

CITY OF ST. HELENS PLANNING DEPARTMENT ACTIVITY REPORT



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

Date: 06.28.2021

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—MISC.

We received an application for a Popeyes fast food restaurant. I alluded to a new drive-through business (one not in St. Helens or Scappoose) in past reports. This is proposed on the vacant lot between the new Grocery Outlet building and US30.

Conducted the Planning Department's first final inspection for Grocery Outlet. It is very close to being done for the purposes of the Planning Department. Unfortunately, there is an issue with a relocated sanitary sewer line with an unintended belly (i.e., not straight) which has already caused some backup issues for the Legacy Health facility. This is a public line and thus an issue for City Engineering.

We received a county referral for a 5 lots subdivision for property along Bachelor Flat Road. This is an unusual property as the approximate 10-acre site has 5 separate detached dwellings on it and half of the site is outside of the St. Helens Urban Growth Boundary. Lack of sanitary sewer in the area prevents urban densities. **See attached.**

Presented to the **Columbia County Board of REALTORS®** this month at their membership meeting. It was a continuing education opportunity for them. Talked about the recent Development Code changes, some city projects, and various private projects across the city.

The partitioning of the new veterinarian building property in the Houlton area is completed. Now there are two vacant parcels there for development.

Partition of property adjacent to the Center Court condos was completed. This resolved an unlawful land division that occurred over 20 years ago.

The mini storage expansion at 970 Oregon Street is complete.

DEVELOPMENT CODE ENFORCEMENT

Within the last few months we received a complaint about an ATV repair/tech business in a residential area on Mayfair Drive. Thanks to the efforts of Associate Planner/CDPM Dimsho, this effort has been resolved. They were going to apply for a Home Occupation but ultimately decided to look elsewhere for their business.

Last month we received a complaint about illegal structures on the 400 block of Greycliffs Drive. Finally investigated this month. Department sent letter to violator.

PLANNING COMMISSION (& acting HISTORIC LANDMARKS COMMISSION)

June 8, 2021 meeting (outcome): This meeting was cancelled.

July 13, 2021 meeting (upcoming): The Commission will have at least three public hearings for the St. Helens High School renovation, the City of St. Helens Recreation Center at 2625 Gable Road and a building for Columbia Health Services at 174 Sunset Boulevard.

COUNCIL ACTIONS RELATED TO LAND USE

The Council discussed the Planning Commission's annual report to the Council at their June 2, 2021 work session. The Council agreed a Planning Commission/City Council in-person work session to discuss long range planning issues, housing, riverfront development and such is a good idea. September is the tentative target date. September will allow for further advances in COVID-19 reductions with the core of Summer in the rearview mirror.

The Council reversed the Commission's denial of the 2-parcel land partition at 160 Belton Road. File reference Appeal AP.1.21 (of Partition PT.1.21). Council's approval includes many conditions including improvements to Belton Road that exceed the original administrative (staff level) decision. If appealed, this matter would go to the State Land Use Board of Appeals (LUBA).

GEOGRAPHIC INFORMATION SYSTEMS (GIS)

Data updates due to recent annexation.

FLOODPLAIN MANAGEMENT (NFIP)

Hydrological study related to floodplain issues around proposed police station in progress.

ST. HELENS INDUSTRIAL BUSINESS PARK PROPERTY

Consultant firm solicitation in progress.

MILLARD ROAD PROPERTY

Developer solicitation in progress.

RIVERFRONT DISTRICT WATERFRONT PROPERTY

Design and other work in progress. Street alignment is the key subject as of late.

ASSOCIATE PLANNER—*In addition to routine tasks, the Associate Planner has been working on:*
See attached.



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

TO: Deborah Jacob, Planner, Columbia County
FROM: Jacob A. Graichen, AICP, City Planner
RE: Columbia County file S 21-02 Glenwood Ridge Subdivision
DATE: June 9, 2021

Please include the following conditions:

- Redevelopment/shadow plan required prior to the County's approval of the final plat. This shall be subject to city review and approval. This includes both the plat itself and accompanying legal documentation.
- Approved redevelopment/shadow plan shall be recorded with the final plat and referenced on the final plat with a line to write the instrument number of the redevelopment/shadow plan.
- Additional access points (driveways) from Bachelor Flat road should not be allowed.

