

City of St. Helens

Planning Commission

December 13, 2016

Agenda

1. **7:00 p.m. Call to Order and Flag Salute**
2. **Consent Agenda**
 - a. Planning Commission Minutes dated November 8, 2016
3. **Topics from the Floor:** Limited to 5 minutes per topic (Not on Public Hearing Agenda)
4. **Public Hearing Agenda:** (times are earliest start time)
 - a. 7:00 p.m. - Variance at 325 N. 4th Street - Jeffrey Trinklein
5. **2017 Planning Commission Meeting Schedule**
6. **Review of Code Amendments for Framework Plan & Historic Preservation**
7. **Acceptance Agenda: Planning Administrator Site Design Review:**
 - a. Site Design Review at 1875 Old Portland Rd. - Mini storage facility
8. **Planning Director Decisions:** (previously e-mailed to the Commission)
 - a. Sign Permit (Banner) at 2100 Block of Columbia Blvd. - St. Helens Police Department Donut Day
 - b. Sign Permit at 305 Strand Street - Big River Bistro
 - c. Accessory Structure at 1421 Tualitan Street - New storage shed
 - d. Site Design Review (Scenic Resource) at vacant lot east side of 134 N. 2nd Street - Wayne Weigandt
 - e. Partition at 755 N. Columbia River Hwy - ICDC II, LLC
 - f. Sign Permit (x2 Wall) at 2298 Gable Road Suite 110 - Tube Art Group (Mod Pizza)
 - g. Temporary Use Permit (Renewal) at 1300 Kaster Rd. - Cascades Tissue Group
 - h. Home Occupation (Type II) at 59041 Welches Ct. - Online firearm sales
9. **Planning Department Activity Reports**
 - a. November 29, 2016
10. **For Your Information Items**
11. **Next Regular Meeting: January 10, 2016**

Adjournment

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City of St. Helens
Planning Commission Meeting
November 8, 2016
Minutes

Members Present:

Dan Cary, Chair
Al Petersen, Vice Chair
Sheila Semling, Commissioner
Audrey Webster, Commissioner
Kathryn Lawrence, Commissioner
Russell Hubbard, Commissioner

Members Absent:

Greg Cohen, Commissioner

Staff Present:

Jacob Graichen, City Planner
Jennifer Dimsho, Assistant Planner & Planning Secretary

Councilors Present:

Ginny Carlson, City Council Liaison

Others Present:

Gainor Riker
John & Agnes Petersen
Jeremy, Sherri, and Geoff Thompson
Les Watters
Art Leskowich
Paul Romani
Heather Austin
Erin Geile
Keith Forsythe
Wayne Weigandt

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

Consent Agenda

Approval of Minutes

Commissioner Webster moved to approve the minutes of the October 11, 2016 Planning Commission meeting. Commissioner Lawrence seconded the motion. Motion carried with all in favor. Chair Cary did not vote as per operating rules. Vice Chair Petersen did not vote because he did not participate in one of the public hearings.

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Topics From The Floor

There were no topics from the floor.

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Architectural Review: Sign Permit at 305 Strand Street

City Planner Graichen explained that the Commission, acting as the Historic Landmarks Commission, is making a recommendation to staff regarding the sign proposed at 305 Strand Street. The Commission's job is to determine if the sign complies with the Architectural Design Guidelines for the Riverfront District.

Vice Chair Petersen asked if the proposal was to rehab an old sign. Graichen said yes. Commissioner Webster is concerned that there are no other projecting signs in this area. She would rather see a traditional blade sign. Commissioner Lawrence feels the proposal fits in with the surrounding area.

Gainor Riker, the applicant, said she is limited on her signage options. A flat wall sign was not an option due to the architectural features of the building. She said she found this vintage sign and liked how the checkerboard pattern looked with the brick on the building. She said the sign is not very heavy, because it is hollow.

Chair Cary asked how the sign was originally mounted. Riker said it came with the original brackets to mount it. Commissioner Webster asked where the sign was from originally. Riker said she was unsure. Graichen asked how the letters will be added to the sign. Riker said the letters of BRB will be foam covered in vinyl. The foam letters will be secured to the sign with a series of clips. She said the text under BRB will be much smaller and made of just vinyl. Chair Cary said he likes the design of the sign.

Vice Chair Petersen pointed out an old photo from the Architectural Design Guidelines that shows two projecting signs installed on the building.

Vice Chair Petersen moved to recommend approval of the Sign Permit. Commissioner Lawrence seconded. All in favor; none opposed; motion carries.



Public Hearing

Jeremy & Sherri Thompson
Zone Change / CPZA.2.16
Bradley Street

It is now 7:14 p.m. and Chair Cary opened the public hearing. There were no conflicts of interest or bias in this matter. No one in the audience objected to the Commission's ability to make a fair decision.

Graichen entered the following items into the record:

- Staff report packet dated November 1, 2016 with attachments

Graichen said that the applicant is proposing a Zoning Map amendment from Highway Commercial (HC) to Apartment Residential (AR). The Commission needs to make a recommendation to City Council. The applicant is not proposing a Comprehensive Map change because it already allows for AR zoning.

IN FAVOR

Thompson, Jeremy & Sherri. Applicants. Thompson said the property has been in their family since 1986. It has never been anything but a storage facility. They would like to develop a residence on site so they can live inside the City. They cannot do this if it is zoned HC. They do not want to build multi-family

apartments. They want to build a dwelling unit on the storage facility.

Dahl, Susie. 34914 Achilles Rd. Warren, Oregon. Dahl is a designer who does design and architecture and works for Columbia County as a plans examiner on the side. Dahl said the applicants can add onto the existing building and it can be built to code. Dahl said the applicant's children may also develop the property or sell the property to a developer in the future.

IN OPPOSITION

No one spoke in opposition.

END OF ORAL TESTIMONY

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

CLOSE PUBLIC HEARING & RECORD

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

FURTHER QUESTIONS OF STAFF

Chair Cary asked if the existing storage facility is meeting setback requirements. Graichen said no, but if they wanted to build a new dwelling unit, the new development would have to meet setbacks.

DELIBERATIONS

Commissioner Webster noted that the property is adjacent to AR, so re-zoning makes sense. Commissioner Lawrence agreed. Vice Chair Petersen said it fits well with the surrounding zoning.

MOTION

Commissioner Webster moved to recommend approval of the Zoning Map amendment. Commissioner Semling seconded. All in favor; none opposed; motion carries.

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Deliberations (Continued)

3J Consulting, Inc.

Subdivision / SUB.1.16

Elk Ridge Estates (Phase 6)

Vice Chair Petersen declared his conflict of interest and will not participate in deliberations.

Graichen summarized the documents that were entered into the record during the continuation. He said it seems that the developers and the mine operators came to an agreement about the contested conditions from last meeting. Graichen discussed the recommended revised conditions, as included in the staff report.

Graichen also explained that the woman who provided testimony regarding her low water pressure during the last meeting is likely on a lot with pressure barely within the minimum range. He explained that the

original developer who developed those lots would have been required to keep a proper operational range for water pressure. In order to increase her water pressure as part of the proposed subdivision phase, Graichen said the existing streets would have to be ripped up. Commissioner Webster said this new developer should not have to be responsible for an issue caused by the original developer of the lots. Chair Cary agreed.

