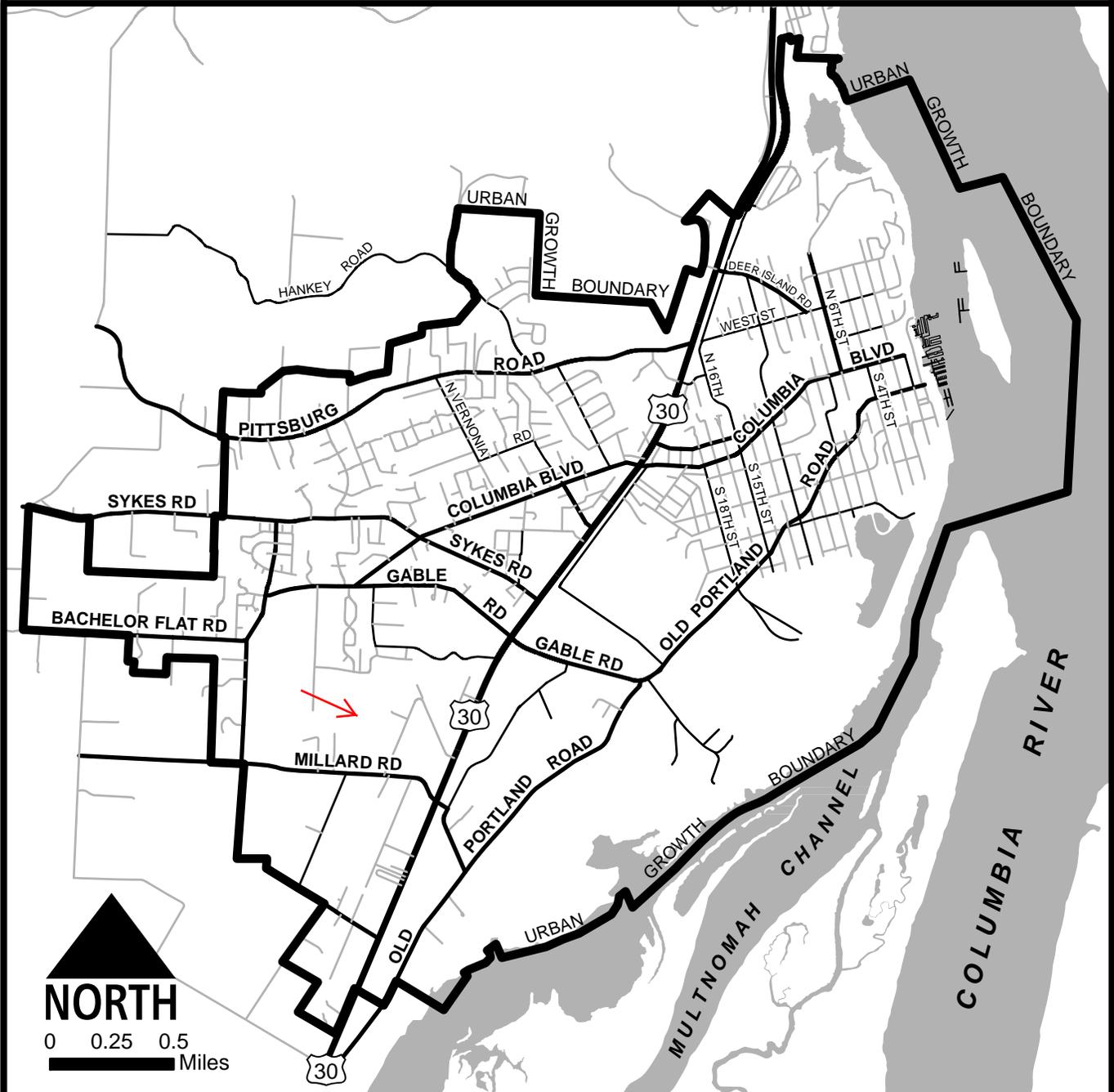


SUBJECT PROPERTY

~ Approximate Location ~



City of St. Helens Urban Growth Boundary Area Vicinity

**City of St. Helens
Millard Road Property**

May 2018

MAPLE STREET

35110
Maple
Street

4N1W-8BC-2600
6.86 Acres

4N1W-8CB-400
16.3 Acres

CHASE ROAD

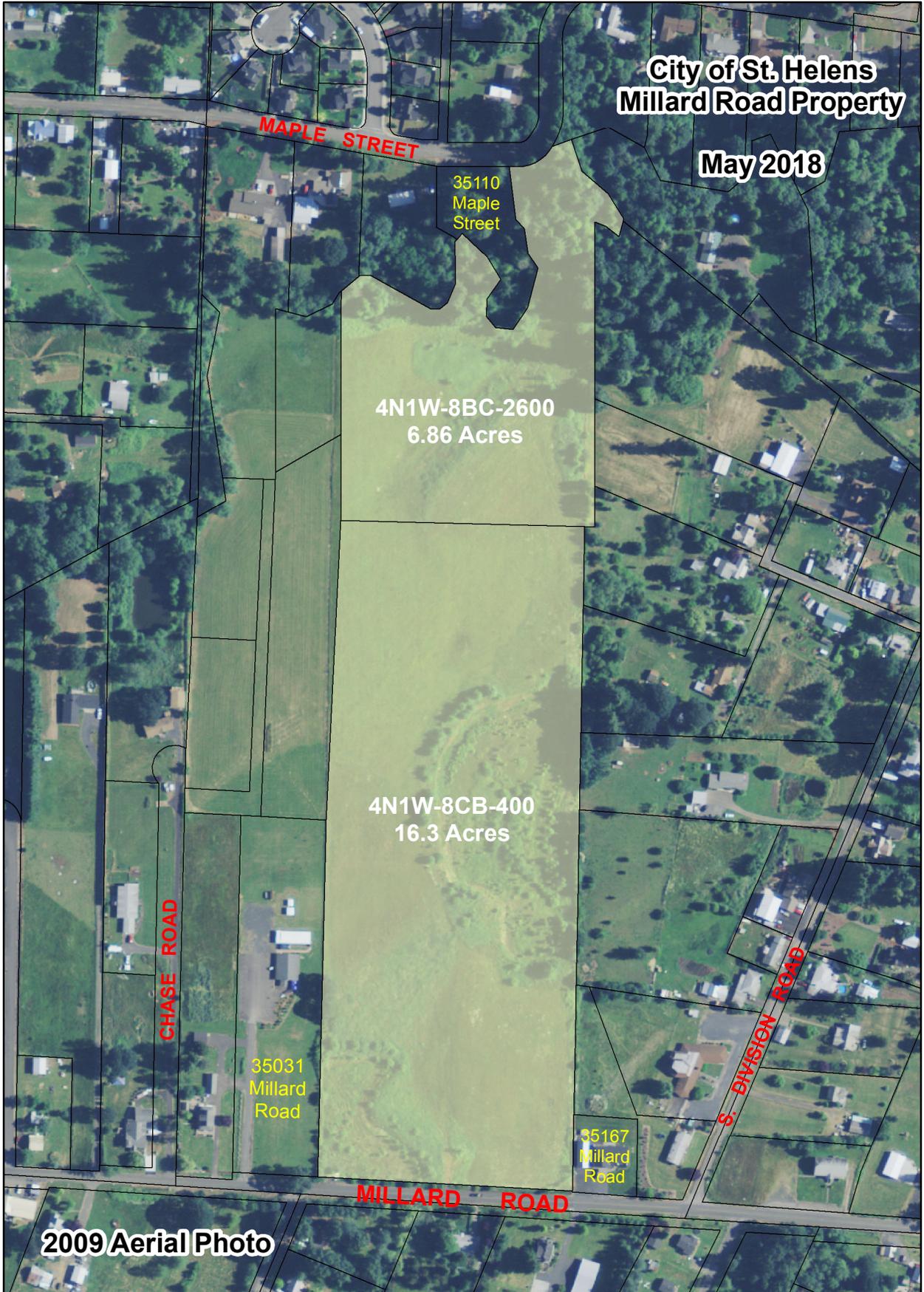
35031
Millard
Road

35167