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

The applicant, city staff and county staff have been discussing this matter periodically since 2017. Some issues raised by the city are already addressed on the preliminary plat based on these previous communications such as right-of-way dedication and an easement to facilitate the westerly extension of Taylor Street.

Zoning/Comprehensive Plan Designation: The approximate north half of the property is within the St. Helens Urban Growth Boundary. This area has a St. Helens Comprehensive Plan designation of Rural Suburban Unincorporated Residential, RSUR. If annexed in the future, based on today's assumptions, the most likely zoning would be the City's R7 (7,000 s.f. lot size) or R10 zones (10,000 s.f. lot size).

For the northly four lots, a shadow plat or redevelopment plan is necessary to help ensure these densities are possible once utilities, sanitary sewer in particular, are available in the to-be-determined future. Generally, the conceptual lots should be between 10,000 – 13,999 s.f. (the min. size for R10 and just under twice the size for R7) and lot dimensions to meet city specifications. Proposed streets to meet city specifications too (e.g., right-of-way widths). New buildings shall be required to fit within the future development plan's conceptual property lines. Concept should not result in new accesses along Bachelor Flat Road. Document(s) to be recorded on the deeds of the lots at the same time as the final plat and be binding on all current and future owners.

City Utilities: City sanitary sewer is not available to serve this property at this time. The city is currently working on master planning for its sanitary sewer system, which includes servicing this area in the future. However, in the near-term and for the purposes of this application, it is not available.

Sewer would likely come from the South (Ross Road) and could be extended through Taylor Street. Thus, the westerly extension of Taylor Street is important for the future benefit of the proposed lots.

City water is within about 500 feet to the east towards the southern end of Noble Road. However, this property is within the McNulty Water People's Utility District. Per the Urban Service Agreement between the City of St. Helens and McNulty Water PUD, since the property will remain at county densities, continued use of McNulty water is appropriate and acceptable.

Streets/access: Both Bachelor Flat Road and Taylor Street are currently county roads.

The City's Transportation Systems Plan classifies Bachelor Flat Road as a Collector Street. This calls for a 60' wide public right-of-way. The current right-of-way width appears to be 40 feet. 10' of dedication (resulting in 30' from ROW centerline) should be dedicated. This is already proposed on the preliminary plat.

As a collector street, the city's access requirements are greater than normal. The city's collector street standards call for 100' spacing between driveways. This spacing is approximated now; additional driveway/access points should not be allowed. Consolidation of accesses along Bachelor Flat Road and street improvements would be addressed in the future as necessary when urban densities are proposed.

The City's Transportation Systems Plan classifies Taylor Street as a local street. The right-of-way width is 50 feet wide, which meets the City's normal requirement. The westerly extension of Taylor Street is important to facilitate future utility connections (notably sanitary sewer as described above) and urban densities. The 50' wide easement proposed through the site, as shown on the preliminary plat, will help to preserve this area for future streets (right-of-way dedications and improvements).

Traffic Impact Analysis: The proposal doesn't meet the City's threshold for traffic impact analysis requirements.

Urban Growth Boundary: There is some discrepancy as to the exact location of the Urban Growth Boundary. However, the westerly extension of Taylor Street will create a swath of land providing a fair division between the urban and rural areas. In other words, Taylor Street should make this a moot point.

From: [Jacob Graichen](#)
To: [Deborah Jacob](#)
Subject: Co. File S 21-02 for Barrick Properties, LLC - ADDITIONAL City Comments
Date: Wednesday, June 16, 2021 4:36:00 PM

Deb,

Please accept this email as addition City of St. Helens Comments for this proposal.

The city supports any requirement for a non-remonstrance agreement to the formation of a Local Improvement District as that is a critical tool to support the expansion of infrastructure. These properties are within the St. Helens Urban Growth Boundary and thus intended for eventual urban scale development. Certain infrastructure, such as sanitary sewer, is vital for urban scale development.

This is also why the extension of Taylor Street, the possibility of which will be preserved by the proposed easement, is so important. Not requiring such is a step backwards for property within the Urban Growth Boundary.