MOTION

Commissioner Semling moved to approve the Subdivision Preliminary Plat with conditions as recommended by staff and as amended by the November 1 letter submitted by 3J Consulting, Inc. Commissioner Webster seconded. All in favor; none opposed; motion carries.

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

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Public Hearing

Robert & Martha Sipe

Variance / V.7.16

59048 Whitetail Ave.

It is now 7:52 p.m. and Chair Cary opened the public hearing. There were no ex-parte contacts, conflicts of interest or bias in this matter. No one in the audience objected to the Commission's ability to make a fair decision.

Graichen entered the following items into the record:

- Staff report packet dated November 1, 2016 with attachments

Graichen said the applicant is requesting a setback variance for a proposed building addition. He discussed the history of the site, as presented in the staff report. Graichen said the odd-shaped lot was intended to preserve a group of trees when the subdivision was being developed, which ended up being removed at a later date. He further explained that if the lot had been a normal-shaped lot, the proposed building addition would not require a variance. Vice Chair Petersen asked why the applicant did not just go through a street vacation process. Graichen said the applicant can address this.

IN FAVOR

Sipe, Martha. Applicant. Sipe said they tried to receive a street vacation, but the property behind them did not agree to sign off on the street vacation for unrelated reasons. Then when they approached Graichen about alternatives, he suggested a Variance Permit. Sipe said variances are also cheaper.

Sipe, Robert. Applicant. Sipe said a lot of effort was put into the previous street vacation paperwork. They had their property surveyed, and had all required neighbor signatures, except for the neighbor that was required for approval. Sipe also said due to the length of time since attaining the signatures for the street vacation request, they would have to receive all new signatures.

IN OPPOSITION

No one spoke in opposition.

END OF ORAL TESTIMONY

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

CLOSE PUBLIC HEARING & RECORD

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

DELIBERATIONS

The Commission did not see any reasons why they should not approve the Variance Permit.

MOTION

Commissioner Webster moved to approve the Variance Permit as written. Commissioner Semling seconded. All in favor; none opposed; motion carries.

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

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Public Hearing

Wayne Weigandt
Variance / V.8.16
N 1st Street

It is now 8:29 p.m. and Chair Cary 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 1, 2016 with attachments

Graichen said after the staff report was sent, Weigandt requested that the setback variance be changed from six feet to five feet because of the proposed eaves. The required side setback is ten feet. Graichen said written testimony from a neighbor in opposition to the proposal was also received today. Graichen also pointed out a scrivener's error in a covenant that was recorded on the deed (a private matter). Graichen explained that the covenant was intended to protect the view of a property behind the proposal.

Graichen explained that there is a 15 feet wide sanitary sewer easement on the property. He said this utility easement could be viewed as a unique circumstance, which is a criterion for approval. He also noted that the most impacted property of the setback reduction is also owned by the applicant. He said the proposed triplex is still subject to two administrative permits: a Scenic Resource Review and a Site Design Review.

Commissioner Semling asked if there was a height restriction. Graichen said yes. There are three height

factors at play. First, there is the self-imposed deed restriction. Second, there is a maximum height of 35 feet set by the underlying zoning district. And third, because of its location, there is a Scenic Resource Review process where neighbors are notified of the development. He said if affected neighbors can demonstrate their view is blocked according to SHMC 17.68.040, the applicant may ultimately be required to alter their proposal.

Commissioner Hubbard asked how many parking spaces would be required. Graichen said because this proposal is strictly for a Variance Permit, he has not yet reviewed the proposal with Site Design Review standards. However, Graichen said that the number of parking spaces is based on the number of bedrooms in each dwelling unit. From previous discussions, it is anticipated that the proposal will include two-bedroom dwelling units, which will require two spaces each for a total of six required spaces.

IN FAVOR

Weigandt, Wayne. Applicant. Weigandt said he owns the existing duplex next door at 145 N. 1st Street. It was in compliance with the setback rules at the time of construction. The setback reduction from this proposal will not affect the duplex property. He is sensitive to the views of the property owners on the bluff above the development. He said this new development will be no higher than the roofline of the duplex at 145 N. 1st street. The deed restriction to limit the height of future development was something he imposed by the seller's request when he bought the property. Weigandt noted that height is not a relevant piece of this land use application because legally, he can go as high as 35 feet per the underlying zoning. He said his existing duplex is about 24 feet in height from the concrete foundation to the peak of the roof.

Chair Cary asked how deep they will dig before pouring the foundation. Weigandt said they have done some test boring on the site and it appears they will get to about ten feet before hitting bedrock. He thinks the ground floor of the triplex will be about two to three feet lower than the duplex. Due to height concerns, Weigandt said he also changed the roof pitch from a 4-12 to a 2-12.

IN OPPOSITION

Watters, Les. 2035 SE Main Street, Portland. Watters owns 130 and 170 Columbia Blvd., which are both in the notice area for this proposal. Watters is concerned about the roof height, materials, and pitch. He knows that this hearing is for a variance, but since the design review is done administratively, he will not get the opportunity to comment at a later date. Watters said a metal roof at a 2-12 pitch will result in a lot of roof exposure for his tenants. Both of his properties look directly down at this property, so depending on what the roofing material is, there could be major impacts to their views. He noted a building next to the duplex with a metal blue roof that stands out and does not blend with the surrounding views. He does not know what the City's standards are for roofing materials, if there are any, but in most cases you do not normally look down on a roof. However, in this case, the roof is the majority of what you will see.

REBUTTAL

Weigandt, Wayne, Applicant. Weigandt wanted to mention that he is proposing more parking than the code requires. He is proposing a single car garage and two driveway spaces for each two bedroom unit. Weigandt said because this proposal is for a Variance Permit, he has not chosen a roof color. His intent is to be a good neighbor and not block views of the river.

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.

FURTHER QUESTIONS OF STAFF

Vice Chair Petersen asked what other review this proposal will see before approval. Graichen said they will go through Site Design Review, which looks at parking requirements, landscaping, etc. The other process is a Scenic Resource Review. Graichen said during this process, neighboring properties will be notified of the proposal. The notice says neighbors have the opportunity to demonstrate that a certain percentage of their view of the river will be blocked by the proposal.

DELIBERATIONS

Vice Chair Petersen said since Weigandt is the most affected property owner by the setback reduction, he does not see an issue with the proposal. He also noted that the total setback requirement of 20 feet (i.e., the sum of both side setbacks) is not changing, just how the 20 feet is distributed on the property. Commissioner Hubbard also noted there is a 15 foot utility easement along the side, which cannot be built on and is of no fault of the applicant.

MOTION

Vice Chair Petersen moved to approve the Variance Permit as presented. Commissioner Hubbard seconded. All in favor; none opposed; motion carries.

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

Commissioner Re-appointment Recommendations

Graichen said the City Recorder would like a formal motion from the Commission about recommended re-appointments. Chair Cary and Commissioner Cohen requested to renew their terms at the last meeting. Commissioner Cohen's position needed to be advertised, but no one applied. Graichen said Councilor Carlson said they did not need to re-advertise.

Commissioner Webster moved to recommend re-appointment of Commissioner Cohen and Chair Cary. Commissioner Semling seconded. All in favor; none opposed; motion carries.

Acceptance Agenda: Planning Administrator Site Design Review

- a. *Amended* Site Design Review at Lots 1-16, Block 27 of the South St. Helens Addition – OHM Equity Partners, LLC

Graichen said the decision was amended to include an additional condition that required a plan to address access to potable water.

