

CITY OF ST. HELENS PLANNING DEPARTMENT ACTIVITY REPORT



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

Date: 03.28.2022

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.

PLANNING ADMINISTRATION—PREAPPLICATIONS MEETINGS

Conducted a pre-application meeting for a potential mixed residential/commercial use building by the new veterinarian building at the former location of the “Houlton hole.” Planner Dimsho took the lead on this one.

Attended a Columbia County pre-application meeting for a proposal for a walking bridge replacement and environmental enhancements of Dalton Lake, the portion which is not within city limits but is within St. Helens’ Urban Growth Area. Since we have an agreement with ODOT (property owner) to use the land for passive public recreation, we will seek to acquire as build plans, which the applicant—Columbia River Estuary Study Taskforce—said will be produced.

Will attend (at the end of the week this report came out) a Columbia County pre-application meeting for a proposal for a manufactured home park on the south side of Millard Road within St. Helens’ Urban Growth Area. This project is separated from city limits such that annexation is years away, but they need city sanitary sewer. This would require extension of the public line westward and a private line connecting to that to serve the homes. Could be a complication utility use agreement to protect city interest (prevent water inflow and infiltration), whilst being outside of city limits.

PLANNING ADMINISTRATION—MISC.

Responded to a County referral for a project within the UGB but outside city limits. This is for the Grace Baptist Church along Ross Road. **See attached.**

We have officially received an application for a new Burger King in St. Helens at the corner of US30 and Howard Street. This is for one of the proposed lots of the four-lot commercial subdivision there.

DEVELOPMENT CODE ENFORCEMENT

In 2020 we received a complaint about potentially unlawful structures on the 400 block of S. 2nd Street. Our Building Official looked into it and spoke with the property owner. Seemingly

cooperative, staff expected the issue to be resolved. A recent follow-up complaint and further investigation shows that it has worsened. Enforcement correspondence had been sent.

PLANNING COMMISSION (& acting HISTORIC LANDMARKS COMMISSION)

March 8, 2022 meeting (outcome): The Commission approved a Variance for a property along S. 2nd Street for a deck overlooking the cliff abutting the Riverfront District expansion area (i.e., the veneer mill property). The Commission also reviewed and recommended approval of a Planned Development overlay zone for property at the end of N 8th and 9th Streets, north of Deer Island Road. This Council will see this in early April. Finally, the Commission approved a Planned Development Subdivision as related files for the same property as the Planned Development overlay zone.

In addition to the public hearing items above, the commission discussed being more proactive. Some key things as part of this discussions (based on notes and not meeting minutes which were not yet available as of the date of this report):

1. Motion was made and approved to be more proactive.
2. Non quorum subcommittee will come back to the Commission in future meetings for topics.
3. The Planning Commission recommends an Assistant Planner for the upcoming fiscal year.
4. The Commission requests a budget specific for their use of \$25,000 at their discretion.
5. As part of this proactive scenario, the Commission desires more inclusion on city projects.

April 12, 2022 meeting (upcoming): At least one public hearing will be held for a Variance to allow a reduced front yard for a vacant lot along S. 10th Street. The city's consultants will present the Water Master Plan to the Commission. The Commission will also discuss preferred alternatives for in-water facilities proposed at Grey Cliffs Park.

GEOGRAPHIC INFORMATION SYSTEMS (GIS)

Annual software update efforts started this month. This pertains to both the Planning and Engineering departments.

Our new data efforts progress, but perhaps slightly later than anticipated. Due to the March weather thus far and as forecasted, aerial photo flights may not happen in March, but our contractor is keeping an eye out for the right weather to capture the imagery by April 10th.

Routine data updates.

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

From: [Jennifer Dimsho](#)
To: [Jacob Graichen](#)
Subject: March Planning Department Report
Date: Thursday, March 24, 2022 9:40:08 AM

Here are my additions to the March Planning Department Report.

GRANTS

1. **OPRD - Local Government Grant – Campbell Park Improvements** - 6-month grant extension granted for the COVID-19 related delay of court surfacing materials. New deadline is April 2022. Concrete pad poured. Waiting on dry weather for PW to finish grading of stormwater area (plants ordered and pick up, soil delivered). Courts are complete. Conducted final walk through to confirm punchlist items completed on 2/18. PW to stripe parking lot.
2. **CDBG- Columbia Pacific Food Bank Project** – JH Kelly continuing \$1.6 million construction bid. Working through 4 deferred submittals. Will need to submit a final budget amendment to state for all change orders. 6-month time extension approved. Scheduled our punchlist walkthrough (substantial completion) on 3/25!! So close to being done! New completion is 6/30.
3. **Safe Routes to School - Columbia Blvd. Sidewalk Project** – New IGA with County and amendment to add culvert to sidewalk project complete. 60% design initiated, then the County will work on permitting. Bidding is anticipated late Fall 2022 with construction in Spring/Summer 2023. Submitted Change Order request to push completion deadline from November 2022 to February 2024 as allowed by the contract.
4. **Business Oregon – Infrastructure Finance Authority** – Application for a low-interest loan to fund streets, utilities, and a portion of the Riverwalk Project on the Riverfront property. Contract documents have been sent to legal counsel. Had a meeting with legal, they are working on their required counsel letter. Working on drafting a disbursement schedule and loan repayment schedule for the URA's IGA with Council for the upcoming 4/6 Council meeting.
5. **Certified Local Government – Historic Preservation Grant Program** – Notice to proceed from SHPO received on 11/1. Council advised staff to reduce project costs at their 1/5 Council meeting. Contract approved at 1/19 Council for just roof parapet work (no cornice work) for 24k. Slated for April to begin work.
6. **Technical Assistance Grant with the Oregon State Marine Board** - To assist with design and permitting of an in-water fishing dock and paddlecraft launch facility at Grey Cliffs Park. Stakeholder meeting held on 3/15 and a preferred alternative design was discussed. This design will go before Parks & Rec. Comm and PC in April, and Council in May for additional feedback.

PROJECTS & MISC

7. **Riverwalk Project (OPRD Grants x2)** – Columbia View Park expansion land use process completed! Playground re-design work is continuing and will be presented to Council/Parks & Rec. Comm soon. This work is now SDC eligible. Riverwalk Project design will proceed to 60% design once playground design catches up to 30%.
8. **Riverfront Streets/Utilities Design/Engineering** – Held a Joint PC/CC meeting to discuss

- 90 percent streets/utilities project update on 3/16. Pump station building design work is progressing. Undergrounding utility design will need to be completed by a separate contractor, and a new RFQ will be needed for this work. Plan is to still bid project in tandem with streets/utilities project.
9. **St. Helens Industrial Business Park (SHIBP) Public Infrastructure Design**– Work Order 1 approved - 30 % design for Phase I infrastructure & permitting/grading work for Phase II. Held 2nd stakeholder meeting on 2/17 to discuss utility and transportation needs for Phase I infrastructure. Held first PGE coordination meeting new substation and routing of transmission lines on 3/14. Followup meeting to be scheduled once PGE puts together a new package of materials based on City feedback.
 10. **Millard Road City-Owned RFP** - Council directed staff to work through possible sale terms with Atkins & Dame. Assisting John with next steps of negotiation.
 11. **Riverfront Redevelopment RFQ** – On City Council agenda 2/16 for approval. Approved by Council. RFQ went public on 2/18 and will close on 4/1. More to come!
 12. **US 30/Marshall Street Closure** – Gate has been fabricated, installed, and PW installed the Fire/City only access lock. PW also installed temporary “candlestick” bollards at the entrance of Marshall to allow users to be notified of the closure before turning down Marshall. This will prevent dangerous backing movements onto the highway. Submitted all invoices to ODOT and requested reimbursement. Project complete!
 13. **Urban Renewal Agency Meeting** – Scheduled for 4/6 to approve the IGA between URA and Council for IFA Special Public Works loan repayment. URA Financial update with Matt/John also scheduled.
 14. **Waterfront Redevelopment Website** – Project websites are undergoing some serious changes, revisions, and edits. Working with Communications Officers to confirm accuracy of updates.
 15. **Dig-E-Plan** – Building Department is rolling out a new digital plan review for building permits applications. Attended a 2-hour training to learn the new software tools and functionality.
 16. **Parks & Trails Master Plan Update** – Working with John/Matt/Shanna on a plan to update capital projects list in the 2015 P&T MP.
 17. **Oregon Public Contract Training** – Attended 3-hour training on Oregon Public Contracting law (online).

Jenny Dimsho, AICP

Associate Planner / Community Development Project Manager

City of St. Helens

(503) 366-8207

jdimsho@sthelensoregon.gov

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

February 23, 2022

REFERRAL AND ACKNOWLEDGMENT

Responding Agency:

NOTICE IS HEREBY GIVEN that **Michael DeRoia**, representing the **Grace Baptist Church**, has submitted applications for a **Design Review** for a new storage building for church use, and the **Conditional Use** is for the new **40 X 84** accessory building. The existing sheds will be removed. The subject property is located at **58690 Ross Rd.** The subject property is zoned **Residential (R-10)**, contains **8.90** acres and is identified as **Tax Map No. 4107-AC-00103.** **DR 22-03 & CU 22-03**

THIS APPLICATION IS FOR: (X) Administrative Review; () Planning Commission, Hearing Date:

PLEASE RETURN BY: **March 4, 2022**

Planner: **Ginger Davidson**

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: The subject property has a City of St Helens Comprehensive Plan Designation of Rural Suburban Unincorporated Residential, RSUR. If annexed, the zoning could be one of the city's residential zonings. "Religious assembly" (a church) is a conditionally allowed use in the city's residential zoning districts.

Signed: _____ J A G _____ Printed Name: Jacob Graichen
Title: City Planner Date: March 2, 2022

CONDITIONAL USE PERMIT APPLICATION**PROPOSED USE:** ACCESSORY Storage Building**APPLICANT: Name:** MICHAEL DE ROIA ON BEHALF OF GRACE BAPTIST CHURCH OF ST HELENS OREGONMailing address: 58690 ROSS ROADWARREN, OR 97053

City

State

Zip Code

Phone No.: Office 503-369-7730 Home N/AEmail Address: deroia.michael@gmail.comAre you the _____ property owner? X owner's agent?**PROPERTY OWNER:** same as above, OR:Name: GRACE BAPTIST CHURCH OF ST HELENS OREGONMailing Address: 58690 ROSS ROADWARREN, OR 97053

City

State

Zip Code

Phone No.: Office 503-397-0405 Home _____**PROPERTY ADDRESS** (if assigned): 58690 ROSS ROADWARREN, OR 97053

City

State

Zip Code

TAX MAP NO.: 4N1W07-AC-00103 Acres: 8.90 Zoning: R-10# 16771

Acres: _____ Zoning: _____

Acres: _____ Zoning: _____

PRESENT USES: (farm pasture, forest, residential, etc.)

Use: _____ Approx. Acres

CHURCH8.90

Total acres (must agree with above): _____

WATER SUPPLY: ☒ Private well.

Is the well installed? ☒ Yes ☐ No

☒ Community system.