Millard
Road

S. DIVISION ROAD

MILLARD ROAD

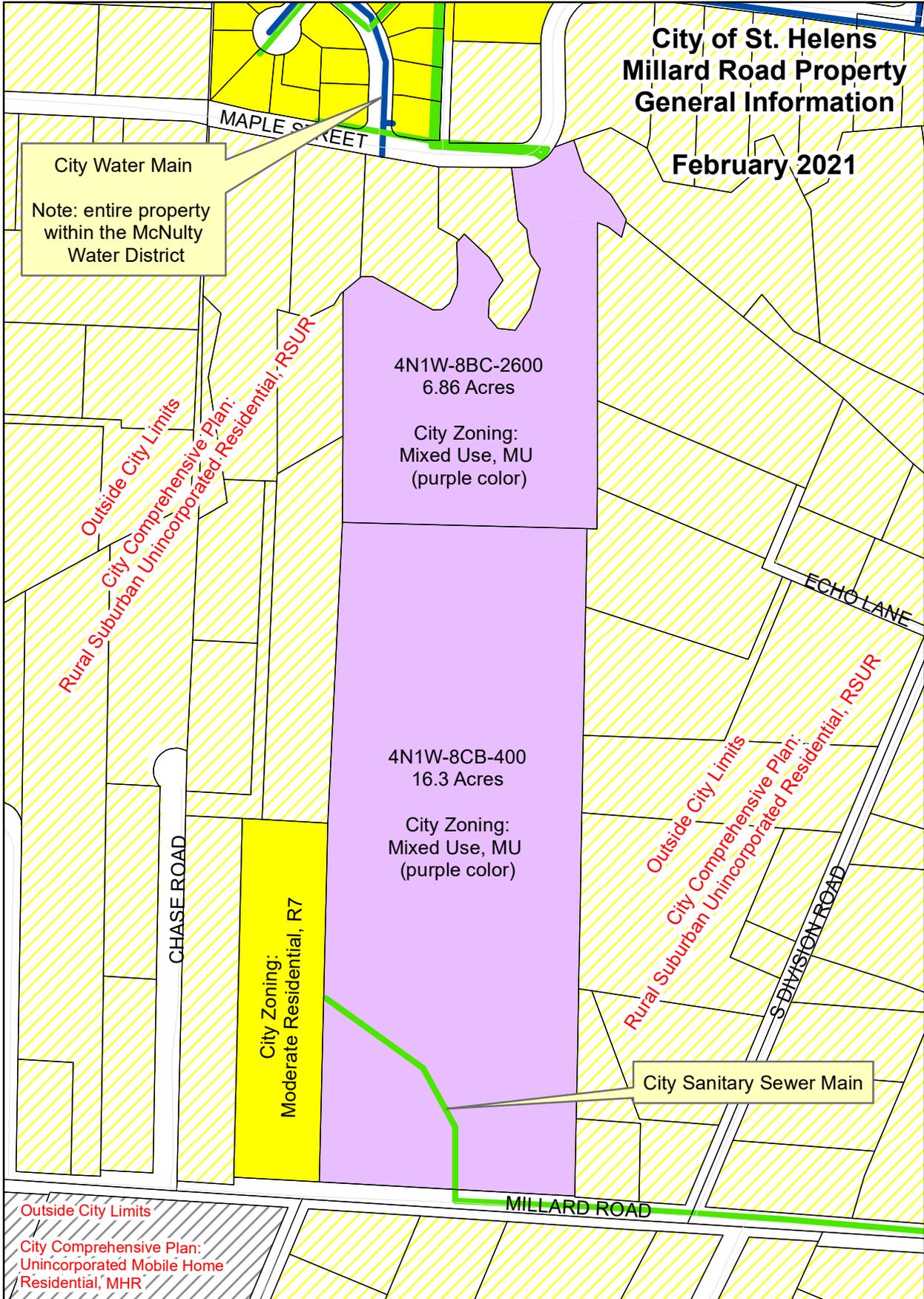
2009 Aerial Photo



**City of St. Helens
Millard Road Property
General Information**

February 2021

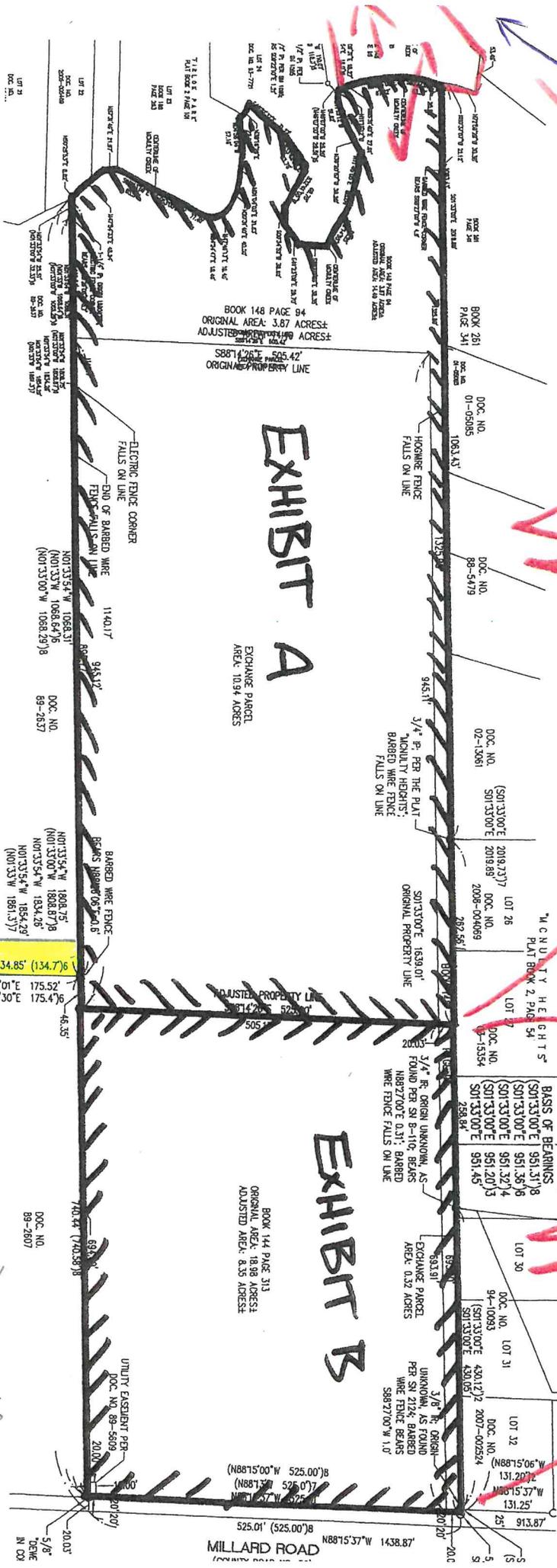
City Water Main
Note: entire property
within the McNulty
Water District



Outside City Limits
City Comprehensive Plan:
Unincorporated Mobile Home
Residential, MHR

RE: FILES
A-1-09 & A-2-09

50' WIDE ACCESS
& UTILITY EASEMENT
PER FIN ST.
NO. 2009-2856



MAPLE ST
(not shown)

CITY OF
ST. HELENS
PROPERTY

COLUMBIA
HEALTH
DIST.
PROPERTY

EXHIBIT A

EXHIBIT B

BOOK 148 PAGE 94
ORIGINAL AREA: 3.67 ACRES±
ADJUSTED PROPERTY LINE

EXCHANGE PARCEL
AREA: 1034 ACRES

BOOK 144 PAGE 313
ORIGINAL AREA: 18.98 ACRES±
ADJUSTED AREA: 8.35 ACRES±

MILLARD ROAD

Columbia County



Board of Commissioners

230 Strand Street, Rm 331, St. Helens, Oregon 97051-2096
*Ph: 503-397-4322 *Fax 503-397-7243

Commissioner Margaret Magruder
Commissioner Henry Heimuller
Commissioner Alex Tardif
Jan Greenhalgh, Board Office Administrator
Jacyn Normine, Board Office Specialist

