighborhood streets), many cyclists can safely share the road with vehicles. Pedestrians should be separated from the roadway with a buffer or curb and a shared use path/sidewalk.

LOCAL ACCESS TRAILS ALONG ROADWAYS

Type 2: Bike Lane

On roadways with 3,000 average daily traffic (ADT) or higher, bike lanes should be used to improve bicyclist safety and comfort. A buffer or curb must separate the shared use path/sidewalk from the roadway for pedestrian safety. The width of the bike lane, buffer, and shared use path/sidewalk should appropriately reflect the volume and speed of the vehicles using the roadway. Roadways with higher traffic volumes and speeds should have wider bicycle and pedestrian facilities.



6.32 TRAIL FEATURES

There are many features that must be considered in the design of a trail route. There are *aesthetic* decisions to make about things like signage, benches, striping, trash cans, drinking fountains, and crossings. There are also *engineering standards* to meet and site-specific logistical decisions to make about crossings, striping, trail widths, surface materials, grading, etc. Since the purpose of this Master Plan is to develop conceptual projects, it does not contain engineering-level standards or site-specific trail design guidelines. However, this section of the Master Plan will attempt to cover some of the desired aesthetic options for some of the basic trail features. Below are some common trail amenities that make trail routes stand out. When possible, it is advisable to use vandal resistant construction and materials.

INTERPRETIVE INSTALLATIONS AND INFORMATIONAL KIOSKS: Interpretive installations and signs can enhance the users experience by providing information about the history of the trail or park and the area. Interpretive installations can also discuss local ecology, environmental concerns, and other educational information. Informational kiosks with maps at trailheads and other pedestrian generators can provide enough information for someone to use the network with little introduction – perfect for areas with high out-of-area visitation rates as well as the local citizens. It is recommended to install an information kiosk at every trailhead, major access point, and other logical locations.



Interpretive Installation at Noble Woods Park - Hillsboro, OR



Informational kiosk with covered benches in Roeliff Jasen Park - Hillsdale, NY



Informational kiosk located at landscaped trailhead

WATER FOUNTAINS: Water fountains can provide water to people and to pets and if they are built next to benches, they can provide a valuable place to rest and refresh along a trail.



Grouping of trail features. A water fountain, a mile marker bollard, and a bench offer a valuable place to rest along a trail route.

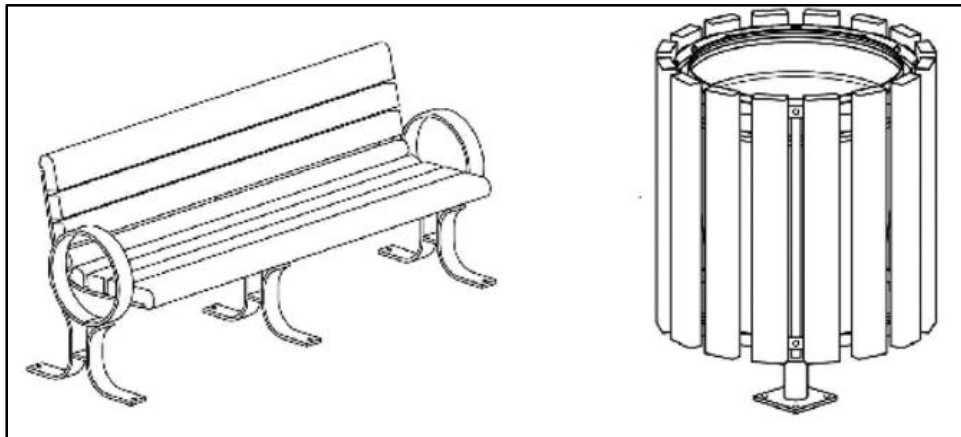
BICYCLE PARKING: Bicycle parking allows trail users to safely park their bikes if they wish to stop, especially at notable destinations like other parks, businesses, or bathrooms along the trail. The Arts and Cultural Commission has sponsored, funded and worked with the St. Helens High School metal fabrications class to create artistic bike parking for various locations around town. If possible, the commission should be consulted for input when installing future bike parking along trails, particularly the St. Helens Riverfront Trail.

BENCHES: Providing benches at key rest areas and viewpoints encourages people of all ages to use the trail by ensuring that they have a place to rest along the way. Benches can be simple (e.g., wood slates) or more ornate (e.g., stone, wrought iron, concrete).



Frost-proof drinking fountain with dog water fountain at base. Located along trail in Overton Park - Memphis, TN

TRASH CANS: Trash receptacles help keep the trail clean and discourage littering. They should be provided alongside other pedestrian amenities, like benches, water fountains, picnic tables, or kiosks.