Name McNulty Water PUD

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

ELECTRICITY SUPPLIER: COLUMBIA RIVER PUD

CONTIGUOUS PROPERTY: List all other properties you own which have boundary lines touching this property:

Tax Account No.

Acres

Co-owners (if any)



ACCESS CONSULTATION: The applicant has consulted with the local Rural Fire Protection District regarding emergency apparatus access.

Fire Official's Signature: _____

Fire Marshal

Date: _____

01/19/2022

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.

Date: 1/17/2022

Signature: _____

[Signature]

+++++

Planning Department Use Only

Date Rec'd. _____ Hearing Date: _____

Or: Administrative _____ Receipt No. _____

Zoning: _____ Staff Member: _____

Previous Land Use Actions: _____

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CONDITIONAL USE PERMIT FACT SHEET

Please attach extra pages if necessary.

1. New Uses: What new uses will occur on the property if this Conditional Use Permit is approved? Describe your project.

The project, a new 40' x 84' accessory structure, was approved by the church elder board to expand current secure storage capacities. Currently, we have two small storage sheds. The existing sheds

will be removed from their current location and a new 3,360sqft building erected in their place. The new building will have a 20' x 40' unenclosed area to be used for covered outdoor play, a 40' x 40'

enclosed storage area and a 24' x 40' enclosed vehicle parking and equipment storage area.

There will be a pedestrian and vehicle access provide from an existing driveway approach at the existing parking lot to the new building.

2. Suitability: Why is the property suitable for this use (considering lot size, shape and location, access and roads, natural features and topography, existing improvements, etc.)?

The 8.9 acre property is large enough for the proposed 3,360sqft building and the proposed location is outside the minimum setback requirements

3. Compatibility: How will the use be compatible with surrounding uses?

This project is only to continue the approved use. The storage building is accessory to the primary use as a church. The post and frame construction and exterior finishes will be similar to other storage buildings in the area.

4. Impact: What impact will the proposed use have on existing public facilities, or on your neighbors' use of their land? Why?

This will have a positive impact to the neighbors. Currently, unsecured equipment has attracted theft and vandalism. The new building will provide secure storage which will not attract those who might vandalise or steal.

5. Hazards: Does the proposed use create any hazardous conditions such as fire hazards, traffic hazards, slope stability hazards or use any poisonous materials? Please describe them.

The proposed building does not create ant hazard.

+++++

Submission: All of the following must be completed and submitted for a complete application:

1. The attached CONDITIONAL USE PERMIT APPLICATION.
2. Answers to the above questions.
3. An accurate site plan of your property including property lines and dimensions, all existing and proposed structures, septic tank and drainfield and well locations, prominent natural features (slopes, cliffs & streams, etc.), roads, easements, and forested areas.
4. Proof of legal usable access to your property (unless you can show an unobstructed frontage on a public or county road or on a state highway).
5. A vicinity map.
6. The application fee.
7. Please also address the criteria (on a separate sheet of paper) of Section 1503, Conditional Uses, from the Columbia County Zoning Ordinance. (See below.)

+++++

+ Section 1503, Conditional Uses:

- .5 Granting a Permit: The Commission may grant a Conditional Use Permit after conducting a public hearing, provided the applicant provides evidence substantiating that all the requirements of this ordinance relative to the proposed use are satisfied and demonstrates the proposed use also satisfies the following criteria:
- A. The use is listed as a Conditional Use in the zone which is currently applied to the site;
 - B. The use meets the specific criteria established in the underlying zone;
 - C. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, existence of improvements, and natural features;
 - D. The site and proposed development is timely, considering the adequacy of transportation systems, public facilities, and services existing or planned for the area affected by the use;
 - E. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or precludes the use of surrounding properties for the primary uses listed in the underlying district;
 - F. The proposal satisfies the goals and policies of the Comprehensive Plan which apply to the proposed use;
 - G. The proposal will not create any hazardous conditions.

192-22-00022-PLNG

COLUMBIA COUNTY
LAND DEVELOPMENT SERVICES

COURTHOUSE
230 STRAND
ST. HELENS, OREGON 97051
(503) 397-1501

DR-980-
SW-210-

General Application

File No. DR 22-03

GENERAL LAND USE PERMIT APPLICATION

TYPE OF PERMIT: Zone Change Temporary Permit
 X Site Design Review Resource Management Plan

Other: _____

APPLICANT: Name: GRACE BAPTIST CHURCH OF ST HELENS OREGON

Mailing address: 58690 ROSS ROAD, WARREN, OR 97053

Phone No.: Office 503-397-0405 Home N/A

Are you the property owner? owner's agent?

PROPERTY OWNER: X same as above, OR: deroia.michael@gmail.com

Name: _____

Mailing Address: _____

PROPERTY ADDRESS (if assigned): 58690 ROSS ROAD, WARREN, OR 97053

TAX ACCOUNT NO.: 4N1W07-AC-00103 Acres: 8.90 Zoning: R-10

_____ Acres: _____ Zoning: _____

_____ Acres: _____ Zoning: _____

PRESENT USES: (farm, forest, bush, residential, etc.)

<u>Use:</u>	<u>Approx. Acres</u>
<u>CHURCH</u>	<u>8.90</u>
_____	_____
_____	_____

Total acres (must agree with above):

8.90

PROPOSED USES:

NEW STORAGE BUILDING ACCESSORY TO EXISTING CHURCH USE. NO NEW USES PROPOSED

WATER SUPPLY: ☒ Private well.Is the well installed? ☒ Yes ☐ No☒ Community system.

Name MCNULTY WATER PUD

METHOD OF SEWAGE DISPOSAL:☐ Community Sewer. Name _____☐ Not applicable.☒ Septic System.If Septic, does the subject property already have a system? ☒ Yes ☐ NoIf no, is the property approved for a Septic System? ☐ Yes ☐ No**CONTIGUOUS PROPERTY:** List all other properties you own which have boundary lines touching this property:Tax Account No.AcresCo-owners (if any)

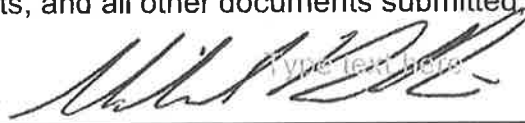
_____	_____	_____
_____	_____	_____
_____	_____	_____

CERTIFICATION:

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

Date: 1/17/2022

Signature: _____


NOTE: Please attach an accurate and detailed plot plan, including property lines, existing and proposed structures, location of septic tank and drainfield, farm - forest areas, large natural features (cliffs, streams, etc.).

+++++

Planning Department Use Only

Date Rec'd. _____ Hearing Date: _____

Or: Administrative _____

Receipt No. _____ Stormwater & Erosion Control Fees _____

Zoning: _____ Staff Member: _____

+++++

GRACE BAPTIST CHURCH

DESIGN REVIEW APPLICATION

This application and submittal are in response to Pre Application Conference PRE21-08 and contains items identified as required submittal items during said conference.

1: **History**

The Grace Baptist Church site was approved by Site Design Review and Conditional Use Permits DR 01-16 and CU 01-33 respectively. Additionally, a variance to Public Sewer Connection Requirements was approved by V 01-03. The primary structure did not exist at the time of the Zoning Ordinance (1984) as it was built in 2005 (See attached tax assessors printout). Construction of the primary structure was completed in 2006 under building permit record 192-BLD2003-00324

There are no known current, active or closed code violation.

2: **Project Narrative**

Name Project: Grace Baptist Church Storage Building

Who:

- Property Owner and Project Developer: Grace Baptist Church of St. Helens Oregon
- Project address: 58690 Ross Road St. Helens, Oregon 97051 Phone: 503-397-0405
- Project Contacts: Michael De Roia deroia.michael@gmail.com Phone: 503-369-7730

What:

The project, a new 40' x 84' accessory structure, was approved by the church elder board to expand current secure storage capacities. Currently, we have two small storage sheds. The existing sheds will be removed from their current location and a new 3,360sqft building erected in their place. The new building will have a 20' x 40' unenclosed area to be used for covered outdoor play, a 40' x 40' enclosed storage area and a 24' x 40' enclosed vehicle parking and equipment storage area. There will be a pedestrian and vehicle access provide from an existing driveway approach at the existing parking lot to the new building. This existing driveway approach was installed during the original development to serve as access to the field and was in anticipation of a future accessory structure.

When:

The project is intended to begin Spring of 2022 and taking approximately 24 weeks to complete. This is subject to County Review and Permit approvals, materials and contractor availability. Although, we have retained a contractor and placed a down payment on materials due to the fluctuating markets.

Where:

- Location: 58690 Ross Road outside St. City limits but within the UGB.
- Tax Map ID: 4107-AC-00103
- Account: 16771
- The property is a rectangular 8.9 acre property located on Ross Road just southeast of the intersection with Bachelor Flat Road. The lot is bounded by the street the west, a

29-acre St. Helens School District golf range/park to the south, a developed residential lot and agricultural land to the north and developed residential land to the east.

How:

We have obtained designs, which are submitted in this application, from Lower Columbia Engineering, regarding storm drainage and site plan requirements. We have also retained a contractor for the construction of the building. The removal of the existing structures, site work, and installation of the storm water facility will be performed by organized volunteers.

3: **Existing Site Plan**

- Vicinity Map (Attached)
- Tax Assessor's Map (Attached)
- Detailed Site Plan (Attached)

4: **Proposed Site Plan** (Attached)

5: **Grading Plan**

Please see attached existing and proposed site plan for grading information. Only grading as required for the construction of the building. No significant grading is proposed (less than 50cyd).

6: **Drainage Plan**

Narrative of Purpose and Intent- This project does not intend to change, in any significant amount, the existing surface drainage at the site. The impacts of the building and roof run off have been engineered to infiltrate and only use the existing storm water facilities where infiltration cannot be achieved within approved standard. Please see attached storm water plan and site plan.

7: **Wet Land Mitigation Plan**

Not Applicable

8: **Landscape Plan**

The project does not propose to encroach into or alter any existing landscape buffers. The new building may have small flower beds adjacent to it.

9: **Architectural Plans**

- Floor plan (Attached)
- Side and End Elevations (Attached)

10: **Sign Plan**

There is an existing illuminated monument sign with the name and address located at the south side of the driveway access on Ross Road. There are no proposed signs as part of the project outside of any required building identification.

11: **Access, Parking & Circulation Path**

The project will not impact the existing access to the existing building. There will be a pedestrian and vehicle access provided from an existing driveway approach at the existing parking lot to the new building. This existing driveway approach was installed during the original development to serve as access to the field and was in anticipation of a future accessory structure.

Vehicular access to the new building is impacted by two existing parking spaces. We are proposing to provide a no parking treatment, such as striping or signs. This will be a total loss of 2 parking spaces, none of which impact accessible parking spaces.

The project is not intended to impact the vehicle circulation path.

12: **Impact Assessment**

Not Applicable

13: **Exterior Lighting**

There are existing parking lot lights in the area of the new building. Three total that illuminate the building area. The new building will have exterior lighting placed above both exterior entrance doors.