Margaret.magruder@co.columbia.or.us
Henry.heimuller@co.columbia.or.us
Alex.tardif@co.columbia.or.us
Jan.greenhalgh@co.columbia.or.us
Jacyn.normine@co.columbia.or.us

June 20, 2018

City of St. Helens
PO Box 278
St. Helens, OR 97051

RE: Re-zone of Millard Property

To Whom It May Concern,

The Columbia County Board of Commissioner's appreciates the opportunity to address the re-zone of the Millard property, also known as the hospital property. We have held lengthy discussions and believe that the property would best serve the community being re-zoned as multi-use. We believe that a mix of residential, both low income and moderate income, along with senior housing, mixed with apartments and commercial, would best serve the community. It is our belief that you can achieve this goal by utilizing a cottage cluster model, in conjunction with programs such as, but not limited to, Proud Ground. The Board would also like to see a piece carved out and reserved for a park and the entire development served by a meaningful transit plan, including bus pullouts and shelters and a vibrant bicycle/pedestrian flow. You have an opportunity with this property that could meet the needs of all residents if developed correctly.

We look forward to working with you on this project and providing additional feedback as you move along with the re-zone process. If you need additional information we are more than happy to elaborate.

BOARD OF COUNTY COMMISSIONER
FOR COLUMBIA COUNTY, OREGON

By Not Present
Margaret Magruder, Chair

By [Signature]
Henry Heimuller, Commissioner

By [Signature]
Alex Tardif, Commissioner

RECEIVED

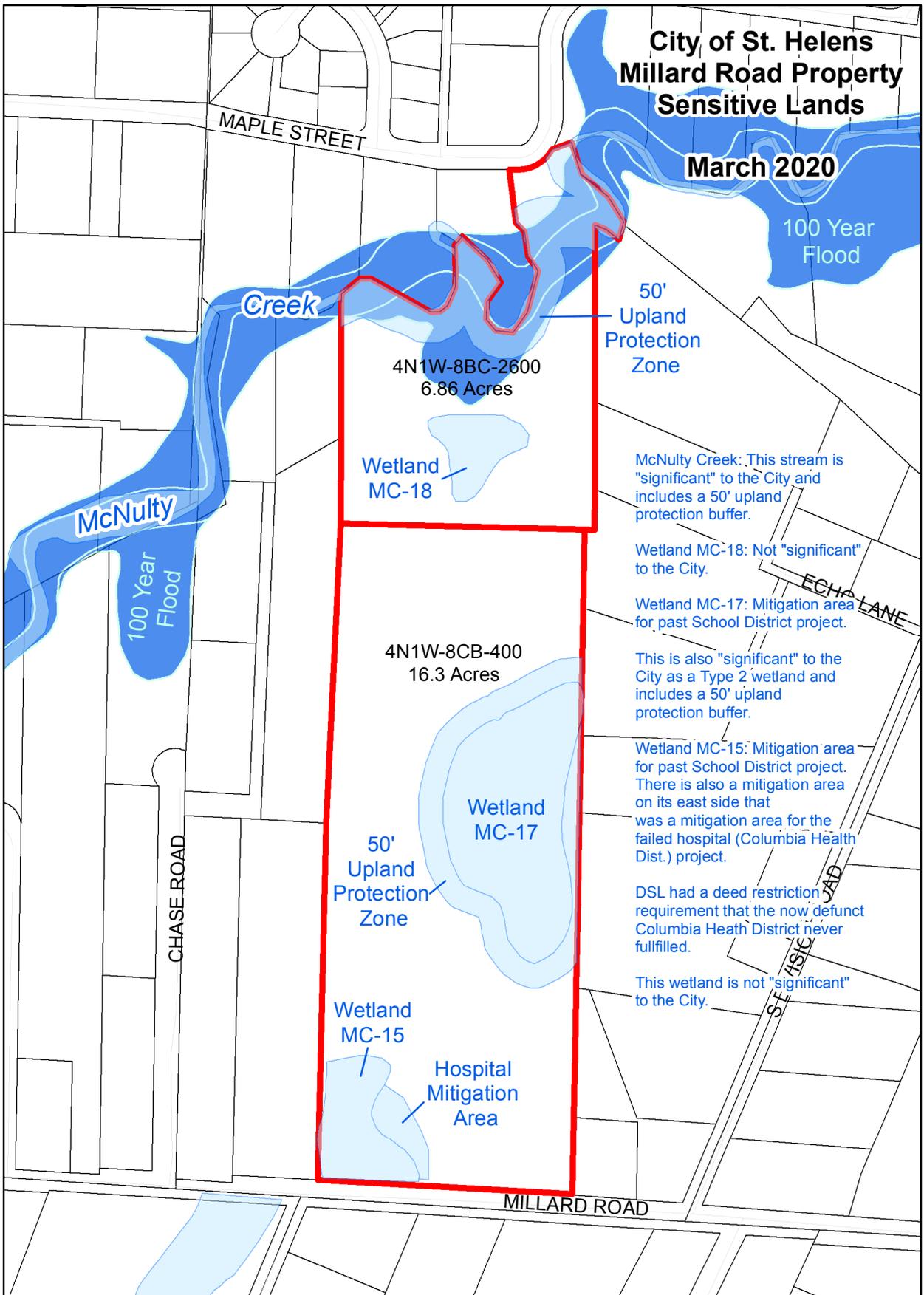
JUN 20 2018

CITY OF ST. HELENS

FILE COPY

City of St. Helens Millard Road Property Sensitive Lands