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

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Planning Director Decisions

- a. Lot Line Adjustment at S. 6th St. & Cowlitz St. - Bells Drafting & Construction
- b. Sign Permit (Banner) at 2100 Block of Columbia Blvd. - Toy & Joy Auction
- c. Lot Line Adjustment at 35732 Hankey Rd. - KLS Surveying, Inc.

There were no comments.

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Planning Department Activity Reports

There were no comments.

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For Your Information Items

There were no for your information items.

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There being no further business before the Planning Commission, the meeting was adjourned at 9:06 p.m.

Respectfully submitted,

Jennifer Dimsho
Planning Secretary

2016 Planning Commission Attendance Record

P=Present A=Absent Can=Cancelled

Date	Petersen	Hubbard	Lawrence	Cohen	Cary	Semling	Webster
01/12/16	P	P	P	A	A	P	P
02/09/16	A	P	P	P	P	P	P
03/08/16	P	P	P	A	P	P	P
04/12/16	P	P	P	P	P	P	P
05/10/16	P	P	A	P	P	P	P
06/14/16	P	P	P	P	P	A	P
07/12/16	P	P	P	P	P	P	P
08/09/16	CAN	CAN	CAN	CAN	CAN	CAN	CAN
09/13/16	P	P	P	P	P	P	P
10/11/16	P	P	P	P	P	P	P
11/08/16	P	P	P	A	P	P	P
12/13/16							

CITY OF ST. HELENS PLANNING DEPARTMENT
STAFF REPORT
Variance V.9.16

DATE: December 6, 2016
To: Planning Commission
FROM: Jennifer Dimsho, Assistant Planner
Jacob A. Graichen, AICP, City Planner

APPLICANT: Jeffrey Trinklein
OWNER: Same

ZONING: General Residential, R5
LOCATION: 325 N. 4th Street; Tax Assessor Map No. 5N1W-33DD-700
PROPOSAL: Variance to allowed reduced side setback and exceed maximum lot coverage for a new attached garage (carport)

The 120-day rule (ORS 227.178) for final action for this land use decision is March 16, 2016.

SITE INFORMATION / BACKGROUND

The property is developed with a detached single-family dwelling with a garage which is attached to the dwelling. According to the applicant, the two structures occupy approximately 2,263 square feet. According to the site plan, the applicant is proposing an additional 456 square foot carport that will be attached to the existing garage.

Access to the property is on N. 4th Street. There is an existing asphalt driveway along the northern edge of the property. The proposed carport would utilize the existing driveway. There is a sanitary sewer main line running along the back (west) side of the property.



Front of house with asphalt driveway.



Existing attached garage on left.
Boat is positioned approximately in the proposed location of the new attached carport.



Location of proposed side setback reduction.

PUBLIC HEARING & NOTICE

Hearing dates are as follows:

December 13, 2016 before the Planning Commission

Notice of this proposal was sent to surrounding property owners within 100 feet of the subject property(ies) on November 17, 2016 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 November 23, 2016.

AGENCY REFERRALS & COMMENTS

Building Official: Where the structure is located will determine what requirements will apply from Oregon Residential Specialty Code, Table R302.1 for fire-resistance rating.

Engineering Technician II: 1) The sanitary sewer main for this area runs along the back yards and the proposed new structure will reduce the ability to access the main line. 2) This is an area that has no storm sewer available and runoff has historically built up in the backyards at the lowest point causing a hardship to the neighborhood. This area is solid rock. 3) This request will increase the improved area of this lot beyond what the building code allows. Again, increasing the impervious area should be considered.

Engineering Director: Although there is not an access easement along the north side of the lot, the proposed addition would block access to the public sewer main located on the back (west) lot line.

Storm drainage and runoff on this block is problematic. There are no public storm drainage facilities in near proximity to the address in question. It is unknown where additional runoff generated by the proposed addition would be disposed, and how it would potentially impact adjacent properties.

APPLICABLE CRITERIA, ANALYSIS & FINDINGS

SHMC 17.108.050 (1) – Criteria for granting a Variance

- (a) The proposed variance will not be significantly detrimental in its consequence to the overall purposes of this code, be in conflict with the applicable policies of the comprehensive plan, to any other applicable policies and standards of this code, and be significantly detrimental in its consequence to other properties in the same zoning district or vicinity;
- (b) There are special circumstances that exist which are peculiar to the lot size or shape, topography or other circumstances over which the applicant has no control, and which are not applicable to other properties in the same zoning district;
- (c) The use proposed will be the same as permitted under this code and city standards will be maintained to the greatest extent that is reasonably possible while permitting some economic use of the land;

- (d) Existing physical and natural systems, such as but not limited to traffic, drainage, dramatic landforms, or parks, will not be adversely affected any more than would occur if the development were located as specified in the code; and
- (e) The hardship is not self-imposed and the variance requested is the minimum variance which would alleviate the hardship.

Discussion: Some other laws relevant to this request.

Per SHMC 17.32.070

The minimum side yard for detached single-family dwellings in the R5 zone is 5 feet. The applicant is proposing a 3 foot side setback.

Buildings and structures shall not occupy more than 35 percent of the lot area.

In this case, the subject property is 5,800 square feet, which means the maximum lot coverage is 2,030 square feet. According to the applicant, the lot has 2,263 square feet of existing buildings and structures, which is just under 40% lot coverage. The applicant is proposing a 456 square foot carport, which means the applicant is requesting approximately 47% lot coverage.

Per SHMC 17.108.050 (4)

This standard allows a 20% reduction of yard (setback) requirements and the lot coverage standards increased up to 5% for building additions without a variance. If used in the rear yard it requires site obscuring plantings.

Per SHMC 17.64.050 (1)

Cornices, eaves, belt courses, sills, canopies, or similar architectural features may extend or project into a required yard not more than 36 inches provided the width of such yard is not reduced to less than three feet.

Per SHMC 17.64.050 (5)

No building or portion thereof, regardless of size, shall be placed closer than three feet to a property line

Findings:

(a) This criterion requires a finding that the variance will not be detrimental.

- The Commission needs to determine if this criterion is met to approve the variance or approve it with conditions.
- See applicant's narrative. Applicant states approval from adjacent neighbors.

(b) This criterion requires a finding that there are special and unique circumstances.

- The Commission needs to determine if this criterion is met to approve the variance or approve it with conditions.
- See applicant's narrative. Applicant states that the positioning of the house and orientation of the garage make it difficult to move vehicles in and out. Applicant also states there is no available on-street parking on 4th Street due to topography.

(c) This criterion prohibits a use variance and requires a finding that the applicable standards are maintained to the greatest extent that is reasonably possible.

- A use variance is not proposed. Does the Commission think the setback standard and lot coverage is being maintained to the greatest extent possible?
- See applicant's narrative.
- Staff comment(s): A use variance is not proposed; such is prohibited. Detached single-family dwellings are a permitted use in the R5 zone. Per SHMC 17.64.050 (1), if the Commission approves the 3 foot side yard setback, no projections beyond the foundation (such as eaves) would be allowed, unless the Commission specifically approves this too.

(d) This criterion requires a finding that existing physical and natural systems will not be adversely affected as a result of the requested Variance.