14: **Storm Water and Erosion Control Plan**

Final Storm Water Plan (Attached)

Preliminary erosion control plan. Erosion BMP's will be placed around the construction site as needed to control erosion of soils. Any stock piles of soils and materials will be covered to prevent sediment run off. Adjacent onsite storm water inlet, two total, will have filter material placed to prevent sediment in the existing storm water facility. All soils at final will be covered with natural vegetation such as a mix of grasses. All temp BMP's will be maintained as needed to perform as intended.

15: **There are no known code violations for this property**

16: **System Development Charges**

Not Applicable

17: **School Excise Tax**

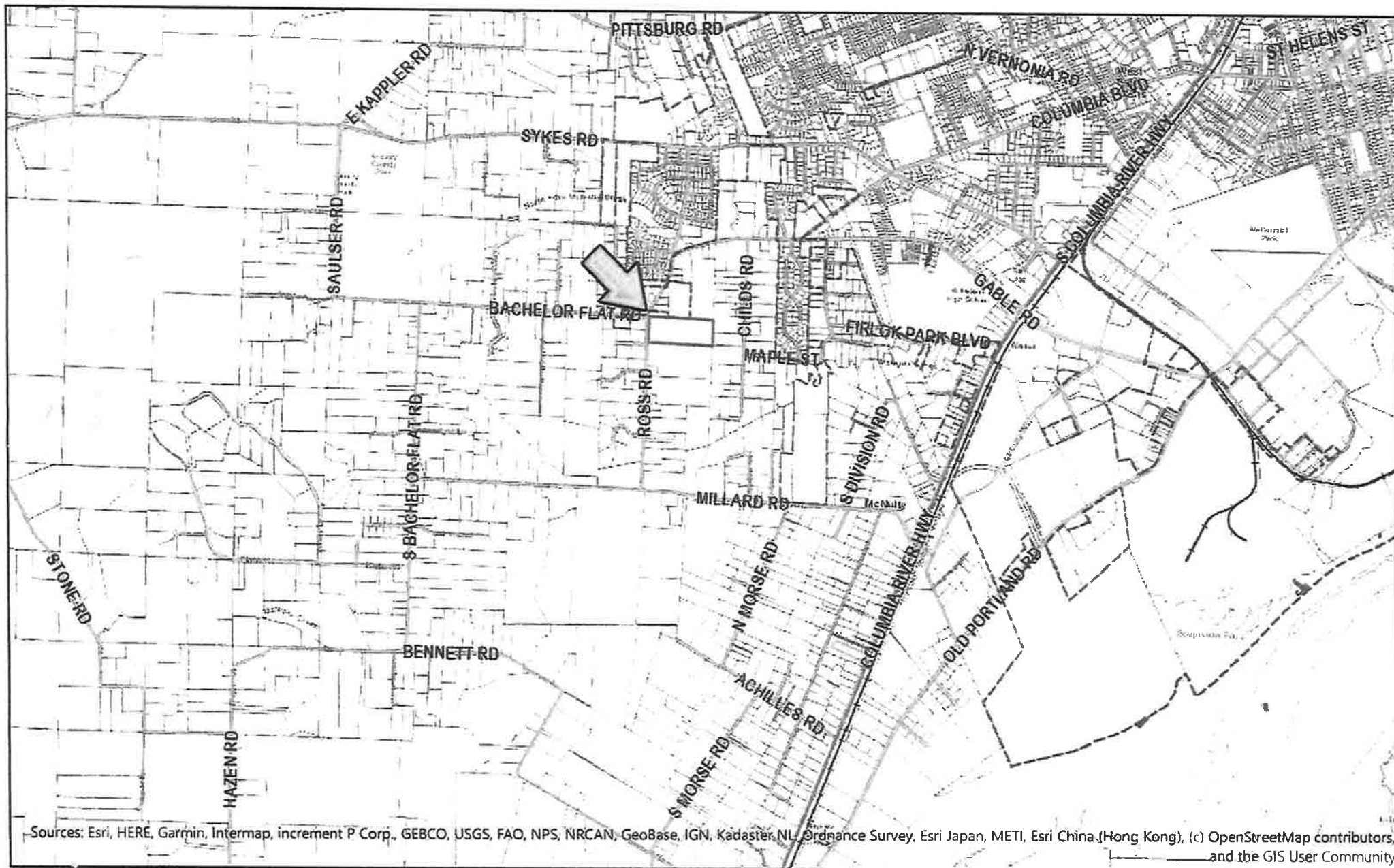
Not Applicable

18: **Other:** Conditional Use Permit Application (CC20 1563 Standards of Approval)

See Attached



PRE 21-08 Vicinity



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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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



PRE 21-08 Aerial



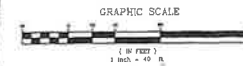
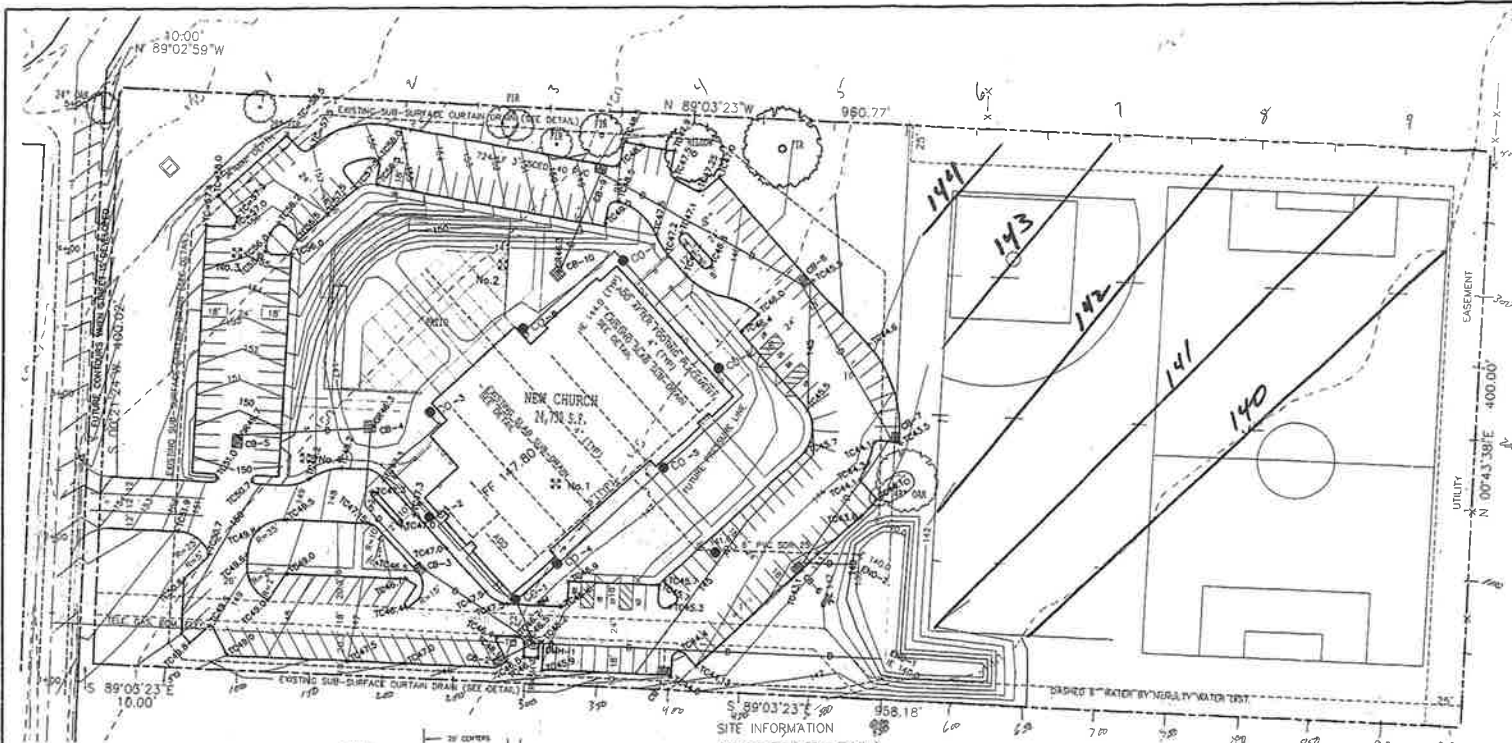
Oregon Statewide Imagery Program (OSIP) - Oregon Imagery Framework Implementation Team, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster, NLD, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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SITE INFORMATION
 1235 LF SLAB SUB-DRAIN (4'-wide)
 400 LF 6" PVC SUB-35 SLAB OUT-FALL PIPE W/ FITTINGS (ROCK BACKFILL) Existing
 1550 LF CURTAIN DRAIN (EXISTING)
 SEE 8-A ABOVE
 BUILDING & PARKING 2.5 ACRES
 LANDSCAPE & CHORUSPACE 6.4 ACRES
 PARKING 178 STANDARD, 8 HANDICAP (186 TOTAL SPACES)

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH COLUMBIA COUNTY, THE OREGON CHAPTER OF A.P.W.A. AND OREGON DED STANDARD PLANS AND SPECIFICATIONS, AS APPLICABLE.
2. PRIOR TO ANY CONSTRUCTION, LOCATIONS OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR. WHEN ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. ORGANIC AND UNDESIRABLE MATERIAL SHALL BE REMOVED FROM THE CONSTRUCTION AREA AS DIRECTED BY THE ENGINEER.
4. CONTRACTOR TO LEAVE ALL AREAS OF PROJECT FREE OF DEBRIS AND UNUSED CONSTRUCTION MATERIAL.
5. ALL FILL AREAS SHALL BE STRIPPED OF ORGANIC MATERIAL. FILL WILL BE PLACED IN 8-INCH LIFTS AND COMPACTED TO 95 PERCENT RELATIVE MAXIMUM DENSITY ACCORDING TO AASHTO T-99 STANDARDS. BASE ROCK IN THE STREET WILL BE COMPACTED TO 90% AASHTO T-180. LANDSCAPED AREAS WILL BE COMPACTED TO 90 PERCENT. THE CONTRACTOR WILL PROVIDE DENSITY TESTING A MINIMUM OF ONE FOR EVERY 1000 SQUARE FEET OF AREA AND 2 FEET OF FILL PLACED. ADDITIONAL COMPACTION TESTS MAY BE REQUIRED BY THE CITY AND THE ENGINEER OF RECORD IF FLOOR COMPACTION EFFORTS ARE OBSERVED DURING CONSTRUCTION. COMPACTION REPORTS FROM A REPUTABLE TESTING LAB WILL BE SUPPLIED TO THE ENGINEER.
6. ANY CHANGES FROM APPROVED PLANS SHALL BE REQUESTED BY THE DESIGN ENGINEER, AND APPROVED BY THE APPROPRIATE AGENCIES. COMPLEXITY OF MODIFICATIONS WILL DETERMINE IF REVISED PLANS ARE REQUIRED.
7. A PRECONSTRUCTION MEETING WITH THE CONTRACTOR AND INSPECTING ENGINEER IS REQUIRED PRIOR TO THE START OF CONSTRUCTION.

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 OUR 952-001-0010 THROUGH 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES FROM THE CENTER BY CALLING (503) 246-1967.