Trail bench and trash can design from the Trails Plan for the Tualitan Hills Parks & Recreation District

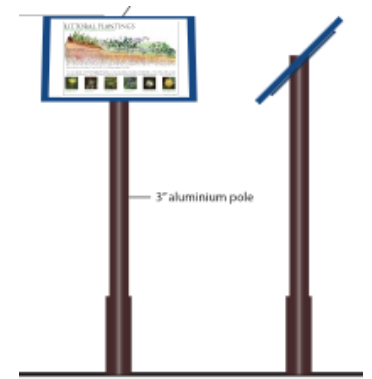


Artistic bike rack at Grey Cliffs Park. Funded by the St. Helens Arts and Cultural Commission.

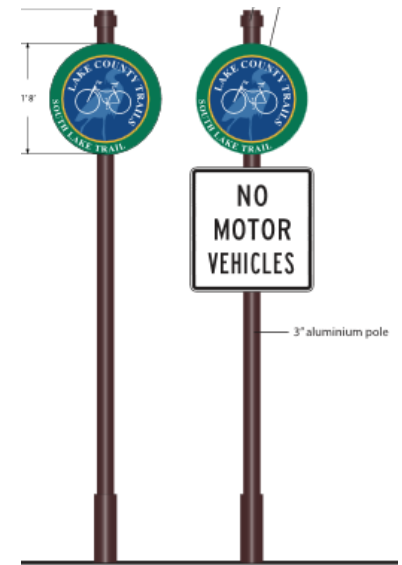
SIGNAGE: Trail signs must be uniform and consistent for them to command the respect of trail users and should follow established sign design principles for ease of reading and comprehension. Trail signs shall be standard in material, shape, legend, color and font. All signs shall be retroreflective and pictorial symbols should always be used in place of verbal warnings where possible. The directional signing should impart a unique theme so trail users know which trail they are following and where it goes. The theme can be conveyed in a variety of ways: engraved stone, medallions, bollards, and mile markers. A central information installation at trailheads and major crossroads also helps users find their way and acknowledge the rules of the trail. They are also useful for interpretive education about plant and animal life, ecosystems, and local history. The placement and design of signs should be discussed and reviewed during the trail design review phase.

There are many types of trail signage: **interpretive**, **informational**, **directional**, **regulatory**, and **warning**. Descriptions and examples of the various types of signage are provided below.

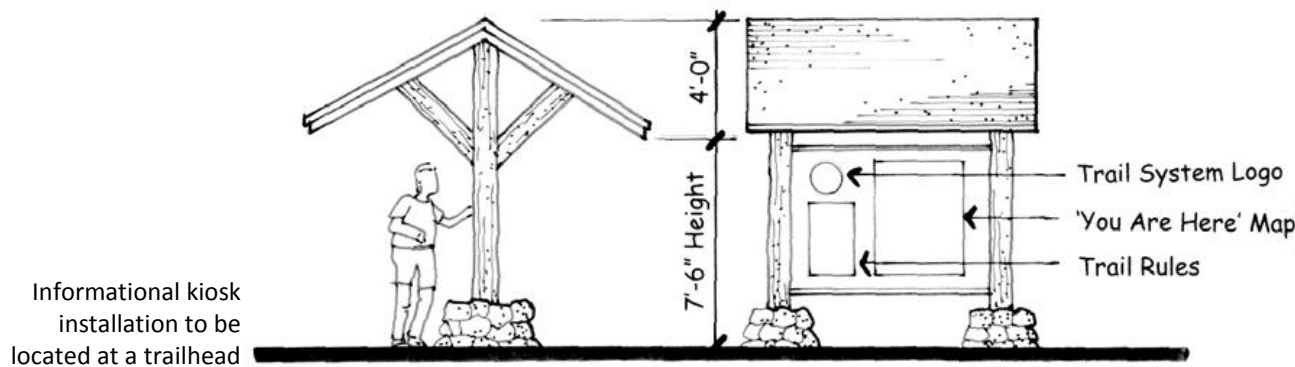
1. **Interpretive** signs are used to offer educational information on the trail environment. They can include educational information regarding the natural, cultural, and historical resources of the area. They are often placed at interpretive kiosks with other trail information (See examples on page 95), but can also be located throughout the trail (See example top right).
2. **Informational** signs are used to direct and guide users along trails in the most simple and direct manner possible. Signs include, but are not limited to, the following: identification of trailheads and access points (See example bottom right), identification of cross streets, trail maps, descriptions of surface type, grade, cross-slope and other trail features. Like interpretive signs, informational signs are usually always placed at the trailhead, but can continue throughout the trail.