- The Commission needs to determine if this criterion is met to approve the variance or approve it with conditions.
- See applicant's narrative.
- Staff comment(s): One purpose of setbacks is to help prevent nuisance drainage. City Engineering noted that storm drainage and runoff on this block is problematic. There is no storm infrastructure on site or on the adjacent properties. However, the applicant is not proposing to increase the amount of impervious surface on the property. The location for the proposed carport has already been paved. It is unknown if/how the runoff from the proposed structure will impact neighboring properties.

The proposed carport will also block one of the ways to access to the public sewer main line which runs along the west side of the property. This will reduce the ability to access the main line for maintenance.

(e) This criterion requires a finding that the variance issue is not self-imposed and that the variance is the minimum necessary to alleviate the hardship.

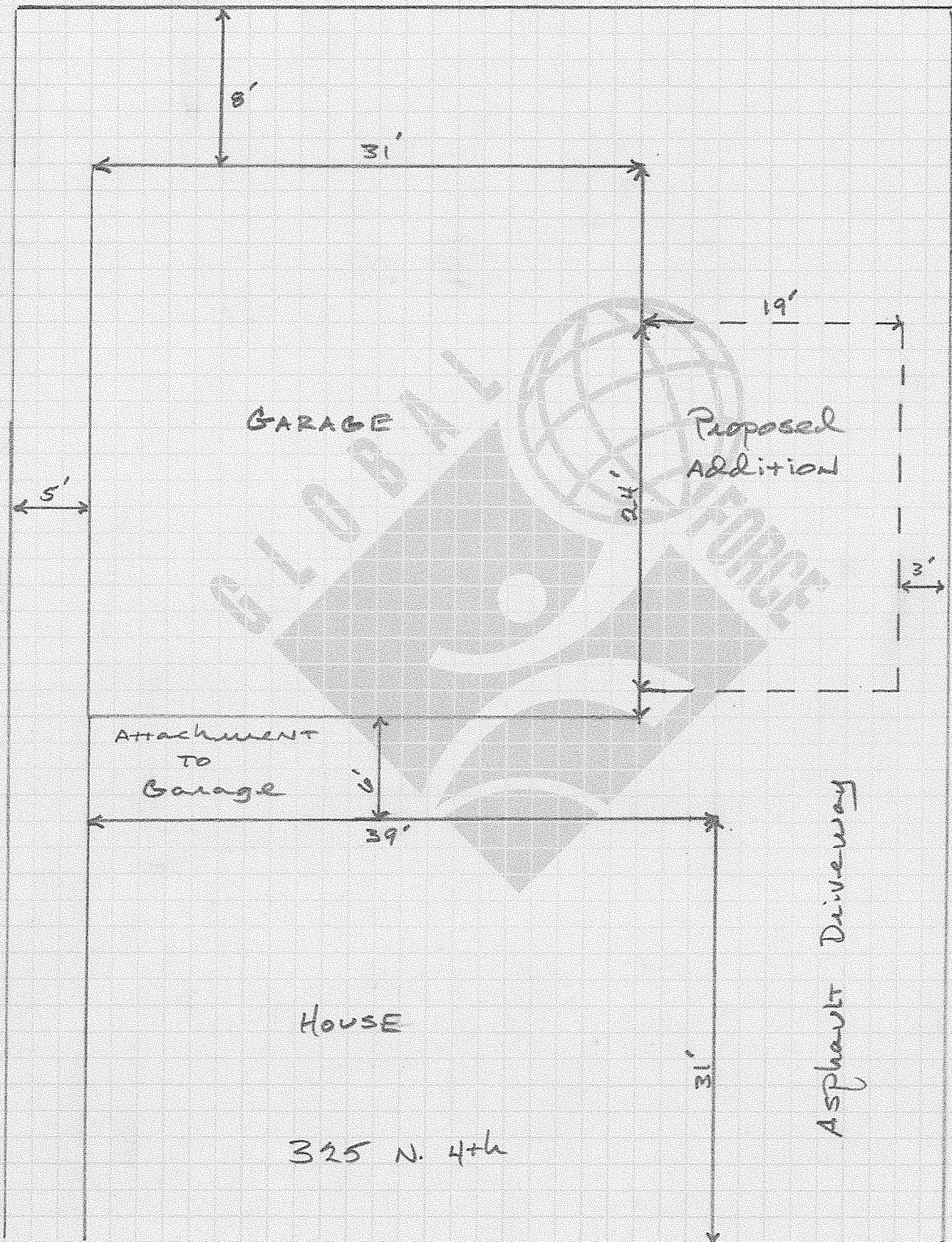
- The Commission needs to determine if this criterion is met to approve the variance or approve it with conditions. Does the Commission think the variance is the minimum necessary to alleviate the hardship?
- See applicant's narrative.
- Staff comment(s): Note that with the setback reduction and lot coverage increase provided by SHMC 17.108.050 (4) for building additions, the applicant is requesting a 1 foot setback reduction (from 5 feet to 3 feet) and an increase of approximately 7% (from 40% to 47%) lot coverage.

CONCLUSION & RECOMMENDATION

Based on the facts and findings herein, if the Planning Commission approves this Variance Permit staff recommends the following conditions:

1. This Variance approval is valid for a limited time pursuant to SHMC 17.108.040 (to use the variance for the intended purpose).
2. This variance shall apply to the proposed plan as submitted only or one with equal or less minimum required yard encroachment.
3. No architectural features that extend beyond the foundation/wall (such as eaves) shall be allowed on the reduced side yard setback. <unless the Commission approves this>

Attachment(s): *Variance site plan*
Applicant's narrative
Proposed carport drawings
Applicant's photos



N. 4th STREET



A Business Group of ADC Telecommunications, Inc.

N. 4th STREET

To: St. Helens Planning Commission

From: Jeffrey H. Trinklein, Property Owner
325 Nth 4th St.
St. Helens, OR. 97051

I recently applied for a building permit to construct an addition to the garage on my property. The proposed structure is a prefabricated metal design to be attached to the garage, 24 feet long (the width of the garage) and 19 feet wide to cover the asphalt in front of the garage with the purpose of providing adequately covered parking. I was denied the permit and the reasons given for the denial stated that it exceeded the allowable coverage of the property, was too close to the adjacent property line, and that the roof was not in keeping with the overall design of the home. I am requesting variances for the reasons of denial and to further detail the proposed plan and need for the variances. I do not believe that the requested variances would be detrimental to the overall purpose of the municipal code, be in conflict with the applicable policies of the comprehensive plan, or to any other applicable policies and standards of this code nor do I believe it would be significantly detrimental in its consequence to other properties in the same zoning district or vicinity. I have both of my adjacent neighbors support in this proposal.

My motivation to construct this structure is twofold. First, the garage as it is located is very difficult to get vehicles in and out of because it is located behind the house and positioned in a perpendicular fashion as it relates to the house and property. Secondly, the very large fir located on the neighbors property directly behind this area and the adjacent neighbors cedar tree drop such a significant amount of needles, small branches, pinecones, sap and dust debris on this area as to make parking very undesirable year round without being covered. As a result of this condition, the area must be cleaned at least weekly and power-washed on a regular basis to remove algae build up that if left unwashed causes a very slippery and unsafe condition. (Please see enclosed photos) Also, there is no available street parking on my section of 4th street as geographic topography prevents this but does not affect other properties further down the street. I believe these conditions are unique to this property and constitute an undue hardship that I have no control of nor is it self imposed and that the current conditions as detailed above restrict adequate parking and creates an unsafe condition on the property.

