



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

TO: City Council
FROM: Jacob A. Graichen, AICP, City Planner
RE: Authorize Mayor to sign final plat for the Hanna Place Subdivision
DATE: October 26, 2020 (for the November 4, 2020 meeting)

The final plat is the formal document that is ultimately recorded with the County, making the subdivision official. In addition to meeting many substantive and technical requirements, the final plat also requires several signatures. The City's approval of the final plat is signified by two signatures: the Mayor's and Planning Commission Chair's. Generally, by signing the final plat the City is saying that all requirements have been met, that all applicable improvements are in place (e.g. utilities, streets, etc.) or assured by a financial instrument, and that all improvements, rights-of-way and common areas proposed to be dedicated to the City are accepted by the City.

Staff has determined that all necessary requirements have been met for the purpose of signing the final plat or, will be met by the November 4th Council meetings.

Note that Tract A will go to the city. At the March 15, 2017 regular session, the Council, will all members present, agreed to take ownership of the wetlands preservation tract (i.e., Tract A). The City already owns adjacent property that is deeper into the wetland.

Please authorize the Mayor to sign the final plat for the Hanna Place Subdivision.

Attached:

Memo to the City Council dated March 6, 2017 regarding what is now known as Tract A.
Hanna Place Final Plat



CITY OF ST. HELENS PLANNING DEPARTMENT

MEMORANDUM

TO: City Council
FROM: Jacob A. Graichen, AICP, City Planner
RE: City acceptance of a portion of wetland protection zone on adjacent property
DATE: March 6, 2017

On March 14, 2017, the Planning Commission will review a 10-lot subdivision intended for attached (shared wall) single-family dwellings along N. 15th Street just a little south of the St. Helens Middle School.

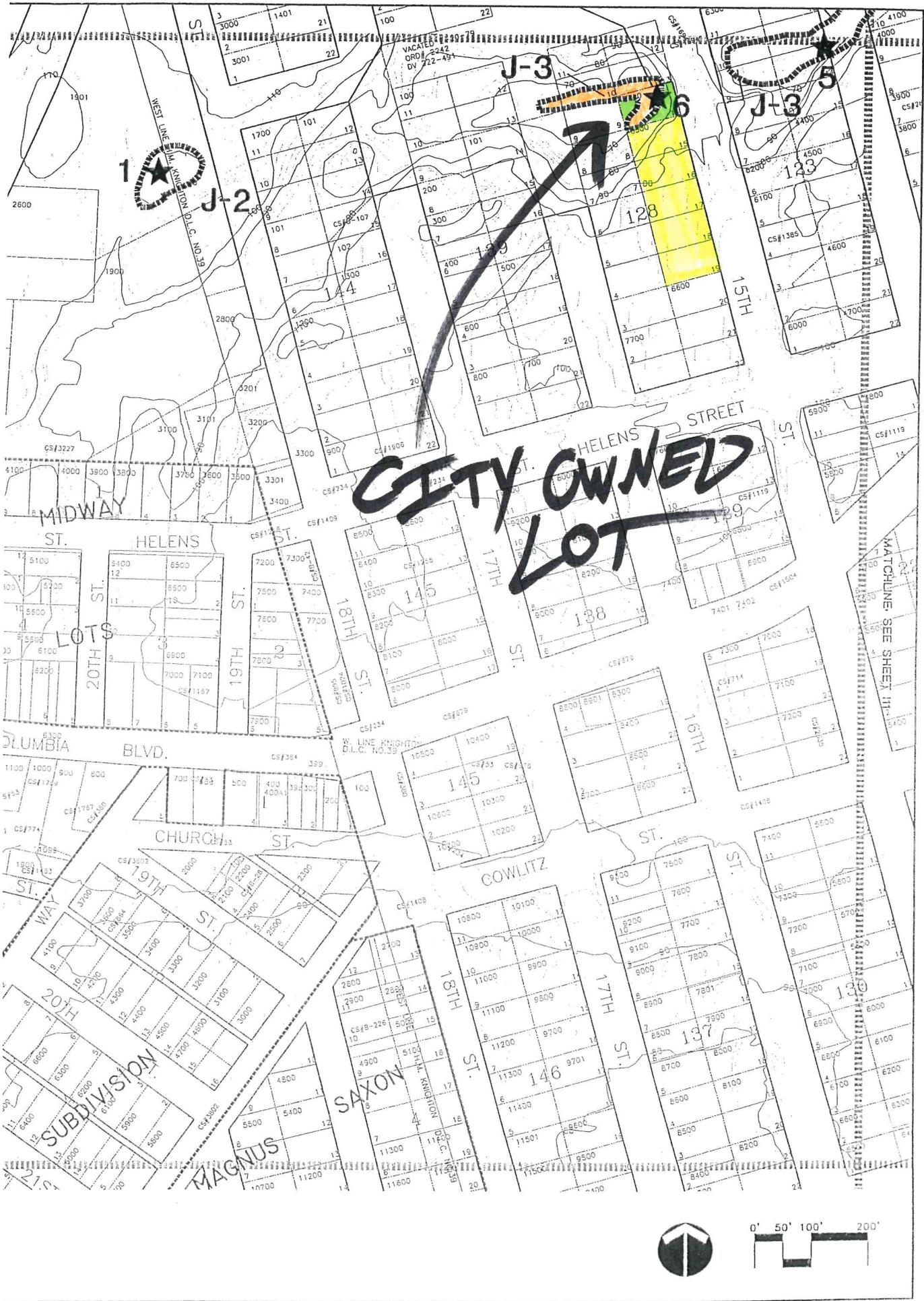
One of the issues to be dealt with is a portion of a wetland protection zone that is located on the property.