Interpretive sign design for Lake County, FL.



Trail identification sign with and without a regulatory sign for Lake County, FL.



Informational kiosk installation to be located at a trailhead

3. **Directional** signs are used to inform trail users where they are along the trail and the distance to destinations and points of interest. They include street names, trail names, direction arrows, mile markers every mile, and mileage to points of interest. Often, directional signs for trails take the shape of a simple mile marker bollard (See examples below). They may also take the form of engraved stone or medallions (See right).



Mile markers bollards placed throughout length of the trail



Medallion mile marker



Directional signage informing users where the trail is located and what uses are allowed

4. **Regulatory** signs are used to inform trail users of the “Rules of the Trail”, as well as selected traffic laws and regulations. They include appropriate user modes for each trail (may change depending on season), yield signs for multi-use trails, bike speeds, travel direction, stop and yield signs.



Regulatory sign examples

5. **Warning** signs are used to alert trail users to potentially hazardous or unexpected conditions. Crossing features for all roadways include warning signs both for vehicles and trail users. This Plan will not go into detail about crossing signage, but the type, location, and other criteria are identified in the Manual for Uniform Traffic Control Devices (MUTCD). Consideration must be given for adequate warning distance based on vehicle speeds and line of sight, with visibility of any signing absolutely critical. Catching the attention of motorists unresponsive to roadway signs may require additional alerting devices such as a flashing light, roadway striping or changes in pavement texture. Signing for trail users must include a standard stop sign and pavement marking, sometimes combined with other features such as bollards or a kink in the trail to slow bicyclists. Care must be taken not to place too many signs at crossings lest they begin to lose their impact.

These signs should be used in advance of the condition. They include, but are not limited to, the following: upcoming roadway, railroad or trail intersections, height or width constraints, blind curves, and steep grade.

Signalized crossing for a roadway with ADT over 15,000



“Rules of the Trail” sign examples



Warning sign examples

ART INSTALLATIONS: The St. Helens Arts and Cultural Commission or local artists can be commissioned to provide art along the trail system, which can help to make the trail route uniquely distinct. Many trail art installations are functional as well as aesthetic, as they may provide signage, places to sit, and things to play on. An example of a city-funded annual program that provides contests for local artists to create and install art along their trail system.



Top: Artistic gateway arch at the Trout Run Trailhead in NE Iowa

Bottom: Artistic Trout Run Trail stone sign and bench



Art Along the Trail entry in Clive, IA -

Art Along the Trail is a temporary outdoor exhibit, displayed along Clive's trail system from May through October.

Works are selected by an Art Along the Trail Selection Panel comprised of 2 members of the City's Park Board, 2 members of the Arts Commission, 1 councilor, 1 resident, and 1 member of the local art community. Each artist that is selected to be a part of the program receives a \$1,000 stipend for loaning their art work to the exhibit and has a chance to win the People's Choice award.

As part of the City's commitment to enhance the 'Distinct by Nature' character of Clive with the addition of art in public places, the City Council adopted direct appropriation funding for public art. Since approval of the Master Plan, the City has awarded three commissions to artists to create artwork. The *Art Along the Trail* exhibition will continue the City's efforts to promote aesthetic excellence and enhance the artistic vitality of Clive, IA.

6.33 TRAIL ROUTE PROPOSALS

A total of 10.17 miles of off-street trail routes that work to connect neighborhoods to the waterfront, parks, and local businesses are listed below. To help visualize the complete network of trail route proposals, a table of the proposals is below, followed by a map of the proposals on the next page. The Trail # corresponds to the # on the Trail Proposal Map found on the page following the table. The Trail Name is strictly for reference purposes and can be changed as the routes are developed further. The trail classifications and corresponding design guidelines are discussed in the previous section.