This particular structure will vary from the submitted engineering plans in that it will have a vertically positioned roof with gables and gutters and siding on the one wall to match the house as opposed to a horizontal wrap around roof as shown in the engineering that was the stated reason for concern and one of the reasons given for denial. This modification to the submitted engineering plans will be in keeping with the overall homes design and I believe this should satisfy the reason for denial on this particular issue. It will be connected to the garage as indicated in the included photo of the garage and I have no plans to fully enclose the structure.

As is evident by the photo showing the proposed location of the wall of the structure, it will need to be located within three feet of the adjacent property line. This is necessary because as is shown in the photo, any location closer to the garage of this wall will create an unsafe condition for backing a vehicle down the driveway and into the structure, as the wall would be directly in the path of the backing vehicle. As is also shown in the photo, the location of the proposed wall in relation to the adjacent property line allows a sufficient amount of space to walk and keep this area easily maintained. The physical location of the addition will be to the rear of the property and not easily seen from the street view and subsequently will have minimal affect on the overall appearance of the home and property. The stated use of this structure will be the same as permitted under this code and city standards will be maintained. Existing physical and natural systems will not be affected in any way by this request for variance any more than would occur if it were constructed in accordance with the specified code.

Since the lot size is 5662 sq. ft. and the structural coverage is 2263 sq ft., the coverage is currently at 40%. It is my understanding that the setback requirements may be reduced 20% and the lot coverage standards increased 5% without variance if the following standards are satisfied:

SHMC 17.108 Paragraph (4)

- a. The reduction of the setback area or increase in lot coverage established by the applicable zoning district shall be necessary to allow for the enlargement or remodeling of an existing building. Yes.
- b. The increase in lot coverage established by the applicable zoning district may also allow for new accessory units. Yes.
- c. na
- d. na
- e. The proposed building, accessory structure, or addition shall not encroach upon any existing easements. It does not.
- f. na
- g. na

If these standards are satisfied and the allowable coverage is increased 5% the existing structures are currently at maximum allowable coverage of 40% and if the setback area is reduced 20% it is allowed a 4ft.distance from the property line without variance.

If the proposed addition is 456 sq ft., it will increase the lot coverage to 48%. Therefore, I am asking for variances of one foot distance in the setback area, and an 8% increase in lot coverage. These are the minimum variances that are necessary to allow the construction to move forward to completion.

I believe this addition will alleviate the hardship of inadequate parking and of maintaining this area, will greatly enhance the livability, functionality, and correct the safety issues that are a consequence of the current conditions and as a result, will also increase the value of the home by providing an adequate parking area and enhance the neighborhood in general as vehicles parked in this area will no longer have to be covered by unsightly tarps to park in this area.

Thank you for your attention to this request.

Sincerely,

Jeffrey H. Trinklein

A handwritten signature in cursive script, appearing to read "Jeffrey H. Trinklein", written in dark ink.

STANDARD FEATURES (OPEN CARPORT)

NOTE FOR FINISHED
APPEARANCE

24 GA. STEEL
ROOF PANELS

30" GALV. STEEL
FRAME

ALTERNATE ANCHOR DETAIL (2)

ANCHOR DETAIL (1)

FRONT LEAF

DOUBLE END OR
WELD END TO
ANCHOR ROD

STEEL TUBE
FRAME

CONCRETE

BOTTOM RAIL

BOTTOM RAIL

5/8" x 36" ANCHOR
ROD DRIVEN THROUGH
PAV. INTO HARD EARTH
ANCHORS TO BE DRIVEN
5'-0" O.C., MINIMUM
3 ANCHORS PER SIDE.

BOTTOM RAIL
2" STEEL TUBE

GROUND ANCHORS

DRIVE GROUND
ANCHORS BEFORE
PLACING CONCRETE.

CARPORT FRAME DETAIL

12 GA. 2 1/2" GALV.
STEEL TUBE FRAME

12 GA. 2 1/2" GALV.
STEEL "U" STRUT

12 GA. 2 1/2" GALV.
STEEL TUBE FRAME

2" SQ. GALV. STEEL RIPPED
WELDED TO BOTTOM RAIL
MIN. 8" IN LENGTH

NOTE: ALL FASTENERS ARE CASE HARDENED
STEEL HEX SELF-TAPPING SCREWS.
ROOF DECK SCREWS W/ RUBBER WASHERS.

12 GA. 2 1/4" GALV.
STEEL BOTTOM RAIL

18'-0"

ALTERNATE ANCHOR DETAIL (3)

"MINUTE MAN" POST
DRIVE OR EQUAL, SCREW
DOWN TYPE ANCHOR
ATTACHED TO BOTTOM
RAIL ACCORDING TO
MANUFACTURER'S
RECOMMENDATIONS.

MIN. 3 EACH SIDE
TO ACHIEVE 120 MPH
WIND GUST RATING.

MAXIMUM ANCHOR SPACING
IS 10'-0" O.C.

2 1/2" FRAME

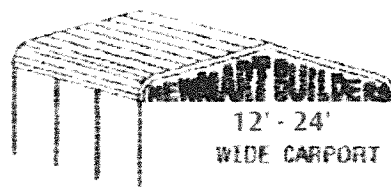
2 1/2" "U" STRUT

1/2" x 1/2" FASTENERS

STRUT CONNECTION

NOTES:

1. FRAME DESIGNED FOR DEAD LOAD AND
WIND LIVE LOAD OF 30 PSF.
2. GROUND ANCHORS TO WITHSTAND 100 MPH
WIND GUSTS. DETAIL (2) & (3) FOR
120 MPH WIND GUSTS.
3. MAXIMUM SPACING OF FRAMES IS 4'-0"
O.C.
4. ALL TUBING IS 2 1/2" SQUARE GALVANIZED
STEEL, 12 GA.
5. STEEL RIB ROOF MATERIAL 24 GA. MIN.



1003 PLANK ROAD
SOUTH HILL, VA 23070
PHONE (434) 447-2828
TOLL FREE 1-800-847-848
FAX (434) 447-2094



CITY OF ST. HELENS PLANNING DEPARTMENT

M E M O R A N D U M

TO: City Council and Planning Commission

FROM: Jacob A. Graichen, AICP, City Planner

RE: Zoning, Comprehensive Plan and Development Code changes to implement the St. Helens Waterfront Framework Plan adopted by Resolution 1765.

DATE: November 29, 2016

Attached is the Planning Department's initial concept approach to implement the St. Helens Waterfront Framework Plan for the Veneer Property and other matters.

Staff seeks feedback before starting the formal process.