Usually in developments such as this, the wetland or protection zone is included in a dedicated tract to be maintained by a responsible party such as a Home Owner's Association or the City. Due to increasing property maintenance demands, the City has been resistant to accepting additional wetland tracts.

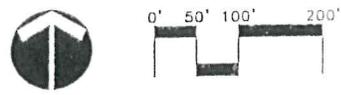
However, in this case the area of protection zone on the subdivision property is small and the city owns an adjacent tract to the north. It makes much sense that the city adds the portion of the wetland protection zone on the subdivision property to its already owned lot to the north of it.

The direction of the council will determine how we deal with this issue.

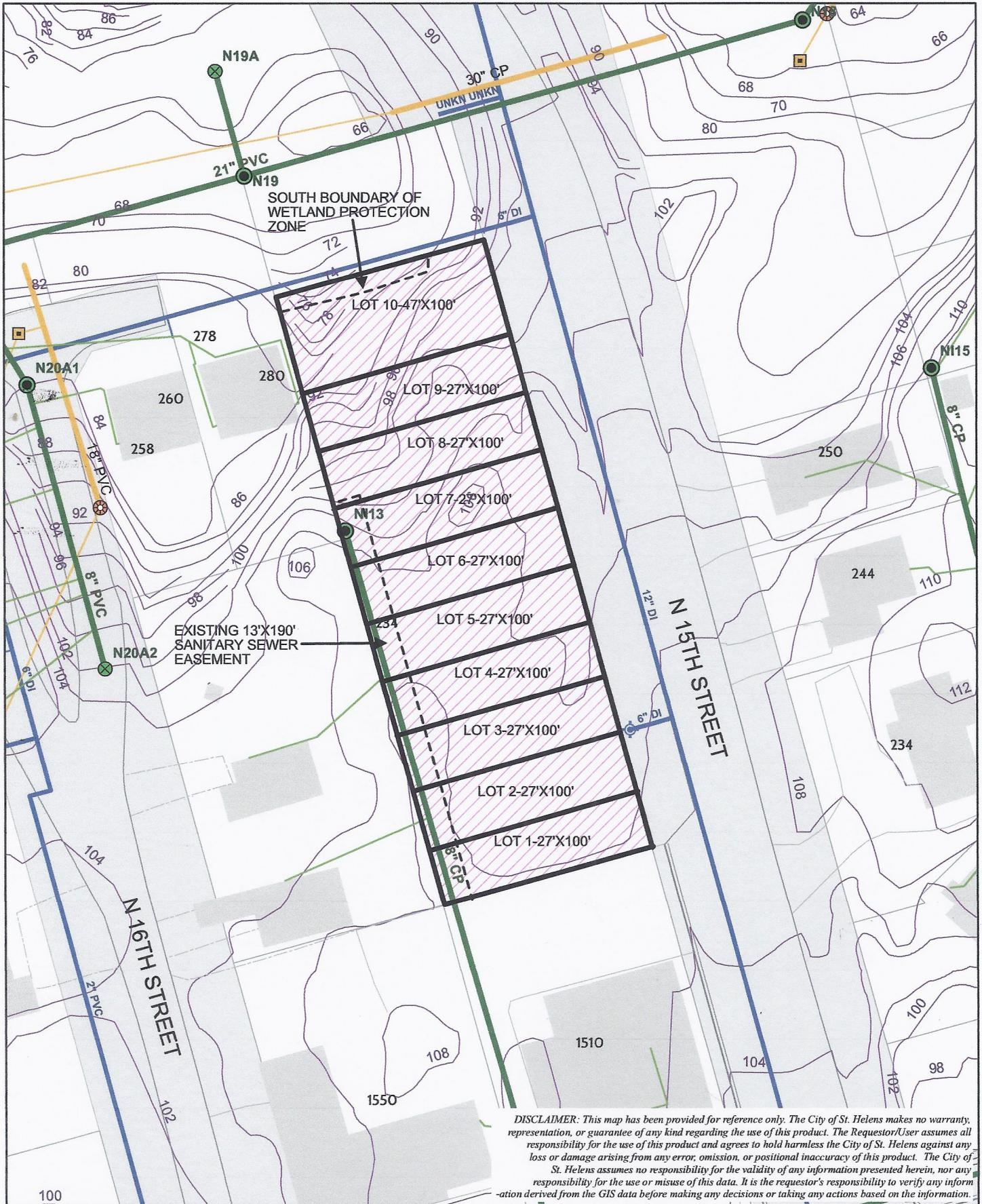
Attached: Excerpt map from the City's wetland inventory
"Hanna Place" preliminary plat