TRAIL ROUTE PROPOSALS

Trail #	Trail Name	Trail Classification	Comment	Length (Miles)
1	5th St. Trail	Hiking trail	Connects Columbia Blvd to trails in Nob Hill Nature Park	0.69
2	St. Helens Riverfront Trail	Regional trail	Connects Nob Hill Nature Park trails to Columbia View Park along waterfront	0.6
3	Wyeth St. Alternative	Local access trail	Small pedestrian connection from 2nd St. to stairs at Grey Cliffs Park	0.11
4	4th St. Gardens Trail	Local access trail	Connects Columbia Blvd. to the Botanical Gardens, passes by Godfrey Park	0.59
5	McCormick Trail Extension	Local access trail	Connects McCormick Park trails to Milton Way	0.18
6	Milton Creek Trail	Regional trail	Follows Milton Creek from McCormick Park to the riverfront	2.58
7	East St. Trail	Local access trail	Connects McCormick Park trails to Nob Hill Nature Park trails	0.83
8	Old Portland Rd. Scappoose Trail	Regional trail	Connects City of St. Helens to City of Scappoose and the Crown Zellerbach Trail	1.6
9	Pittsburg Rd. to Sykes Rd.	Local access trail	Connects Pittsburg Rd. to Sykes Rd.	0.35
10	Dalton Lake Trail Connection	Local access trail	Connects neighborhood on Madrona Ct. to Dalton Lake trails	0.04
11	Millard Rd. Trail	Local access trail	Connects Millard Rd. to a footbridge over McNulty Creek to Marle St.	0.37

TRAIL ROUTE PROPOSALS

Trail #	Trail Name	Trail Classification	Comment	Length (Miles)
12	West Columbia Blvd. Extension	Local access trail	Small pedestrian connection from Columbia Blvd. to River St.	0.06
13	Columbia Riverfront Boardwalk	Boardwalk*	Boardwalk over river from Grey Cliffs Park to Columbia View Park	0.4
14	West Campbell Park Connection	Local access trail	Connects Oak Ridge Estates Neighborhood to Campbell Park	0.67
15	North Vernonia Trail	Local access trail	Connects neighborhood to Campbell Park. No sidewalks on N. Vernonia	0.16
16	Gable Rd. to Sykes Rd.	Local access trail	Connects Gable Rd. to Sykes Rd. HS Students walk through private property here frequently	0.13
17	East Campbell Park Connection	Local access trail	Crosses Milton Creek and connects neighborhood to Campbell Park	.46
18	West Columbia Blvd. Extension	Hiking trail	Extends Columbia Blvd. through canyon and right-of-way to N. 15 th St. Route may be difficult topography/wetlands	.35
Total Miles				10.17

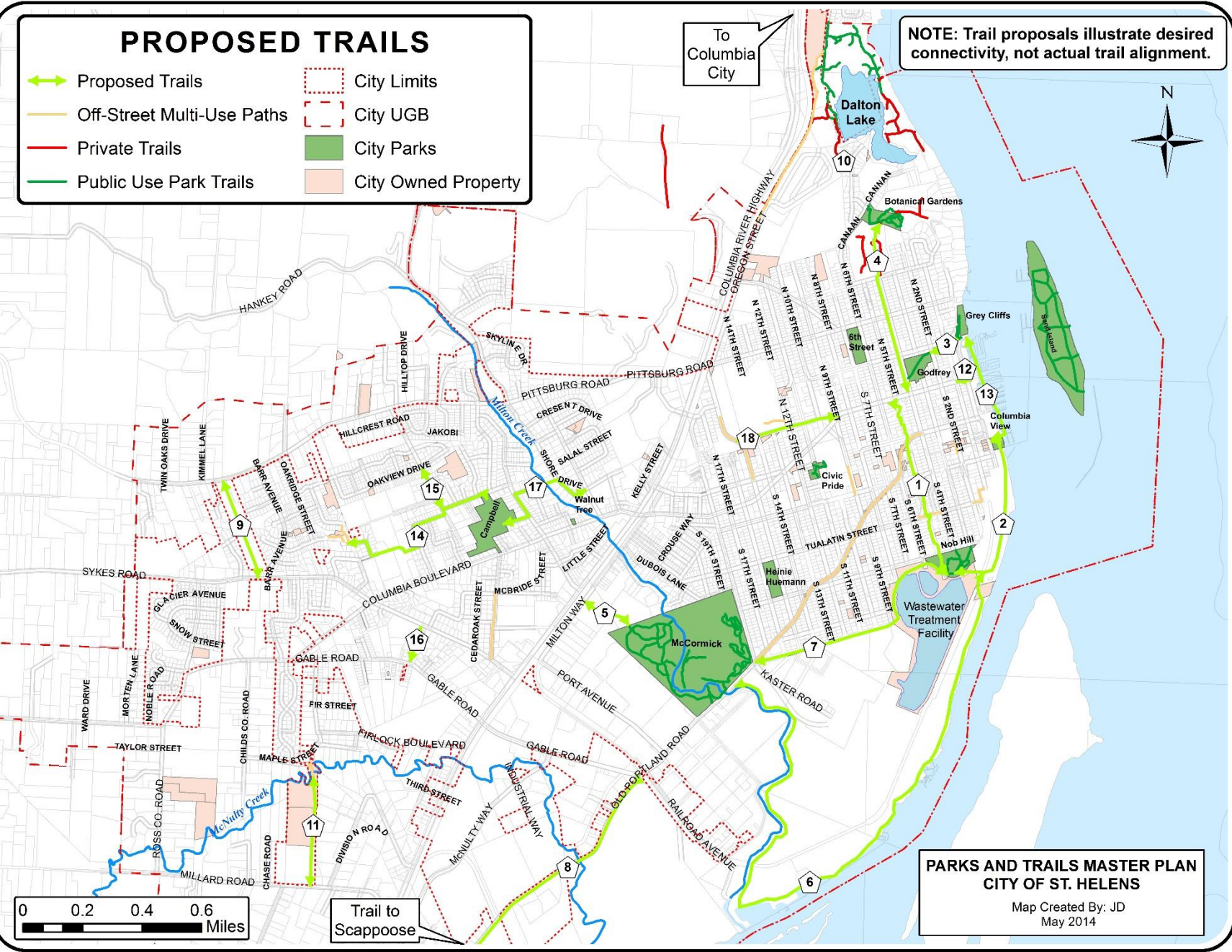
*Boardwalk is not an actual trail classification, but because the route is over water, it stands alone in its design requirements.

