

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



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

**Date:** 12.20.2022

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.

**ASSOCIATE PLANNER/PROJECT MANAGER**—*In addition to routine tasks, the Associate Planner/Community Development Project Manager has been working on: See attached.*

## **PLANNING ADMINISTRATION—NOTEWORTHY ADMINISTRATIVE DECISIONS**

We issued the Site Development Review for Columbia County's repurpose of the John Gumm School building for county offices and museum. This was following the Planning Commission's review of historic and architectural aspects at their meeting this month.

## **PLANNING ADMINISTRATION—MISC.**

I presented some public property maps and discussed Oregon HB 3115 regarding camping and homelessness to the Parks Commission at their December 12<sup>th</sup> meeting this month.

Responded to a county referral for a new maintenance shop for the Port of Columbia County along Old Portland Road on the opposite side from Berry Global. The Port's current shop is nearby on the Multnomah Industrial Park property and is no longer adequate for the Port's needs. Because they will need to connect to city utilities, annexation will be in this property's future if the project follows through. *See attached response to the county and the plat set.*

## **DEVELOPMENT CODE ENFORCEMENT**

As mentioned in the November report, CRFR installed a sign without permits on property on the west side of the wastewater treatment lagoon. It has been about month since the city sent written notice of this (and months since explaining the issue in person). Inspected the site today and still no changes.



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

December 13, 2022 meeting (outcome): Acting as the *Historic Landmarks Commission*, they approved exterior changes to the building itself (a designated landmark or official historic resource) and made recommendations to staff for other improvements subject to the Riverfront District's architectural design guidelines.

The Commission also review a proposed right-of-way vacation along N. 9<sup>th</sup> Street that the Council will have a hearing on in January.

The Commission discussed some unexpected tree removal for the Sand Island cabin and picnic shelter project and recommended Oregon Ash instead of Douglas fir as a replacement species. They also proposed big leaf maple, which the Commission did not have an issue with. I provided this information to the St. Helens Marina (operator) and Lower Columbia Engineering (designer) who agreed with the species change.

January 10, 2022 meeting (upcoming): This will be the first regularly scheduled meeting at 6pm, changing from 7pm for the last >15 years.

No public hearings scheduled, but the annual chair/vice chair selection, review of some potential proactive items, architectural review for the proposed Columbia View Park stage, and end of year summary report will be on the agenda, at the least.

## **COUNCIL ACTIONS RELATED TO LAND USE**

We had our last ad-hoc joint City Council / Planning Commission meeting this month. Regularly scheduled quarterly meetings to begin in 2023.

## **GEOGRAPHIC INFORMATION SYSTEMS (GIS)**

In last month's (November) report, I mentioned a "surprise task" from the County Assessor to help clean up address records. This is based on assessor and Columbia 9-1-1 record conflicts. There are 125 address to check. Thankfully, I was able to get through them all before the Christmas holiday as activity usually increases after the holidays (when people are not on vacation). I had to work on six separate days to completely review these addresses: Nov. 18 and Dec. 6, 7, 8, 13 and 16.

## **ST. HELENS INDUSTRIAL BUSINESS PARK PROPERTY**

Finished preliminary review of the land use permit package for the new public safety facility and provided comments to the consultant team to tidy the application up in preparation for prime time. Still hoping for public hearing with the Planning Commission early next year. But, the design may be changed to reduce costs, which will delay this.

**From:** [Jennifer Dimsho](#)  
**To:** [Jacob Graichen](#)  
**Subject:** December Department Report  
**Date:** Monday, December 19, 2022 11:03:51 AM

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Here are my additions to the December Planning Department Report.

## GRANTS

1. **Safe Routes to School - Columbia Blvd. Sidewalk Project** – Culvert project (County) will be a separate project than the sidewalks project. Construction in Spring/Summer 2023. Amendment approved to push completion deadline from November 2022 to February 2024. Project cost estimates came in x3 what we budgeted for the project. Bid openings were on 12/15 and there were TEN contractors who bid and the lowest bid was over 400k less than the project estimate, which means that with some additional County contributions, we can move forward with construction for this project! Amazing outcome for this project which we thought was going to be scrapped due to cost escalations. Submitted quarterly report on 12/7 and our 2<sup>nd</sup> reimbursement request which covers 100% design/engineering.
2. **Business Oregon – Infrastructure Finance Authority** – Loan Contract documents finalized for streets/utilities construction and Riverwalk project not covered by OPRD grants. Will submit first reimbursement once design work is complete for Riverwalk project.
3. **Riverwalk Project (OPRD Grants x2)** – 90% design received on 12/20! Continued regular PM meetings and TAC meetings. Stage and structure architectural review before the PC anticipated on 1/10/23. LWCF grant contract will be subject to the Buy America Build America (BABA) requirements. Recommendation from study is to comply with the BABA requirements, as the cost increases are only around +6% for the project to source domestic materials. Met with SBWC to discuss if they could manage the shoreline restoration as part of the Riverwalk Project. They have limited capacity at this time, but they shared contractors who they have had successful projects with in the past.
4. **Oregon Community Paths Program** – Received confirmation that our pre-application to the program was successful and our project is eligible. Project will fund an off-street trail refinement project (30% design) from St. Helens to Scappoose. Application is due January 31, 2023. Grant ask will likely be around 300k, and a 10% cash match is required. Will work to partner with Scappoose/Columbia County on sharing cash match if we are successful with the grant application.
5. **Community Development Block Grants (CDBG)** – Began reviewing preliminary method of distribution for future Spring 2023 application which would fund engineering/design for our at-capacity sewer infrastructure.
6. **Certified Local Government Historic Preservation Grant Program** – Grant application is due February 24. Awards will range from \$13,500 to \$15,000. Prepared memo for PC at their 1/10/23 meeting to discuss upcoming grant cycle and City pass-through grant program history.
7. **DLCD Technical Assistance Program** – Discussed with our DLCD region representative possible funds for an update to the City's Economic Opportunities Analysis (EOA). Cycle will likely open in August and closes some time in October. Working to schedule a meet-n-greet with our new DLCD region representative in 2023. She said we would likely be a

great candidate since our EOA is so old (2009) and the cost of an update is relatively low (~\$50k).

## **PROJECTS & MISC**

8. **Riverfront Streets/Utilities Design/Engineering** – Construction contract granted to Moore Excavation. Attending weekly check-ins to stay in tune with project schedule and any construction delays/issues.
9. **1<sup>st</sup>/Strand Undergrounding Utilities** – Attending mandatory pre-proposal meeting for undergrounding of utilities along Strand/1<sup>st</sup> Street. RFP closed on 11/1. Only 1 proposal received, and they were not selected to do the work. Selection Committee recommended a new solicitation process for an electrical engineer to complete design work so that we can bid the design work out, instead of an RFP process.
10. **St. Helens Industrial Business Park (SHIBP) Public Infrastructure Design** – 30% design for Phase I infrastructure & permitting/grading work for Phase II with Mackenzie. Pre-application meeting held on 10/13 to discuss applications needed for PGE parcellation and new sub-station. Mackenzie revised footprint to accommodate feedback from Cascades regarding use of the existing mill buildings. PGE said no further reduction in size is possible for the sub-station, so we are moving forward with design as presented.
11. **Utility Billing/Bennett Building cornice** – Met with Pacific stainless to select cornice color and discuss method of attachment with Public Works and fabricator. Project is funded with City maintenance funds.
12. **De-Escalation Training** – Attended 8-hour de-escalation training to assist with upset/angry resident/customer de-escalation.
13. **Safety Committee Training** – Attended 2-hour Safety Committee training for my upcoming 1-year term on the Safety Committee representing City Hall facilities (replacing Mike DeRoia).

Jenny Dimsho, AICP

Associate Planner / Community Development Project Manager

City of St. Helens

(503) 366-8207

[jdimsho@sthelensoregon.gov](mailto:jdimsho@sthelensoregon.gov)

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

December 14, 2022

**REFERRAL AND ACKNOWLEDGMENT**

**Responding Agency:**

**NOTICE IS HEREBY GIVEN** that the Port of Columbia County represented by Lower Columbia Engineering, has submitted an application, for a site design review. The proposal in the application is to build a maintenance building with the construction of associated infrastructure such as parking and utilities. The property is identified by tax map number 4108-D0-01000, zoned Heavy Industrial (M-1), is 11.84 acres and located on Old Portland Rd.

**SAID PUBLIC HEARING** will be held before the Columbia County Planning Commission on **Monday, February 6, 2023**, starting at **6:30 p.m.**

During the COVID-19 global pandemic, the Columbia County Planning Commission will be hosting their public hearing via online webinar. Please use the links below if you wish to participate in the public meeting.

February 6, 2023 Planning Commission Meeting  
Mon, Feb 6, 2023 6:30 PM - 9:30 PM (PST)

**Please join my meeting from your computer, tablet or smartphone.**

<https://meet.goto.com/295783757>

**You can also dial in using your phone.**

United States (Toll Free): [1 866 899 4679](tel:18668994679)

United States: [+1 \(571\) 317-3116](tel:+15713173116)

*COUNTY FILE:  
DR 23-06*

**Access Code:** 295-783-757

Get the app now and be ready when your first meeting starts: <https://meet.goto.com/install>

**THIS APPLICATION IS FOR:** ☐ Administrative Review; ☒ Planning Commission, Hearing Date: **February 6, 2023**

**PLEASE RETURN BY:** **December 30, 2022**

**Planner:** **Deborah Jacob**

The enclosed application is being referred to you for your information and comment. Your recommendation and suggestions will be used by the County Planning Department and/or the Columbia County Planning Commission in arriving at a decision. Your prompt reply will help us to process this application and will ensure the inclusion of your recommendations in the staff report. Please comment below.

1. ☐ We have reviewed the enclosed application and have no objection to its approval as submitted.
2. ☒ Please see attached letter or notes below for our comments.

3. \_\_\_\_\_ We are considering the proposal further, and will have comments to you by \_\_\_\_\_.
4. \_\_\_\_\_ Our board must meet to consider this; we will return their comments to you by \_\_\_\_\_.
5. \_\_\_\_\_ Please contact our office so we may discuss this.
6. \_\_\_\_\_ We recommend denial of the application, for the reasons below:

COMMENTS: SEE ATTACHED MEMO DATE DEC. 20, 2022. THE APPLICATION HAS SHORTCOMINGS.

Signed:  Printed Name: JACOB GRAICHEN  
Title: CITY PLANNER Date: DEC. 20, 2022



## CITY OF ST. HELENS PLANNING DEPARTMENT

# MEMORANDUM

**TO:** Deborah Jacob, Planner, Columbia County  
**FROM:** Jacob A. Graichen, AICP, City Planner  
**RE:** Columbia County file DR 23-06  
**DATE:** December 20, 2022

The application is missing some important information that appears to be required by the CCZO. If possible, I recommend delay of further formal review and determination of completeness, so all agencies and the County's Planning Commission have the necessary information available. Some of the issues observed in this regard include:

Use of outdated wetland information. The plans note "combined local and national inventory" despite DSL WD #2014-0514R reissued in July 2020.

The applicant does not adequately address all floodplain related issues, focusing on the building only and not other development within the flood area that also apply.

Existing trees are ignored unless the applicant, according to the narrative, proposes no impacts to trees.

There are existing overhead utilities traversing the subject property from Old Portland Road inward. There is a pole within the subject property or an adjacent one. The location of the pole is important as it could impact site design.

There are inconsistencies when comparing the plans to the narrative and CCZO standards. Some of these are described herein.

\* \* \*

**Assuming the application is not updated as recommended above, please include the following conditions (some which could change with an improved application):**

- **Prior to building permit issuance:**
  - Will serve letter from the city for connection to city water and sanitary sewer shall be required. This will require consent to annex to be filed with the city and recorded on the deed records of the County Clerk and payment of System Development Charges and connection fees. For sanitary sewer, an additional fee as incorporated in these conditions of approval also apply.

- An additional “fair share” fee shall be paid per equivalent dwelling unit (EDU) based on the portions of the city wastewater collection system between the subject property and the wastewater treatment plant, that this development depends on, that are at or above capacity as identified in the city’s 2021 Wastewater Master Plan. Estimated per EDU cost is \$3,200 based on October 2022 dollars. Inflation adjustment to value at time of building permit issuance shall be included.
- Development in floodplain standards to be properly addressed.
- Specific Elevation data based on the NAVD 88 Vertical Datum to demonstrate the proposed building will not be within the regulatory floodplain.
- Landscape plan that demonstrates screening from Old Portland Road. This includes preservation of all existing trees. Tree protection plans shall be incorporated into the plan set that includes fencing the critical root zones of trees whose critical root zones are within impacted areas.
- Revised utility plans that take all existing utilities and trees into consideration such that no trees be impacted.
- Methods as to how any mechanical units, that are ground, roof or wall mounted will be screened from Old Portland Road.
- Overhead utility may remain as long as no new poles are necessary. This shall be reflected on plans.
- **All improvements shall be in place prior to commencement of use/certificate of occupancy.**
- **Please notify the city of the County assigned address when it is known.**

-----basis for conditions and other comments/considerations below-----

#### **Zoning/Comprehensive Plan Designation:**

The subject property has a Comprehensive Plan designation of Unincorporated Heavy Industrial. When annexed, zoning would be Heavy Industrial, HI.

The use would be considered a public facility, major which is a conditional use in the city’s HI zone. In short, the use would be possible under city zoning.

#### **Addressing:**

Please let us know the address once assigned.



## City Utilities:

City water is available within the Old Portland Road right-of-way. Connection will require a consent to annex to be filed with the city and recorded on the deed records of the County Clerk. In addition, System Development Charges and connection fees will apply.

City sanitary sewer is available along the Old Portland Road right-of-way. Like with water, connection will require a consent to annex to be filed with the city (and recorded on the deed records of the County Clerk). In addition, System Development Charges and connection fees will apply.

Pumping may be necessary for the sanitary sewer.

Moreover, there are system deficiencies in the city's sanitary sewer system. The city adopted a new **Wastewater Master Plan (WWMP)** in November 2021 that identifies undersized trunk lines already operating at or above capacity that this development would depend on. The WWMP can be found here:

<https://www.sthelensoregon.gov/engineering/page/public-infrastructure-master-plans>

Sewer pipes are considered “at capacity” when peak flows exceed 85% of the full depth of the pipe in accordance with industry standards. This depth is based on the maximum depth of flow ratio ( $d/D$ ), where “d” is the depth of flow and “D” is the pipe diameter. The WWMP includes an exhibit—Figure 18—that shows that a portion of the sanitary sewer main along the north side of the waste water treatment pond is currently operating between 0.85 and 0.99. This is greater than the industry and city standard 85% “at capacity” flows and is a portion of the conveyance system between the subject property and the wastewater treatment plant.

Pipeline surcharging occurs as flows exceed the capacity of a full pipe, causing wastewater to back up into manholes and services. In addition to potentially backing up into homes and health risks associated with sanitary sewer overflows, Oregon DEQ prohibits all sanitary sewer overflows and can fine cities for allowing such and has done so to other jurisdictions. Examples of DEQ fines can be found here:

[https://www.oregon.gov/deq/Pages/enforcement-actions.aspx?wp2643=p:2#g\\_c4e47a01\\_bc88\\_4a9f\\_aa38\\_c1bcac799ce5](https://www.oregon.gov/deq/Pages/enforcement-actions.aspx?wp2643=p:2#g_c4e47a01_bc88_4a9f_aa38_c1bcac799ce5)

This deficiency could be a basis to disallow connection to the sanitary sewer system. However, the city can accept a fee to help offset costs of sanitary sewer upgrades to avoid delays to this project.

