



CITY OF ST. HELENS PLANNING DEPARTMENT

MEMORANDUM

TO: Planning Commission
FROM: Jacob A. Graichen, AICP, City Planner
RE: February 2024 email about a property along Millard Road and public testimony to the city council on January 15, 2025
DATE: January 31, 2025

Staff and the City Council conducted a SWOT (strengths, weaknesses, opportunities, and threats) exercise today and one of the concerns was misinformation and how that impacts the city.

Given the exercise and certain citizen comments presented to the City Council at their meetings on January 15, 2025 pertaining to the “Millard Road Property” I thought it beneficial to discuss communication that was criticized. I believe one key error is assuming there is only one “Millard Road Property” for public records requests for the “Millard Road Property.”

There is almost a linear mile of Millard Road within St. Helens’ Urban Growth Boundary with over 30 abutting properties. Only one of those is owned by the City of St. Helens.

The communication in question is an email from a February 2024 discussion about a property on the south side of Millard Road near the intersection of Ross Road / Millard Road. This is close to a half mile from the City of St. Helens owned Millard Road Property lying on the north side of Millard Road.

There was also criticism (at least via email) to certain city staff about a map of the City owned Millard Road property with lots of about 4,000 square feet in size, suggesting that this map was evidence that city staff disregarded the Council’s wishes for the City Owned Millard Road property. A plan dated June 3, 2024 was used as evidence of this. Resolution No. 2014 declaring the city-owned Millard Road property as surplus and the 5,000 square foot minimum lot size was adopted June 19, 2024, 13 days after the alleged small lot plan. We had a pre-application meeting with the developer the city council chose for the Millard Road property on July 31, 2024. This was based on a concept plan dated June 25, 2024 and one of my comments was:

Pre-app plans not to scale. This is ok, but please make sure all lot conform with the R5 dimensional standards such as lot size, width, depth and such. This will be checked.

No formal application for a subdivision has been received to date, nor has the property been sold. City staff has never suggested a mobile home park for the Millard Road property or lots below the 5,000 minimum lot size. In fact, being zone Mixed Use, a mobile home park would not be possible.

I want to briefly discuss this with the Commission to help you manage potential misinformation.

Attached is the email of question.

From: [Jennifer Dimsho](#)
To: [Jacob Graichen](#)
Subject: FW: Millard Road Development Concept
Date: Friday, January 31, 2025 10:21:19 AM
Attachments: [Millard Rd County R7 Subdivision Concept 2-6-24 11x17.pdf](#)

From: Jacob Graichen <jgraichen@sthelensoregon.gov>
Sent: Thursday, February 8, 2024 5:00 PM
To: Joseph Scharf <js@equitect.com>
Cc: Jennifer Dimsho <jdimsho@sthelensoregon.gov>; Ken Sandblast <KSandblast@westlakeconsultants.com>
Subject: RE: Millard Road Development Concept

Joe,

Sure we can chat. Items we (Jenny and I) thought of initially:

1. Conflict with city R7 standards (e.g., flag lots and lots a street) and question is there is value changing the City's Comprehensive Plan designation to Unincorporated Mobile Home Residential. R7 is the default assumed zoning if annexed.
2. Street stub on south side to advance city TSP connection to Achilles/Morse Road
3. Street lengths (i.e., >150') and fire apparatus turn-around.
4. One road access and if Fire Marshall will want sprinkles to be required for homes.
5. Sanitary Sewer fee due to current capacity issues with the city's system
6. No sanitary sewer easement through Lot 65?
7. Looks like we are back to talking about extending the sewer from the old "hospital property"

This list will help me remember...

Jacob A. Graichen, AICP, City Planner
City of St. Helens
jgraichen@sthelensoregon.gov
(503) 397-6272

From: Joseph Scharf <js@equitect.com>
Sent: Thursday, February 8, 2024 1:33 PM
To: Jacob Graichen <jgraichen@sthelensoregon.gov>
Cc: Jennifer Dimsho <jdimsho@sthelensoregon.gov>; Ken Sandblast <KSandblast@westlakeconsultants.com>
Subject: [External] Millard Road Development Concept

Jacob & Jennifer,

I had an informal discussion yesterday with Debbie Jacob at Columbia County to propose another iteration of our subdivision concept on Millard Road. Attached is our current concept plan for approximately 65 lots utilizing our current county MHR zoning.

This plan differs from the 19-lot 1AC+ design we sent you back in July and I believe it is a better one all around.

Debbie's initial take was that the county will defer much of the design review to the city of St. Helens due to our location within your UGB.

Sending to you to get the conversation going. I'll try to follow up with a call later this afternoon but let me know if you would like to set a time to meet in person or discuss by phone. I can be reached anytime by cell at the number below. Hoping to finally move a good plan forward for this property and I look forward to working with you both.