PROPOSED TRAILS

- Proposed Trails
- Off-Street Multi-Use Paths
- Private Trails
- Public Use Park Trails
- City Limits
- City UGB
- City Parks
- City Owned Property

To
Columbia
City

NOTE: Trail proposals illustrate desired connectivity, not actual trail alignment.



**PARKS AND TRAILS MASTER PLAN
CITY OF ST. HELENS**
Map Created By: JD
May 2014

6.34 HIGH PRIORITY TRAIL PROPOSALS

A list of high priority trail routes has been extracted from the all-inclusive trail proposal map (See previous page). These high priority trail routes were chosen using the same process as the high priority park projects. The high priority trail proposals have been developed by identifying shared themes throughout all sources of community outreach discussed further in the Chapter 5 Needs Assessment, statewide and countywide recreation trends also discussed in the Chapter 5 Needs Assessment, the level of service analysis in Chapter 4, and input provided by city staff and city commissions.

To help determine high priority proposals, a few key questions were asked of the public and stakeholders:

- Which proposals are absolutely essential for the trail system?
- Which proposals provide the most benefit for the investment?
- What evidence is there that the public supports the proposal?

The following five high priority trail proposals are listed below in no specific order. The name of the trail is subject to change. The number provided next to the name of the trail corresponds to the Trail # in the Trail Route Proposals map and table on the previous pages.

- 1. St Helens Riverfront Trail:** Regional trail along riverfront that would connect Columbia View Park to Nob Hill Nature Park trail network.
- 2. Dalton Lake Access:** Develop public access from Madrona Ct. to the trail around Dalton Lake. Acquire access to trails on northeast section of the trail. Install a boardwalk to cross lake and finish the southern trail to complete the loop around the lake.
- 3. 5th Street Trail:** Hiking trail along the 5th St. right-of-way that connects Columbia Blvd. to Nob Hill Nature Park trail network.
- 4. West Columbia Blvd. Extension:** Enhance the safety and appearance of pedestrian connection from Columbia Blvd. to River St.
- 5. 4th Street Gardens Trail:** Connect Columbia Blvd to Godfrey Park to the Columbia Botanical Gardens along 4th Street right-of-way.

ST. HELENS RIVERFRONT TRAIL: Regional trail along riverfront that would connect Columbia View Park to Nob Hill Nature Park trail network. (#2)

Public access to the riverfront has been a priority for both the residents and the elected officials of the St. Helens community. For example, the Waterfront Development Prioritization Plan (2011) was created with the sole purpose of identifying projects that would increase access to and public use of the waterfront, such as developing additional parks, boat ramps, and waterfront trails. Waterfront development has also been the focus of other planning processes, like the American Institute of Architecture Sustainability Design Assessment Team’s (SDAT) “What’s your Waterfront?” visioning workshops conducted in May 2014. Public access to the waterfront was a theme among the input received during these visioning workshops and the SDAT’s final recommendations included bicycle and pedestrian trails and boardwalks along the river. According to the SCORP 2011 Survey (see Chapter 5.3), public access sites to waterways were the highest ranked priority for Columbia County. Further, linkages to the waterfront were ranked with one of the lowest levels of satisfaction among the trail categories according to the Park and Trails Community Survey (see Chapter 5.11).