ONE CALL SYSTEM 1-800-332-2344

A COUNTY PERMIT IS REQUIRED TO WORK IN THE PUBLIC R.O.W.
 GRADING CUT/ FILL 4.700 CY

DRAINAGE TABLE

ITEM	AREA (ACRES)	TOP ELEV.	PIPE	PIPE	FLOW	CAPACITY	REQUIRED
END-1	0.02-1	142.0	100.0	150 LF 12" PVC	0.607	2.17 CFS	3.22 CFS
1248-1		141.05					
CB-1	25	143.5	142.4	15 LF 8" PVC	0.630	86 CFS	35 CFS
SDMM-1	2.33	145.5	143.7	95 LF 12" PVC	0.507	1.17 CFS	2.80 CFS
CB-2	52	145.8	144.6	25 LF 8" PVC	0.015	.74 CFS	3.2 CFS
SDMM-1		146.2	143.1				
CB-3	145.3	141.9	141.9	95 LF 12" PVC	0.505	1.67 CFS	1.67 CFS
CB-4	31	146.2	143.0	45 LF 8" PVC	0.082	1.74 CFS	1.04 CFS
CB-5	70	146.3	140.7				
SDMM-1		145.3	141.9	35 LF 8" PVC	0.016	0.37 CFS	1.31 CFS
CB-1	0.285	142.7	142.7	45 LF 8" PVC	0.010	.73 CFS	245 CFS
CB-6	0.208	142.7	142.6	100 LF 8" PVC	0.010	.73 CFS	237 CFS
CB-5	0.171	142.7	143.5	100 LF 8" PVC	0.010	.73 CFS	182 CFS
CB-1	0.285	142.7	142.3	45 LF 8" PVC	0.010	.73 CFS	245 CFS
CB-6	0.228	142.7	142.6	100 LF 8" PVC	0.010	.73 CFS	237 CFS
CB-5	0.171	142.7	143.5	100 LF 8" PVC	0.010	.73 CFS	182 CFS
CB-6	0.214	142.7	144.7	100 LF 8" PVC	0.010	.73 CFS	143 CFS
CB-7	0.07	142.7	145.7	100 LF 8" PVC	0.010	.73 CFS	090 CFS
CB-8		142.7	148.7			.73 CFS	047 CFS
END-1		142.0	140.0	37 LF 10" PVC	0.019	2.38 CFS	3.06 CFS
CB-5	0.44	142.6	140.4	105 LF 12" PVC	0.055	1.67 CFS	1.54 CFS
CB-7	0.08	143.0	141.7	123 LF 10" PVC	0.055	1.67 CFS	1.18 CFS
CB-8	0.36	145.0	141.8	181 LF 8" PVC	0.005	.93 CFS	83 CFS
CB-9	0.02	148.8	142.2	74 LF 8" PVC	0.010	.60 CFS	40 CFS
CB-10	0.07	148.5	142.9				



CONSTRUCTION ENTRANCE AT ROSS ROAD



PRIVATE CATCH BASIN



HANDICAP RAMP



STRAIGHT CURB

JCS 5/25/02
 Design JCS 6/25/02
 Drawn JCS 03/19/03
 Checked JCS
 REVISIONS
 JCS 11/15/02
 JCS 03/15/03

REGISTERED PROFESSIONAL ENGINEER
 JIM SMITH
 CIVIL ENGINEER
 EXPIRES 6/30/04

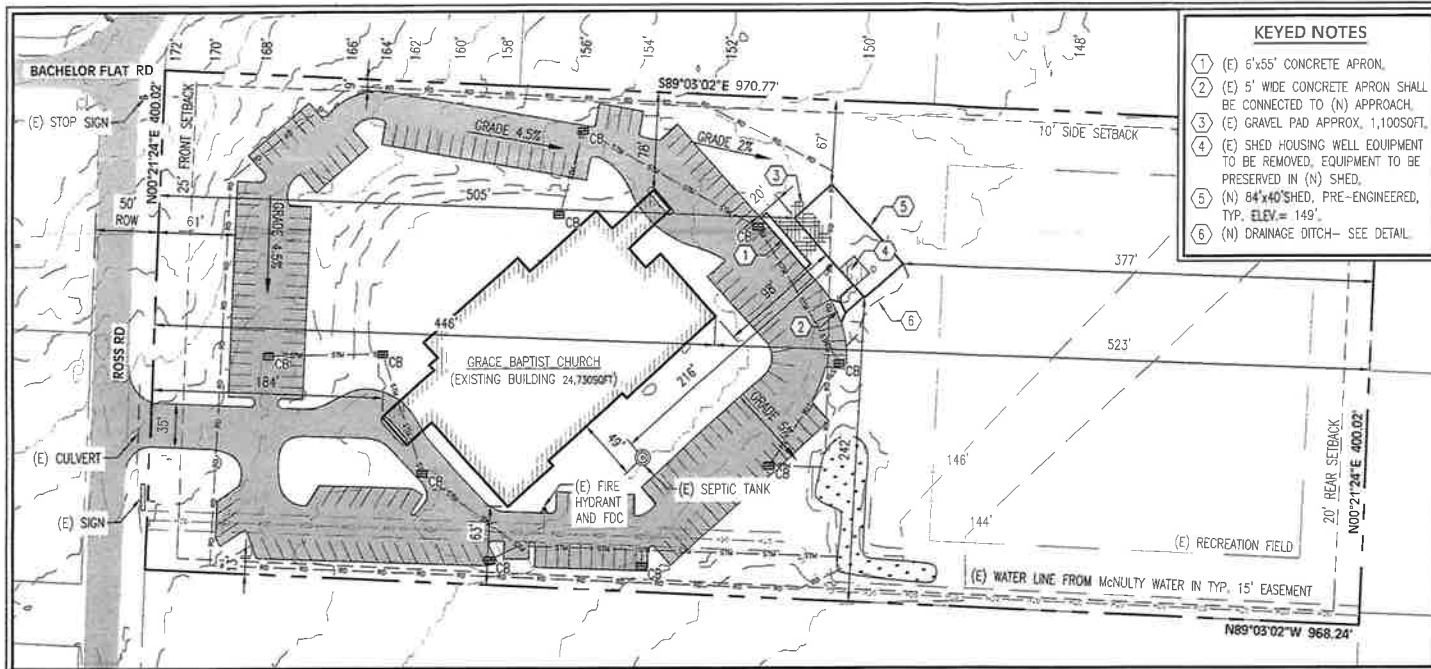
SITE GRADING & DRAINAGE PLAN

GRACE
 BAPTIST CHURCH
 ST. HELENS
 OREGON

JIM SMITH
 CIVIL ENGINEER
 50 PLAZA SQUARE
 ST. HELENS, OR 97051
 (503) 387-1885

C-1

10-02



KEYED NOTES

- 1 (E) 6'x55' CONCRETE APRON.
- 2 (E) 5' WIDE CONCRETE APRON SHALL BE CONNECTED TO (N) APPROACH.
- 3 (E) GRAVEL PAD APPROX. 1,100SQFT.
- 4 (E) SHED HOUSING WELL EQUIPMENT TO BE REMOVED, EQUIPMENT TO BE PRESERVED IN (N) SHED.
- 5 (N) 84'x40' SHED, PRE-ENGINEERED, TYP. ELEV. = 149'.
- 6 (N) DRAINAGE DITCH- SEE DETAIL.

GRACE BAPTIST CHURCH

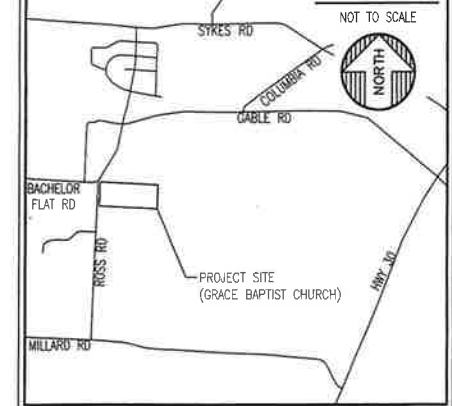
STORAGE SHED

ST HELENS, OREGON - 2021

LEGEND

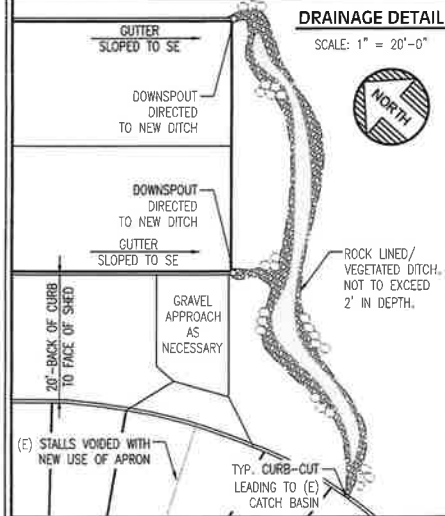
- (E) EXISTING
- (N) NEW
- CB POWER POLE
- (E) CATCH BASIN
- SUBJECT PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- (E) WATER LINE
- (E) STORM PIPE
- (E) SUBSURFACE CURTAIN DRAIN
- (E) PAVEMENT
- (E) STORMWATER SWALE
- (E) GRAVEL

VICINITY MAP



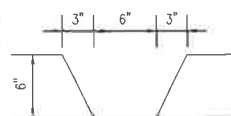
DRAINAGE DETAIL

SCALE: 1" = 20'-0"



SITE PLAN

SCALE: 1" = 100'-0"



TYPICAL CURB-CUT

SCALE: 1" = 1'-0"



EXPIRES: DECEMBER 31, 2022

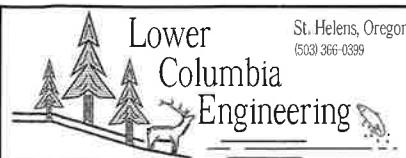
GENERAL NOTES

1. EXISTING CONDITIONS ARE BASED ON PROVIDED PLANS OF PROPERTY. ALL NECESSARY FEATURES SHALL BE INSPECTED BY CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
2. ELEVATIONS ARE IN NAVD88 AND ARE INTENDED FOR REFERENCE ONLY. FIELD VERIFICATION MAY BE NECESSARY.
3. LOWER COLUMBIA ENGINEERING IS NOT RESPONSIBLE FOR THE PROPER IMPLEMENTATION OF THESE PLANS, ANY UNCERTAINTIES SHALL BE CLARIFIED PRIOR TO COMMENCEMENT.
4. SPECIAL ATTENTION SHALL BE GIVEN TO NOT ADVERSELY EFFECT THE EXISTING SUBSURFACE CURTAIN DRAIN, IF NECESSARY FOR PROPER INSTALLMENT OF THE SHED, THE RAIN DRAIN SHALL BE ADJUSTED PER OWNER'S DISCRETION.
5. EXISTING WELL INFRASTRUCTURE SHALL NOT BE IMPACTED DURING CONSTRUCTION. FINAL LOCATION OF EQUIPMENT SHALL BE AGREED UPON WITH OWNER PRIOR TO DEMOLITION OF EXISTING SHED.

