



## CITY OF ST. HELENS PLANNING DEPARTMENT

# MEMORANDUM

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**TO:** City Council  
**FROM:** Jacob A. Graichen, AICP, City Planner  
**RE:** Right-of-way dedication and Site Development Review SDR.7.20 at 970 Oregon Street  
**DATE:** December 28, 2020

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When a property is developed, staff needs to consider many things such as required improvements and other requirements. Right-of-way dedication is one of those other things.

Recently, K&B Ventures, LLC applied for a Site Development Review to add 3,000 square feet of mini storage area to an existing mini storage facility at 970 Oregon Street. One of the requirements was 10' of right-of-way dedication.

The subject property lies along the length of Oregon Street between Deer Island Road and the Crestwood Manufactured Home park. The current right-of-way width is 40 feet.

Based on current standards, a 40' wide right-of-way is possible only for combined land uses that use it for access that do not exceed 200 average daily trips (ADT), which is the approximate equivalent of 20 detached single-family dwellings.

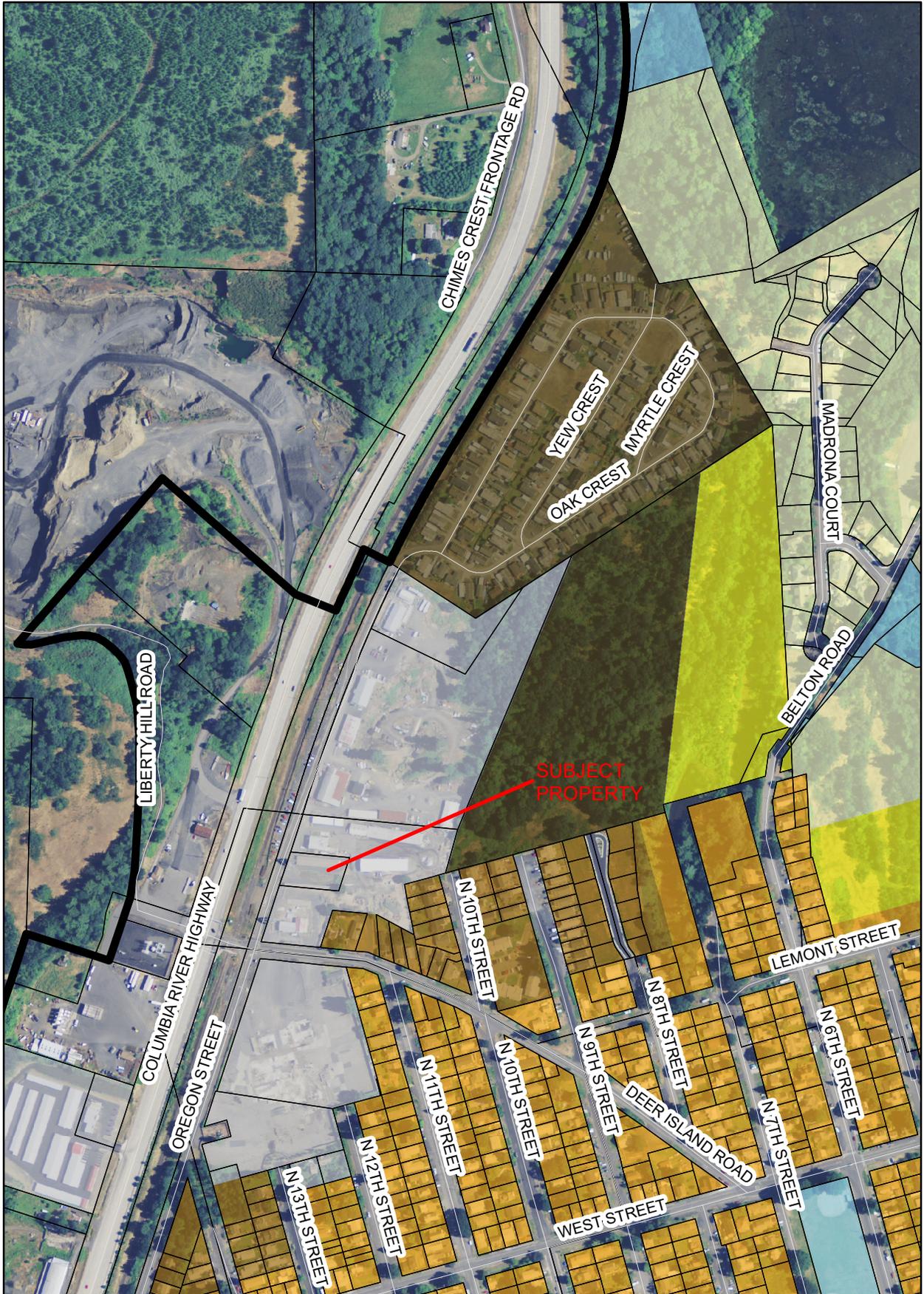
Based on current uses, the following land uses depend on this segment of Oregon Street for access: Crestwood (a 151-space manufactured home park), the Humane Society, Columbia County Public Works, and City of St. Helens Public Works. Just including Crestwood alone, the ADT easily exceeds 200; consider the following:

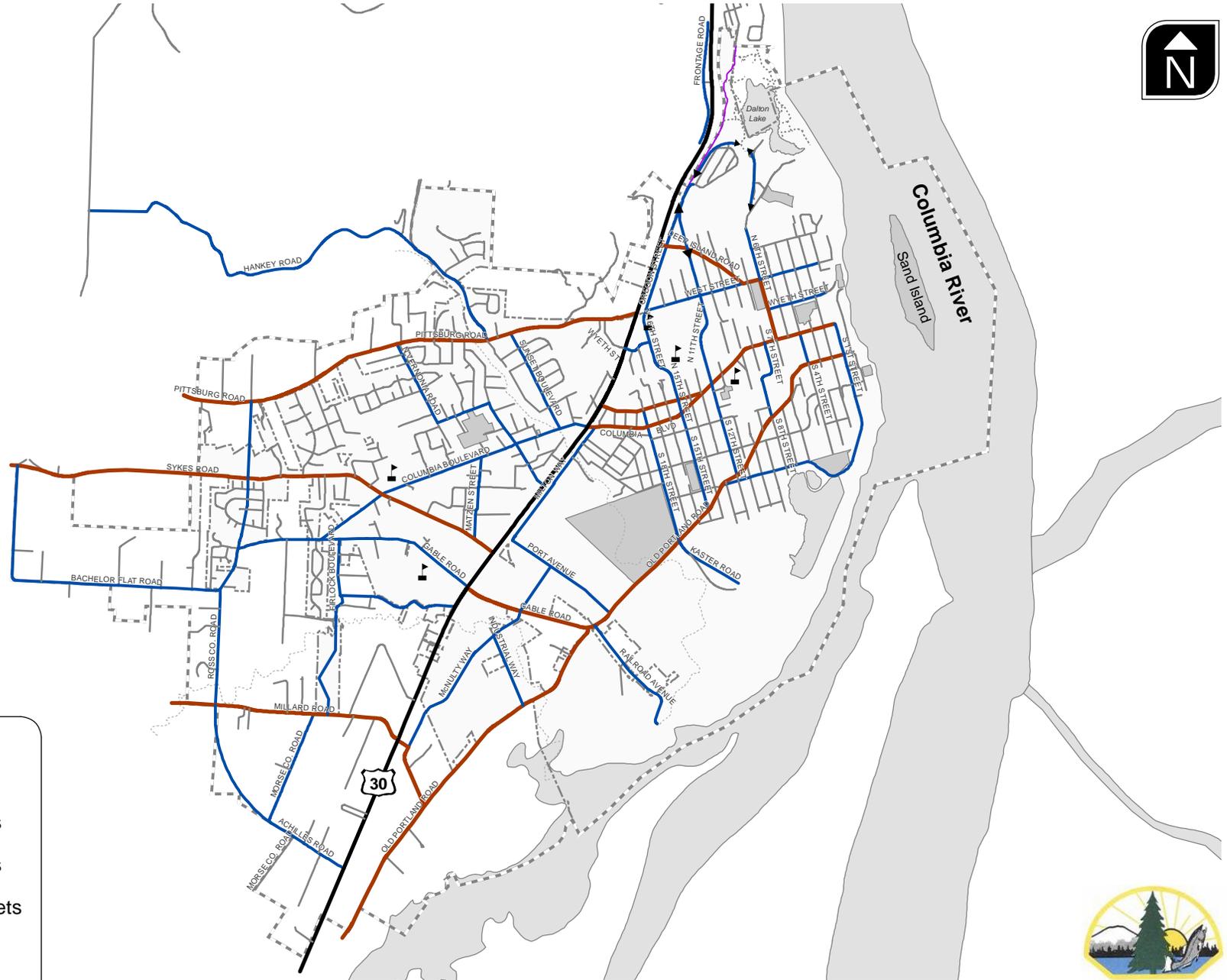
Based on the ITE Trip Generation Rates 9<sup>th</sup> Edition, the ADT per occupied unit is 4.99 for manufactured home parks. Thus, the total ADT for Crestwood alone would be 4.99 (rate) x 151 (no. spaces) or about 754 ADT. Including the other uses, the total ADT is much more.