CITY OWNED LOT



Preliminary Plat
"Hanna Place"
A Re-Plat Of Lots 15 Through 19
Block 128, St. Helens
Section 4, T.4N., R.1W., W.M. - Columbia County, Oregon
October 12, 2016



GIS MAP
PUBLIC UTILITIES

Date: 6/29/2016 Time: 1:01:14 PM Engineering Department

- Sanitary_Cleanout
- Sanitary_Laterals
- Water_Mainlines
- Contours_2FT
- Sanitary_Manhole
- Storm_Catchbasin
- Storm_Manhole
- Buildings
- Sanitary_Mainlines
- Storm_Mainlines
- Taxlot
- Public Right-of-Way



1 inch = 60 feet



Property Owner:
 La Grand Townhomes LLC
 C/O Dan Hatfield
 2035 SE Evergreen Street
 Milwaukie, OR 97222
 503-803-6112

Surveyor:
 Reynolds Land Surveying, Inc.
 David E. Reynolds
 32990 Stone Road
 Warren, OR 97053
 503-397-5516

Zoning-R 5
Tax Lot No. 4104-AC-06500
Water Service-Existing Water
Line in 15th Street

Sanitary Sewer Service
Existing Sewer Line on the
West property line.

HANNA PLACE

A REPLAT OF LOTS 15-19, BLOCK 128 OF "ST. HELENS",
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 4 NORTH,
 RANGE 1 WEST, WILLAMETTE MERIDIAN,
 CITY OF ST. HELENS, COLUMBIA COUNTY, OREGON
 APRIL 21, 2020

LEGEND

- 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR."
- FOUND 5/8" IRON ROD W/YPC INSCRIBED "AKS ENGR."; PER CS 6535; HELD UNLESS NOTED OTHERWISE
- ⊗ FOUND 5/8" IRON ROD WITH AN ALUMINUM CAP INSCRIBED "AKS ENGR."; PER CS 6535; HELD UNLESS NOTED OTHERWISE
- ⊙ DENOTES FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE
- W/YPC WITH A YELLOW PLASTIC CAP
- CS COUNTY SURVEY NUMBER PER COLUMBIA COUNTY SURVEY RECORDS
- PUE PUBLIC UTILITY EASEMENT
- SSE SANITARY SEWER EASEMENT TO CITY OF ST HELENS
- PSSE PRIVATE SANITARY SEWER EASEMENT
- SF SQUARE FEET
- RAE PRIVATE RECIPROCAL ACCESS AND TURN AROUND EASEMENT TO BENEFIT LOTS 1-10
- SDE STORM SEWER EASEMENT TO CITY OF ST HELENS

PLAT NOTES

- THIS PLAT IS SUBJECT TO CITY OF ST. HELENS PLANNING COMMISSION CONDITIONS OF APPROVAL, CASE FILE NO. SUB.1.17.
- THIS PLAT IS SUBJECT TO A PRIVATE RECIPROCAL ACCESS AND TURN AROUND EASEMENT AS SHOWN. THE RECIPROCAL ACCESS AND TURN AROUND EASEMENT IS SUBJECT TO A MAINTENANCE AGREEMENT PER INSTRUMENT NUMBER _____, COLUMBIA COUNTY RECORDS.
- TRACT "A" IS TO BE AN OPEN SPACE TRACT FOR WETLAND PROTECTION AND IT SHALL BE OWNED BY THE CITY OF ST. HELENS PER INSTRUMENT NUMBER _____.