The demand for riverfront access is among the most heavily documented and discussed need for the community and for the parks and trails system. Therefore, the development of the St. Helens Riverfront Trail is among one of the keystone recommendations from this Master Plan. The St. Helens Riverfront Trail is classified as a regional trail, which means it would be a minimum of 8’ wide and made of asphalt, concrete or other smooth hard surface. The trail route would begin at Columbia View Park and extend through the vacant industrial Veneer property along the riverfront, eventually connecting with the nature trails within Nob Hill Nature Park. With the joint development of the 5th Street Trail, these two routes connect two popular parks and



McLoughlin Promenade above Willamette Falls located in Oregon City. Benches throughout the promenade and a stone fence add to the character of the route.



The Dalles Riverfront Trail, OR - Paved trail that traces the Columbia River at the historic "bend in the river" where the Columbia takes a dramatic 90-degree turn from its east-west flow to north-south. When completed, the trail will be 10 miles of river frontage between The Discovery Center and The Dalles Dam Visitor Center.

provide an off-street loop through the riverfront. With the potential for future development on the Veneer property, it is important to maintain the vision for a riverfront trail along the waterfront. The St. Helens Riverfront Trail has potential to improve not only *local* access to the waterfront, but to improve *regional* access, welcoming surrounding communities to connect with the St. Helens waterfront.

DALTON LAKE TRAIL ACCESS: Develop public access from Madrona Ct. to the trail around Dalton Lake (See circle). Acquire access to trails on northeast section of the trail (See star). Install a boardwalk to cross lake (see arrow) and finish the southern trail to complete the loop around the lake. (#10)



Developing a public access point from Madrona Ct. (See circle) would add another way for residents to utilize the trail around Dalton Lake. Many of the trails around the lake located on private land (Lots represented as gray).

Second to Sand Island Marine Park, Dalton Lake Recreation Area was rated the least accessible park, with over 21% of survey respondents ranking it as “not easily accessible”, with many additional comments about how difficult and confusing it is for newcomers to access the trails according to the Parks and Trails Community Survey (See Chapter 5.11). Developing a public access point from Madrona Ct. (See circle) would add another way for residents to utilize the trail around the lake. The property where this access point should be developed is under private ownership, but undeveloped.

In addition, there are trails on both sides of the lake that are under private ownership (See trails located on gray lots). Expanding public access to all of the trails that are currently on private property would allow for better utilization of the trail network by the entire community. Specifically, the trail network on the east side of the lake is located on a single owner’s private property (See star). This portion of the trail is located on the only “beach like” access to the Columbia River in St. Helens. It would make for an ideal picnic, river overlook, and day use area. Ultimately, if a public access point is developed at Madrona Ct. and access rights are acquired for the trails on private property, the trail system would almost make an entire loop. The construction of a small boardwalk to cross at the most narrow point of the lake (see arrow) would be the final missing piece for a full trail loop around Dalton Lake.

The City of St. Helens has recognized the importance of developing this area further and making it more accessible to the community. In July of 2010, the City applied for a Local Governments grant to implement trailheads, parking facilities, picnic areas, and defined trails with lookout points. The project was ultimately not funded, but the complete plans for this project are included in the Appendix.

5TH ST. TRAIL: Hiking trail along the 5th St. right-of-way that connects Columbia Blvd. to Nob Hill Nature Park trail network. (#1)

The 5th Street trail is one of the few trail routes located entirely within an already existing right-of-way. It begins at Columbia Blvd. near a few businesses and then travels through dense trees and shrubs through a canyon that acts as a corridor for much of the local wildlife. The soft surface trail emerges from the canyon to cross Old Portland Road and follows the staircase up to arrive at a developed local residential street. The route continues beyond the local street, still following the right-of-way, ultimately entering Nob Hill Nature Park. The entire route is about ¾ of a mile and is classified as a hiking trail because of its topography and subsequent width constraints.

This hiking trail would provide St. Helens residents a calming, off-street pedestrian experience that allows a quick escape from urban city life, all within city limits. It would also connect the Main Street corridor to Nob Hill Nature Park, all on an off-street nature trail.



Maricara Natural Area Trail - Located in middle of a residential neighborhood in Portland, OR. Nearly a mile of soft surface trails meander through forested and wetland areas

According to the SCORP 2011 Survey (See Chapter 5.3), public access sites to waterways were the highest ranked priority for Columbia County and dirt or other soft surface walking trails were the 2nd highest. As the St. Helens Riverfront Trail is developed, the 5th Street Trail works well to provide the other half of the route needed to make a full loop around the riverfront. Further, according to the Parks and Trails Community Survey (see Chapter 5.11), the trail categories with the most dissatisfaction were the trail connections between parks, neighborhoods, and businesses (19%) and trail linkages to the waterfront (18%). If the St. Helens Riverfront Trail (See previous priority) is also developed, the development of the 5th Street Trail would satisfy the two highest priorities from the SCORP 2011 Survey and the two categories from the Parks and Trails Community Survey.