In addition to current issues, the City's Transportation Systems Plan (TSP) also identifies a future street connection through the Crestwood property. Though that is a future issue, it highlights the potential that the ADT could increase substantially from the current. The TSP also classifies this street as a Collector, which normally requires a 60' width.

**The applicant has filed an appeal to the Planning Commission. Because ROW dedications require authorization of the Mayor's signature, if the Council were to reject this, it could be considered to preempt the appeal and the appeal could be withdrawn. The appeal is based solely on the ROW dedication issue.**

If the Council is not comfortable with this issue or unable reach a successful motion to reject the dedication under the current circumstances, the appeal will go to the Planning Commission.





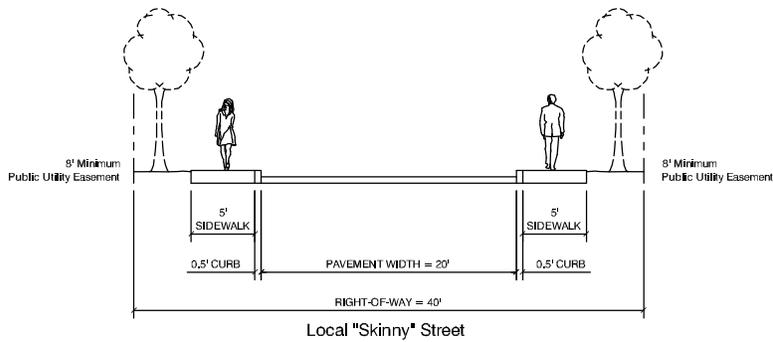
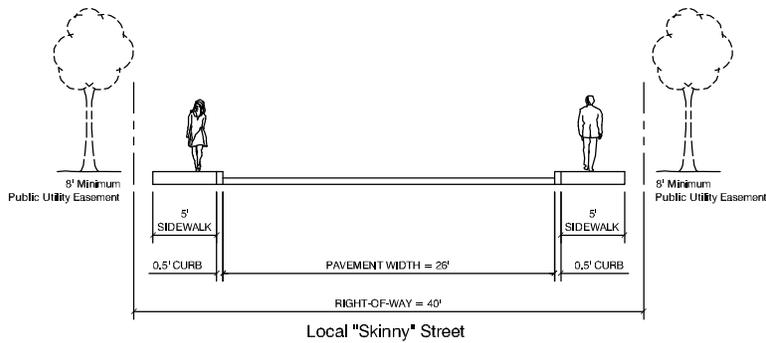
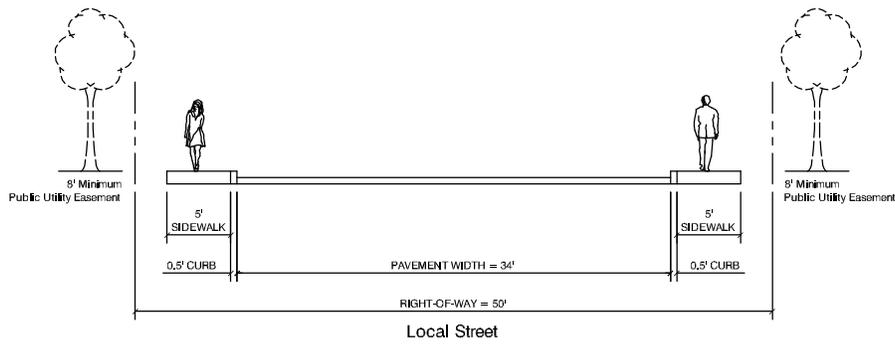
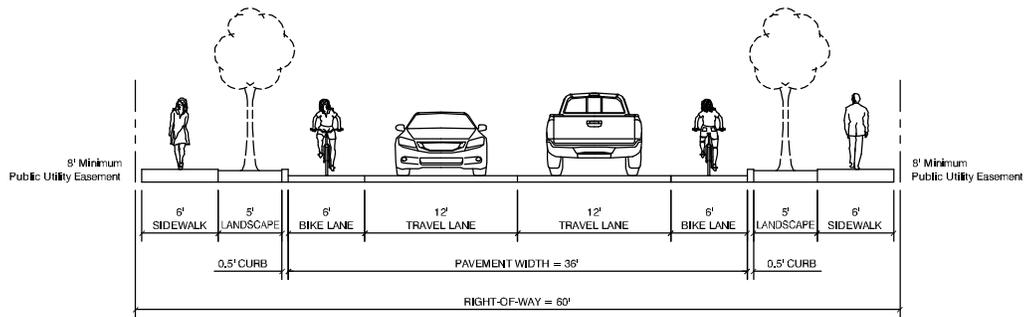
**LEGEND**

-  Schools
-  Major Arterials
-  Minor Arterials
-  Collector Streets
-  Local Streets
-  City Limits
-  City UGB



**FUNCTIONAL CLASSIFICATION PLAN  
ST. HELENS, OREGON**

H:\proj\file110639 - St Helens TSP Update\gis\draft tsp\Fig7-1.mxd



**LEGEND**



TREES TO BE PROVIDED AS APPROPRIATE PER CITY CODE AND LOCATION SPECIFIC CONSIDERATIONS



**STANDARD CROSS SECTIONS  
ST. HELENS, OREGON**

**FIGURE  
7-3**

H:\profile\10639 - St. Helens TSP Update\dwg\stigs\draft TSP\10639fig7-1.dwg Jul 25, 2011 - 3:00pm - jsommerville Layout Tab: Fig7-3