March 2020



4N1W-8BC-2600
6.86 Acres

Wetland
MC-18

50'
Upland
Protection
Zone

McNulty Creek: This stream is "significant" to the City and includes a 50' upland protection buffer.

Wetland MC-18: Not "significant" to the City.

Wetland MC-17: Mitigation area for past School District project.

This is also "significant" to the City as a Type 2 wetland and includes a 50' upland protection buffer.

Wetland MC-15: Mitigation area for past School District project. There is also a mitigation area on its east side that was a mitigation area for the failed hospital (Columbia Health Dist.) project.

DSL had a deed restriction requirement that the now defunct Columbia Health District never fulfilled.

This wetland is not "significant" to the City.

4N1W-8CB-400
16.3 Acres

Wetland
MC-17

50'
Upland
Protection
Zone

Wetland
MC-15

Hospital
Mitigation
Area

MAPLE STREET

McNulty
Creek

100 Year
Flood

CHASE ROAD

100 Year
Flood

ECHO LANE

ST. HELENS
VAD

MILLARD ROAD

Millard Road Property Sensitive Lands – Estimated Net Developable Area

March 2020

Total gross size: Approximately 23.16 acres

* * *

Sensitive Lands Constraints:

McNulty Creek floodplain (100 yr) and 50' upland protection zone (City required)

Approximate area: 97,000 s.f. or 2.23 acres

Basis: DFIRM and City Staff estimate (GIS – not field verified/surveyed)

Wetland MC-18

Approximate area: 0.54 acres

Basis: DSL WD# 06-0677

Wetland MC-17

Approximate area: 2.55 acres

Basis: DSL WD# 06-0677

Wetland MC-17's 50' upland protection zone (city required)

Approximate area: 60,000 s.f. or 1.38 acres

Basis: City Staff estimate (GIS– not field verified/surveyed)

Wetland MC-15

Approximate area: 0.66 acres

Basis: DSL WD# 06-0677

Wetland MC-15 addition (hospital mitigation area)