DATE: 11/24/21

REVISED PRINT
VOID ALL PREVIOUS

REV.	REVISION RECORD	DATE



PROJ. NO.	3261	SITE PLAN, MAPS & NOTES
DWG. BY	JDJ	STORAGE SHED
APPR. BY	RPB	GRACE BAPTIST CHURCH
SCALE	NOTED	DATE 10/07/2021
		DWG. NO. B-3261-G-1



Lower Columbia Engineering
58640 McNulty Way
St. Helens, OR 97051
503.366.0399

Client: Grace Baptist Church

Project: Storage Shed
Type of Project: Commercial
Warren, OR

Stormwater Report
November 24th, 2021
LCE Project No. 3261



EXPIRES: DECEMBER 31, 2022

The above seal certifies that Andrew D. Niemi, P.E. has general knowledge of Columbia County's Stormwater and Erosion Control Ordinances and Engineering Design Standards. Minor drainage modifications are proposed for this site and the following analysis has been completed in accordance with the 2001 Columbia County Stormwater and Erosion Control Ordinance.

Table of Contents

Description	Page No.
Cover Sheet	1
Stormwater Narrative	2
Appendices	
Appendix A- Soil Survey Map	3
Appendix B- Stormwater Calculations	4-7

This report pertains to the proposed private improvements described below based on specific requests by our clients. Lower Columbia Engineering is not responsible for complying with any conditions of approval or adjacent storm drainage issues that are outside of the project area. Contact Lower Columbia Engineering with any questions or uncertainties. Maintenance of this system and verification of property line locations are the responsibility of others.



Stormwater Narrative

Project Description

Grace Baptist Church at 58690 Ross Rd, Warren, OR. (45.847458N, 122.851774W) is proposing to install a new shed adjacent to the NE extents of their existing parking lot. This 8.9acre property currently consists of a 24,730sqft building, approximately 75,175sqft of parking, landscaping, and fully connected utilities. Existing utilities on site include a stormwater system that utilizes a series of catch basins to capture and convey runoff to a biofiltration swale. The location on which the new 3,360sqft shed will be installed currently consists of vegetation, 1,100sqft of gravel pad, and two concrete ramps that lead to the parking lot. Given the minor increase in impervious area that this shed will contribute, it is believed that no major infrastructure is necessary to handle the change in runoff rates.

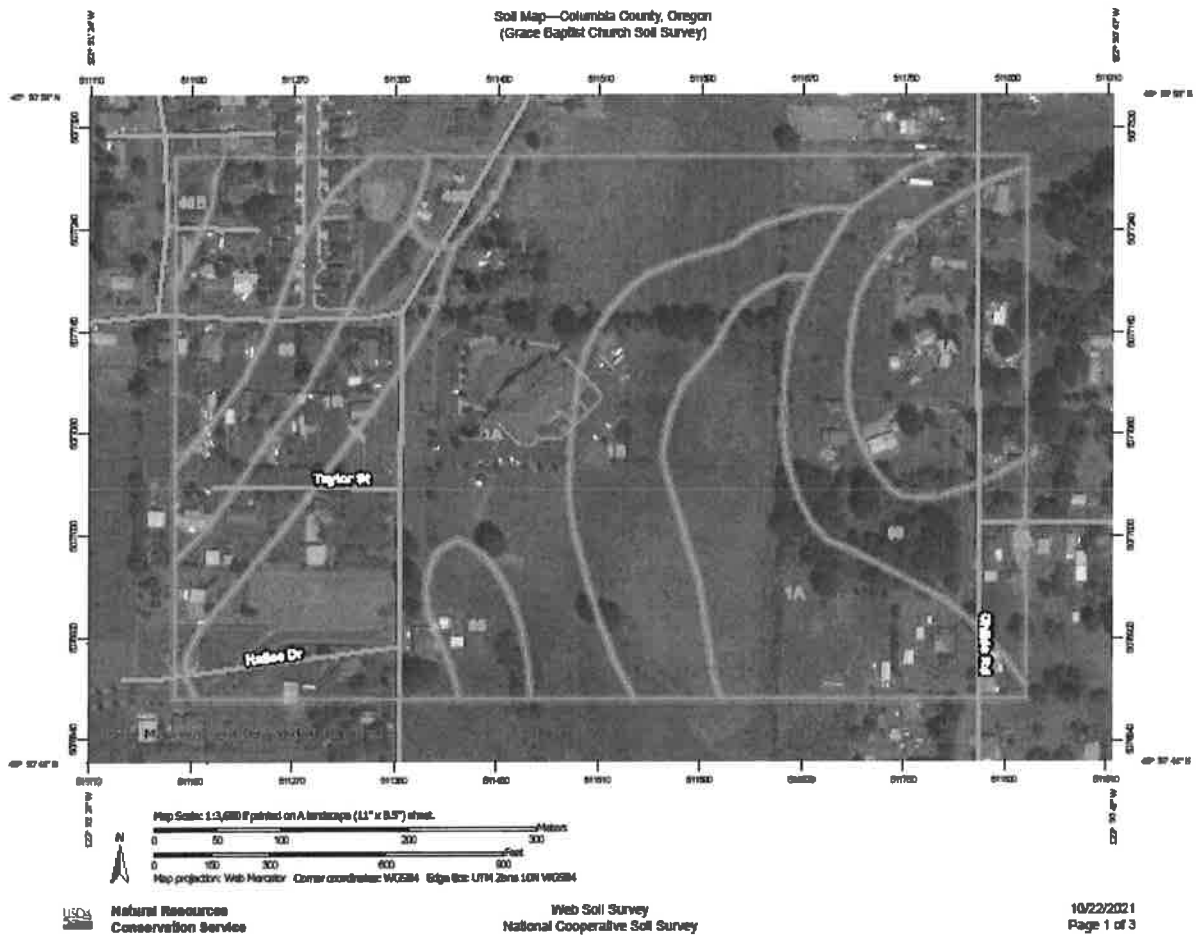
Stormwater Analysis

Stormwater runoff for the project was calculated using the SBUH method within the HydroCAD software system. Rainfall amounts were obtained from Appendix E of the Columbia County Stormwater and Erosion Control Ordinance (2001) with the 2-year 24-hour storm event resulting in 2.0 inches, 10-year resulting in 3.0 inches, 25-year resulting in 3.4 inches, 50-year resulting in 3.6 inches, and the 100-year storm event resulting in 4.0 inches of storm depth. A type 1A 24-hour storm is applied given the site's location. See Appendix B for the calculation report. See Appendix A for a USDA Soil Survey of the property.

Stormwater Management Design

Runoff from the proposed improvements is calculated to contribute an additional 0.05CFS during the 100-year storm event. This amount is deemed insignificant and it is believed that the existing system can handle the additional runoff. Storm improvements shall include a rock/vegetation lined ditch as illustrated in the plans. Gutters and downspouts of the new shed shall direct runoff to this ditch. The new ditch shall be accompanied by a curb-cut that shall be installed upstream of the existing catch basin. This proposed ditch is intended to provide further suppression of the runoff rate by increasing the manning's coefficient that the flow will travel across while also providing a mild level of pretreatment. Given this low flow, the typical curb-cut will be sufficient to discharge the final flow towards the catch basin adjacent to the new shed location. Maintenance of this new storm component shall include typical landscaping maintenance and inspection to make sure sediment or debris are not accumulated in the ditch, nor shall sediment be transported to the catch basin. The rest of the storm system shall continue to be maintained with typical inspections and cleaning performed to ensure that clogging and sedimentation do not occur. Vegetation in the swale is believed to be well established but shall continue to be monitored and maintained as needed for the proper functioning of the swale.

Appendix A- Soil Survey

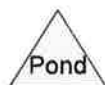




Appendix B- Stormwater Calculations



Storage Shed



Routing Diagram for 3261 Stormwater Calcs
Prepared by Lower Columbia Engineering, Printed 10/22/2021
HydroCAD® 10.00-26 s/n 07313 © 2020 HydroCAD Software Solutions LLC

3261 Stormwater Calcs

Prepared by Lower Columbia Engineering

Printed 10/22/2021

HydroCAD® 10.00-26 s/n 07313 © 2020 HydroCAD Software Solutions LLC

Page 6

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.052	98	84'x40 Bldg - Gravel (A)
0.052	98	TOTAL AREA

3261 Stormwater Calcs

Prepared by Lower Columbia Engineering

HydroCAD® 10.00-26 s/n 07313 © 2020 HydroCAD Software Solutions LLC

Grace Baptist Church

Type IA 24-hr 100YEAR Rainfall=4.00"

Printed 10/22/2021

Page 7

Summary for Subcatchment A: Storage Shed

[46] Hint: $T_c=0$ (Instant runoff peak depends on dt)

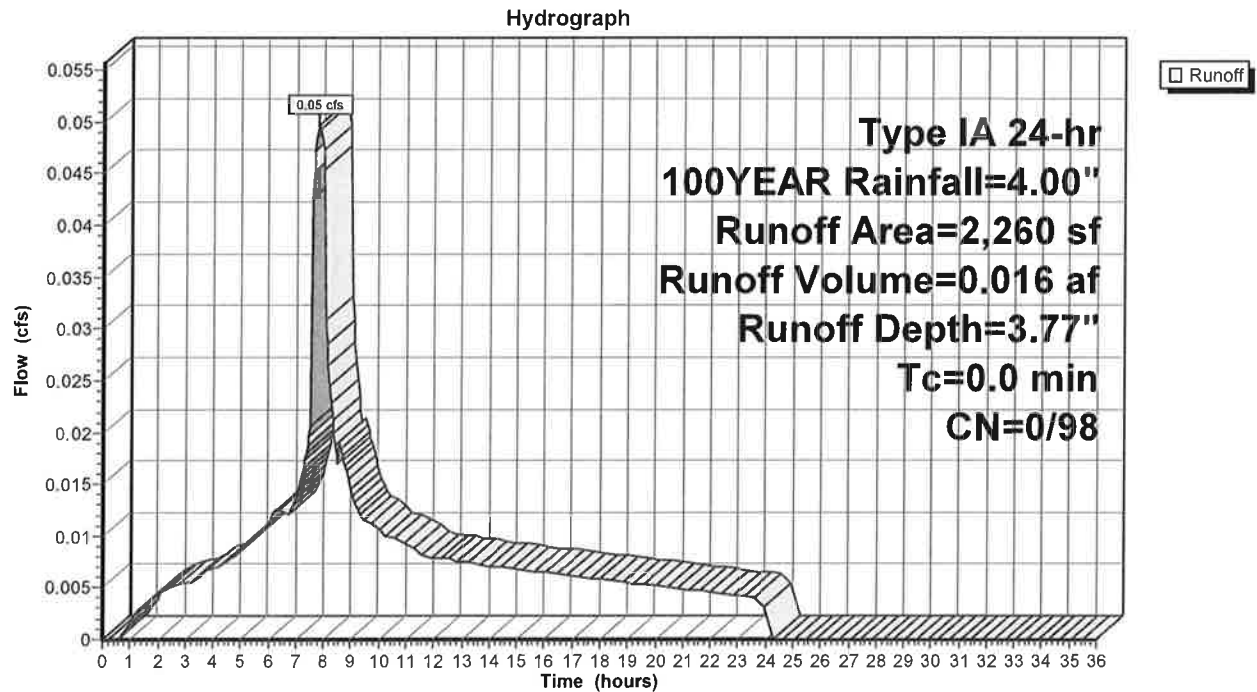
Runoff = 0.05 cfs @ 7.80 hrs, Volume= 0.016 af, Depth= 3.77"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, $dt=0.05$ hrs