# 970 Oregon Street, St. Helens OR 97051

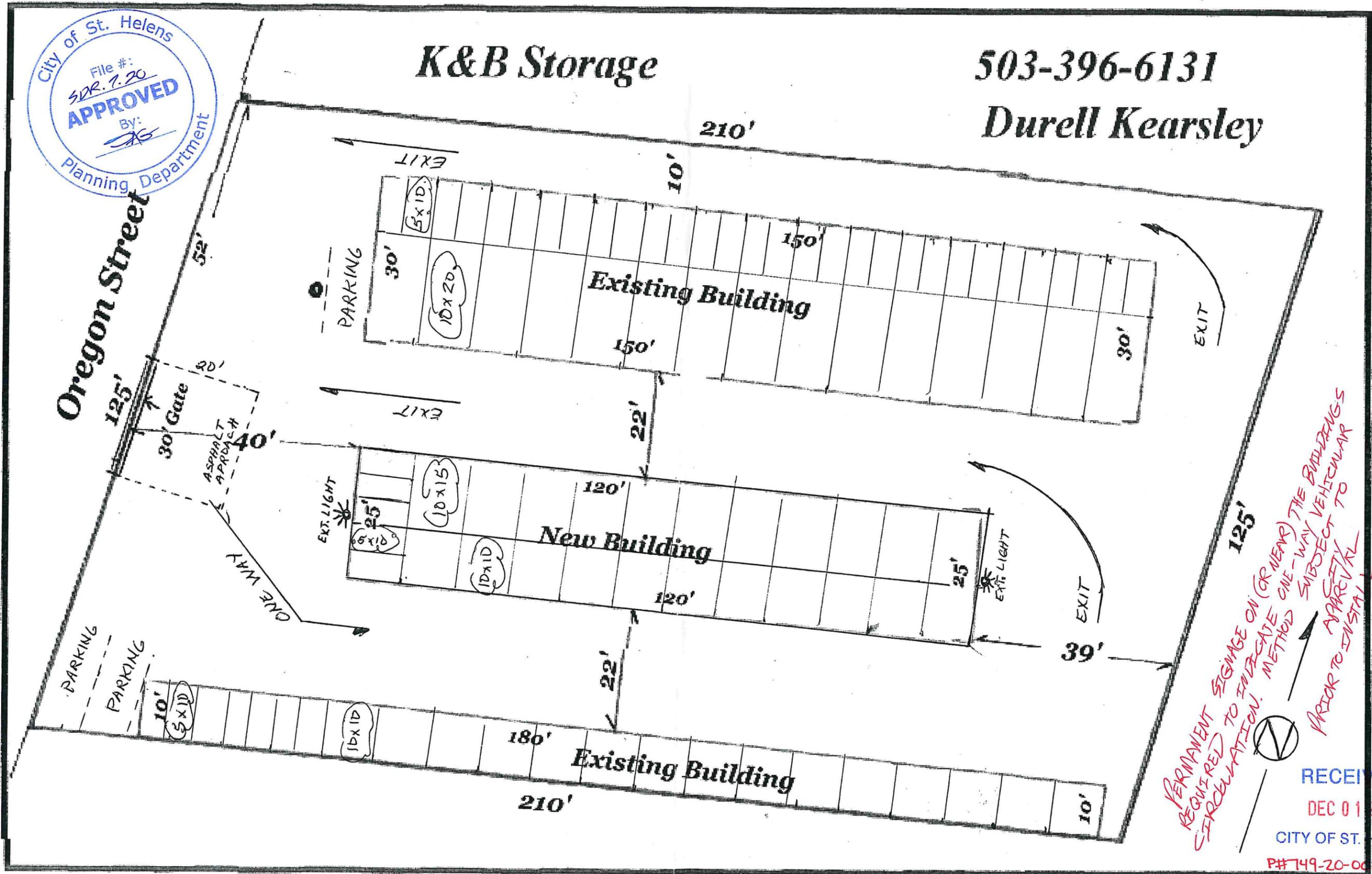
ACCT # 13376  
TAX LOT NO. # 5133-DB-00300



**K&B Storage**

**503-396-6131**

**Durell Kearsley**



*PERMANENT SIGNAGE ON (OR NEAR) THE BUILDINGS  
REQUIRED TO INDICATE ONE-WAY VEHICULAR  
CIRCULATION. METHOD SUBJECT TO  
APPROVAL PRIOR TO INSTALLATION.*



RECEIVED

DEC 01 2020

CITY OF ST. HELENS

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