A condition of approval to require a fee per equivalent dwelling unit will be included. This is not a System Development Charge pursuant to ORS 223.299(4)(b); it is a temporary charge by order for development and land divisions proposed under these circumstances until the infrastructure is in order per the WWMP. The nexus is clear as it relates to the sewer conveyance deficiency and an amount has been determined based on calculations to determine fair proportionality—see attached **St. Helens Wastewater Collection System New Sewer Connection Surcharge memo**.

**For this project, the fee per equivalent dwelling unit is \$3,200,** and this estimated amount is determined to be a fair share quantity for this proposal. It is based on October 2022 dollars, and inflation must be considered.

### **Wetlands:**

There are wetlands in the area. The city's local wetlands inventory (c. 1990s) identifies wetland MC-25a in the area, which is a Type I significant wetland with a 75' upland protection zone per city law.

The plans show a wetland with a label "(combined local and national inventory)."

Actually, greater delineation effort has been done. In July 2020, Oregon DSL reissued a wetland delineation (see DSL WD#2014-0514R, attached).

WD#2014-0514R does not show wetlands in the immediate vicinity of the site and probably at least 75' away. The plans submitted approximates the WD#2014-0514R boundaries, but there is a difference.

### **Floodplain:**

The proposed building is located immediately adjacent to the 100-year floodplain. Such close proximity warrants elevation data before construction to ensure it will be outside of the flood hazard area. Elevation data needs to be based on the NAVD 88 Vertical Datum to be consistent with the flood maps and study.

The applicant's response to CCZO 1106(1)(C) is that the structure is not within the flood zone. Also, the response to CCZO 1106(1)(D) seems to focus on the building itself.

It appears at least the trash enclosure, storm water infrastructure, and freestanding lighting is proposed within the 100-year flood area. Such improvements are not exempt from flood rules.

The applicant's response to CCZO 1563(A) that "the proposed development is not within any flood hazard areas" is incorrect. "Development" per CCZO 1102(7) is broad and some of that stuff is proposed in the 100-year flood area.

### **Landscaping:**

Street trees and screening from Old Portland Road are important. There are existing trees that are already in place. The city has provisions for tree preservation. The County does as well. For example CCZO 1562(A) talks about this, but is not addressed by the applicant. CCZO 1563(C) talks about preserving natural features too.

The applicant shows water and sewer connections through this area with no reference to how existing trees could be impacted. Their response to CCZO 1563(C) notes preservation "to the greatest extent possible." Thus, we must assume no or minimal impacts are assumed by the applicant. The existing trees need to be part of the equation for revised plans.

CCZO 1560(B)(6) includes the location, species and size of existing trees to be removed as part of the required plan set. As this was omitted, we assume no trees impacted?

Whether or not there will be mechanical units (roof, wall or ground mounted) is not described. These are subject to screening.

**Parking/Paving:**

No gravel areas proposed.

CCZO 1415(3) states that parking areas to be separated from the exterior wall of a structure, *exclusive* of paved pedestrian entranceways, by a 5' strip of landscaping. Parking along the Old Portland Road side of the building is about this distance but is *inclusive* of a pedestrian path?

**Streets/Access:**

Use of an existing shared access is appropriate. The city's Transportation Systems Plan classifies Old Portland Road as a minor arterial where access allowances and standards are more stringent compared to the lower classified streets.

The plan anticipates future internal roads, which is appropriate, though it leads to flood prone areas.

**Signs:**

Any sign permit issued by the County shall comply with the City's standards. The applicant has taken effort noting no signs are proposed multiple times in the application.

**Traffic Impact Analysis:**

The proposal doesn't appear to meet the City's threshold for traffic impact analysis requirements.

**Other:**

The applicant's response to CCZO 1414 does not describe the freestanding lighting that is clearly shown on Sheet C-5.

CCZO 1560(B)(8) requires existing utilities to be shown. There are overhead utilities into the property from Old Portland Road that are not shown or acknowledged by the applicant. It is possible a pole within the property is on the subject property and not on the adjacent 58212 OPR property. These can impact site design, for example tree preservation and the useable width of the 30' wide access area shown on the east side of the proposed building.

Overhead utility may remain, as long as no new poles are necessary.

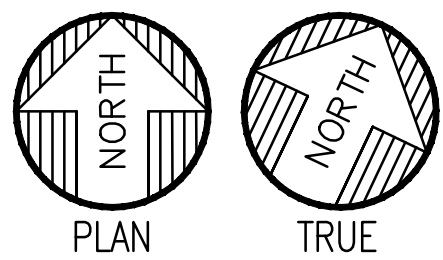
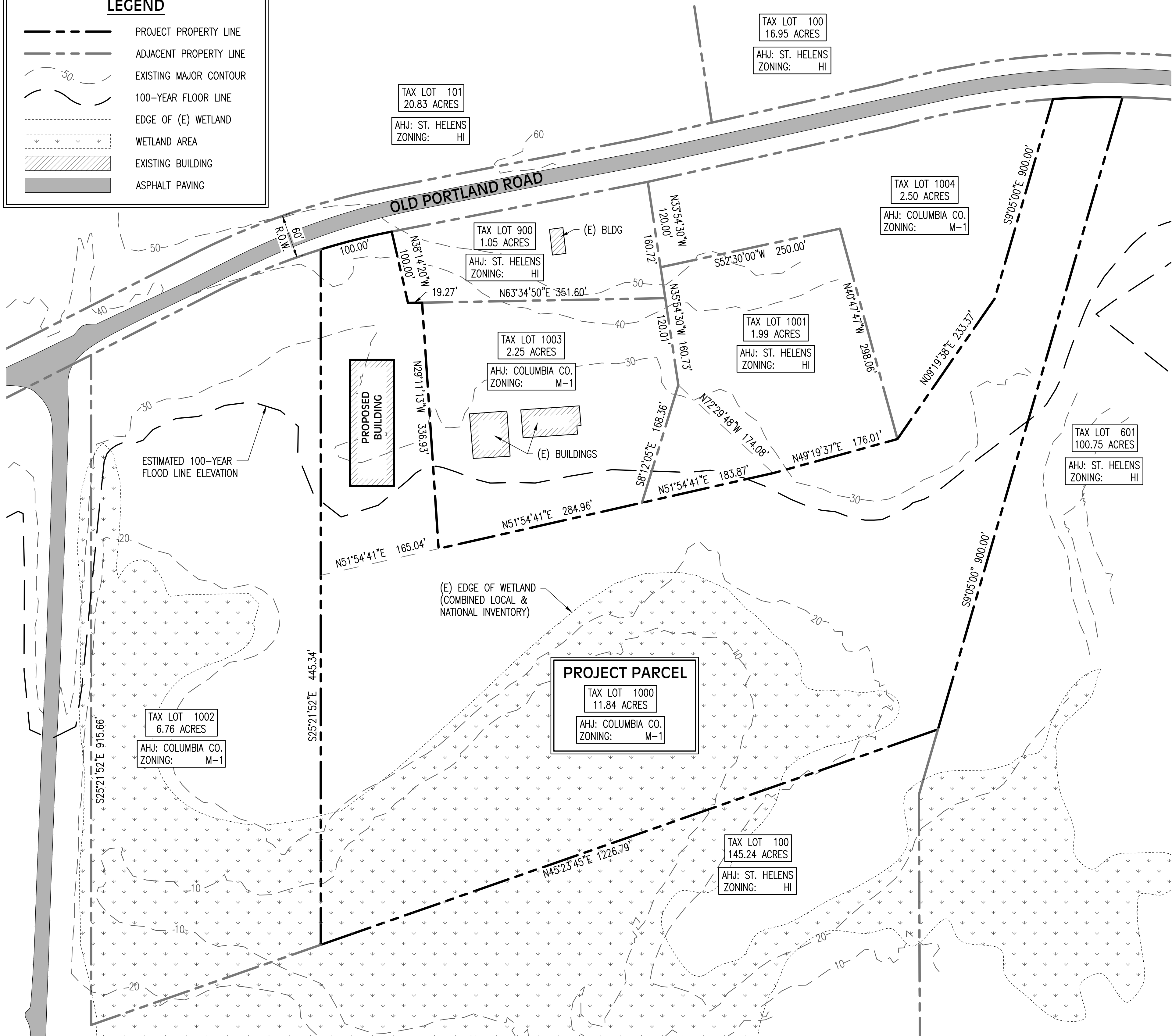
\* \* \* \* \*

**Attachments:** St. Helens Wastewater Collection System New Sewer Connection Surcharge memo

DSL WD#2014-0514R

**LEGEND**

- PROJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING MAJOR CONTOUR
- 100-YEAR FLOOD LINE
- EDGE OF (E) WETLAND
- WETLAND AREA
- EXISTING BUILDING
- ASPHALT PAVING



**PLOT PLAN**  
SCALE: 1" = 80'



# MAINTENANCE BUILDING

## PORT OF COLUMBIA COUNTY

### ST HELENS, OR

#### PROJECT TEAM

##### CLIENT/OWNER

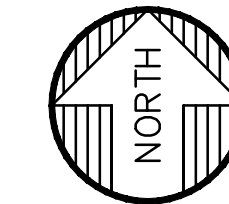
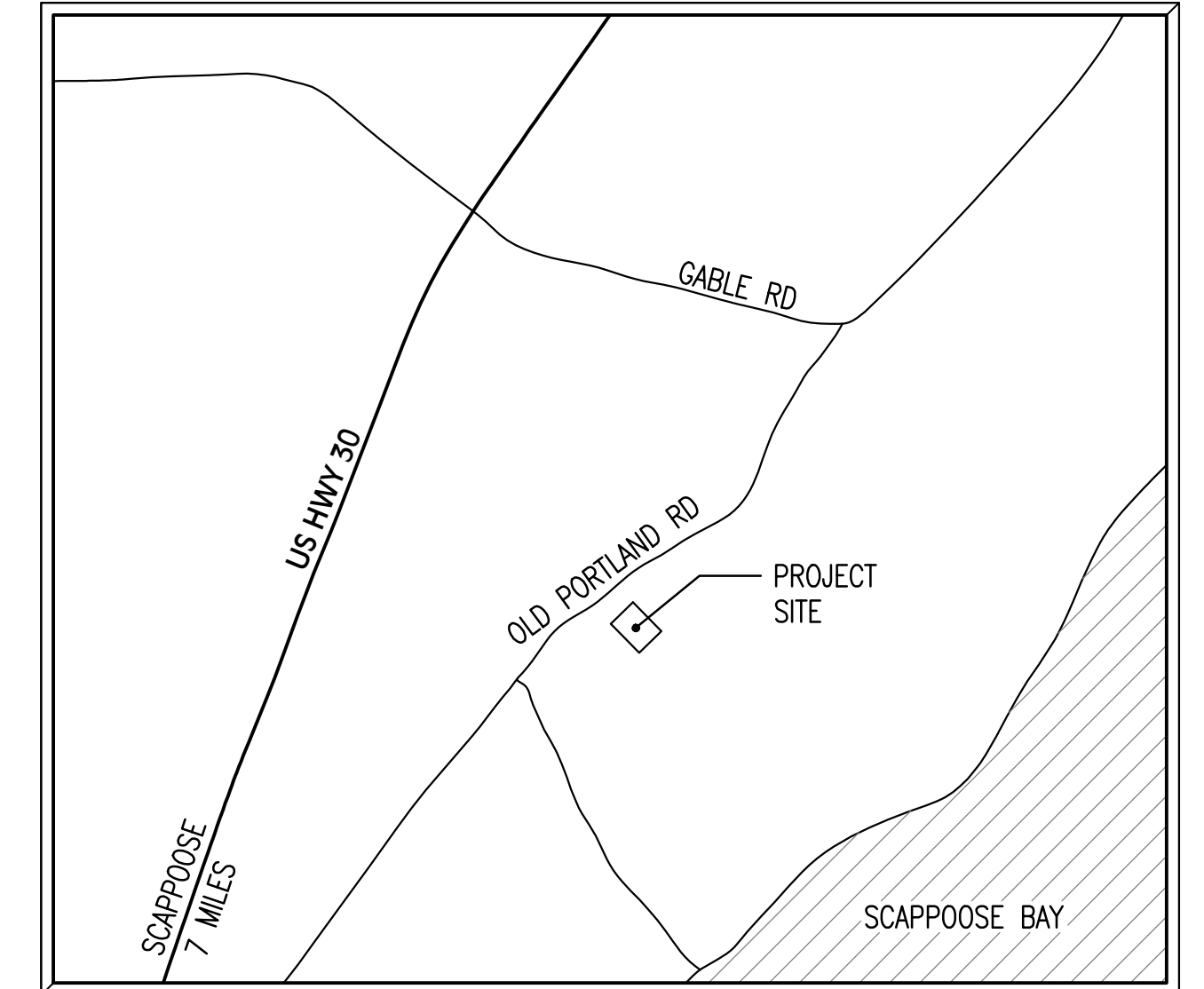
PORT OF COLUMBIA COUNTY  
PO BOX 190, COLUMBIA CITY, OR 97018  
CONTACT: MIRIAM HOUSE, OPERATIONS MGR  
PHONE: 503-928-3259  
EMAIL: house@portofcolumbiacounty.org

##### ENGINEER OF RECORD

LOWER COLUMBIA ENGINEERING, LLC  
58640 McNULTY WAY, ST. HELENS, OREGON 97051  
CONTACT: KYLE HANNON, P.E.  
PHONE: 503-366-0399  
EMAIL: kyle@lowercolumbiaengr.com

##### PROJECT MANAGER

LOWER COLUMBIA ENGINEERING, LLC  
58640 McNULTY WAY, ST. HELENS, OREGON 97051  
CONTACT: BRETT KAHR  
PHONE: 503-366-0399  
EMAIL: brett@lowercolumbiaengr.com



**VICINITY MAP**  
SCALE: NTS

#### PROJECT DESCRIPTION

THE PORT OF COLUMBIA COUNTY PROPOSES TO CONSTRUCT A NEW PRE-ENGINEERED METAL BUILDING, APPROXIMATELY 10,000 SQ FT IN AREA, AS A MAINTENANCE FACILITY TO SUPPORT DAY-TO-DAY COUNTY MAINTENANCE OPERATIONS. THE BUILDING WILL BE USED FOR VEHICLE MAINTENANCE AND STORAGE, METAL AND WOOD FABRICATION, AND MATERIAL AND EQUIPMENT STORAGE. AN INTERIOR BUILD-OUT WILL INCLUDE ADMINISTRATIVE OFFICES AND STAFF SUPPORT SPACES.

#### UTILITY LOCATES

(48 HOUR NOTICE PRIOR TO EXCAVATION)

OREGON LAW REQUIRES YOU TO FOLLOW THE RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH 952-001-0100. (YOU MAY OBTAIN COPIES OF THE RULES FROM THE CENTER BY CALLING 503-246-1987.)

**ONE CALL SYSTEM.....1 800 332 2344 or 811**  
**ON LINE .... <http://www.callbeforeyoudig.org/>**

THE PUBLIC WORKS MAINTENANCE SUPERVISOR MUST BE NOTIFIED 48 HOURS IN ADVANCE TO COORDINATE ANY TAPS AND/OR WATER VALVE OPERATION. THE CONTRACTOR IS NOT ALLOWED TO OPERATE ANY WATER VALVES CONTROLLING FLOW TO NEW PIPING FROM CITY'S POTABLE WATER SYSTEM.