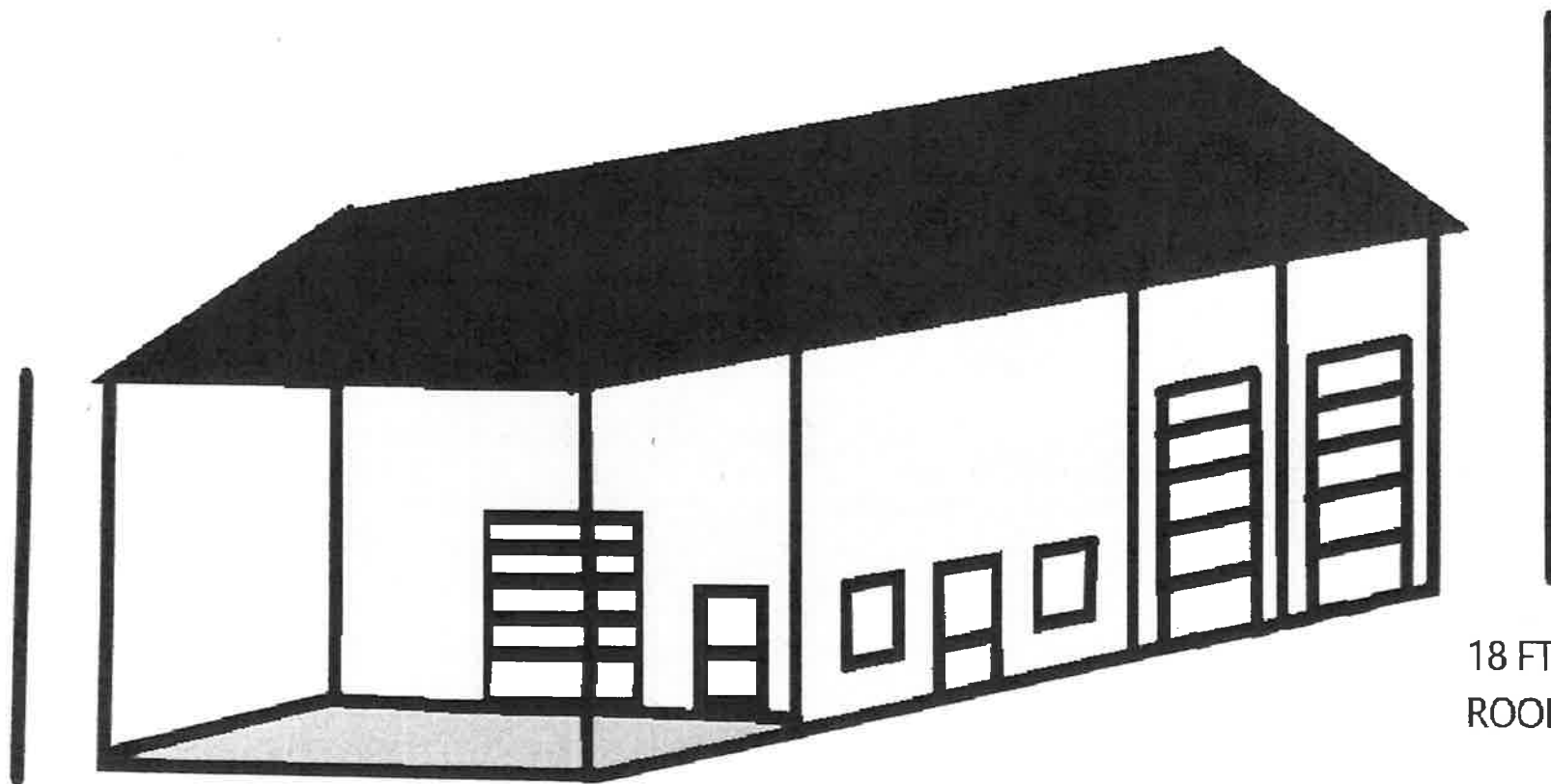
Type IA 24-hr 100YEAR Rainfall=4.00"

	Area (sf)	CN	Description
*	2,260	98	84'x40 Bldg - Gravel
	2,260	98	100.00% Impervious Area

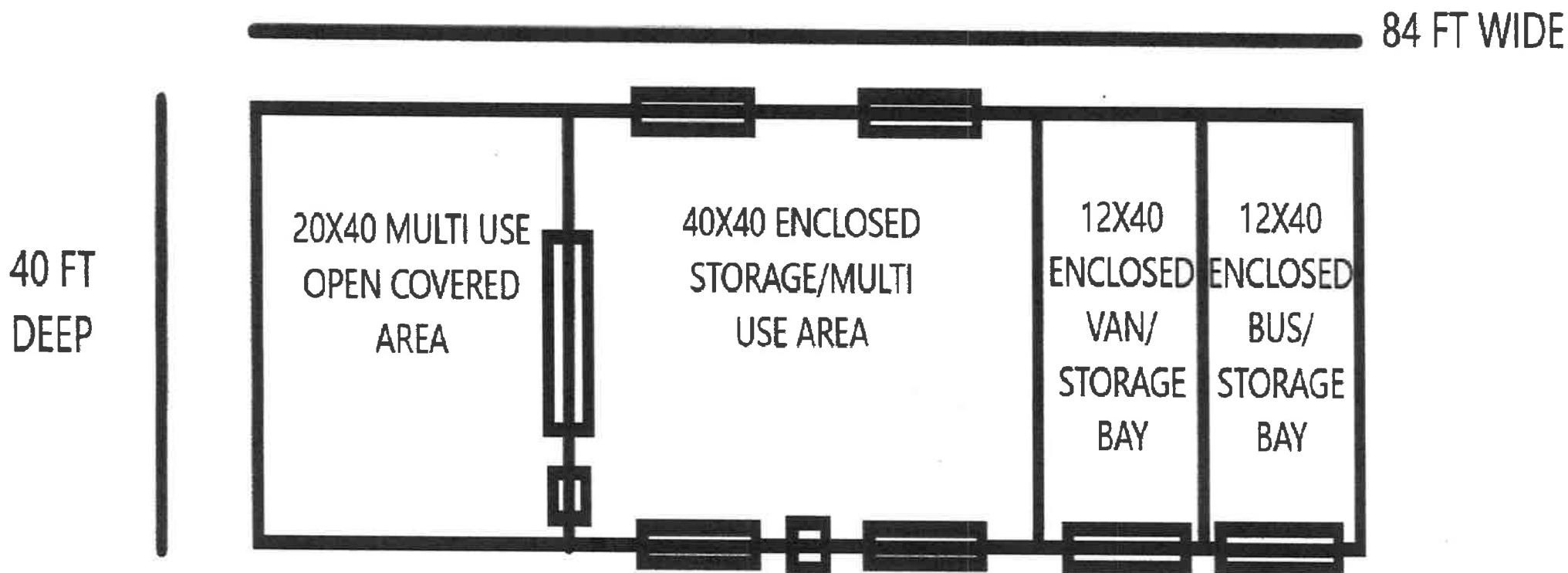
Subcatchment A: Storage Shed



14 FT EVES
WITH 18"
OVERHANG



18 FT CENTER
ROOF POINT



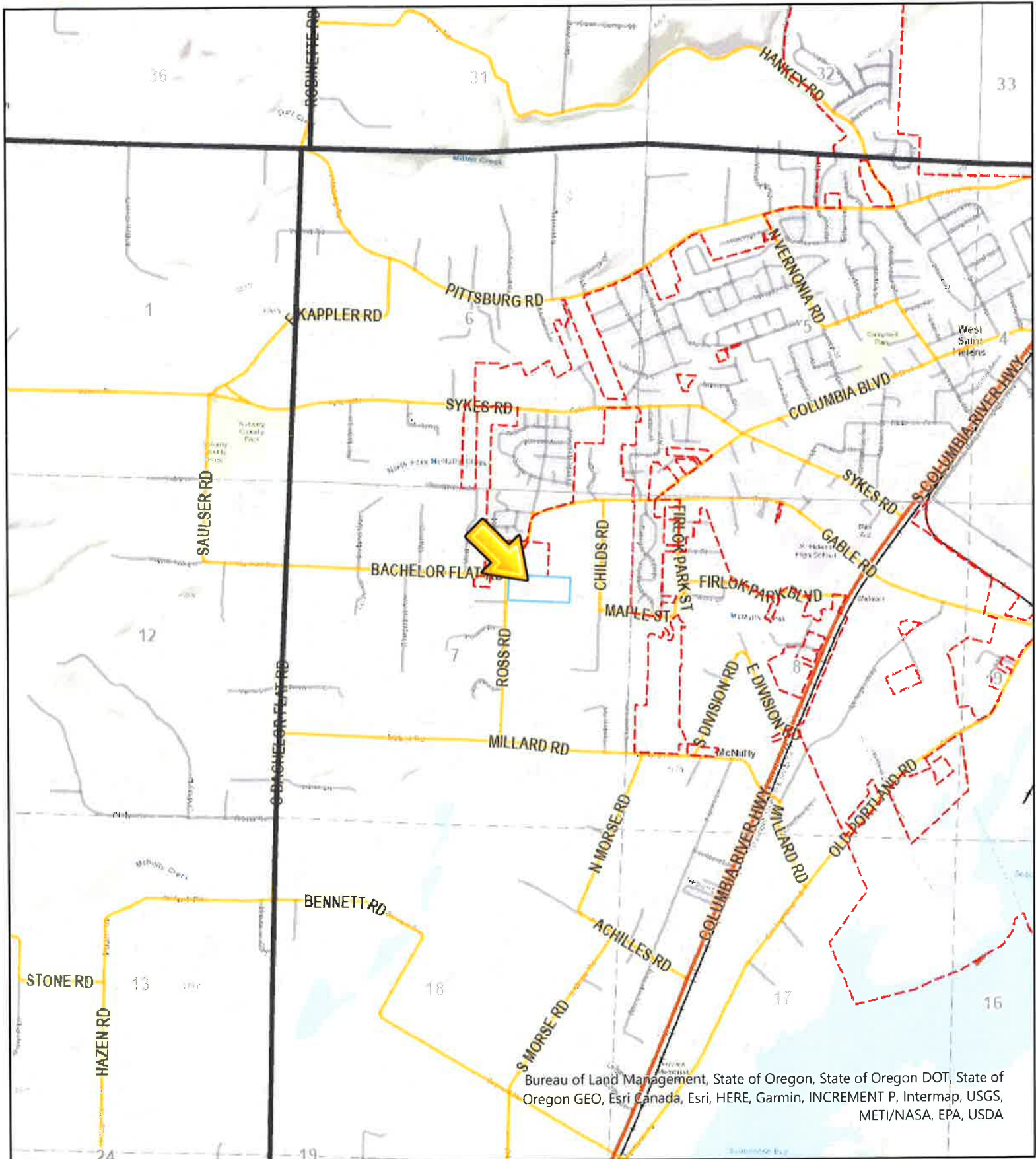
- 2 EA ENTRY/EXIT DOORS
- 4 EA WINDOWS ON ENCLOSED 40X40 AREA
- 1EA 10FT GARAGE DOOR FACING COVERED AREA
- 2EA 12FT GARAGE DOORS ON VEHICLE STORAGE