The development of the 5th Street Trail would also extend the 4th Street Gardens proposal, which also begins at Columbia Blvd, 1 block east. Together, these two routes would provide off-street north to south safe passage from the Columbia Botanical Gardens all the way south to Nob Hill Nature Park for both cyclists and pedestrians.

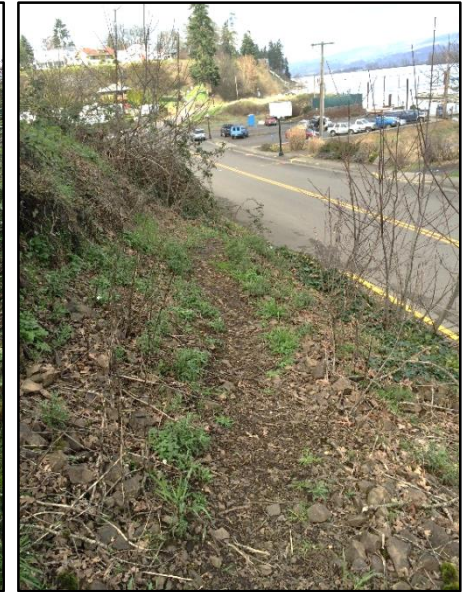
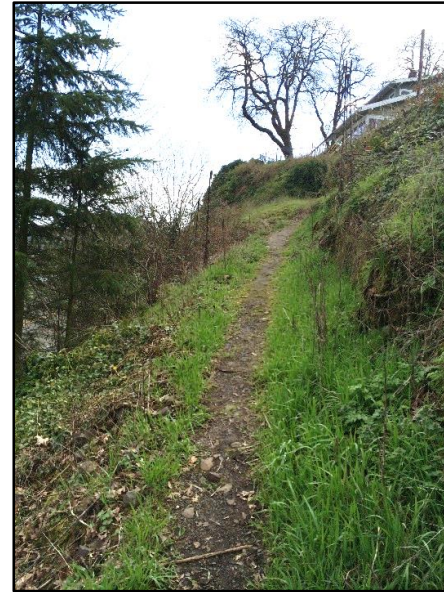


Existing conditions along the 5th Street right-of-way

WEST COLUMBIA BLVD. EXTENSION: Enhance the safety and appearance of pedestrian connection from Columbia Blvd. to River St. (#18)

The Corridor Master Plan (Jan 2015 adoption) has identified the dead end of Columbia Blvd. as a special opportunity area. It recommends this location for a Columbia River Overlook area, which would add to the sense of place and character of the corridor on the way to the Riverfront District (See concept pictures below). A makeshift pedestrian trail to River St. currently exists at this location, but it is heavily sloped and not recommended for safe use (See upper right). This location is also within the Columbia Blvd. right-of-way.

If this right-of-way area is developed as a Columbia River Overlook as suggested in the Corridor Master Plan, it would be an ideal time to also enhance the safety and appearance of the pedestrian connection to River St. In the concept rendering below, there is a proposed set of stairs, as well as landscaping enhancements and pedestrian safety improvements on Columbia Blvd. A striped crosswalk on River Street would also need to be provided for the user to safely reach the sidewalk on the other side.



Existing local access trail looking up at adjacent houses and to Columbia Blvd. Existing local access trail looking down to River St. below. Grey Cliffs Park can be seen in the background.



Left: Concept illustrates potential enhancements to the 1st Street/Columbia Blvd. intersection and the overlook area east of the intersection. A bike access trail utilizing existing right-of-way can be seen in the lower right corner.

Right: Concept view of an overlook feature integrated with pedestrian walkways, on-street parking, planting areas and a vehicular turn around. Existing access to adjacent residences are preserved.



Source: Draft Corridor Master Plan (2014)

4TH STREET GARDENS TRAIL: Connect Columbia Blvd to Godfrey Park to the Columbia Botanical Gardens along 4th Street right-of-way.

This proposal is for an off-street trail alongside the street, beginning at Columbia Blvd. and extending into the Columbia Botanical Gardens trail system. This trail proposal capitalizes on the extra wide right-of-way that 4th Street provides (See bottom right). This route is separated from the roadway by a landscaped buffer and possibly low fence, similar to the one that exists on N 16th Street near St. Helens Middle School (See top right).