**A CITY PERMIT IS REQUIRED TO WORK IN THE PUBLIC R.O.W.**

#### DEFERRED SUBMITTALS

PLANS AND SPECIFICATIONS REQUIRED FOR THE WORK OF SPECIALTY TRADES MAY BE SUBMITTED AS DEFERRED SUBMITTALS IN ACCORDANCE WITH OSSC SECTION 107.3.4.2. THE FOLLOWING SPECIALTY TRADES WILL BE DESIGN-BUILD AND THEREFORE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE OBTAINING SEPARATE PERMITS FOR THIS WORK AND RESPONSIBLE FOR ANY NECESSARY DESIGN AND/OR ENGINEERING TO MEET THE APPLICABLE CODE REQUIREMENTS:

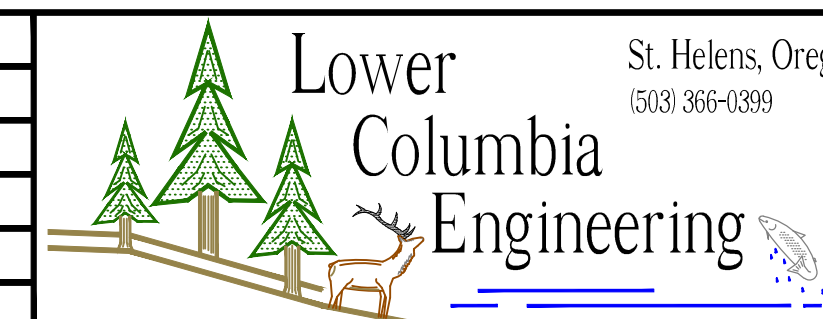
- + PRE-ENGINEERED METAL BUILDING
- + ELECTRICAL
- + MECHANICAL

#### DRAWING INDEX

SHEET	DESCRIPTION
GENERAL	
G-1	PLOT PLAN, DRAWING INDEX, AND VICINITY MAP
CIVIL	
C-1	EXISTING CONDITIONS PLAN
C-2	EROSION AND SEDIMENT CONTROL PLAN
C-3	ENLARGED SITE PLAN
C-4	GRADING & STORM DRAINAGE PLAN
C-5	LANDSCAPE AND LIGHTING PLAN
D-1	ESC DETAILS
ARCHITECTURAL	
A-1	FLOOR PLAN
A-2	EXTERIOR ELEVATIONS

DATE: 10/21/2022  
ISSUED  
FOR APPROVAL

REV.	REVISION RECORD	DATE

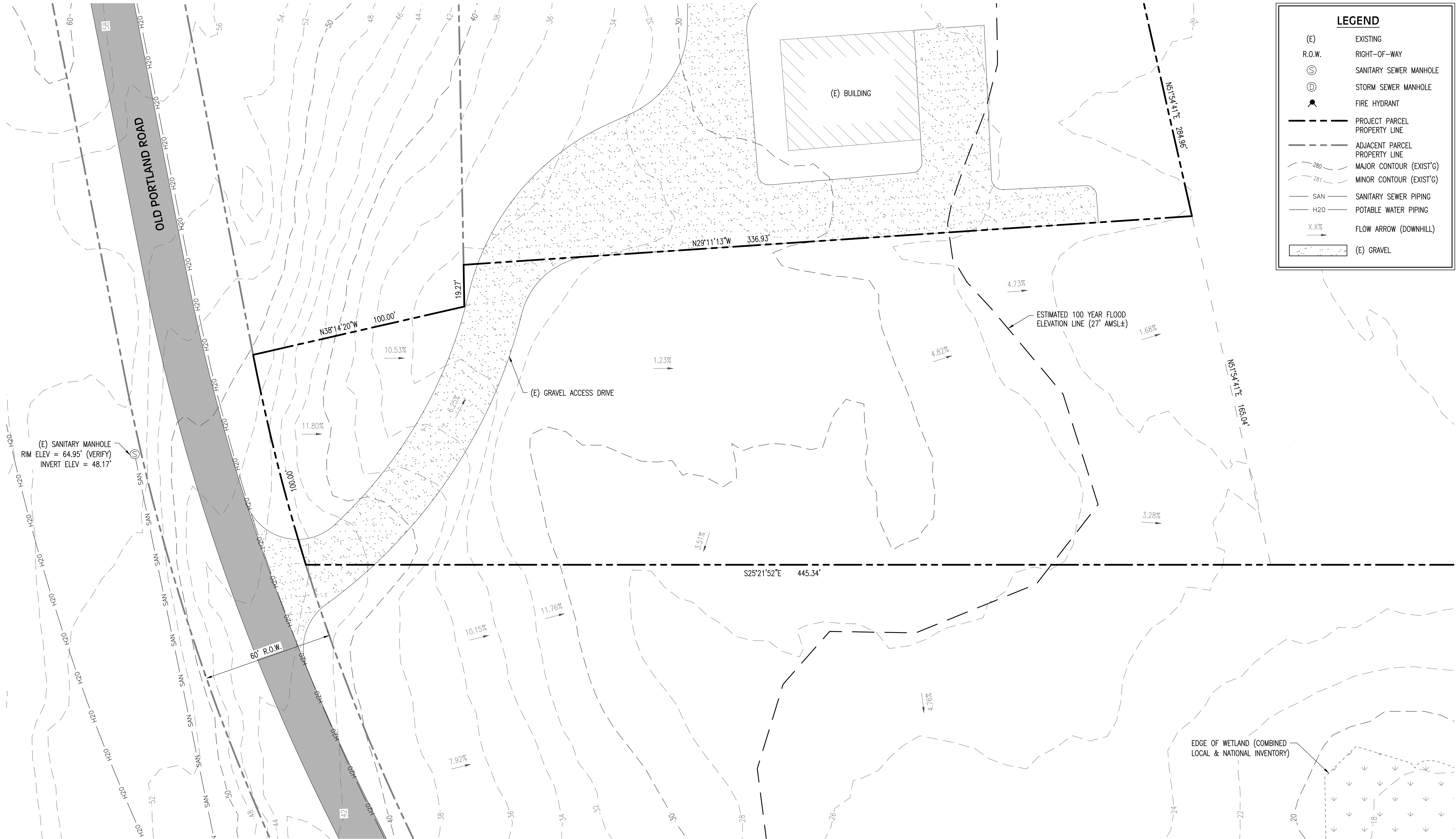


St. Helens, Oregon  
(503) 366-0399

PROJ. NO.	3169	PLOT PLAN, DRAWING INDEX, AND VICINITY MAP
DWG. BY	RM2	PORT MAINTENANCE BUILDING
APPR. BY	PORT OF COLUMBIA COUNTY	SHEET
FILE	D-3169-G-1	DATE 03/15/2022

**G-1**





LEGEND

(E)

EXISTING

R.O.W.

RIGHT-OF-WAY

S

SANITARY SEWER MANHOLE

D

STORM SEWER MANHOLE

Fire Hydrant Symbol

FIRE HYDRANT

Project Parcel Property Line

PROJECT PARCEL PROPERTY LINE

Adjacent Parcel Property Line

ADJACENT PARCEL PROPERTY LINE

Major Contour (EXIST'G)

MAJOR CONTOUR (EXIST'G)

Minor Contour (EXIST'G)

MINOR CONTOUR (EXIST'G)

SAN

SANITARY SEWER PIPING

H2O

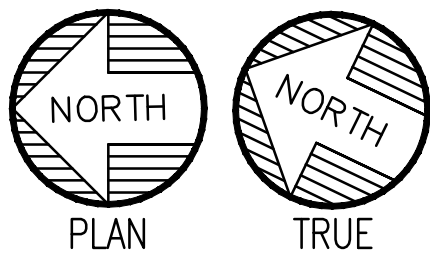
POTABLE WATER PIPING

X.X%

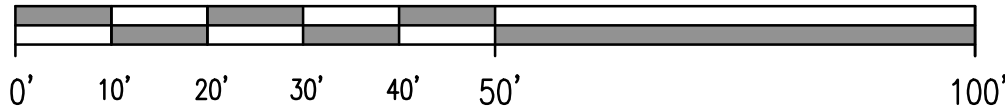
FLOW ARROW (DOWNHILL)

Gravel Pattern

(E) GRAVEL

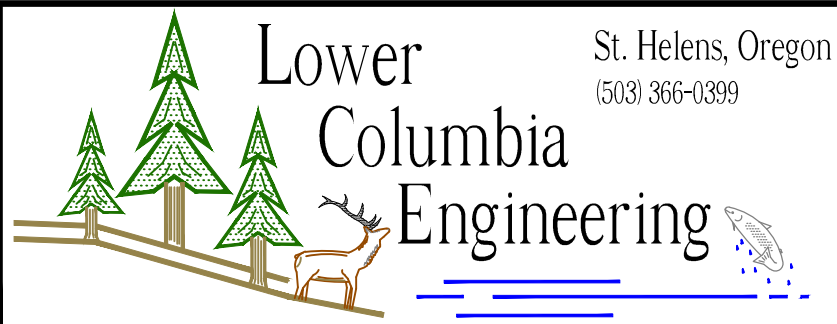


ENLARGED EXISTING CONDITIONS PLAN  
SCALE: 1" = 20'



DATE: 10/21/2022  
ISSUED FOR APPROVAL

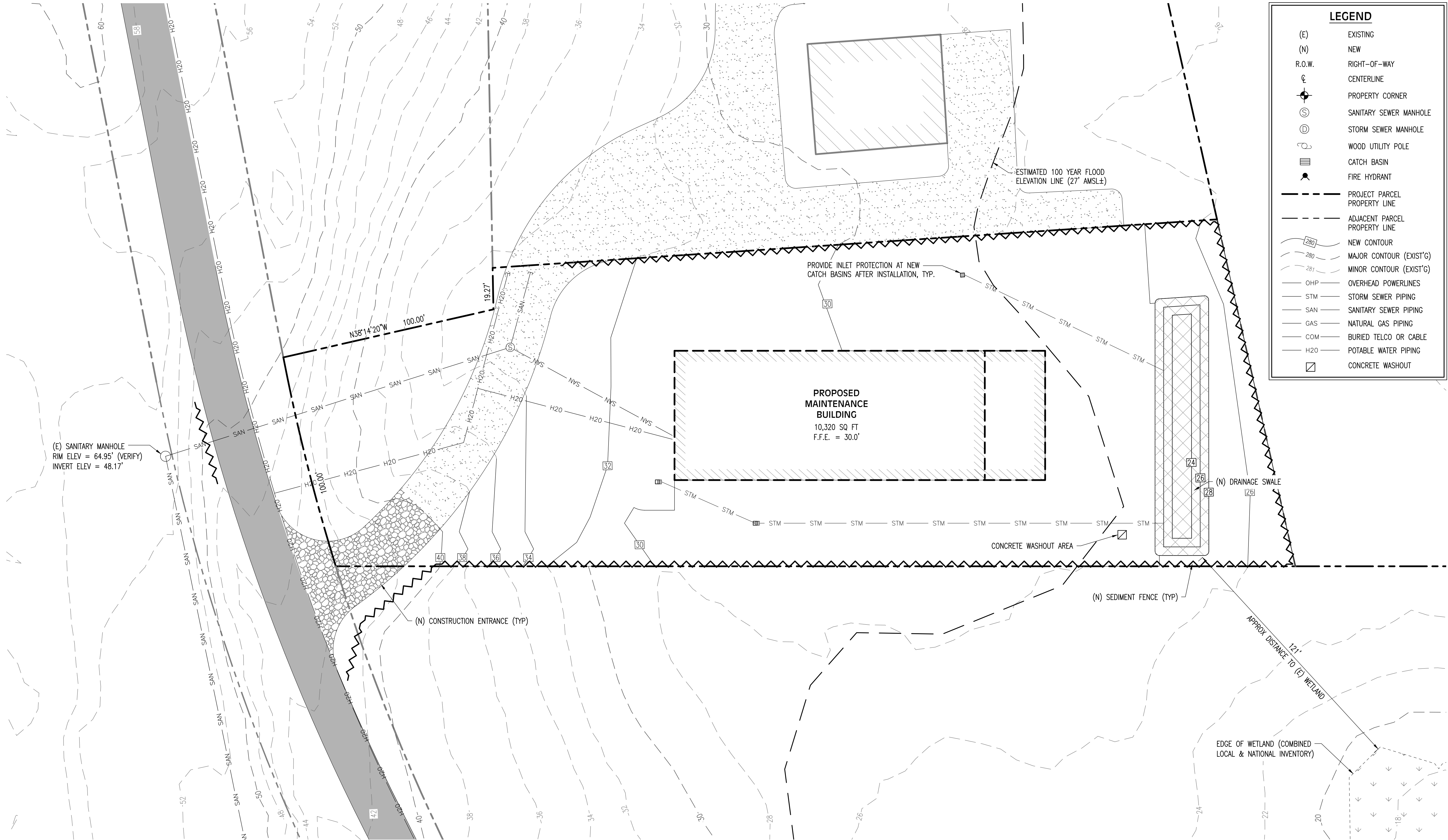
REV.	REVISION RECORD	DATE



PROJ. NO.	3169	EXISTING CONDITIONS PLAN	
DWG. BY	CAB	PORT MAINTENANCE BUILDING	
APPR. BY		PORT OF COLUMBIA COUNTY	SHEET
FILE	D-3169-C-1	DATE	03/15/2022

C-1





LEGEND	
(E)	EXISTING
(N)	NEW
R.O.W.	RIGHT-OF-WAY
⊕	CENTERLINE
⊙	PROPERTY CORNER
⊙	SANITARY SEWER MANHOLE
⊙	STORM SEWER MANHOLE
⊙	WOOD UTILITY POLE
⊙	CATCH BASIN
⊙	FIRE HYDRANT
---	PROJECT PARCEL PROPERTY LINE
---	ADJACENT PARCEL PROPERTY LINE
---	NEW CONTOUR
---	MAJOR CONTOUR (EXIST'G)
---	MINOR CONTOUR (EXIST'G)
---	OHP OVERHEAD POWERLINES
---	STM STORM SEWER PIPING
---	SAN SANITARY SEWER PIPING
---	GAS NATURAL GAS PIPING
---	COM BURIED TELCO OR CABLE
---	H2O POTABLE WATER PIPING
⊙	CONCRETE WASHOUT

(E) SANITARY MANHOLE  
RIM ELEV = 64.95' (VERIFY)  
INVERT ELEV = 48.17'

PROPOSED  
MAINTENANCE  
BUILDING  
10,320 SQ FT  
F.F.E. = 30.0'

ESTIMATED 100 YEAR FLOOD  
ELEVATION LINE (27' AMSL±)

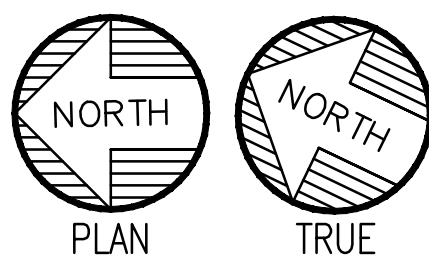
PROVIDE INLET PROTECTION AT NEW  
CATCH BASINS AFTER INSTALLATION, TYP.