PLAT BOOK _____ PAGE _____
 INSTR. NO. _____

COLUMBIA COUNTY APPROVALS:

APPROVED THIS ___ DAY OF _____, 20__
 BY: _____
 COLUMBIA COUNTY SURVEYOR

APPROVED THIS ___ DAY OF _____, 20__
 BY: _____
 COLUMBIA COUNTY ASSESSOR

APPROVED THIS ___ DAY OF _____, 20__
 ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID THROUGH _____, 20__
 BY: _____
 COLUMBIA COUNTY TAX COLLECTOR

STATE OF OREGON)
) SS
 COLUMBIA COUNTY)

I DO HEREBY CERTIFY THAT THE ATTACHED SUBDIVISION WAS RECEIVED FOR RECORD ON THE ___ DAY OF _____, 20__, AT ___ O'CLOCK __M. AND RECORDED AS INSTRUMENT NUMBER _____ COLUMBIA COUNTY RECORDS.

BY: _____
 DEPUTY COUNTY CLERK

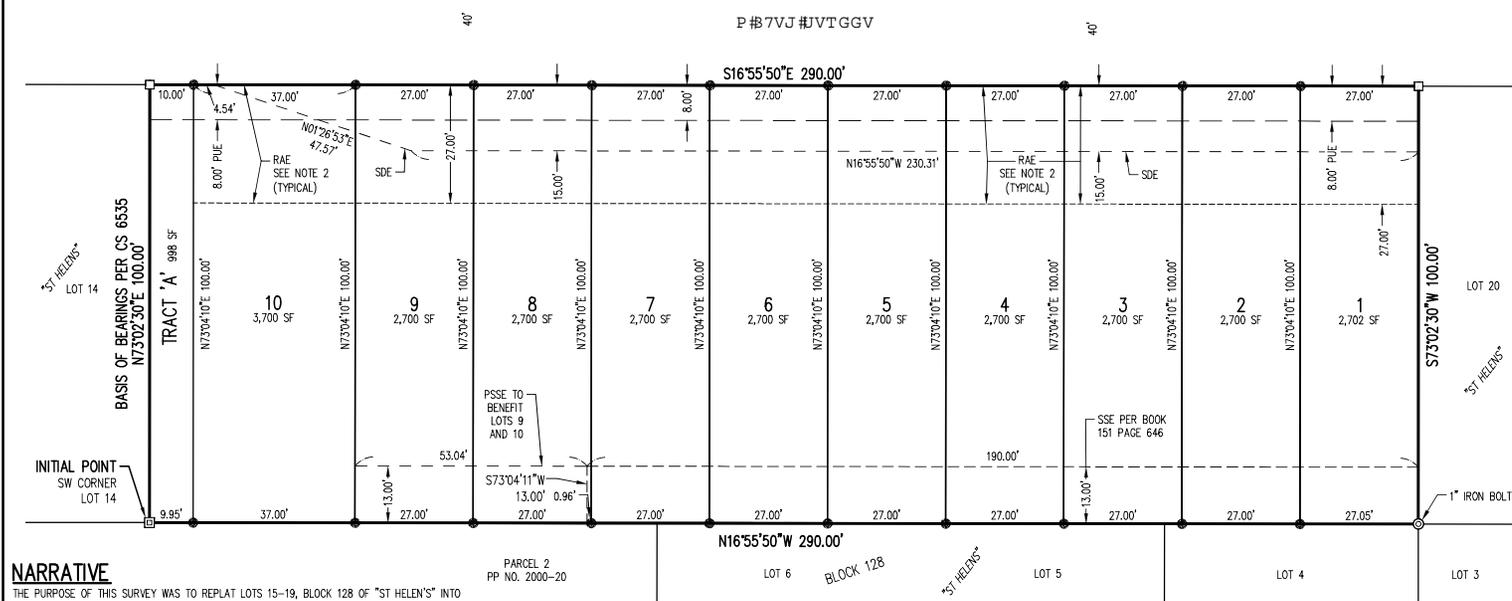
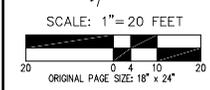
CITY OF ST. HELENS APPROVALS:

APPROVED THIS ___ DAY OF _____, 20__
 PLANNING COMMISSION CHAIR

BY: _____

APPROVED THIS ___ DAY OF _____, 20__
 MAYOR

BY: _____



NARRATIVE
 THE PURPOSE OF THIS SURVEY WAS TO REPLAT LOTS 15-19, BLOCK 128 OF "ST HELENS" INTO LOTS AS SHOWN PER CITY OF ST. HELENS PLANNING COMMISSION CASE FILE NUMBER SUB.1.17. THE BASIS OF BEARING (N73°02'30"E) ALONG THE SOUTHERLY LINE OF LOT 14, SAID BLOCK 128, IS PER SURVEY NUMBER 6535, COLUMBIA COUNTY SURVEY RECORDS. I HELD ALL FOUND MONUMENTS AND RECORD DATA PER SAID SURVEY NUMBER 6535 TO ESTABLISH THE PLAT BOUNDARIES.

DECLARATION
 KNOW ALL PERSONS BY THESE PRESENTS THAT LA GRAND TOWNHOMES LLC AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND SHOWN ON THE ANNEXED MAP AND PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED INTO LOTS AND TRACTS AS SHOWN ON SAID MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES AND TO BE DESIGNATED AS "HANNA PLACE", AND DOES HEREBY GRANT ALL EASEMENTS AS SHOWN OR NOTED HEREON.

DAN HATFIELD, MEMBER OF LA GRAND TOWNHOMES LLC
CONSENT AFFIDAVIT
 A SUBDIVISION PLAT CONSENT AFFIDAVIT FROM VALPIANI-TERRY LLC, AN OREGON LIMITED LIABILITY COMPANY, A TRUST DEED BENEFICIARY, HAS BEEN RECORDED AS DOCUMENT NO. _____, COLUMBIA COUNTY RECORDS.

ACKNOWLEDGMENT

STATE OF OREGON)
) SS
 COUNTY OF _____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ___ DAY OF _____, 20__ BY DAN HATFIELD AS MEMBER OF LA GRAND TOWNHOMES LLC AN OREGON LIMITED LIABILITY COMPANY.

NOTARY SIGNATURE _____
 NOTARY PUBLIC - OREGON (PRINTED NAME) _____
 COMMISSION NO. _____
 MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

I, MICHAEL S. KALINA, 89558PLS, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS REPRESENTED ON THE ANNEX MAP OF "HANNA PLACE", SITUATED IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF ST. HELENS, COLUMBIA COUNTY, OREGON, THAT AT THE INITIAL POINT OF SAID SURVEY I FOUND A 5/8-INCH IRON ROD WITH AN ALUMINUM CAP INSCRIBED "AKS ENGR." SAID INITIAL POINT BEING THE SOUTHWEST CORNER OF LOT 14, BLOCK 128 OF "ST. HELENS"; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 14, NORTH 73°02'30" EAST 100.00 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR." ON THE WESTERLY RIGHT-OF-WAY LINE OF N 16TH STREET (40.00 FEET FROM CENTERLINE); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 16°55'50" EAST 290.00 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR." AT THE NORTHEASTERLY CORNER OF LOT 20, BLOCK 128 OF SAID "ST. HELENS"; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 20, SOUTH 73°02'30" WEST 100.00 FEET TO A 1-INCH IRON BOLT AT THE NORTHWESTERLY CORNER OF SAID LOT 20; THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SAID BLOCK 128, NORTH 16°55'50" WEST 290.00 FEET TO THE INITIAL POINT. CONTAINS 29,000 SQUARE FEET, MORE OR LESS.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JANUARY 12, 2016
 MICHAEL S. KALINA
 89558PLS
 RENEWS: 6/30/21

JOB NAME: HANNA PLACE
 JOB NUMBER: 7293
 DRAWN BY: MSK
 CHECKED BY: GP/SR
 DRAWING NO.: 7293PLAT

AKS ENGINEERING & FORESTRY, LLC
 12965 SW HERMAN RD, STE 100
 TUALATIN, OR 97062
 503.563.6151
 WWW.AKS-ENG.COM

ENGINEERING · SURVEYING · NATURAL RESOURCES
 FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

PREPARED FOR
 A&E BUILDERS, LLC
 2035 SE EVERGREEN ST
 MILWAUKIE, OR 97222