Intended presentation dates:

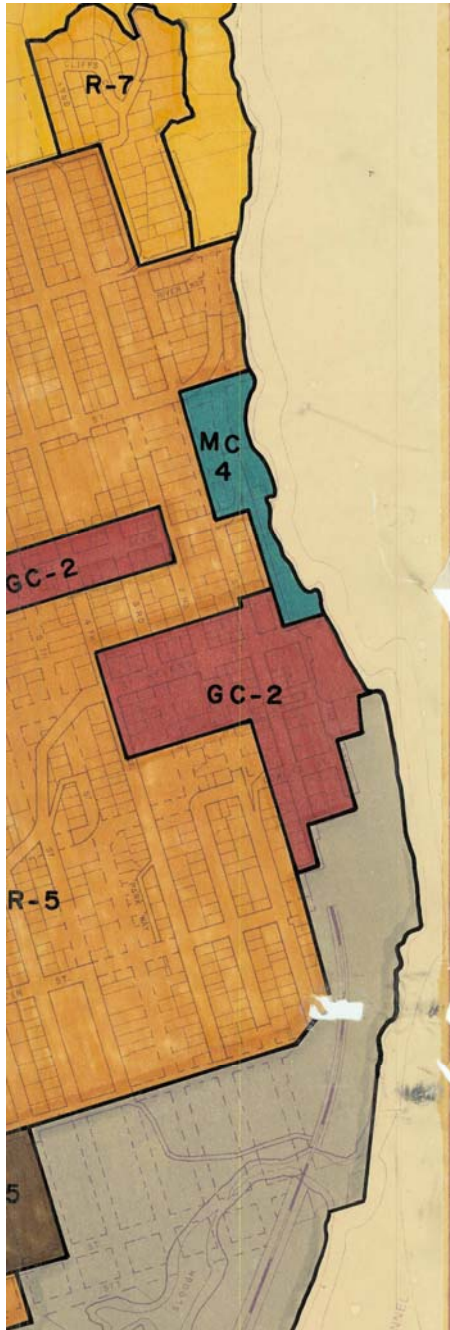
City Council	December 7, 2016
Planning Commission	December 13, 2016