CONCRETE WASHOUT AREA

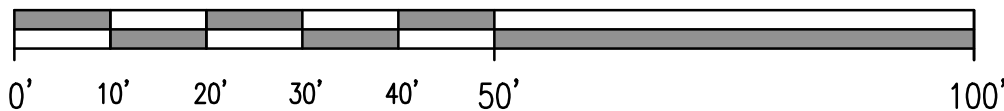
(N) SEDIMENT FENCE (TYP)

EDGE OF WETLAND (COMBINED  
LOCAL & NATIONAL INVENTORY)

APPROX. DISTANCE TO (E) WETLAND  
121'

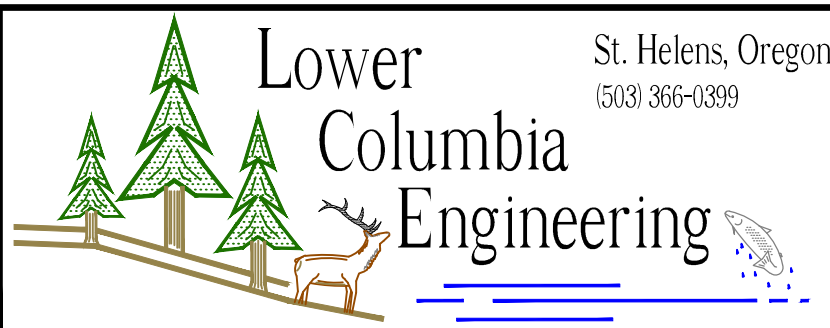


EROSION AND SEDIMENT CONTROL PLAN  
SCALE: 1" = 20'



DATE: 10/21/2022  
ISSUED  
FOR APPROVAL

REV.	REVISION RECORD	DATE



St. Helens, Oregon  
(503) 366-0399

PROJ. NO.	3169	EROSION AND SEDIMENT CONTROL PLAN	
DWG. BY	RM2	PORT MAINTENANCE BUILDING	
APPR. BY		PORT OF COLUMBIA COUNTY	
FILE	D-3169-C-2	DATE	03/15/2022

SHEET  
**C-2**



LEGEND

(E)

EXISTING

(N)

NEW

R.O.W.

RIGHT-OF-WAY

⊕

CENTERLINE

⊙

SANITARY SEWER MANHOLE

⊙

STORM SEWER MANHOLE

⊙

WOOD UTILITY POLE

⊙

CATCH BASIN

⊙

FIRE HYDRANT

---

PROJECT PARCEL PROPERTY LINE

---

ADJACENT PARCEL PROPERTY LINE

---

OHP OVERHEAD POWERLINES

---

STM STORM SEWER PIPING

---

SAN SANITARY SEWER PIPING

---

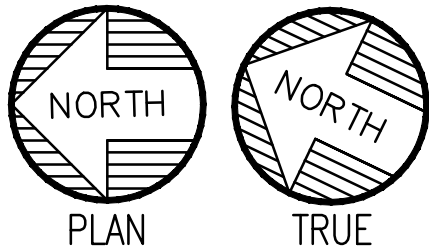
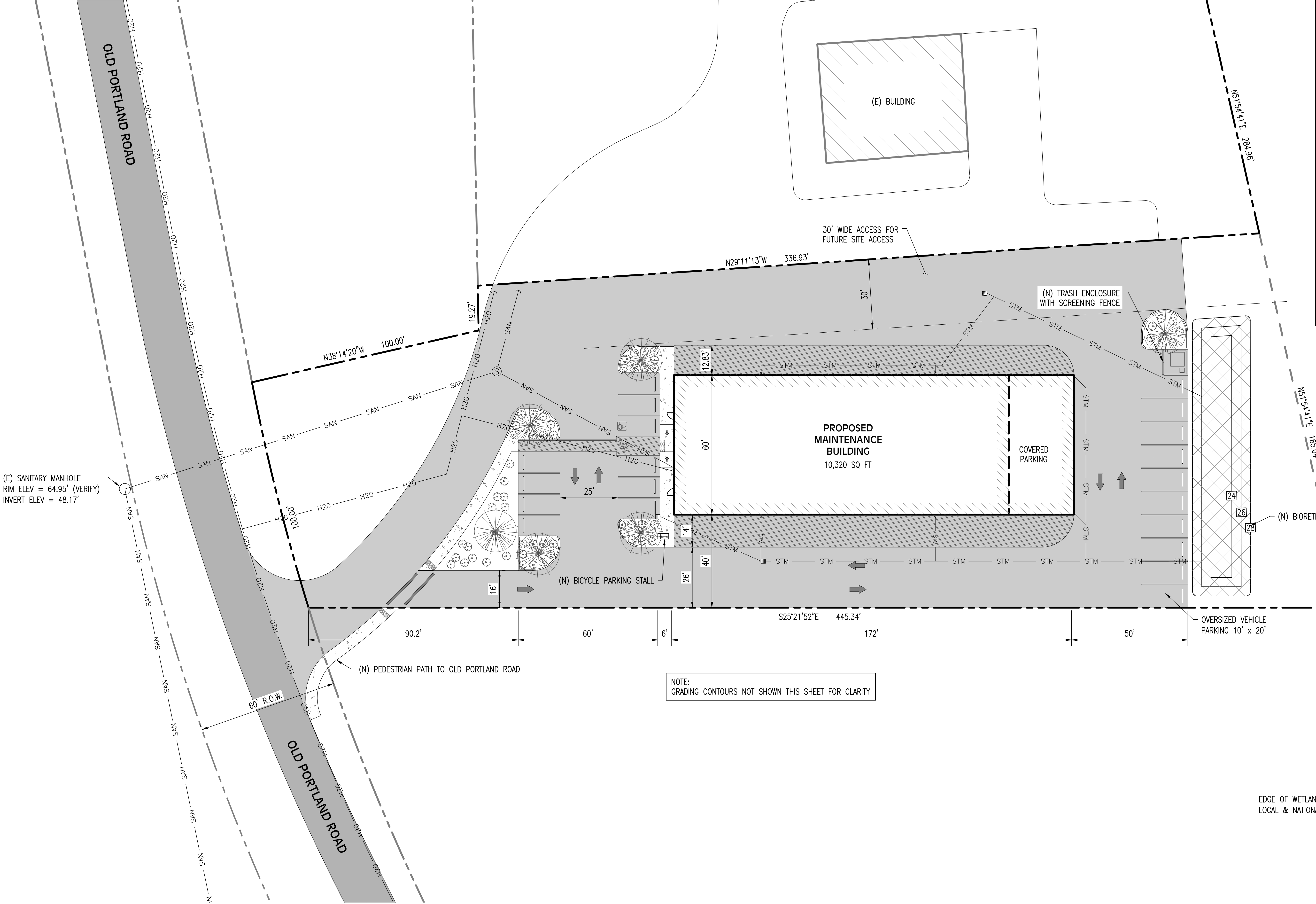
GAS NATURAL GAS PIPING

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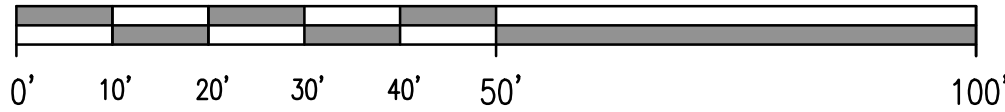
COM BURIED TELCO OR CABLE

---

H2O POTABLE WATER PIPING

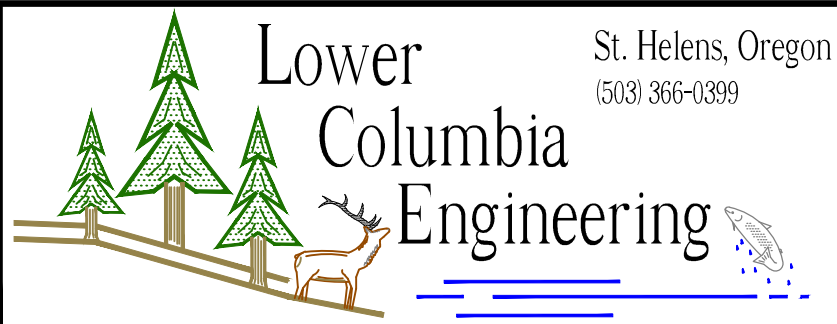


ENLARGED SITE PLAN  
SCALE: 1" = 20'



DATE: 10/21/2022  
ISSUED  
FOR APPROVAL

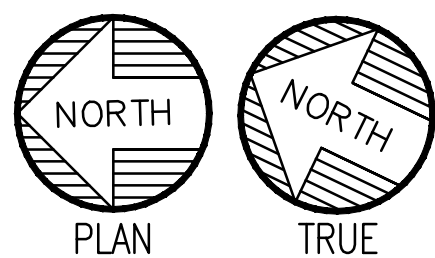
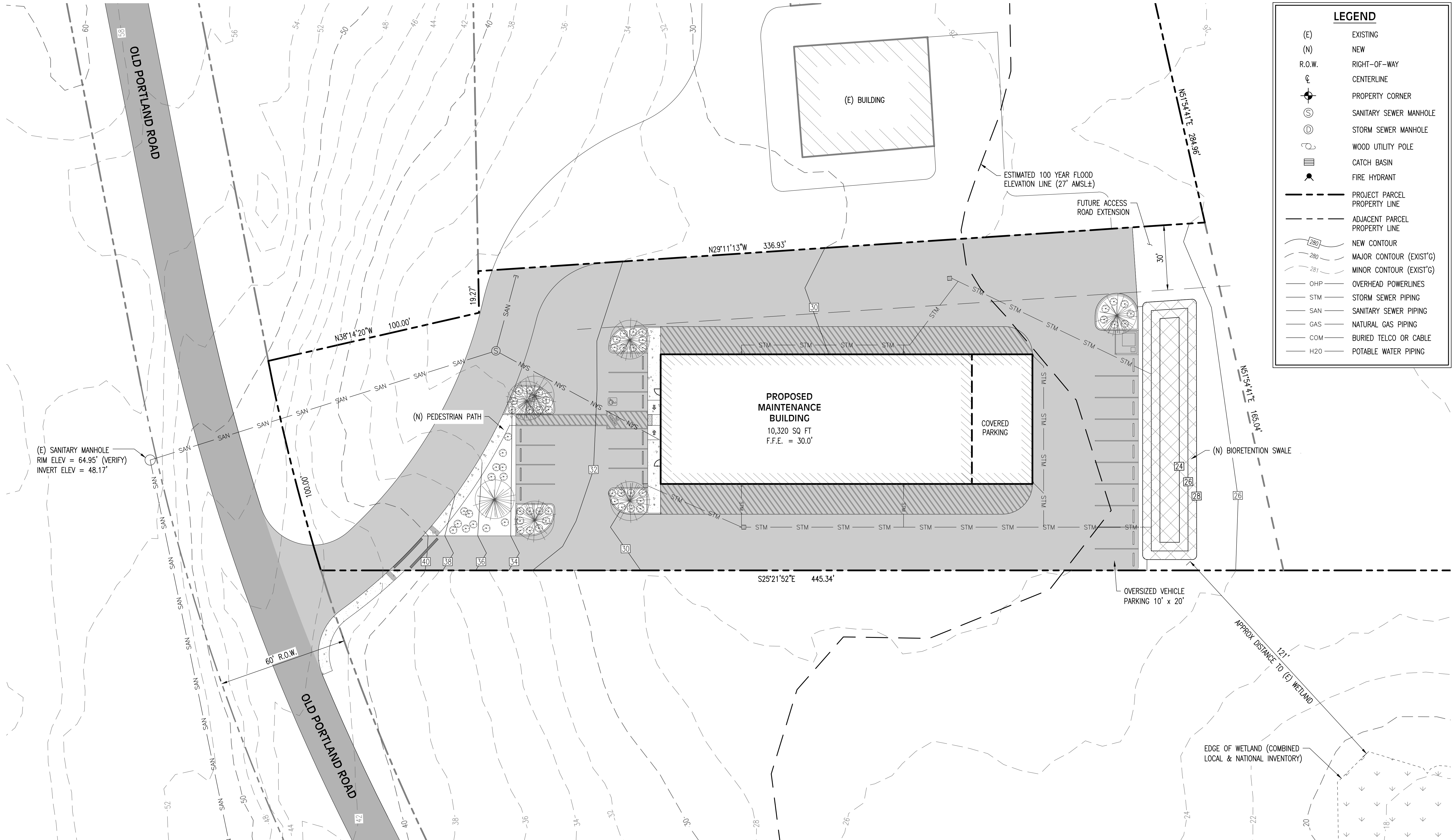
REV.	REVISION RECORD	DATE



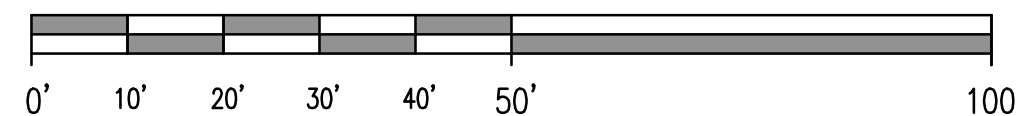
PROJ. NO.	3169	ENLARGED SITE PLAN	
DWG. BY	RM2	PORT MAINTENANCE BUILDING	
APPR. BY		PORT OF COLUMBIA COUNTY	
FILE	D-3169-C-3	DATE	03/15/2022

SHEET  
**C-3**



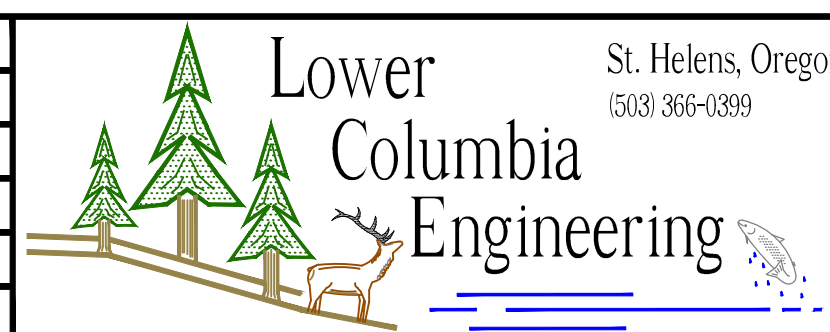


**GRADING & STORM DRAINAGE PLAN**  
SCALE: 1" = 20'



DATE: 10/21/2022  
ISSUED  
FOR APPROVAL

REV.	REVISION RECORD	DATE



PROJ. NO.	3169	GRADING & STORM DRAINAGE PLAN
DWG. BY	RM2	PORT MAINTENANCE BUILDING
APPR. BY		PORT OF COLUMBIA COUNTY
FILE	D-3169-C-4	DATE 03/15/2022

SHEET  
**C-4**



CONTRACTOR TO PROVIDE FOOTCANDLE (fc) LEVELS AND SHIELDING AS RECOMMENDED BY (I.E.S.) ILLUMINATING ENGINEERING SOCIETY, AND AS SHOWN IN OREGON ENERGY TRUST'S LATEST "FOOTCANDLE LIGHTING GUIDE" TO ILLUMINATE AND ASSURE SAFETY AT WALKWAYS, EXTERIOR ACTIVITY AREAS (DELIVERY AND LOADING), PARKING, MAIN ENTRANCE, AND ALL OTHER EXTERIOR ENTRANCES AND EXITS. ASSURE NO GLARE INTO PUBLIC RIGHT-OF-WAYS OR NEAR BY RESIDENCES.