Floor Plan



DR 22-03 & CU 22-03, Vicinity Map



Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

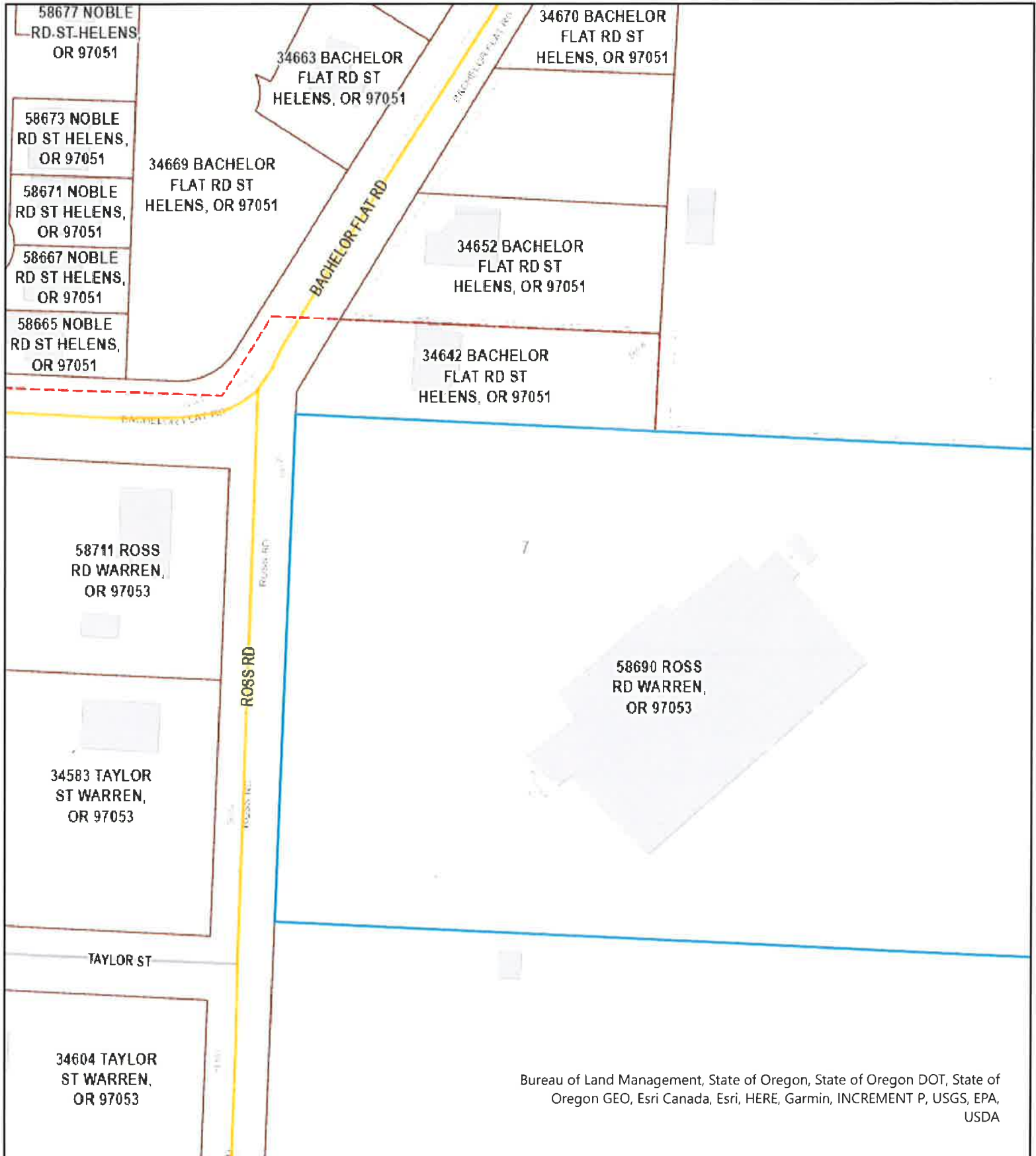
1/25/2022 10:21 AM

200 ft

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DR 22-03 & CU 22-03, Address Map

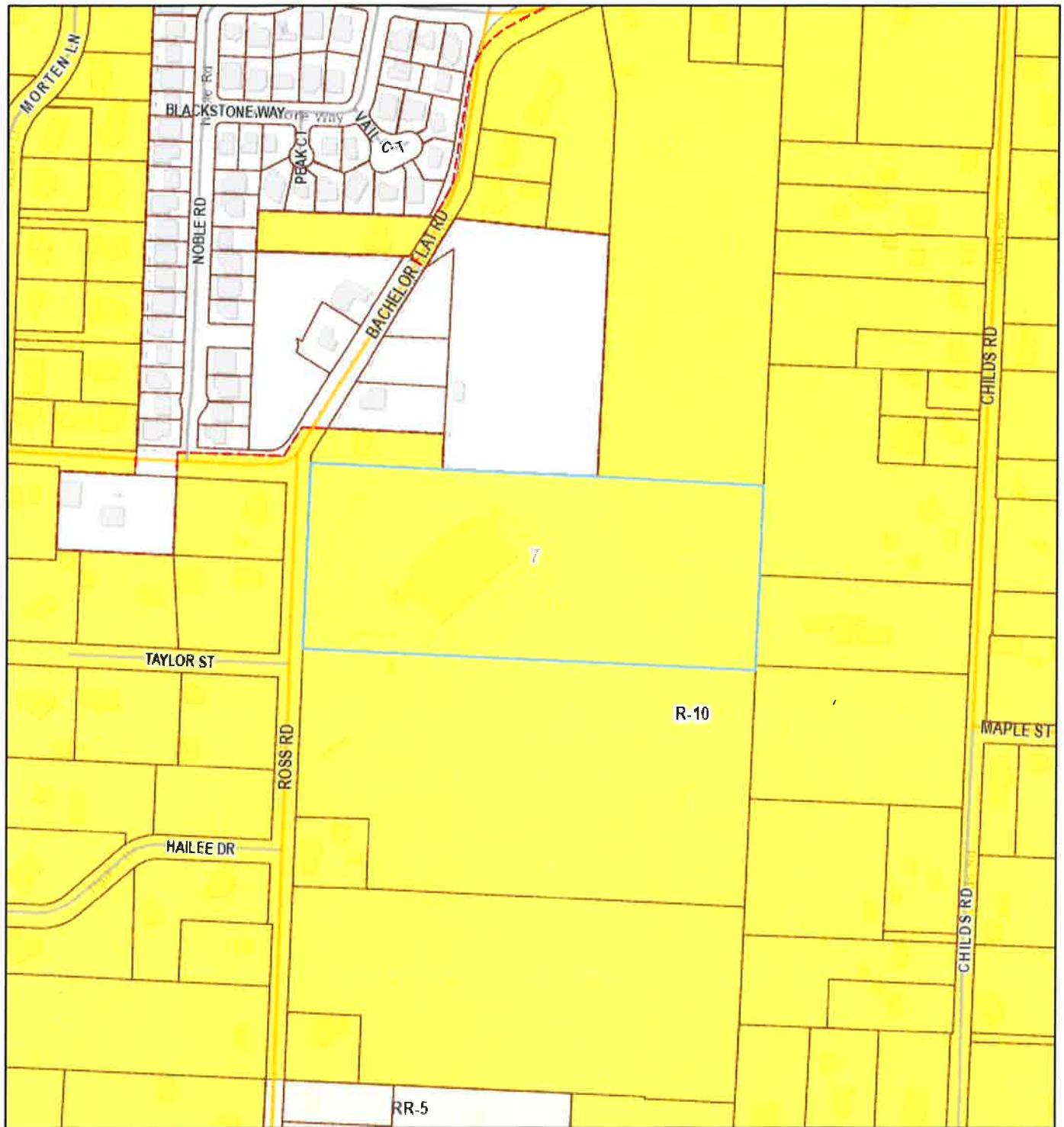


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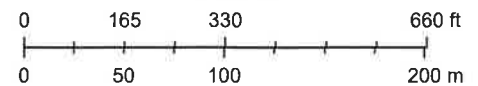
DR 22-03 & CU 22-03, Zoning Map



1/25/2022, 10:11:21 AM

1:3,600

- Override 1
- Taxlots
- Sections
- Township & Range
- City Limits
- Minor Roads
- Arterial Roads
- Zoning - Columbia County
- Rural Residential - 5 Acre Minimum (RR-5)
- Single Family Residential (R-10)



Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



DR 22-03 & CU 22-03, Aerial Map



Oregon Statewide Imagery Program (OSIP) - Oregon Imagery Framework
Implementation Team, Bureau of Land Management, State of Oregon, State of
Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin,
INCREMENT P, USGS, EPA, USDA

62245790.00 ft



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PRE 21-08 Aerial



666.6666666666667 ft

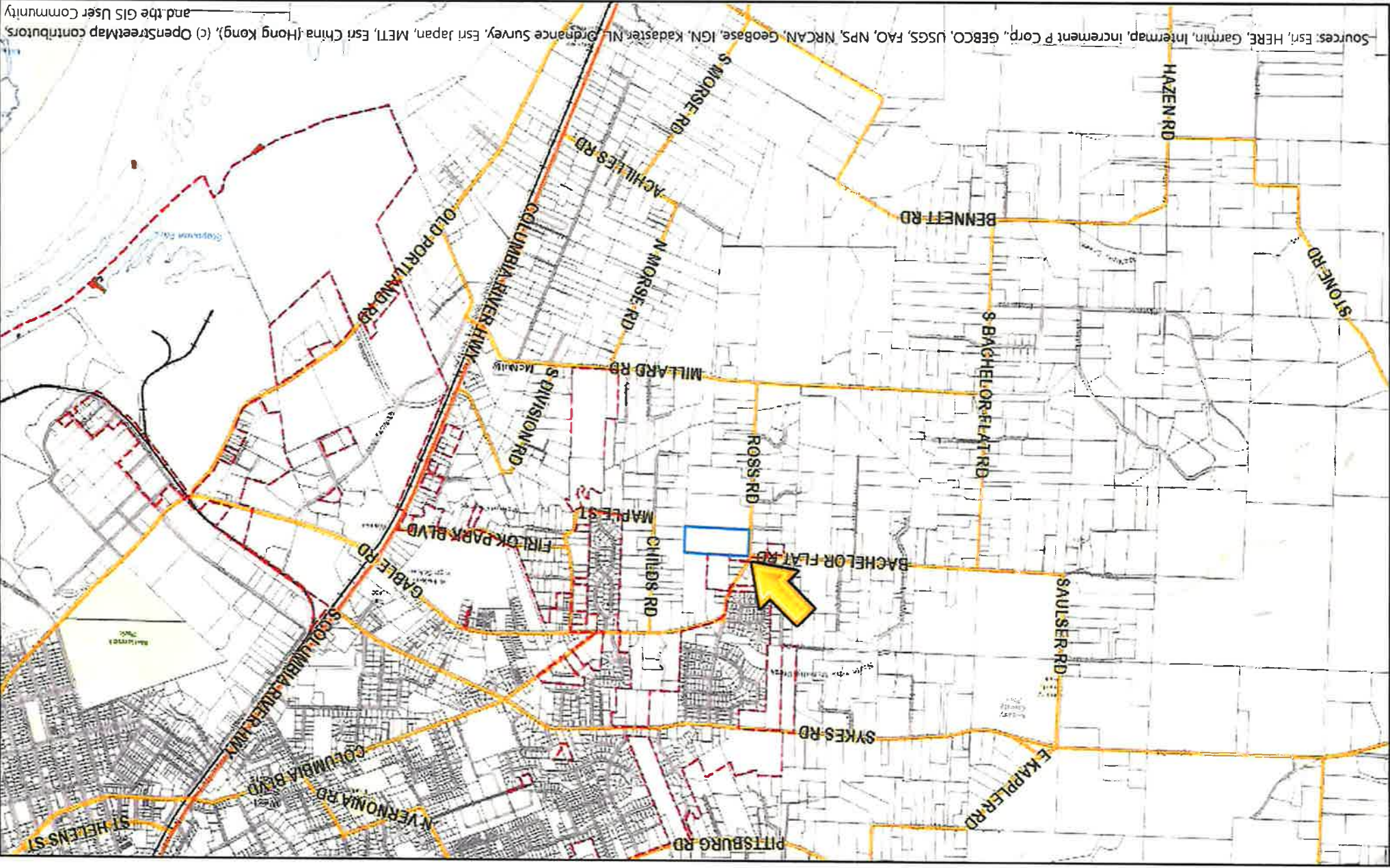
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PRE 21-08 Vicinity