Approximate area: 7,341 s.f. or 0.17 acres

Basis: Hospital project plans

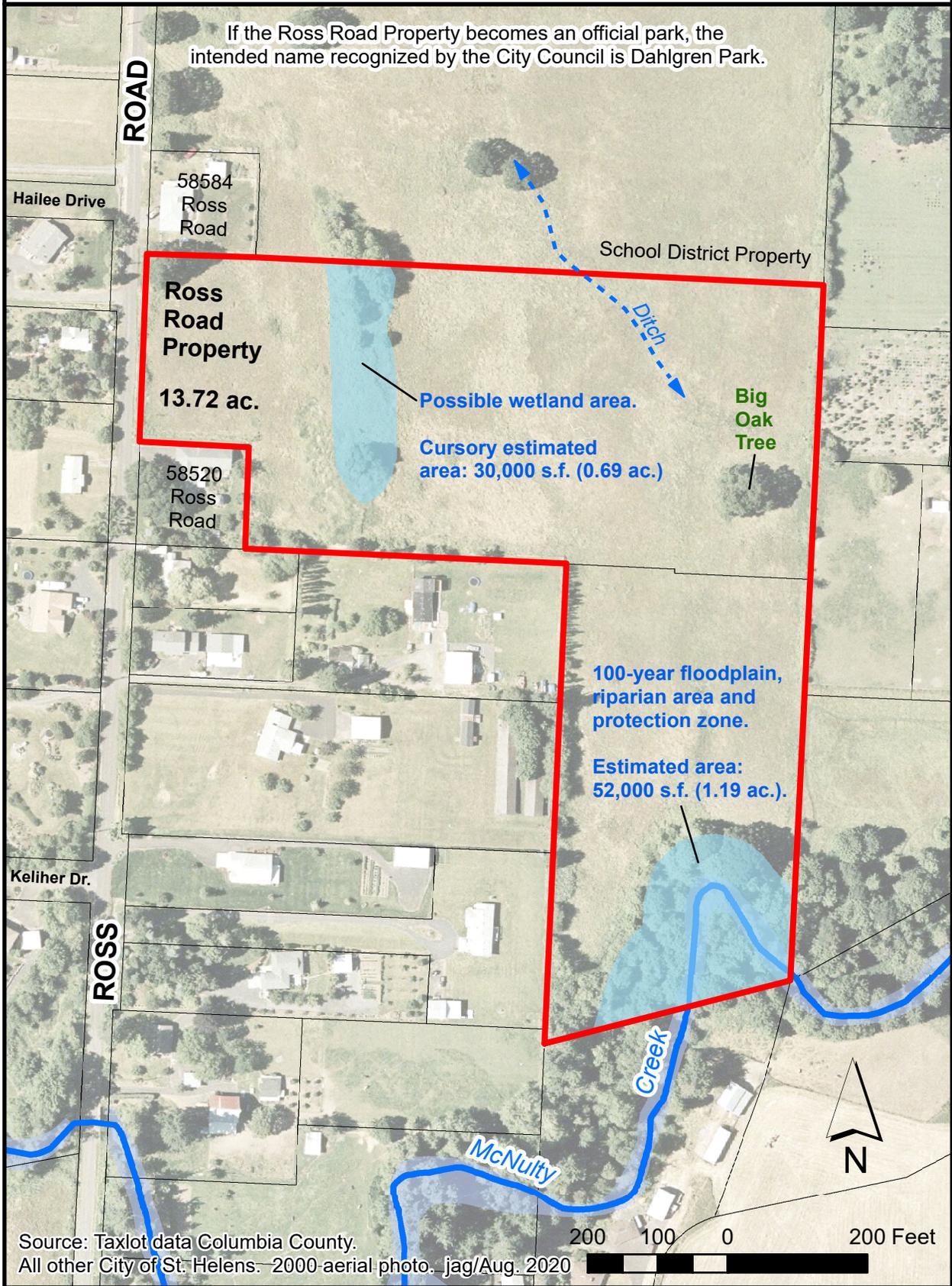
Total estimated approximate sensitive land constraints: 7.53 acres