HORIZONTAL (fc)  
BUILDING EXTERIOR:  
AVERAGE MAINTAINED (fc) 1 fc  
RANGE OF MAINTAINED (fc) .5 - 2 fc

PARKING AREA:  
AVERAGE MAINTAINED (fc) 1 fc  
RANGE OF MAINTAINED (fc) .5 - 2 fc

ENTRANCES:  
AVERAGE MAINTAINED (fc) 3 fc  
RANGE OF MAINTAINED (fc) 2 - 4 fc

PROVIDE CUT OFF SHIELDS AT EACH LIGHT FIXTURE AS REQUIRED TO COMPLY WITH I.E.S. STANDARDS.

**LIGHTING FIXTURE LEGEND**

ATLAS LIGHTING PRODUCTS - MODEL WLM43LED  
AT 12' ABOVE FINISH FLOOR TO CENTERLINE OF FIXTURE AND 8' ABOVE FINISH FLOOR TO CENTERLINE OF FIXTURE ABOVE DOORWAYS.

LUMARK PRV PREVAIL SERIES AREA LUMINAIRE  
SINGLE HEAD MOUNTED AT 20' AGL

**LEGEND**

(E) EXISTING  
(N) NEW  
R.O.W. RIGHT-OF-WAY

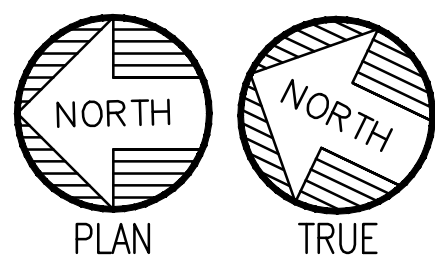
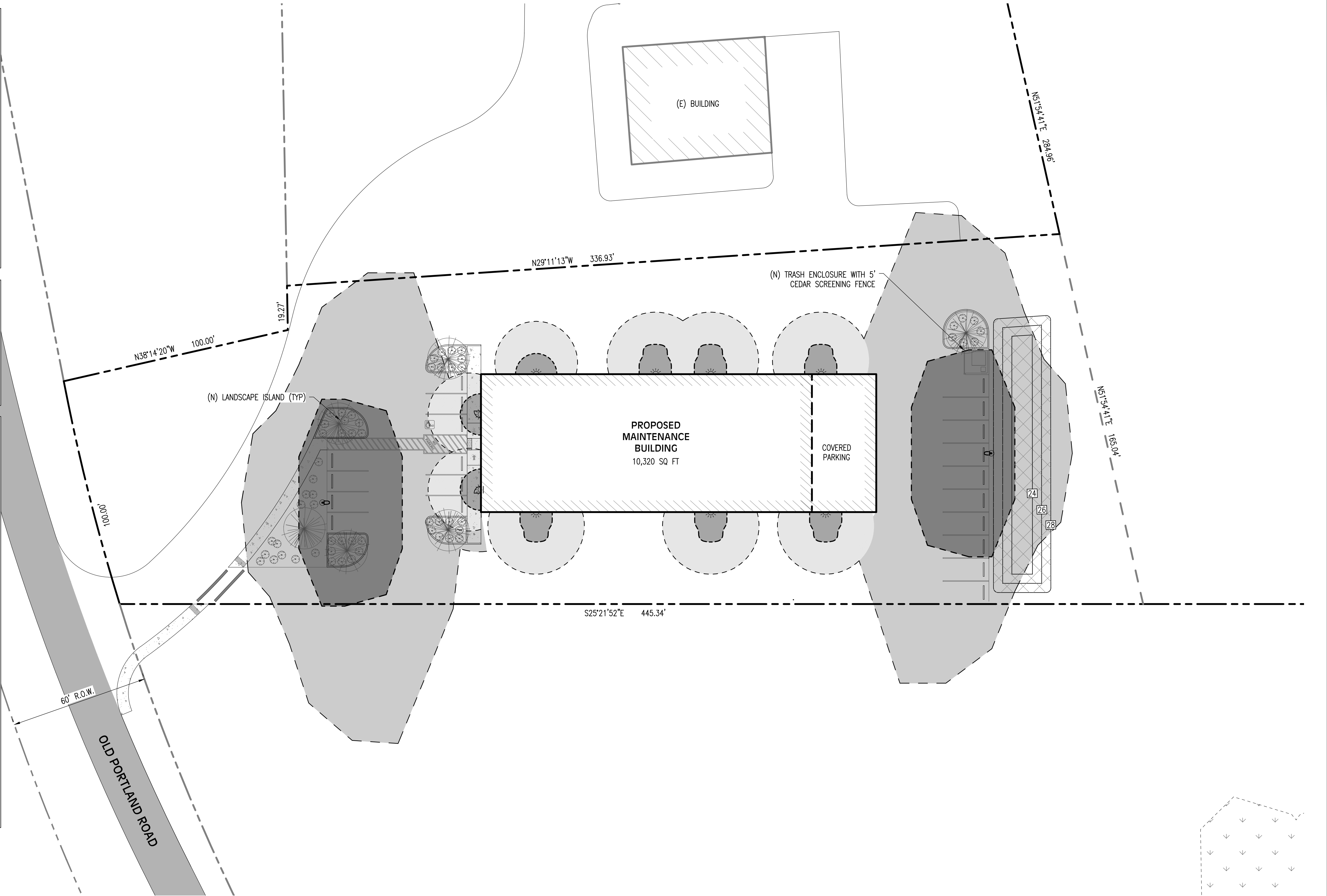
PROJECT PARCEL PROPERTY LINE  
ADJACENT PARCEL PROPERTY LINE

AREA OF AT LEAST 1-FOOTCANDLE  
AREA OF AT LEAST 0.1-FOOTCANDLE  
AREA OF AT LEAST 5-FOOTCANDLE  
AREA OF AT LEAST 0.5-FOOTCANDLE

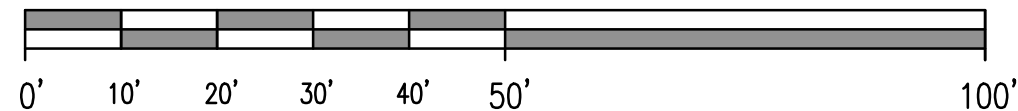
BOUNDARY OF 1-FOOTCANDLE  
BOUNDARY OF 0.1-FOOTCANDLE  
BOUNDARY OF 5-FOOTCANDLES  
BOUNDARY OF 0.5-FOOTCANDLE

ROCKY MOUNTAIN GLOW MAPLE:  
25'x20' AT MATURITY

DECORATIVE SHRUB:  
DWARF ENGLISH BOXWOOD (5 GALLON)  
1'x1' AT MATURITY

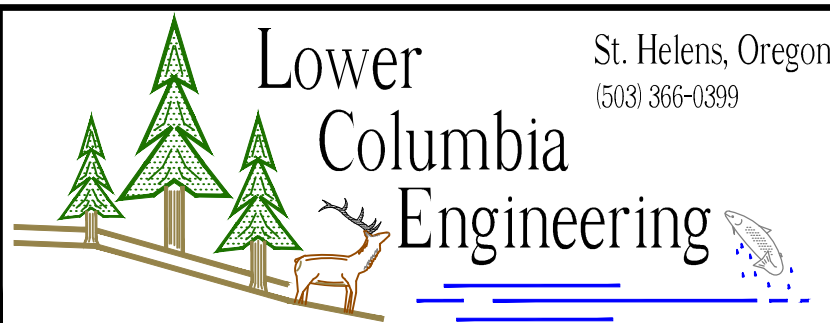


**LANDSCAPE AND LIGHTING PLAN**  
SCALE: 1" = 20'



DATE: 10/21/2022  
ISSUED  
FOR APPROVAL

REV.	REVISION RECORD	DATE

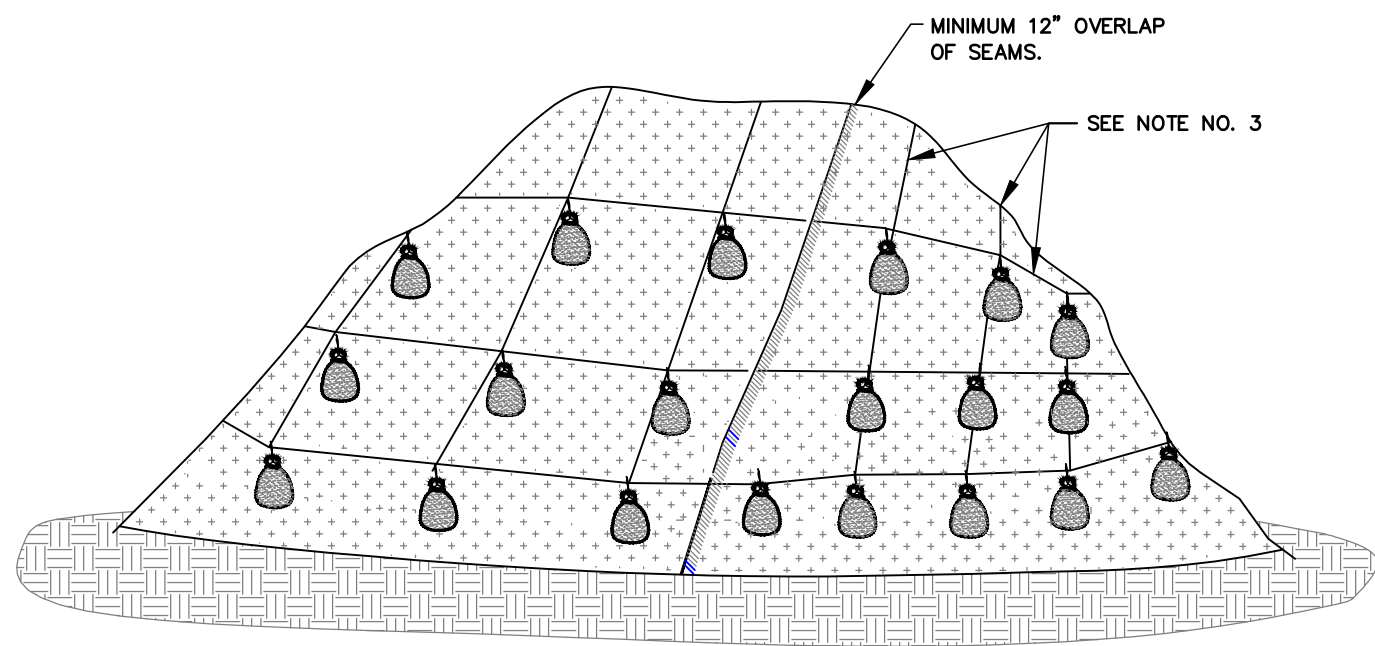


PROJ. NO.	3169	LANDSCAPE AND LIGHTING PLAN	
DWG. BY	RM2	PORT MAINTENANCE BUILDING	
APPR. BY		PORT OF COLUMBIA COUNTY	SHEET
FILE	D-3169-C-5	DATE	03/15/2022

**C-5**



FOR FURTHER INFORMATION  
ON DESIGN CRITERIA SEE  
CHAPTER 4 OF CLEAN WATER  
SERVICES EROSION PREVENTION  
AND SEDIMENT CONTROL  
PLANNING AND DESIGN MANUAL.



NOTES:

1. MINIMUM 12" OVERLAP OF ALL SEAMS REQUIRED.
2. PERIMETER SEDIMENT CONTROL BMP TO BE INSTALLED A MINIMUM OF 3' FROM TOE OF STOCKPILE.
3. COVERING MAINTAINED TIGHTLY IN PLACE BY USING SANDBAGS OR APPROVED EQUAL ON ROPES WITH A MAXIMUM 10' GRID SPACING IN ALL DIRECTIONS.
4. PLASTIC TO EXTEND MINIMUM 1' BEYOND TOE OF SLOPE.
5. AS APPROPRIATE, BMP'S SHALL BE INSTALLED TO CONVEY WATER DISCHARGE FROM STOCKPILE AREAS.

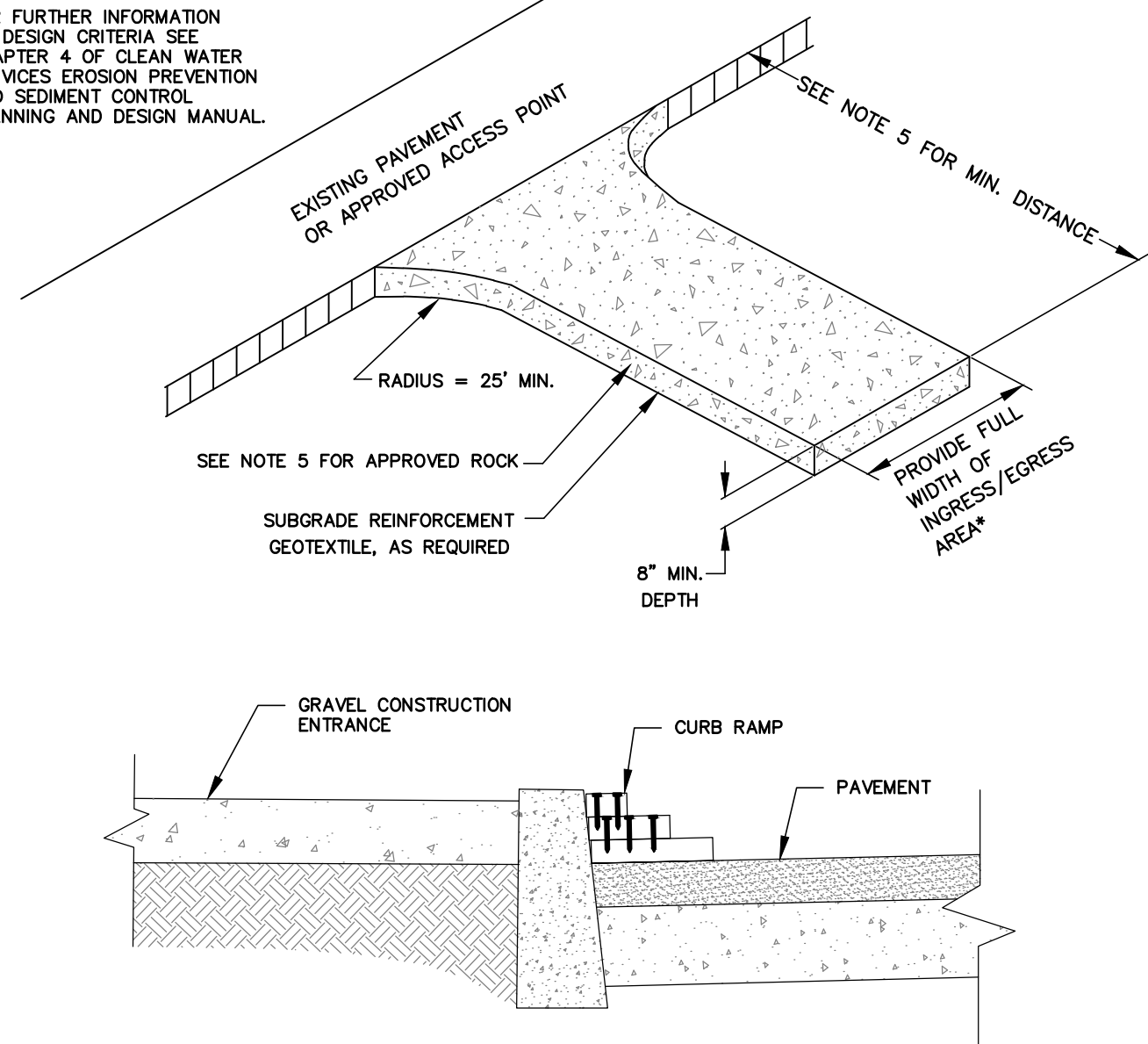
PLASTIC SHEETING

DRAWING NO. 810

REVISED 10-31-19



FOR FURTHER INFORMATION  
ON DESIGN CRITERIA SEE  
CHAPTER 4 OF CLEAN WATER  
SERVICES EROSION PREVENTION  
AND SEDIMENT CONTROL  
PLANNING AND DESIGN MANUAL.