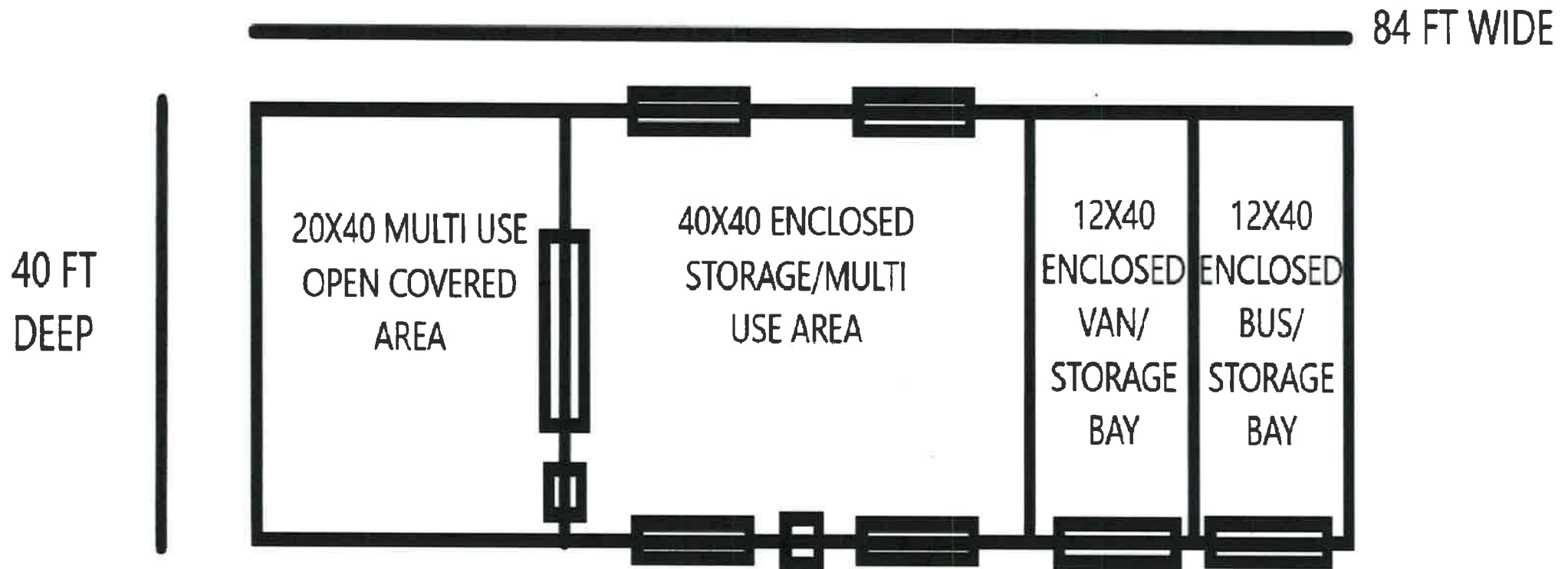


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

6/22/2021 11:23 AM

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18 FT
ROOF



- 2 EA ENTRY/EXIT DOORS
- 4 EA WINDOWS ON ENCLOSED 40X40 AREA
- 1EA 10FT GARAGE DOOR FACING COVERED AREA
- 2EA 12FT GARAGE DOORS ON VEHICLE STORAGE



Floor Plan



Lower Columbia Engineering
58640 McNulty Way
St. Helens, OR 97051
503.366.0399

Client: Grace Baptist Church

Project: Storage Shed
Type of Project: Commercial
Warren, OR

Stormwater Report
November 24th, 2021
LCE Project No. 3261



EXPIRES: DECEMBER 31, 2022

The above seal certifies that Andrew D. Niemi, P.E. has general knowledge of Columbia County's Stormwater and Erosion Control Ordinances and Engineering Design Standards. Minor drainage modifications are proposed for this site and the following analysis has been completed in accordance with the 2001 Columbia County Stormwater and Erosion Control Ordinance.

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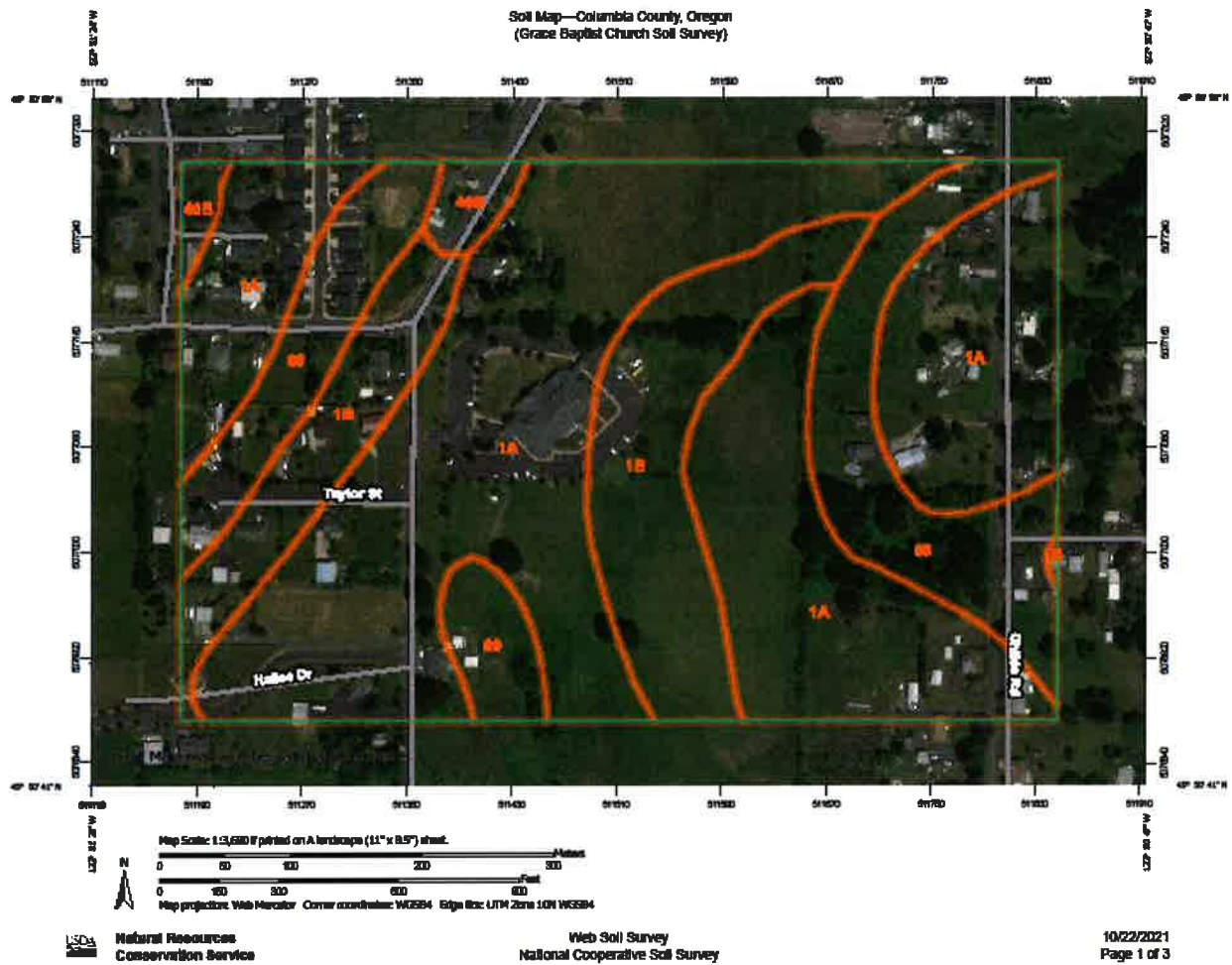
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Stormwater Management Design

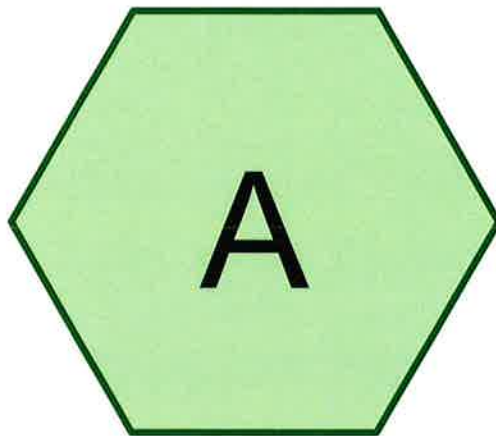
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Appendix A- Soil Survey





Appendix B- Stormwater Calculations



Storage Shed



3261 Stormwater Calcs

Prepared by Lower Columbia Engineering

Printed 10/22/2021

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Page 6

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.052	98	84'x40 Bldg - Gravel (A)
0.052	98	TOTAL AREA

3261 Stormwater Calcs

Prepared by Lower Columbia Engineering

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Grace Baptist Church

Type IA 24-hr 100YEAR Rainfall=4.00"

Printed 10/22/2021

Page 7

Summary for Subcatchment A: Storage Shed

[46] Hint: $T_c=0$ (Instant runoff peak depends on dt)

Runoff = 0.05 cfs @ 7.80 hrs, Volume= 0.016 af, Depth= 3.77"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, $dt=0.05$ hrs

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	2,260	98	100.00% Impervious Area

Subcatchment A: Storage Shed

Hydrograph