Thank you.

Jacob A. Graichen, AICP, City Planner
City of St. Helens
jgraichen@sthelensoregon.gov ← *new e-address!!!*
(503) 397-6272

From: Jacob Graichen
Sent: Wednesday, June 9, 2021 4:10 PM
To: 'Deborah Jacob' <Deborah.Jacob@columbiacountyor.gov>
Subject: Co. File S 21-02 for Barrick Properties, LLC - City Comments

Deb,

Please see attached city comments for this and let me know if you have any questions.

Please respond that you have received this.

Thanks you!

Jacob A. Graichen, AICP, City Planner
City of St. Helens
jgraichen@sthelensoregon.gov ← *new e-address!!!*
(503) 397-6272

192-21-000224-PLNG

COLUMBIA COUNTY
LAND DEVELOPMENT SERVICES
COURTHOUSE
230 STRAND
ST. HELENS, OREGON 97051
(503) 397-1501

RECEIVED
MAY 17 2021
Land Development Services

SUBDIVISION
General Information

File No. 521-02

APPLICANT: Name: Barrick Properties LLC, c/o Ron Barrick

Mailing address: 248 S.E. Spokane St. Portland, OR 97202

Phone No.: Office 503-482-2228 Home _____
City State Zip Code

Are you the _____ property owner? _____ owner's agent?

PROPERTY OWNER: same as above, OR: Rongb18@gmail.com

Name: _____

Mailing Address: _____
City State Zip Code

Phone No.: Office _____ Home _____

PROPERTY ADDRESS (if assigned): 34474, 34452, 34436, 34414 & 34400 Bachelor Flat Road
St. Helens, OR 97051

TAX ACCOUNT NO.: 4107-BD-00100 Acres: 10 Zoning: R-10 & RR-5

PROPOSED PARCEL SIZES (acres): 1.32 Act+/-, 1.12 Ac.+/-, 1.09 Ac.+/-, 1.15 Ac.+/- & 5.25 Ac.+/-

WATER SUPPLY: _____ Private well. Is the well installed? _____ Yes _____ No
 Community system. Name McNulty Water Assn.

METHOD OF SEWAGE DISPOSAL: _____ Community Sewer. Name _____
_____ Not applicable.
 Septic System.

If Septic, does the subject property already have a system? Yes _____ No
If no, is the property approved for a Septic System? _____ Yes _____ No

CERTIFICATION:

I hereby certify that all of the above statements and all other documents submitted are accurate and true to the best of my belief and knowledge.

Signature: Ronald A. Barrick Date: 4-30-21

Planning Department Use Only

Date Rec'd. 5/17/21 Hearing Date: _____ or Admin. _____

Receipt No. _____ Staff Member: _____

$82345 + 893 \times 5 = 2810$
 8465

SEC # 370 ENG/REC'D
ST/INSTR
DK

Columbia County Land Development Services
STATEMENT OF WATER RIGHTS

1. The subject parcel(s) DO NOT have a water right.

Water is supplied to this property by McNulty Water Assn.

Name (please print): Barrick Properties LLC

Address: 248 S.E. Spokane Street, Portland, OR 97202

Signed: Ronald A. Barrick Dated: 4-30-21

Sign this form and file it with your Preliminary Plat. Thank you.

2. The subject parcel(s) DO have a water right, as follows:

Permit # _____ Certificate # _____ for _____ use

Permit # _____ Certificate # _____ for _____ use

Tax Lot Number	Acres	Tax Lot Number	Acres
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

3. The water right has been put to beneficial use within the past 5 years: Yes No Don't know

4. The water right has been continuously used without a 5 year interruption since it was established and documented:
 Yes No Don't know

5. The water right WILL NOT be modified for this plat.

The water right WILL be modified and the property owner has filed for: _____ a change of use.
_____ a change in the point of diversion.
_____ a change in the place of use.
_____ an additional point of diversion.
_____ cancellation of the water right.