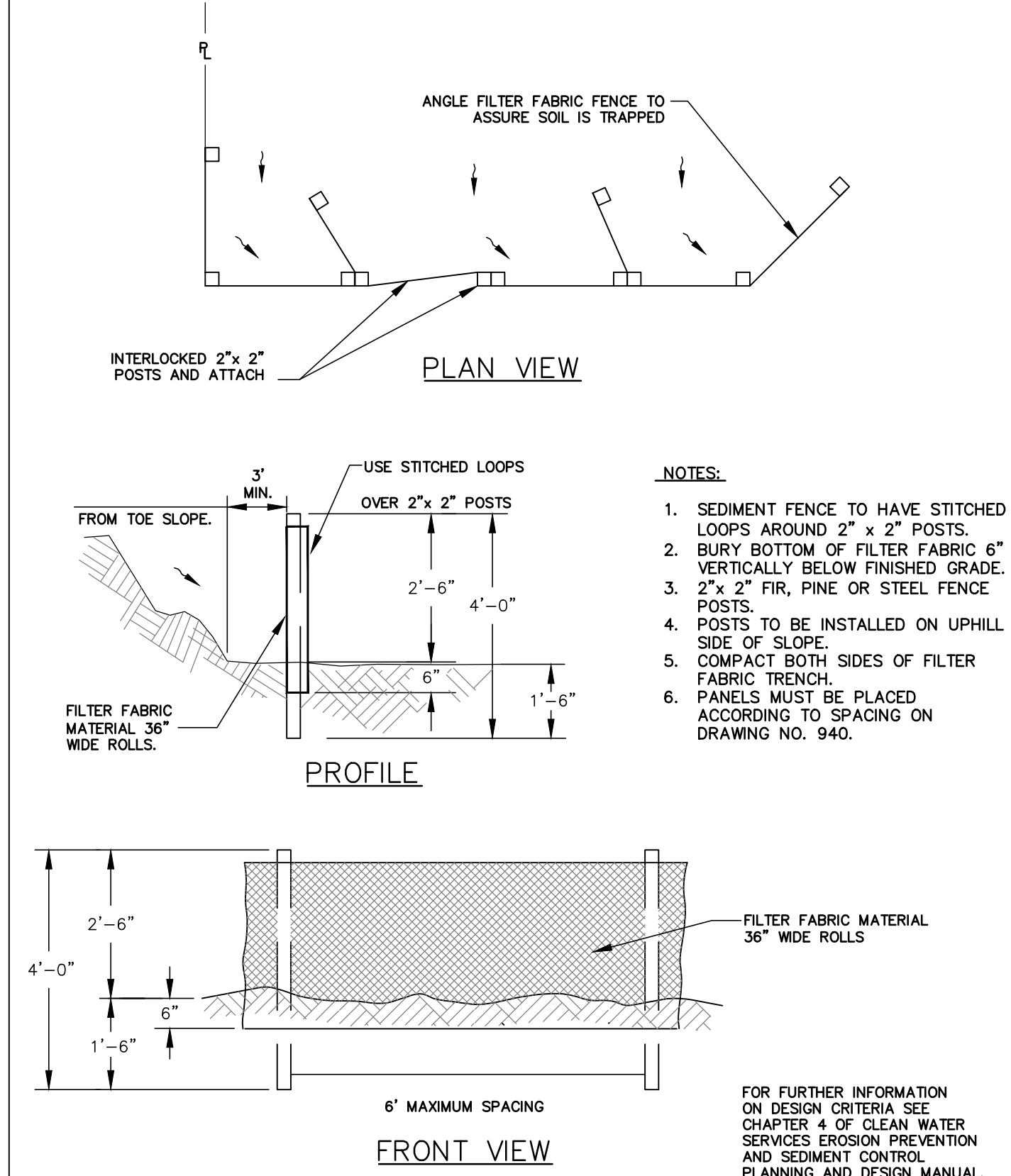
NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. WHERE RUNOFF CONTAINING SEDIMENT LADEN WATER IS LEAVING THE SITE VIA THE CONSTRUCTION ENTRANCE, OTHER MEASURES SHALL BE IMPLEMENTED TO DIVERT RUNOFF THROUGH AN APPROVED FILTERING SYSTEM.
5. DIMENSIONS  
SINGLE FAMILY  
20' LONG BY 20' WIDE 8" DEEP OF 3/4" MINUS CLEAN ROCK.  
COMMERCIAL/SITE DEVELOPMENT  
50' LONG BY 20' WIDE 3-6" CLEAN ROCK, GOVERNING AUTHORITY MAY REQUIRE GEOTEXTILE FABRIC TO PREVENT SUB-SOIL PUMPING.

CONSTRUCTION ENTRANCE

DRAWING NO. 855

REVISED 10-31-19



NOTES:

1. SEDIMENT FENCE TO HAVE STITCHED LOOPS AROUND 2" x 2" POSTS.
2. BURY BOTTOM OF FILTER FABRIC 6" VERTICALLY BELOW FINISHED GRADE.
3. 2" x 2" FIR, PINE OR STEEL FENCE POSTS.
4. POSTS TO BE INSTALLED ON UPHILL SIDE OF SLOPE.
5. COMPACT BOTH SIDES OF FILTER FABRIC TRENCH.
6. PANELS MUST BE PLACED ACCORDING TO SPACING ON DRAWING NO. 940.

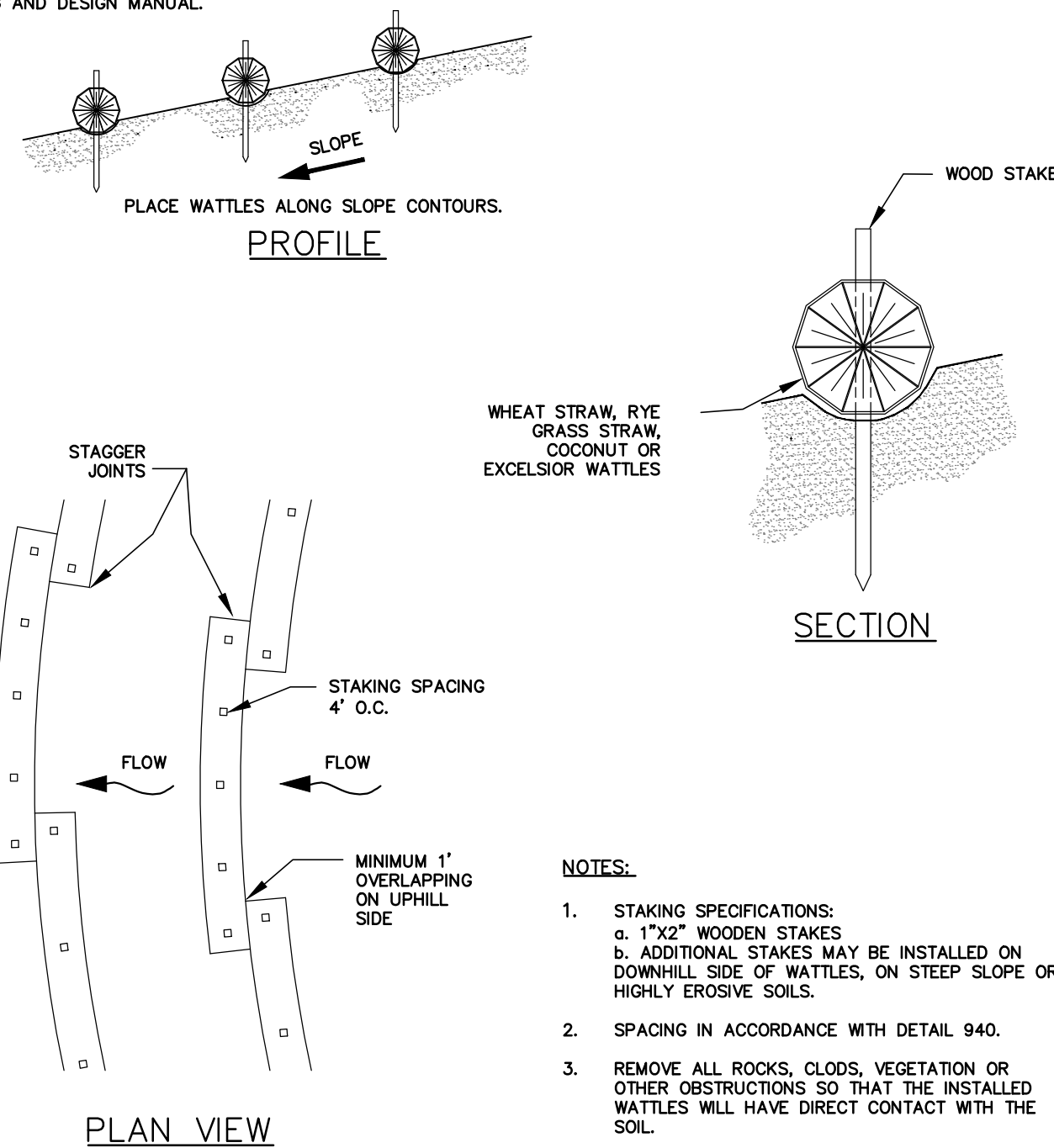
SEDIMENT FENCE

DRAWING NO. 875

REVISED 10-31-19



FOR FURTHER INFORMATION  
ON DESIGN CRITERIA SEE  
CHAPTER 4 OF CLEAN WATER  
SERVICES EROSION PREVENTION  
AND SEDIMENT CONTROL  
PLANNING AND DESIGN MANUAL.



NOTES:

1. STAKING SPECIFICATIONS:  
a. 1"x2" WOODEN STAKES  
b. ADDITIONAL STAKES MAY BE INSTALLED ON DOWNHILL SIDE OF WATTLES, ON STEEP SLOPE OR HIGHLY EROSION SOILS.
2. SPACING IN ACCORDANCE WITH DETAIL 940.
3. REMOVE ALL ROCKS, CLODS, VEGETATION OR OTHER OBSTRUCTIONS SO THAT THE INSTALLED WATTLES WILL HAVE DIRECT CONTACT WITH THE SOIL.
4. INSTALL THE WATTLES IN A 2" DEEP TRENCH, INSURING THAT NO GAPS EXIST BETWEEN THE SOIL AND THE BOTTOM OF THE WATTLE. THE ENDS OF ADJACENT WATTLES SHALL BE OVERLAPPED 1 FT. MINIMUM TO PREVENT SEDIMENT PASSING THROUGH THE FIELD JOINT.

WATTLES

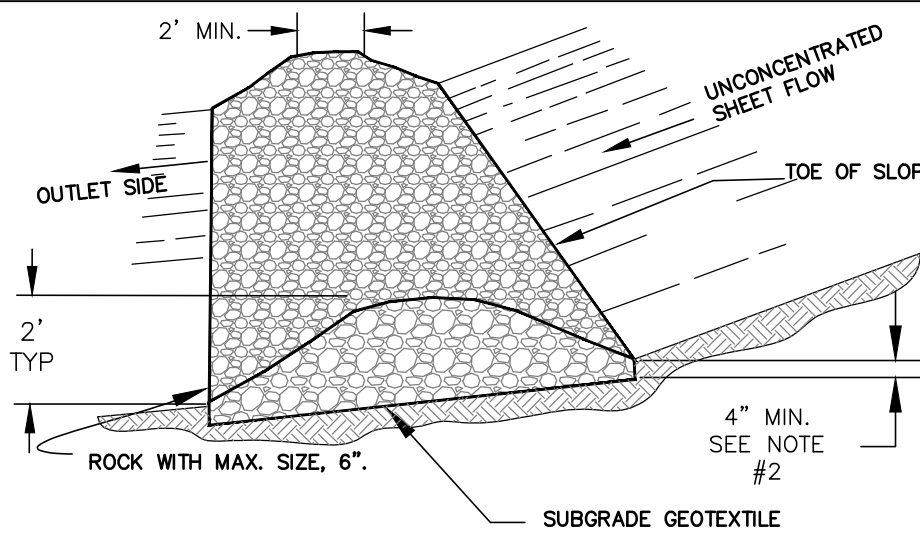
DRAWING NO. 880

REVISED 10-31-19

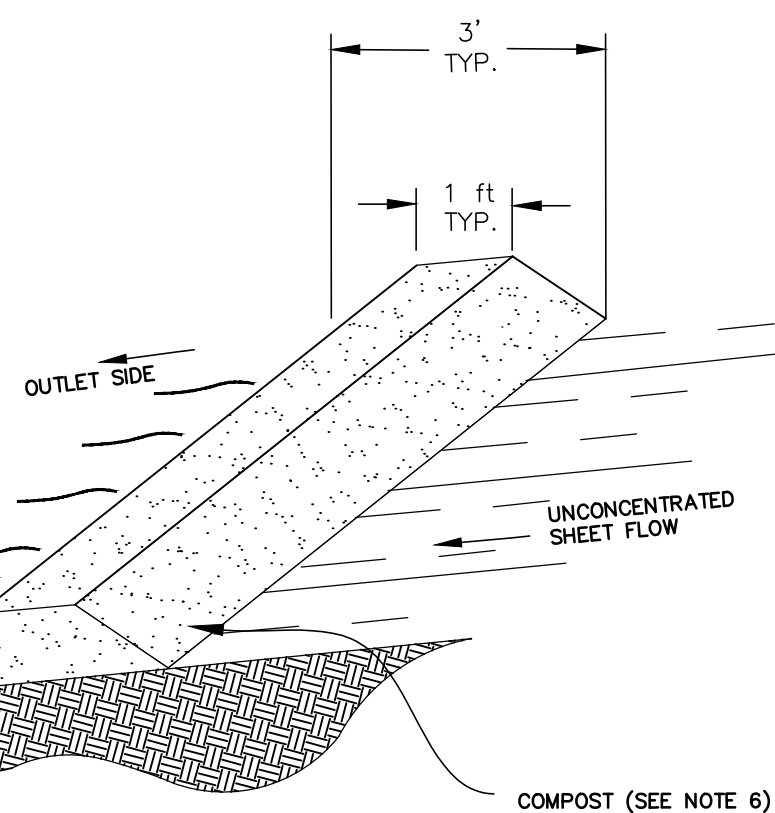


FOR FURTHER INFORMATION  
ON DESIGN CRITERIA SEE  
CHAPTER 4 OF CLEAN WATER  
SERVICES EROSION PREVENTION  
AND SEDIMENT CONTROL  
PLANNING AND DESIGN MANUAL.

1. DIRECT THE OUTLET SIDE OF THE ROCK/COMPOST FILTER BERMS ONTO A STABILIZED AREA, SUCH AS VEGETATION AND/OR ROCK.
2. EMBED ROCK FILTER BERM A MIN. OF 4" INTO THE EXISTING GROUND/EMBANKMENT.
3. USE ROCK FILTER BERM ON 3H:1V OR FLATTER SIDE SLOPES, WITHIN THE SAFETY CLEAR ZONE. USE 6H:1V OR FLATTER ON SIDE SLOPES.
4. PLACE COMPOST FILTER BERMS ALONG OR ON THE GROUND CONTOUR WITH THE ENDS TURNED UP SLOPE.
5. PRIOR TO INSTALLING A COMPOST FILTER BERM IN A VEGETATED AREA, ENSURE THAT THE VEGETATION IS CUT TO A HEIGHT OF NO GREATER THAN 3" PRIOR TO INSTALLATION.
6. VERIFY THAT COMPOST HAS NOT BEEN CHEMICALLY TREATED AND IS WEED-FREE, PLASTIC-FREE, DECOMPOSED, NON-WOODY PLANT MATERIAL. ANIMAL WASTE IS NOT ALLOWED.