RIVERFRONT DISTRICT - OVERALL PROPOSAL

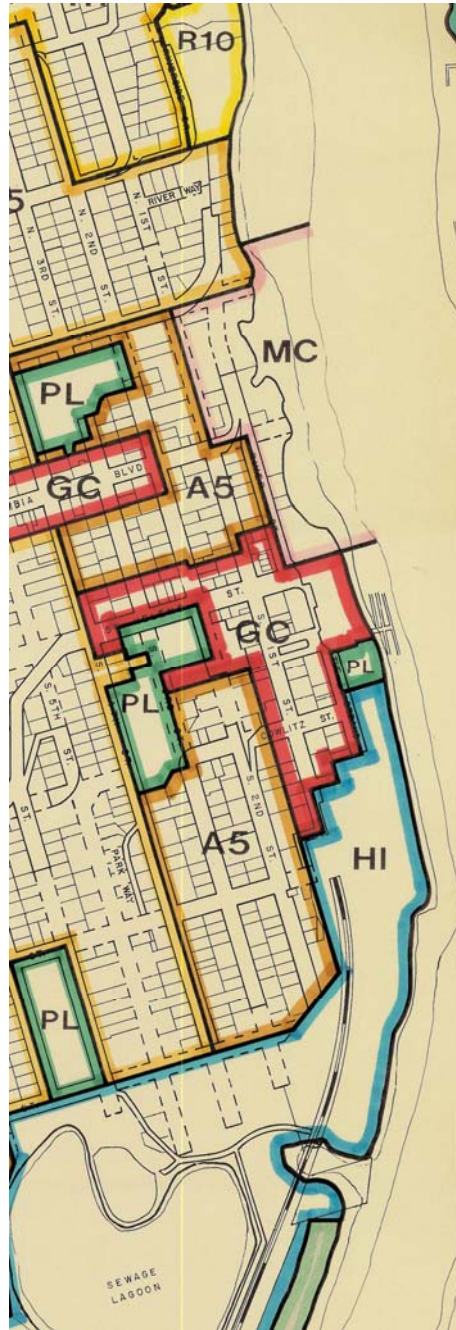


Previous Zoning Maps

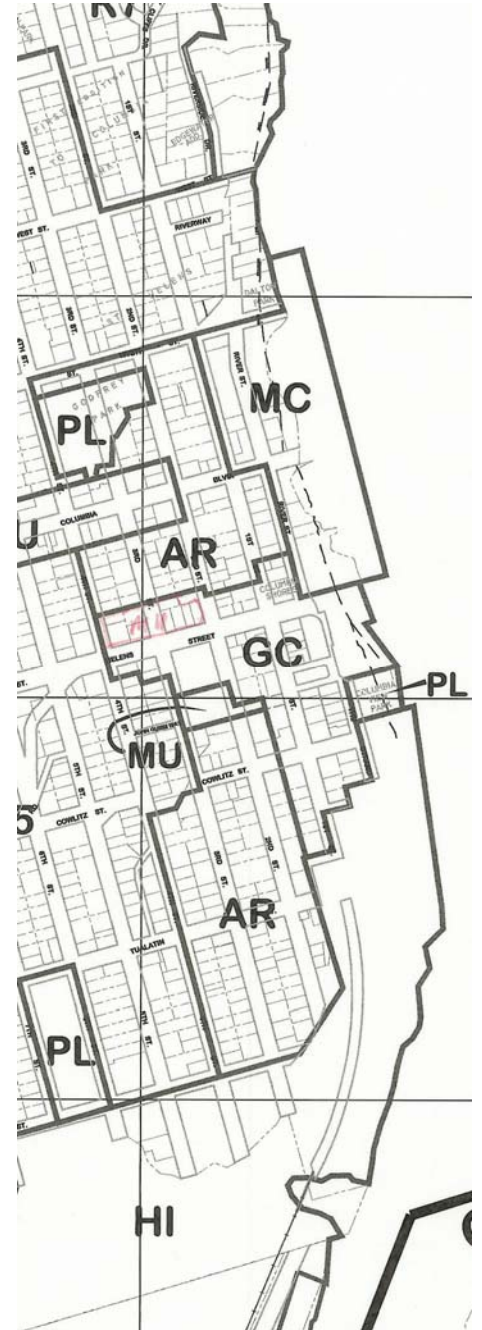
1978



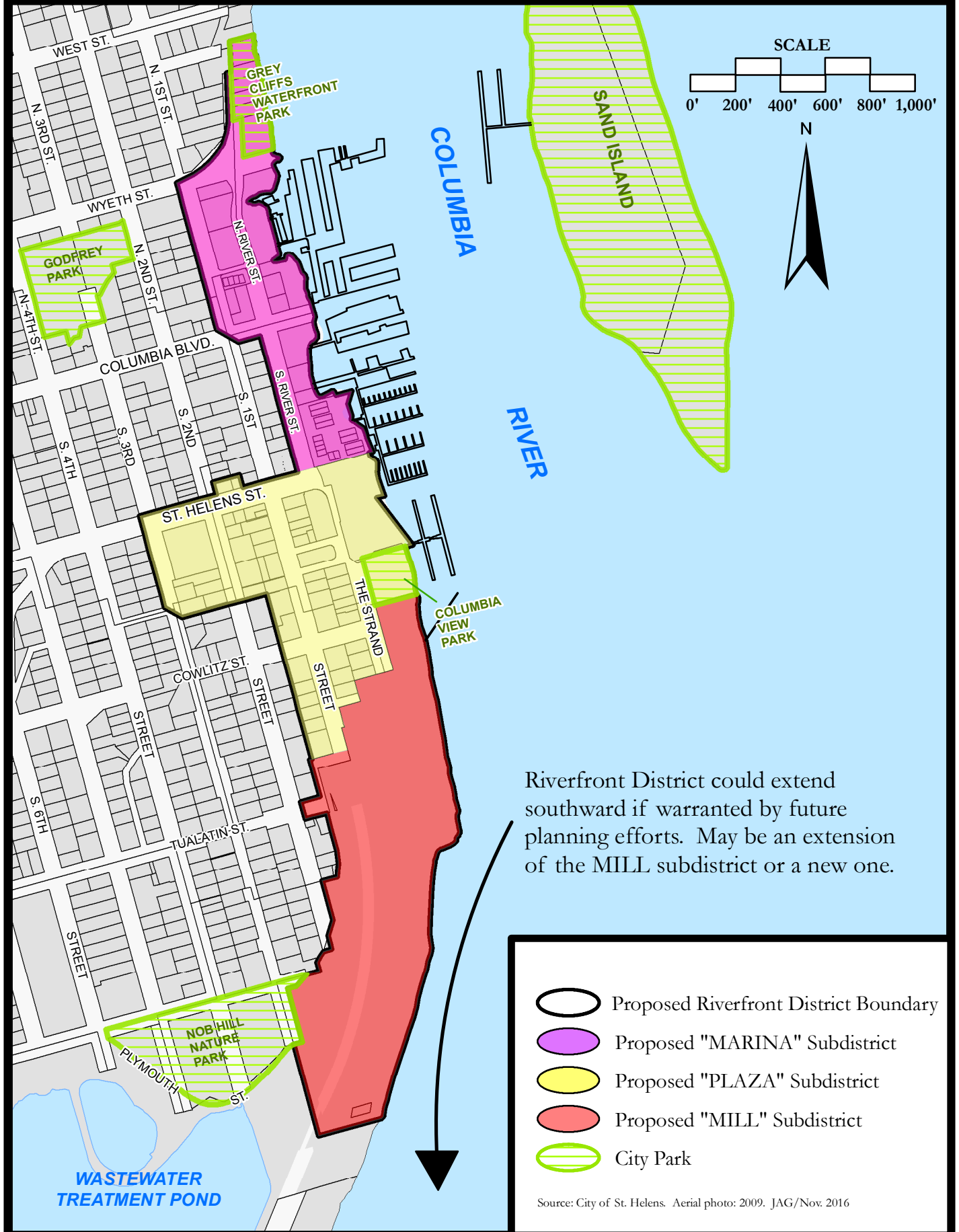
1993



2002



RIVERFRONT DISTRICT - SUB DISTRICTS



RIVERFRONT DISTRICT - ZONING

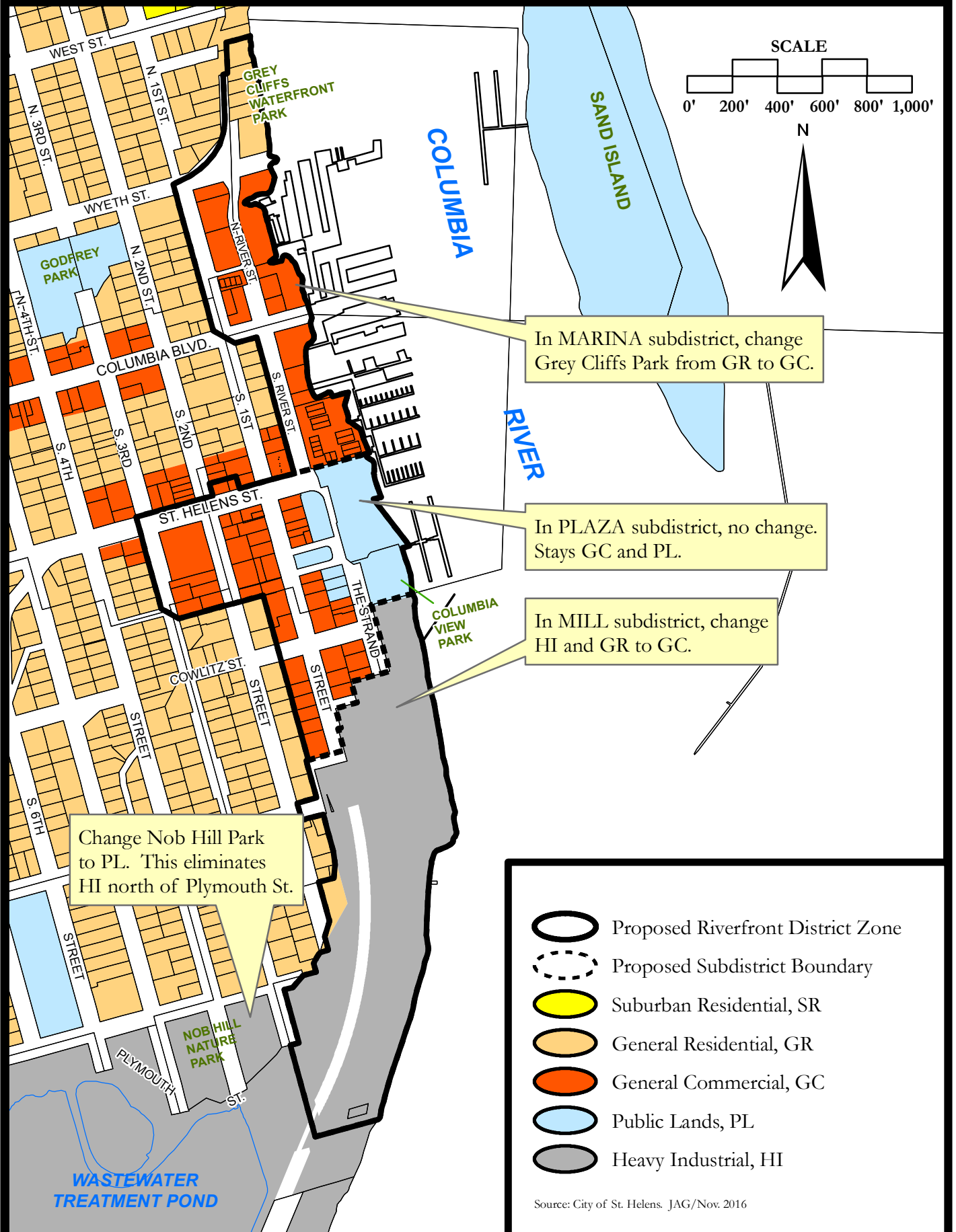
The map displays the Riverfront District along the Columbia River. Key features include:

- Streets:** WEST ST., N 1ST ST., N 2ND ST., N 3RD ST., WYETH ST., COLUMBIA BLVD., S 1ST ST., S 2ND ST., S 3RD ST., S 4TH ST., ST. HELENS ST., COWLITZ ST., STREET, PLYMOUTH ST.
- Parks:** GODFREY PARK, GREY CLIFFS WATERFRONT PARK, NOB HILL NATURE PARK, COLUMBIA VIEW PARK.
- Water Bodies:** COLUMBIA RIVER, SAND ISLAND, WASTEWATER TREATMENT POND.
- Zoning Zones:** Moderate Residential (R7), General Residential (R5), Apartment Residential (AR), Mixed Use (MU), General Commercial (GC), Marine Commercial (MC), Riverfront District (RD), Public Lands (PL), Heavy Industrial (HI).
- Proposed Changes:**
 - In MARINA subdistrict, change MC zone to RD. Grey Cliffs Park to change from R5 to RD.
 - In PLAZA subdistrict, no change. Stays RD.
 - In MILL subdistrict, change HI and AR zone to RD.
 - Change Nob Hill Park to PL. This eliminates HI north of Plymouth St.