6. The above information is true and complete to the best of my knowledge and belief:
Name (please print): _____

Address: _____

Signed: _____ Dated: _____



34240 MILLARD ROAD
WARREN OR 97053
PO BOX 260
ST HELENS OR 97051
Office: 503-397-1301
Fax: 503-366-5616
www.mcnultywater.com

May 20, 2021

Proposed service address: 34474.34452,34436,34414, and 34400 Bachelor flat Road St. Helens, Oregon 97051. Barrick Properties.

This letter is to certify the availability of potable water to the above address within the service area of McNulty Water PUD. McNulty Water PUD can continue to provide potable water service to the above addresses.

If you have any further questions or need more information, please call the office at 503-397-1301.

Thank you,

Shannon Tice
Administrative Services
PO Box 260
St. Helens, Oregon 97051
Office:503-397-1301
Cell Phone 503-396-7255

COLUMBIA COUNTY, OREGON 2016-000860
DEED-D
Cnt=1 Pgs=4 HUSERB 02/09/2016 10:10:31 AM
\$20.00 \$11.00 \$20.00 \$5.00 \$10.00 = \$66.00



00212368201600008600040047

I, Elizabeth E. Huser, County Clerk for Columbia County, Oregon
certify that the instrument identified herein was recorded in the Clerk
records.

Elizabeth E. Huser - County Clerk

Recording requested by:
THE PIXTON LAW GROUP

After recording return to:
THE PIXTON LAW GROUP
5285 Meadows Rd., Ste. 377
Lake Oswego, OR 97035

Until a change is requested,
send tax statements to:
BARRICK PROPERTIES, LLC
248 SE Spokane Street
Portland, OR 97202

WARRANTY DEED

RONALD A. BARRICK, Successor Trustee of the GLEN & VIOLA BARRICK TRUST, dated July 18, 2000, conveys and warrants to BARRICK PROPERTIES, LLC, an Oregon Limited Liability Company, Grantee, all of Grantor's interest in the following real property situated in Columbia County, Oregon, to-wit:

REAL PROPERTY AS DESCRIBED IN DEED DATED DECEMBER 30, 1966, AND RECORDED IN BOOK 163, PAGE 755, COLUMBIA COUNTY OREGON DEED RECORDS.

Commonly known as 34400 Bachelor Flat Road, St. Helens, OR 97051

Subject to covenants, conditions, easements, encumbrances and rights-of-way of record, as well as encroachments of any obvious nature.

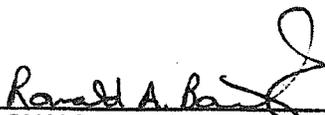
The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

This deed is given for estate planning purposes, pursuant to the terms of the Glen & Viola Barrick Trust dated July 18, 2000, as amended, following the deaths of Glen H. Harrick on July 29, 2013 and Viola M. Barrick on August 13, 2015. Death certificates are attached hereto.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL,

AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED January 29, 2016.

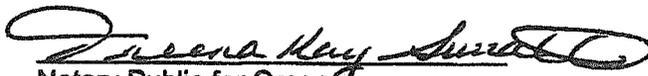

RONALD A. BARRICK, Successor Trustee
The Glen & Viola Barrick Trust, dated 7/18/2000