ROCK FILTER BERM



FILTER BERMS  
ROCK/COMPOST

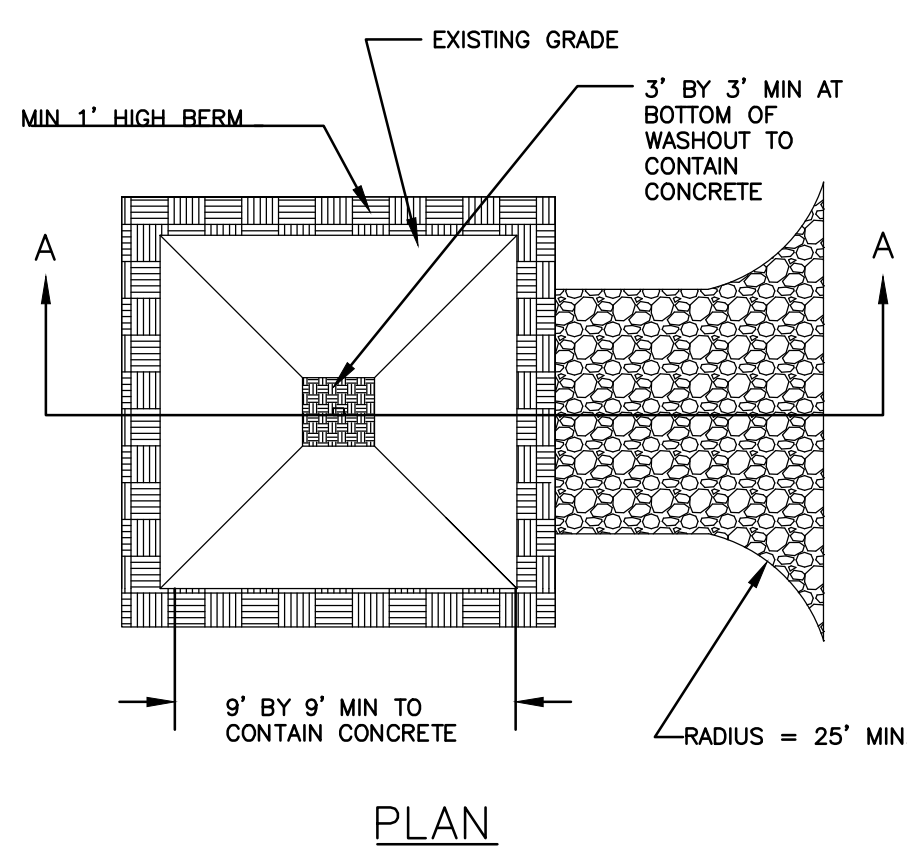
DRAWING NO. 890

REVISED 10-31-19

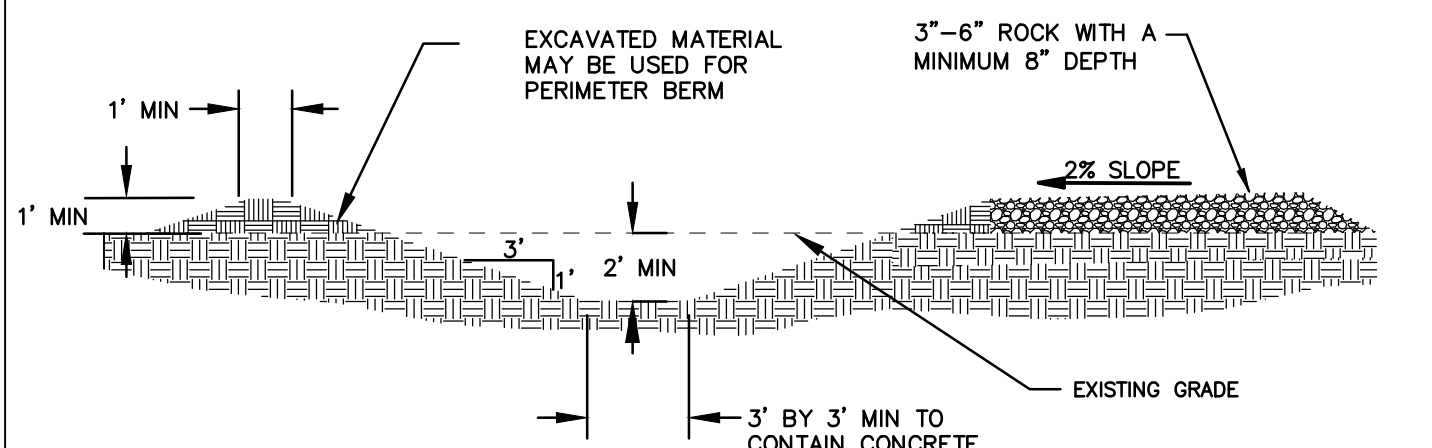


NOTES:

1. WASHOUT FACILITIES SHALL BE MAINTAINED TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM FREEBOARD OF 12 INCHES.
2. WASHOUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75% FULL.
3. IF THE WASHOUT IS NEARING CAPACITY, VACUUM AND DISPOSE OF THE WASTE MATERIAL IN AN APPROVED MANNER.
4. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE LOCATED A MINIMUM OF 50 FT FROM SENSITIVE AREAS INCLUDING OPEN DRAINAGE FACILITIES AND WATER SOURCES.
5. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
6. INSTALL CONCRETE WASHOUT SIGN WITHIN 30 FEET OF TEMPORARY CONCRETE WASHOUT FACILITY.
7. TEMPORARY CONCRETE WASHOUTS MAY BE A PREFABRICATED CONTAINER THAT IS PORTABLE AND REUSABLE.



PLAN

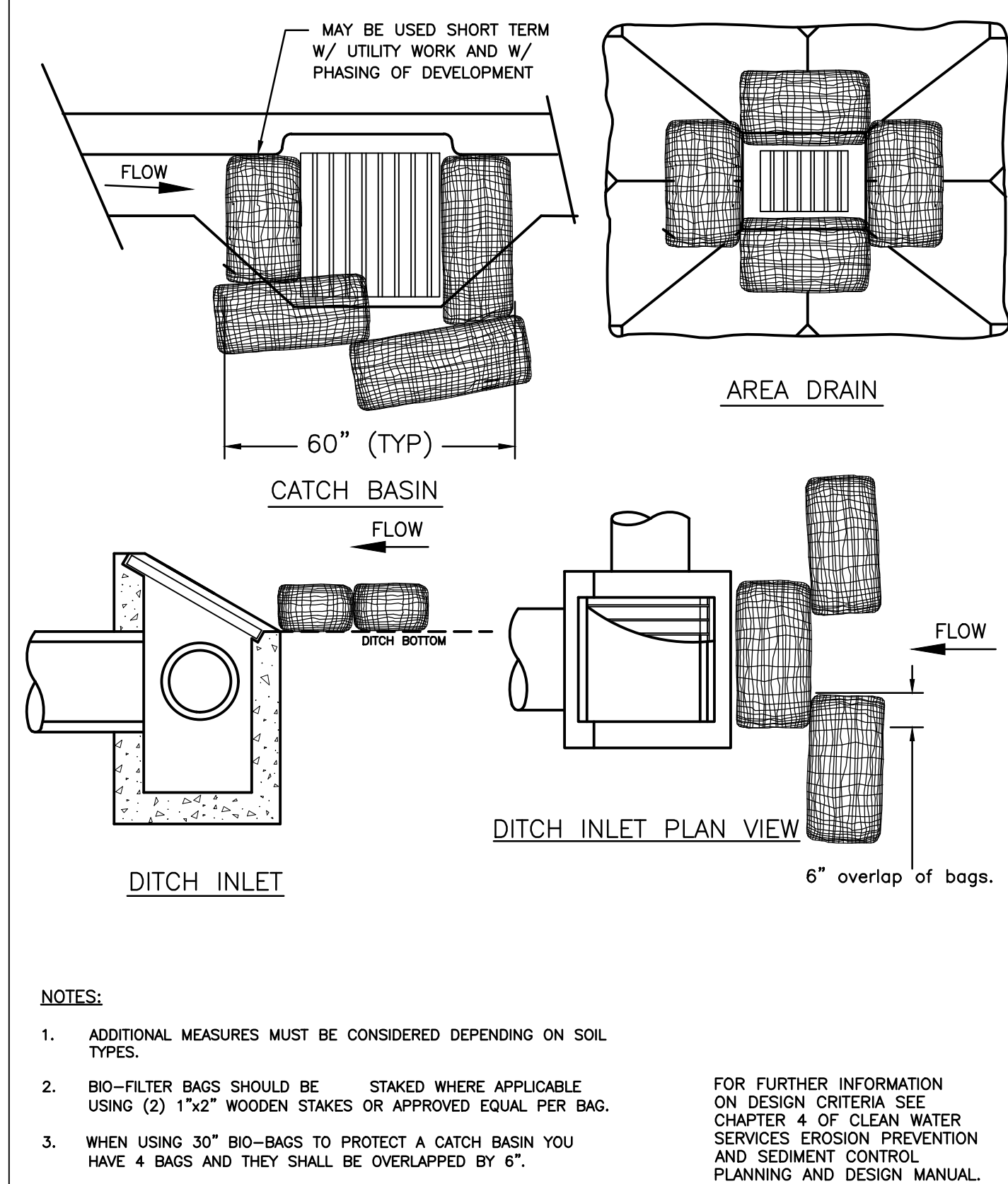


SECTION A-A

CONCRETE WASHOUT

DRAWING NO. 900

REVISED 10-31-19



NOTES:

1. ADDITIONAL MEASURES MUST BE CONSIDERED DEPENDING ON SOIL TYPES.
2. BIO-FILTER BAGS SHOULD BE STAKED WHERE APPLICABLE USING (2) 1"x2" WOODEN STAKES OR APPROVED EQUAL PER BAG.
3. WHEN USING 30" BIO-BAGS TO PROTECT A CATCH BASIN YOU HAVE 4 BAGS AND THEY SHALL BE OVERLAPPED BY 6".

FOR FURTHER INFORMATION  
ON DESIGN CRITERIA SEE  
CHAPTER 4 OF CLEAN WATER  
SERVICES EROSION PREVENTION  
AND SEDIMENT CONTROL  
PLANNING AND DESIGN MANUAL.

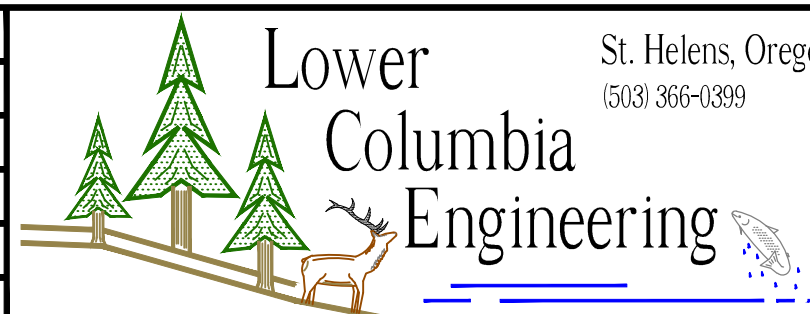
INLET PROTECTION  
TYPE 4

DRAWING NO. 915

REVISED 10-31-19



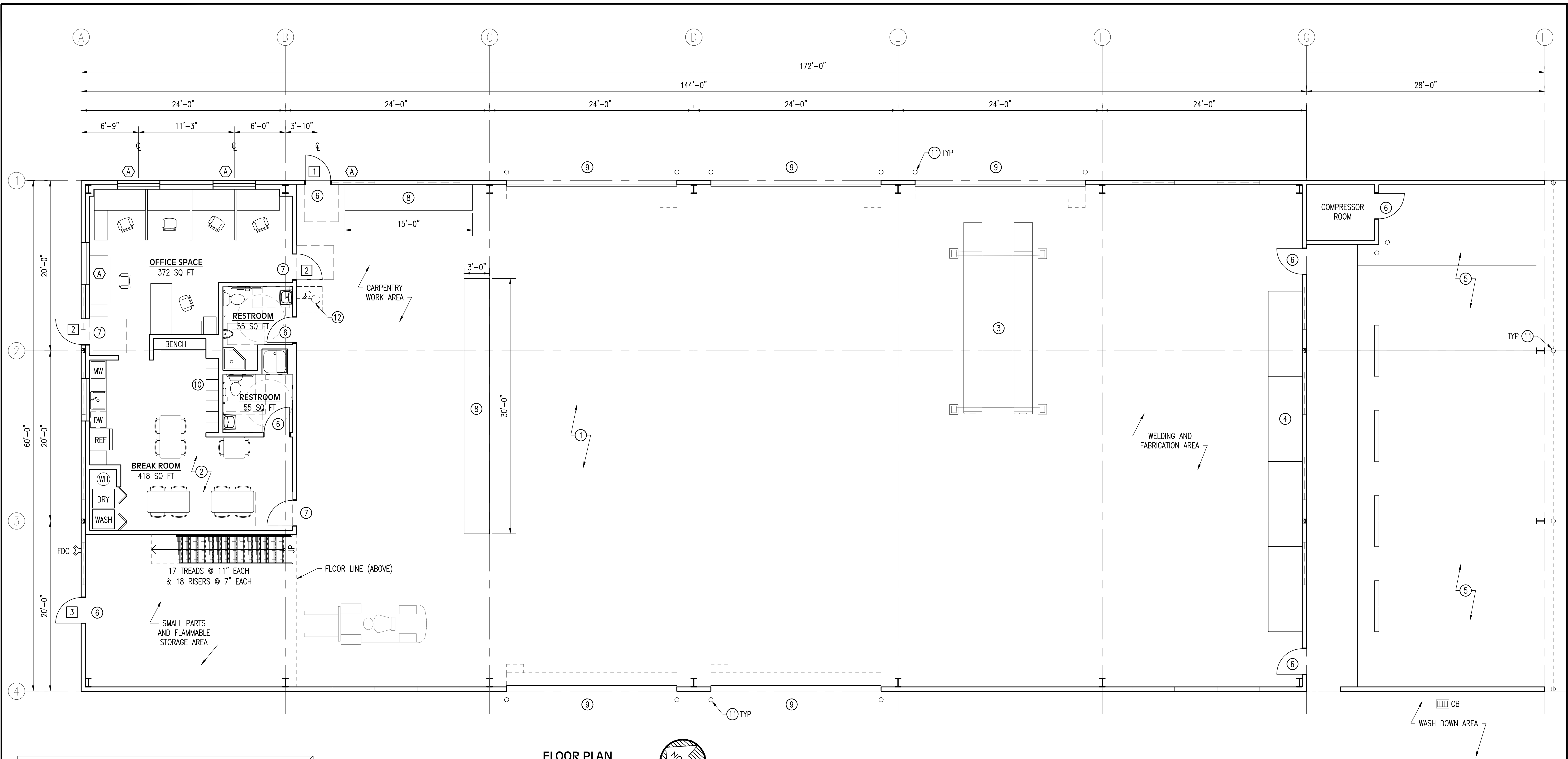
DATE: 10/21/2022  
ISSUED  
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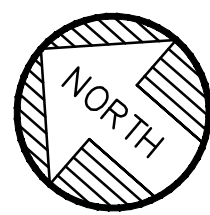
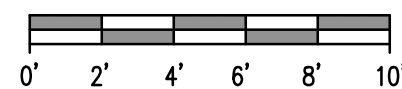
PROJ. NO.	3169	ESC DETAILS
DWG. BY	RM2	PORT MAINTENANCE BUILDING
APPR. BY		PORT OF COLUMBIA COUNTY
FILE	D-3169-D-1	DATE 03/15/2022
		SHEET D-1





