



# CITY OF ST. HELENS PLANNING DEPARTMENT

# MEMORANDUM

**TO:** City Council  
**FROM:** Jacob A. Graichen, AICP, City Planner  
**RE:** Covenant to bind property for the N. 7<sup>th</sup> Street affordable housing project in partnership with Carl Coffman and his Relevant Building Company  
**DATE:** March 9, 2021

This is the “conex box” 8-plex project along N. 7<sup>th</sup> Street next to the 6<sup>th</sup> Street Park. The City owns the property but has partnered with Carl Coffman and his Relevant Building Company to construct the 8-plex and a parking lot, which will include some public parking spaces.

Since the Planning Commission approved a Conditional Use Permit (file CUP.4.17) in 2017 to allow the development, plan approval progress has been slow, but is finally moving.

One of the conditions of the Conditional Use Permit is to consolidate the four lots that make up the property since it is being developed as a whole, irrespective of the property lines. This has land use and building code implications, which can be remedied by a Covenant to Bind property. This simply ties the lots together so they will only be transferred or sold as a whole. It can be released or modified in the future as development on the land or laws change.

**Please authorize the mayor’s signature at the regular session.**



**Above:** an aerial perspective of the proposed conex box (shipping container) 8-plex project with approximate lot lines shown. Lot lines go through the parking lot and building pad. Also, all four lots are needed for the city’s density requirements (i.e., dwelling units allowed per land area). Please note that this is an early rendering and will differ from the final product a bit.