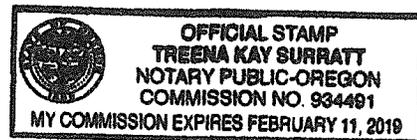
STATE OF OREGON

COUNTY OF ~~CLATSOP~~ Washington

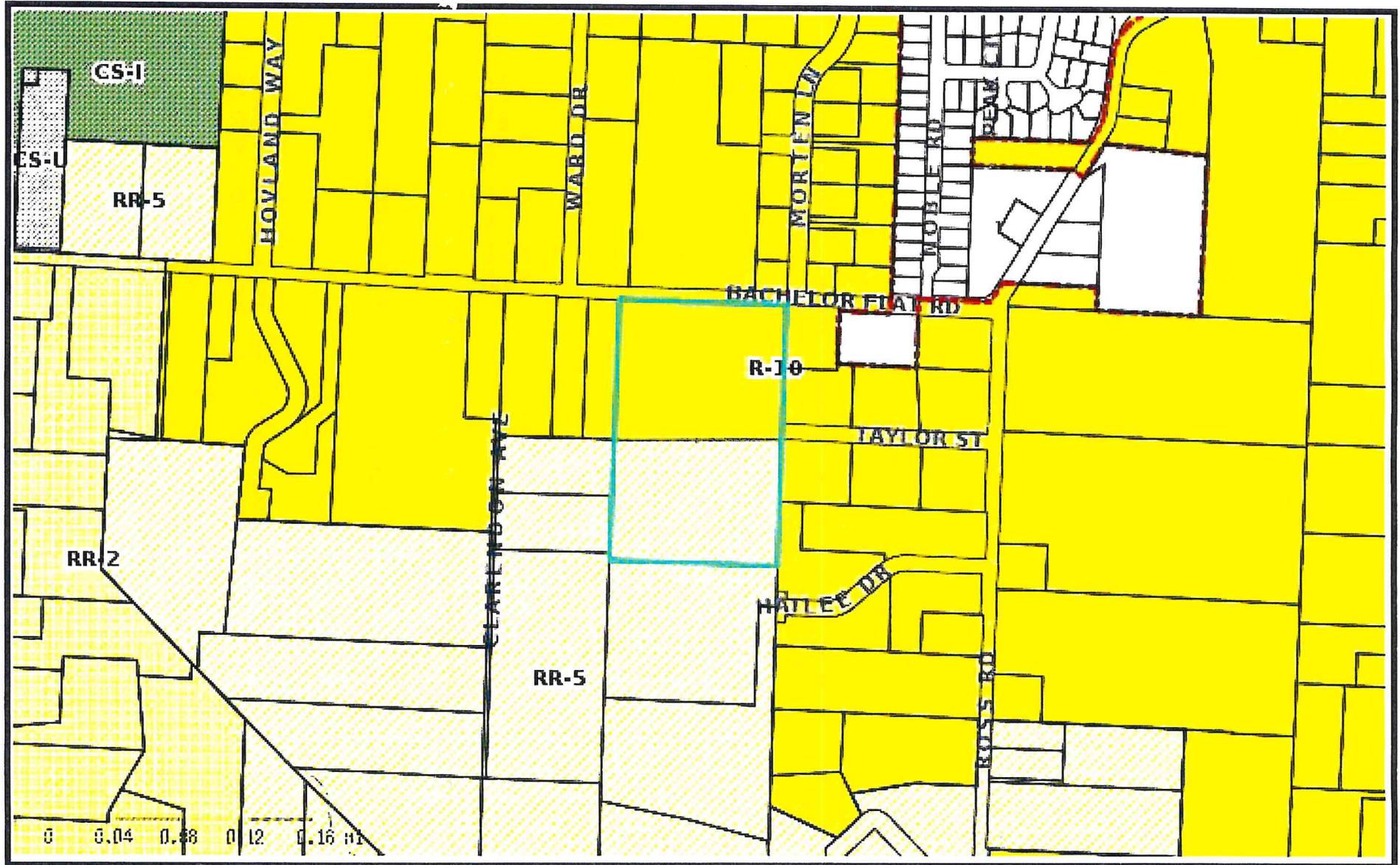
)
) ss.
)

RONALD A. BARRICK, Successor Trustee of the Glen & Viola Barrick Trust, acknowledged this instrument before me on January 29th, 2016.