FYI – the sensitive land areas we have designed around were flagged by our biologist, surveyed, but have not yet been submitted to the state.

Talk to you soon.

Thanks,

Joe Scharf

Joseph R. Scharf , Managing Member

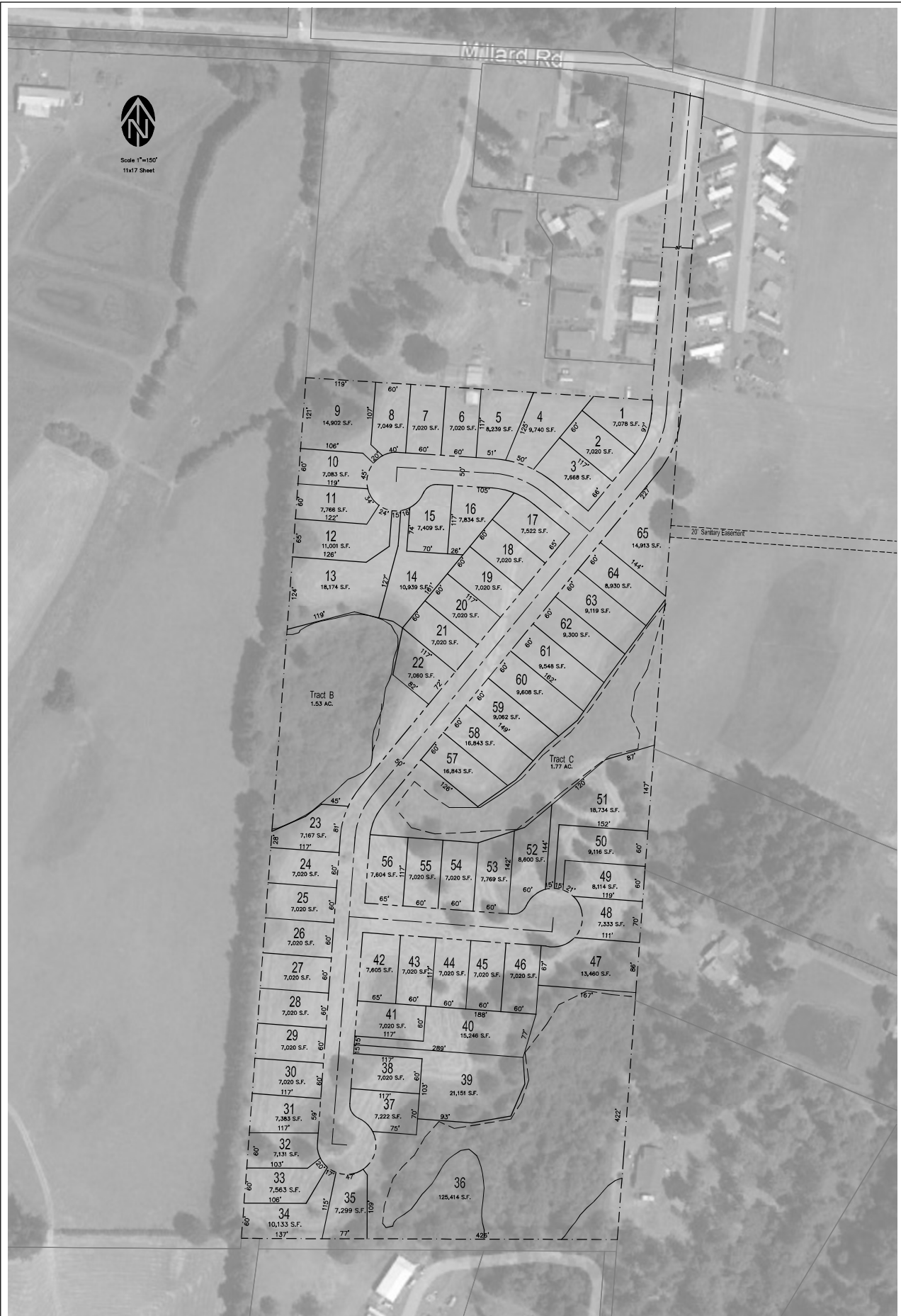
Scharf Properties LLC

503.319.0119 (cell)

503.303.2027 (office)



Scale 1"=150'
11x17 Sheet



R7 SUBDIVISION CONCEPT PLAN

4-1-7DC Tax Lot 400
4-1-18A Tax Lot 4800
Millard Ave. Columbia County, Oregon
Mr. Joe Scharf

| | |
|------------|-----------|
| DATE | Feb. 2024 |
| DRAWN BY | KS |
| CHECKED BY | |
| REVISION | 0 |
| JOB NO. | |

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