Currently, 4th Street has fragmented sidewalks, sometimes on both sides of the street. This off-street trail would replace the need to upgrade the street with sidewalks and bike lanes on both sides because it would provide a route separated from the road network for bikes and pedestrians to safely travel from Columbia Blvd. to the Columbia Botanical Gardens. In addition, this route would extend the 5th Street Trail proposal which also begins at Columbia Blvd, 1 block west. Together, these two routes would provide off-street north to south safe passage from the Columbia Botanical Gardens all the way to Nob Hill Nature Park for both cyclists and pedestrians.

For the section of this proposal that would provide access to the Columbia Botanical Gardens (See below left), there is already an informal trail that leads there, but it is located on undeveloped private property (See below right).



Off-street trail example separated by a low fence on N. 16th Street near St. Helens Middle School



Large right-of-way along 4th Street with Godfrey Park shown left



Left: 4th Street dead end into undeveloped private property
Right: Informal trail on undeveloped private property

CITY OF ST. HELENS PLANNING DEPARTMENT ACTIVITY REPORT



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

Date: 11.23.2015

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

Revised the Planning Commission's quasi-judicial script; this hasn't been significantly updated for probably 10 years or more. This included legal counsel consultation and took longer than expected.

Spent time working with consultants who are working on USDA funded apartment improvements to the apartment complexes at 244 N. 14th, 345 N. 16th, and 184 Bradley Street. Since federal funding is involved, zoning letters and other acknowledgements in writing are necessary to satisfy the USDA bureaucracy. There is also an impending change in ownership involved.

PLANNING COMMISSION (& acting HISTORIC LANDMARKS COMMISSION)

November 20, 2015 meeting (outcome): The Commission tentatively denied a Conditional Use Permit at 1771 Columbia Boulevard. The Commission will review the findings of the decision in December.

December 8, 2015 meeting (upcoming): The Commission will review the findings for the Conditional Use Permit denial at 1771 Columbia Boulevard. Other matters in the agenda, if any, are yet to be determined.

GEOGRAPHIC INFORMATION SYSTEMS (GIS)

Routine data updates.

MAIN STREET PROGRAM

I attended the SHEDCO Board of Directors meeting on October 29, 2015 at the Kozy Korner Diner.

RARE program official site visits occurred this month. This is a normal part of the RARE program where RARE program officials visit the locations of RARE participants. In sum, things are good in regards to the City as a host site.

We discussed the future of using a RARE participant for the Mainstreet/Community Coordinator position for the principal benefit of SHEDCO, considering increasing statewide demand for the limited number of RARE participants.

- The pros: RARE is looking into increasing the number of annual members (currently 25) to 30. And we have been good host for the Americorps*VISTA volunteers and Americorps RARE participants, which helps our likelihood of being selected as a future host site.
- The cons: per RARE, SHEDCO should start looking into ways to be self-sufficient given that this is their 5th year with Americorps assistance. RARE wouldn't give a definite answer as to how much longer their program can be used, but, generally, they want their resources to be used to build capacity as opposed to a default crutch. **In short RARE cannot staff this position indefinitely.**

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

See attached.

OTHER

I participated in the POW flag raising ceremony at the Police station on November 6th by singing the Star Spangled Banner.

Jacob Graichen

From: Jennifer Dimsho
Sent: Friday, November 20, 2015 10:54 AM
To: Jacob Graichen
Subject: November Planning Department Report

Here are my additions to the November Planning Department Report:

1. Arts & Cultural Commission (ACC): Gateway Sculpture Phase 2 Project – Helped craft the non-profit organization outreach email, Kickstarter timeline, rewards list, launch promotion ideas, and video production ideas. Began conversation with Ampersand Productions in Portland for video production.
2. Attended MFA meetings for upcoming EPA Community-Wide Assessment (CWA) Grant Application (Deadline: Dec. 18). Worked on 15-page application narrative updates, narrowing our brownfield site selection, drafting and receiving letters of support from 20+ local and state agencies
3. Attended 2 EPA CWA Grant Application Preparation webinars
4. Reviewed EPA AWP draft existing conditions material from MFA
5. Interviews with key stakeholders scheduled for Port of St. Helens Intergovernmental Partnership Program (IPP) economic impact transportation study in early December
6. Helped with KOHI radio broadcast to promote the city's December holiday events and the ACC Gateway P.2 Project
7. Began working on the 3-panel Parks & Trails Brochure in Adobe InDesign
8. Worked on a batch of text amendments related to Parks & Trails Master Plan

Jennifer Dimsho

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