Notary Public for Oregon



Zoning Map



Columbia County



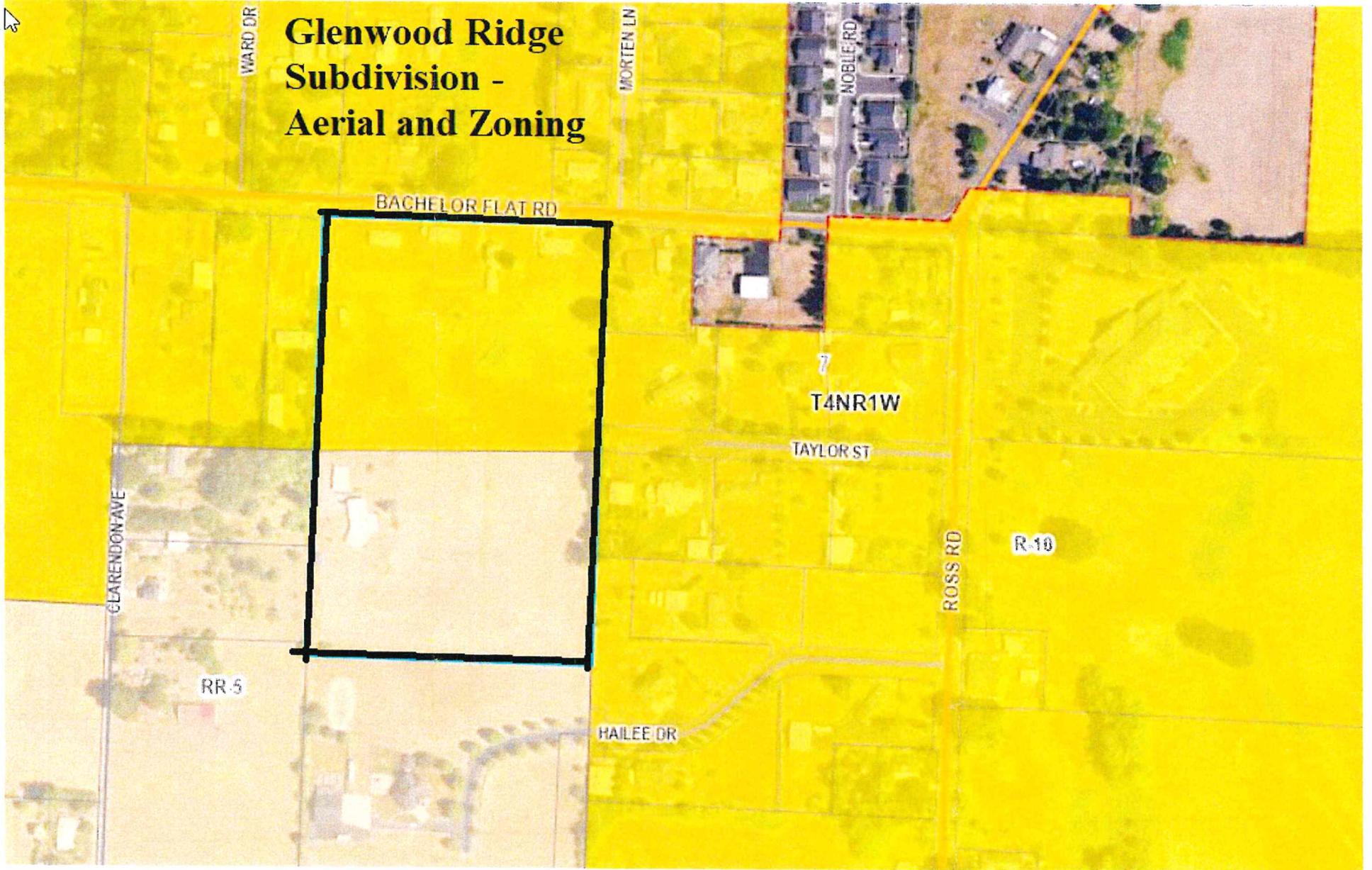
Columbia County Web Maps

GeoInfo

Disclaimer: This map was produced using Columbia County GIS data. The GIS data is maintained by the County to support its governmental activities and is subject to change without notice. This map should not be used for survey or engineering purposes. Columbia County assumes no responsibility with regard to the selection, performance or use of information on this map.

Printed 09/19/2018

Glenwood Ridge Subdivision - Aerial and Zoning



From: [Jennifer Dimsho](#)
To: [Jacob Graichen](#)
Subject: June Planning Department Report
Date: Wednesday, June 23, 2021 3:20:02 PM

Here are my additions to the June Planning Department Report.