Source: City of St. Helens. JAG/Nov. 2016

Source: City of St. Helens. JAG/Nov. 2016

RIVERFRONT DISTRICT - COMPREHENSIVE PLAN



Riverfront District – Expansion and Subdistrict Proposal

November 14, 2016

- **Expand Riverfront District northerly** replacing Marine Commercial district **and southerly** to accommodate Development Code amendments for the Veneer Property to replace Heavy Industrial designation and begin implementing the St. Helens Waterfront Framework Plan adopted by Resolution 1765.
- **Three Riverfront District subdistricts created** to organize different sets of development regulations, two existing and one to be created as part of this overall proposal: **MARINA**, **PLAZA**, and **MILL**.

	Zoning District Change	Comp Plan Map Change	Development Regulation Change
MARINA Subdistrict	Marine Commercial, MC changes to Riverfront District, RD. Grey Cliffs Park changes from General Residential, R5 to MC; remains a Park.	The Comp Plan Designation of Grey Cliffs Park needs to change from General Residential, GR to General Commercial, GC to allow for zone change to Riverfront District, RD.	No change to MC regulations. MC regulations become the MARINA Subdistrict's.
PLAZA Subdistrict	No change. RD zone remains here.	No change.	No change to RD regulations. RD regulations become the PLAZA Subdistrict's.
MILL Subdistrict	Heavy Industrial, HI and Apartment Residential, AR change to RD.	Heavy Industrial, HI and General Residential, GR needs to change to General Commercial, GC to allow for zone change to Riverfront District, RD.	Becomes RD zone, but needs new regulations per the Framework Plan. Thus MILL Subdistrict will have a new and unique set of rules.

Proposed Mill Subdistrict Development Code Regulations:

Per the Framework Plan (Section 6.2): *In order to provide certainty, clarity and simplicity to the development process, it is recommended that the City remove the WROD and change the underlying HI zone to a new zone that is specifically for the Veneer Property and could be extended south in the future if the lagoon area were to be redeveloped. This new zone would reference the requirements of the Framework Plan and rely on a DDA for implementation.*

Goals for new regulations:

- Amended to address goals and principles of and otherwise reference Framework Plan
- Rely on Development Agreement to set most standards
- Development requirements not specifically laid out in the Framework Plan or laid out in the DDA will default to City Code.

What do we want to specifically call out in the MILL Subdistrict regulations?

? ? ?

- 1. Floodplain rules should be mentioned as they are a Federal mandate as long as St. Helens is a participating community in the National Flood Insurance Program (NFIP).**
- 2. Compliance with Comprehensive Plan and addendums. This helps cover things like road extensions (1st to Plymouth) and trails (riverfront trail).**
- 3. [The Riverfront District Architectural Design Guidelines that applies to the Riverfront District zone now \(and the proposed PLAZA subdistrict\)???](#)**
- 4. ???**

* * * * *

Other issues proposed to be included, not directly related to waterfront Framework Plan:

- 1. Include policy in Comprehensive Plan to [encourage adaptive reuse of historic resources](#).**
- 2. Address Planning Commission interest in documentation of altered, moved or demoed historic buildings as part of approval process.**

CITY OF ST. HELENS PLANNING DEPARTMENT ACTIVITY REPORT



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

Date: 11.29.2016

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

PLANNING ADMINISTRATION

Conducted a pre-application meeting for potential development at 1875 Old Portland Road.

Prepared planning fee increase documents for council consideration in December.

Some work in regards to the upcoming TGM funded corridor plan related to consultant selection methodology.

Prepared documents for code amendments mostly related to the waterfront framework plan, to get feedback from the Council and Planning Commission before the formal commencement of the adoption process.

DEVELOPMENT CODE ENFORCEMENT

Some issues at 445 Port Avenue have not been resolved after a dialog and notice for a couple months. Code Enforcement has been asked to issue citation.

PLANNING COMMISSION (& *acting* HISTORIC LANDMARKS COMMISSION)

November 8, 2016 meeting (outcome): The Commission approved the preliminary plat for Elk Ridge Phase 6 (a 58-lot subdivision), a setback Variance at 59048 Whitetail Avenue, and a setback variance on a vacant lot behind 134 N. 2nd Street.

The Commission also reviewed a zone change on Bradley street and recommends approval to the City Council. The Council will see this on December 21, 2016.

The Commission also reviewed a sign on the Muckle Building, for Big River Bistro, as it relates to the Riverfront District's Architectural Guidelines and recommended approval to staff without any modifications.

December 13, 2016 meeting (upcoming): The Commission will hold a public hearing regarding a setback Variance at 325 N. 4th.

Staff will also present preliminary materials to the Commission mostly related to the St. Helens Waterfront Framework Plan. These are the same materials for council review at the December 7th work session.

HISTORIC PRESERVATION

Both the Assistant Planner and I attended the CLG workshop in Salem, OR this month.

GEOGRAPHIC INFORMATION SYSTEMS (GIS)

Routine data updates.

Prepared a graphic for the Library Director to show city limits against school district boundaries to assist with a presentation.

MAIN STREET PROGRAM

I attended the SHEDCO Board of Directors meeting on November 17, 2016 at the Chamber of Commerce. Annual Report to Oregon Main Street for the City as an "exploring downtown" community due the end of December. SHEDCO Board provided copies for input.

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

See attached.

Jacob Graichen

From: Jennifer Dimsho
Sent: Thursday, November 17, 2016 12:18 PM
To: Jacob Graichen
Subject: November Planning Department Report

Here are my additions to the November Planning Department Report.

GRANTS

1. McCormick Picnic Shelter Grant (16k grant, 30k project) - Confirmed engineering drawings for fabrication. Applied for building permit
2. Riverfront Connector TGM grant - Reviewed consulting selection criteria/scoring
3. Travel Oregon Grant – Posted RFQ. Deadline for qualifications is Nov. 30. Answered numerous questions from consultants
4. Successfully awarded HEAL Cities grant for Nob Hill Nature Park staircase & park kiosk (5k grant, 5k in-kind match)
5. Submitted Portland State University Request for Projects for their Masters of Urban Planning (MURP) student workshop - Site plan for Columbia View Park expansion. If selected, project will run February – June 2017

EPA AWP

6. Reviewed draft Framework Plan
7. Helped prepare adoption materials

URBAN RENEWAL

8. Prepared for Advisory Committee Meeting #1 (invites, print materials, etc.)
9. Created urban renewal webpage, reviewed, and uploaded materials
10. Reviewed project timeline for notice and adoption requirements

MISC

11. Attended ACC Meeting Nov. 15 –Gateway P.2 Budget discussion, postcard kit sales and mug sales update
12. Reviewed CAT's Housing Needs Analysis Committee materials (goals, minutes, existing conditions report, timeline)
13. Completed and submitted application for Columbia County Cultural Coalition (\$2,000) for the Gateway Sculpture Project: Phase 2
14. Created draft text amendments to Historic Preservation demolition code regarding a photo documentation
15. Columbia County Year of Wellness – Attended meeting on Nov. 17– Learned about the CCCO's community grant program – Discussed potential projects with SHEDCO/Mainstreet Coordinator
16. Attended the Certified Local Government's Workshop in Salem on November 1
17. New phone system training – Nov. 30
18. Attended Willamette Falls Legacy Project Open House for the Riverwalk design on Nov. 17.

Jenny Dimsho

Assistant Planner
City of St. Helens
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jdimsho@ci.st-helens.or.us