**FLOOR PLAN**

SCALE: 3/16" = 1'-0"

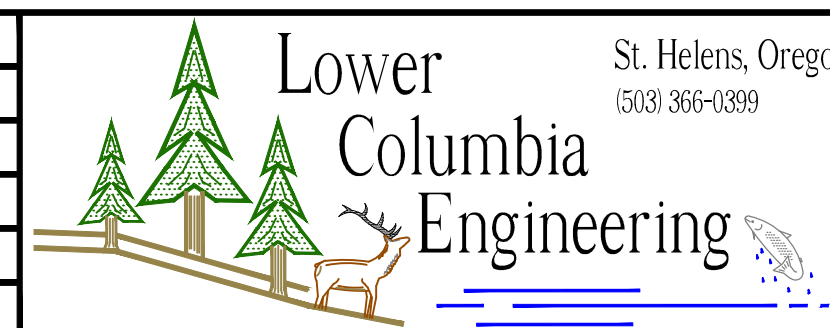


**GENERAL KEYED NOTES**

①	CONCRETE SEALED WITH EPOXY SEALCOAT
②	LVT FLOORING W/ 4" VINYL BASE
③	VEHICLE LIFT (18,000 GVW SHOWN)
④	PALLET RACK STORAGE (4 48"x96" SPACES)
⑤	COVERED VEHICLE PARKING AREA
⑥	3'x7' H.M. DOOR AND FRAME
⑦	3'x7' H.M. DOOR AND FRAME WITH HALF LITE
⑧	CARPENTRY WORK BENCH / EQUIPMENT
⑨	MOTORIZED COILING DOOR 20' WIDE x 16' HIGH
⑩	2 TIER STEEL LOCKERS ON BASE (15"W x 18"D)
⑪	6" STEEL BOLLARD WITH CONCRETE FILL
⑫	EMERGENCY SAFETY SHOWER WITH INTEGRATED EYEWASH STATION WITH 3' SQ BLIND CONCRETE BASIN IN SLAB, TRAFFIC RATED GRATE

DATE: 10/21/2022  
ISSUED  
FOR APPROVAL

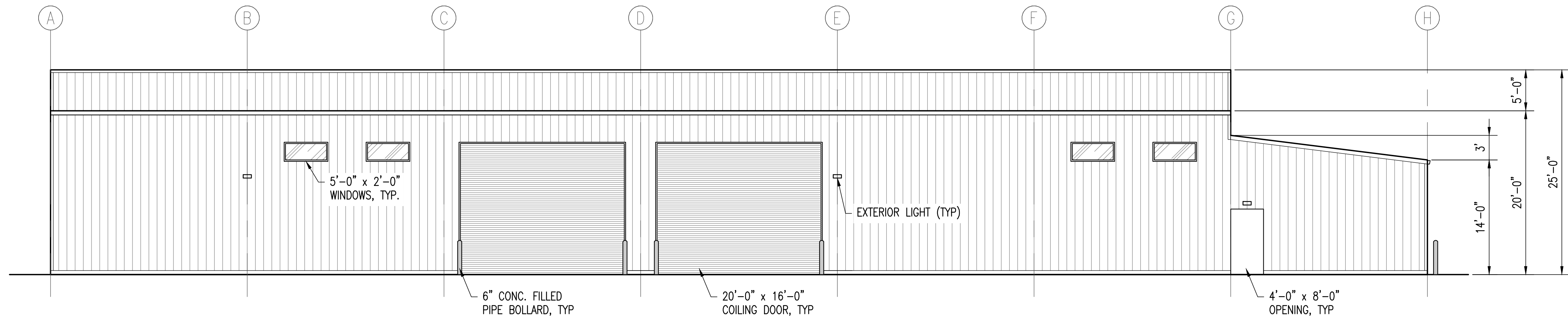
REV.	REVISION RECORD	DATE



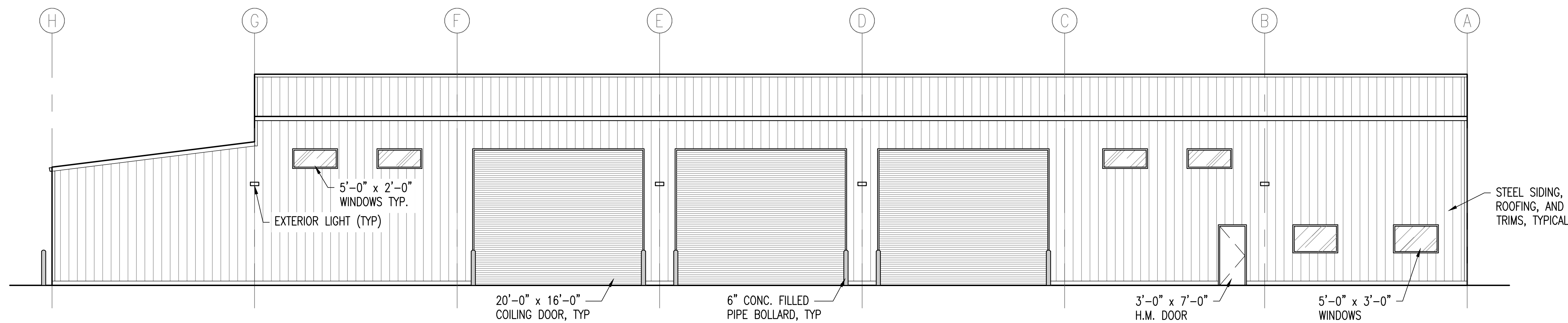
St. Helens, Oregon  
(503) 366-0399

PROJ. NO.	3169	FLOOR PLAN
DWG. BY	RM2	PORT MAINTENANCE BUILDING
APPR. BY		PORT OF COLUMBIA COUNTY
FILE	D-3169-A-1	DATE 03/15/2022

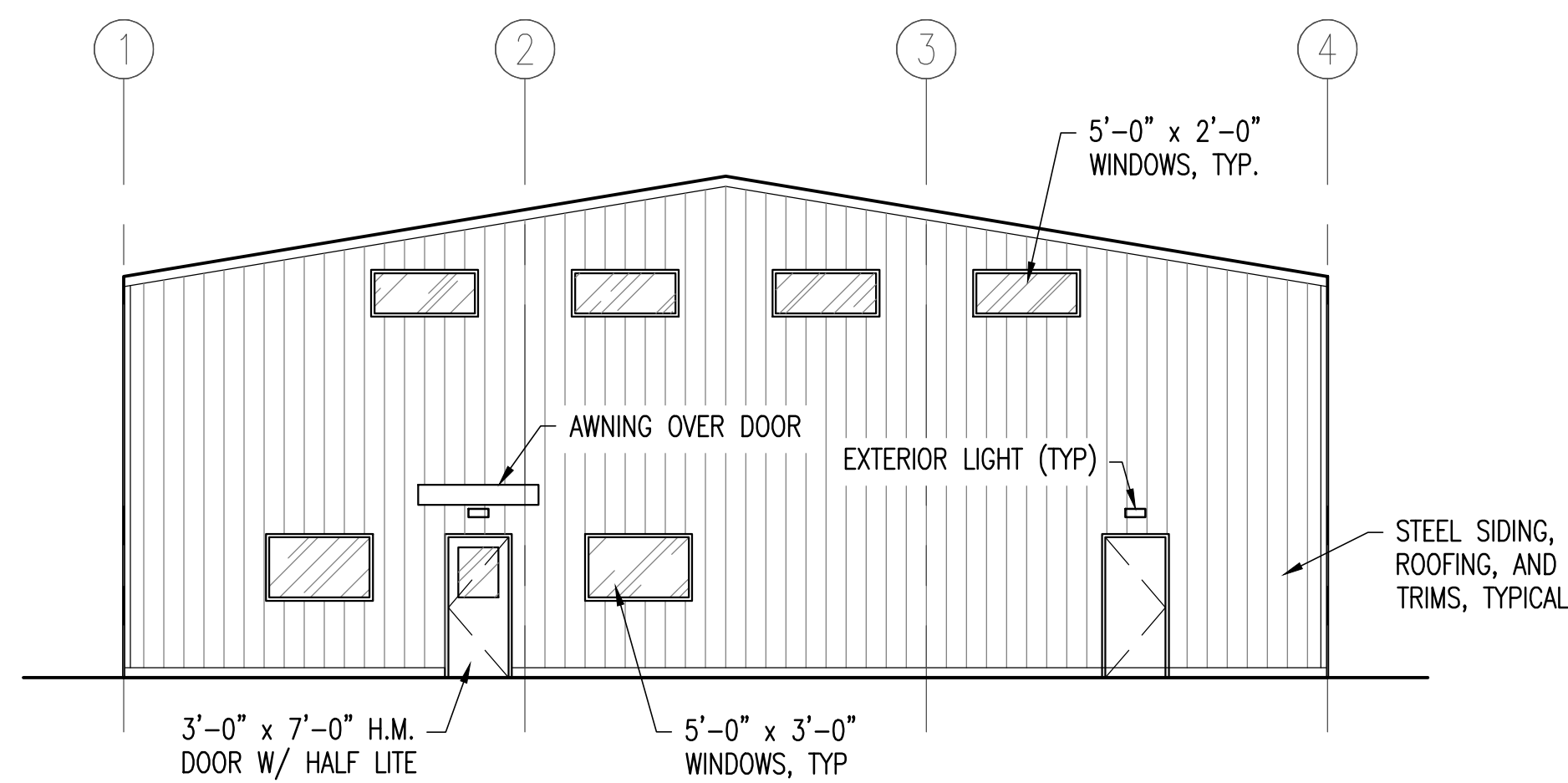
SHEET  
**A-1**



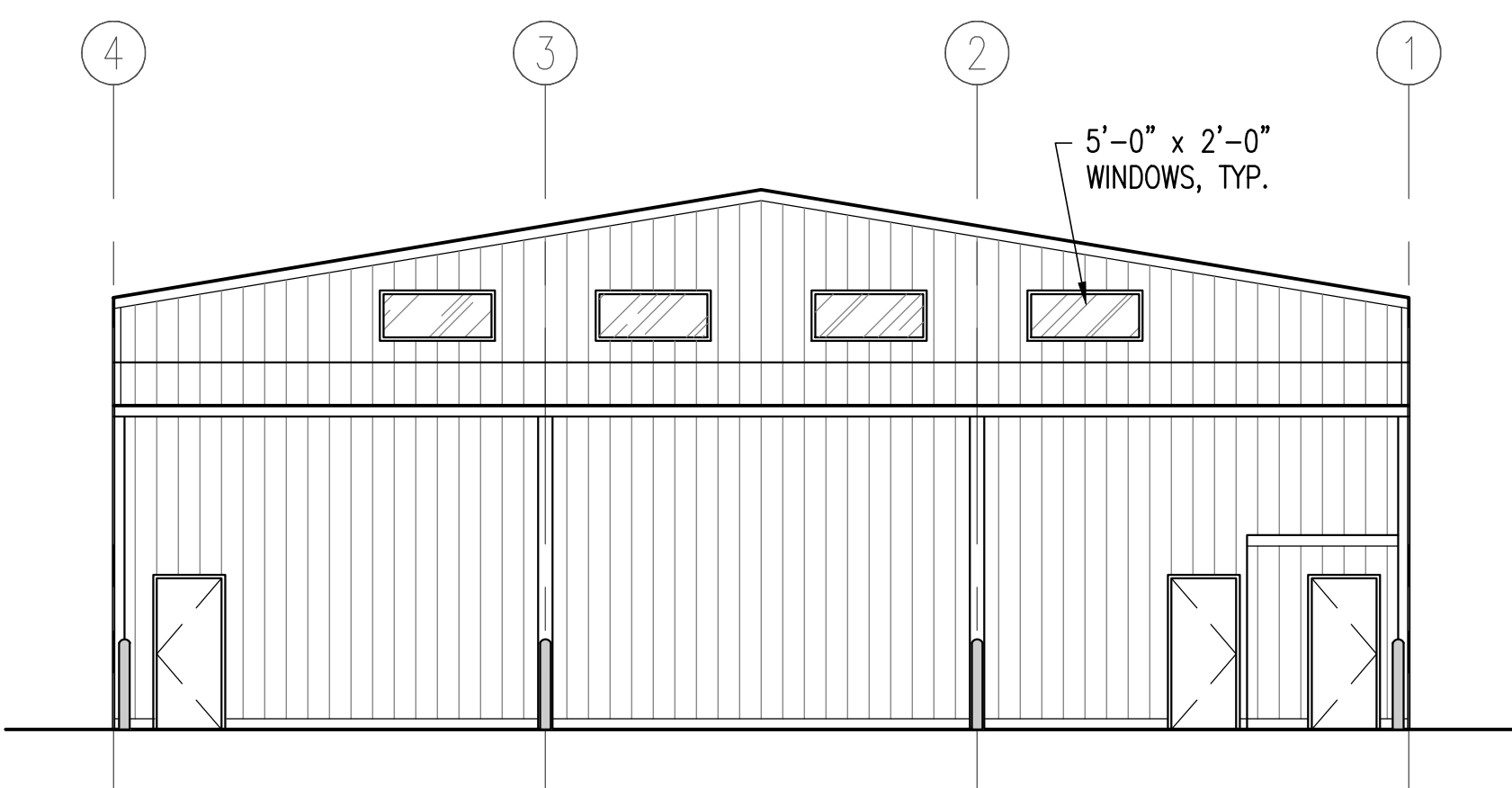
**SOUTHWEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**NORTHEAST ELEVATION**  
SCALE: 1/8" = 1'-0"



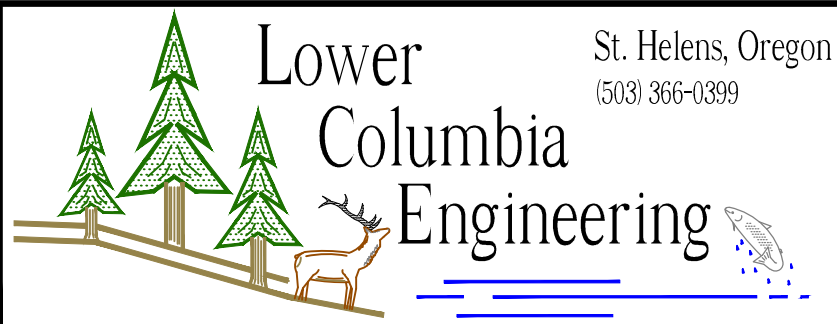
**NORTHWEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**SOUTHEAST ELEVATION**  
SCALE: 1/8" = 1'-0"

DATE: 10/21/2022  
ISSUED  
FOR APPROVAL

REV.	REVISION RECORD	DATE



PROJ. NO.	3169	EXTERIOR ELEVATIONS
DWG. BY	RM2	PORT MAINTENANCE BUILDING
APPR. BY		PORT OF COLUMBIA COUNTY
FILE	D-3169-A-2	DATE 03/15/2022