GRANTS

1. **OPRD - Local Government Grant – Campbell Park Improvements** (\$187k) includes replacement of four existing tennis courts and two basketball courts with two tennis flex courts and one flex sport court, adds a picnic viewing area, improves natural stormwater facilities, expands parking, and improves ADA access. Grant deadline is October 2021. In addition to increased costs related to the soil conditions of the area (Geotech and soil stabilization needed), costs for construction and for the court surfacing have increased substantially since our original quotes. Sue received contract approval at the 6/16 Council meeting to begin work ASAP!
2. **CDBG- Columbia Pacific Food Bank Project** – JH Kelly continuing \$1.6 million construction bid. Demolition complete. Tracking all requests for information and submittals to ensure questions are answered. Tracking all invoices, and coordinating with grant manager on reimbursement requests and quarterly reports to the state. Project to be completed by December 2021.
3. **Safe Routes to School - Columbia Blvd. Sidewalk Project** – Construction timeline provided by David Evans, who is working through design/engineering process. Worked through change to schedule to allow an additional year for bidding the project to allow the County to replace a culvert which collapsed in 2020 during a heavy rainstorm. New schedule has bidding of the project in January 2022, with construction occurring Summer 2022.
4. **Business Oregon – Infrastructure Finance Authority** – Application for a low-interest loan to fund the streets, utilities, and Riverwalk on the Riverfront property. Resolution to apply approved by Council on 3/17. Submitted a full application in early March. Reviewed Business Oregon staff report and recommendation in May, prepared presentation for board review/approval on June 4 with John Walsh. Successful presentation and approval for the project! Contracting is underway.
5. **Oregon Watershed Enhancement Board (OWEB)** – Awarded grant (approximately \$12k) to the Scappoose Bay Watershed Council in a partnership with the City for natural enhancements of the 5th Street trail and Nob Hill Nature Park. Continued tracking all in-kind contributions from the City on this effort.
6. **OPRD – Local Government Grant Program** – 500k request submitted back in May 2020 for Riverwalk construction. Our project was recommended for approval for 338k! Less than 30% of the projects were successful and our project was right at the cut off line, which is why we were awarded less than our request. Grant agreements signed and authorized by Council.
7. **Certified Local Government – Historic Preservation Grant Program** – Prepared and uploaded online the outreach materials (solicitation letter, grant fact sheet, grant application, and attachments) for our 2021-2022 cycle. Letters went out to eligible property owners on 5/24 announcing that there is \$12k available with a 1 to 1 match

requirement and a grant deadline of 7/26. Projects will be scored by the Historic Landmarks Commission (PC) at their 8/10 meeting. Outreach about this project reviewed and promoted on social media.

MISC

8. **Bennett Building** (Water Department/ UB) – New transom and storefront windows have been installed and the project has been closed out! Will begin planning for future facade improvements in phases...
9. **Riverwalk Design/Engineering** – Summarized public outreach received through survey. Promoted results and future meetings for this project and the Streets/Utilities project with a press release. Prepared for and attended 3rd TAC meeting where the group narrowed down design alternatives for the entire Riverwalk (including Phase 2). Working through permitting scenarios as they relate to NEPA.
10. **Waterfront Streets/Utilities Design/Engineering** – Attending weekly check-ins and providing feedback regarding developer interviews, development code requirements as they relate to development concept planning, roadway alignment alternatives, and other aspects of the project. Roadway alignment determined and approved by Council at their 6/16 meeting.
11. **St. Helens Industrial Business Park (SHIBP) Public Infrastructure RFQ** – Scored qualifications and discussed next steps for selection and scoping the project with project team for design/engineering services for Phase I of the public infrastructure development at the SHIBP.
12. **Millard Road City-Owned Property Request for Proposals** - RFP closed on 6/11. At the 6/16 Council meeting, Council requested an interview/presentation from Atkins & Dame, Inc. Staff will be working with them directly on revisions to their site plan and come up with a framework for permitting the type of development they want to propose. Planning for August 5 presentation to City Council.
13. **Waterfront Video Project** – Attended regular meetings with production team. Helped coordinate interviews with the production team. Also de-briefed with team on the April 21 Central Waterfront Public Forum that MFA participated in.
14. **Parklet Permits** – Provided information to two other downtown businesses interested in the parklet permitting process after Running Dogs opened theirs.

Jenny Dimsho, AICP

Associate Planner / Community Development Project Manager

City of St. Helens

(503) 366-8207

New email address jdimsho@sthelensoregon.gov