* * *

Net acres, excluding estimated sensitive land constraints: 15.63 acres

ORD No. 3256 - ATTACHMENT "B" - Ross Road Property

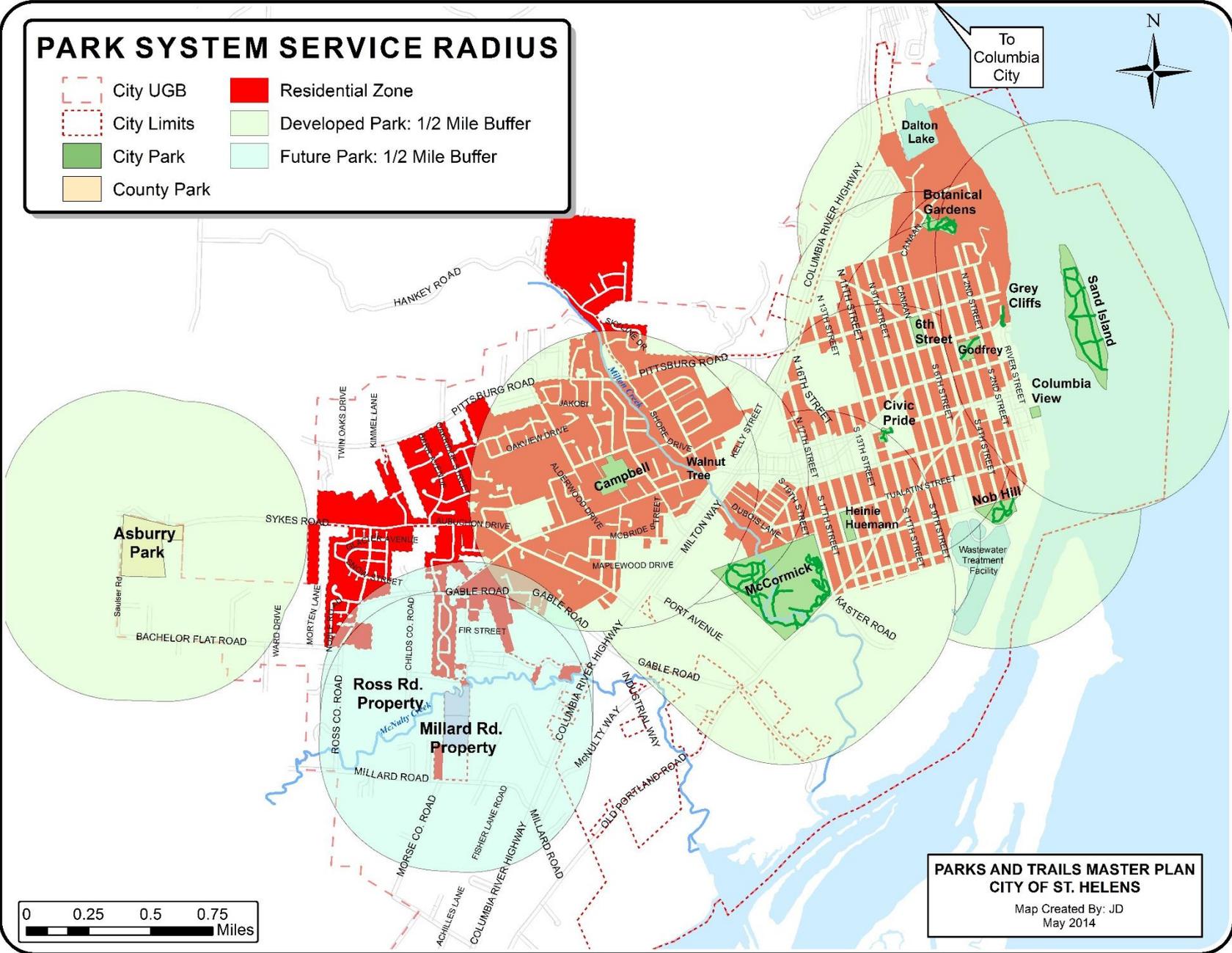
If the Ross Road Property becomes an official park, the intended name recognized by the City Council is Dahlgren Park.



Source: Taxlot data Columbia County.
All other City of St. Helens. 2000-aerial photo. jag/Aug. 2020

PARK SYSTEM SERVICE RADIUS

-  City UGB
-  City Limits
-  City Park
-  County Park
-  Residential Zone
-  Developed Park: 1/2 Mile Buffer
-  Future Park: 1/2 Mile Buffer



**PARKS AND TRAILS MASTER PLAN
CITY OF ST. HELENS**
Map Created By: JD
May 2014