

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

REFERRAL AND ACKNOWLEDGMENT

Date: June 12, 2024
File # MP 24-06 & V 24-04
Owner: Mary Ann Pinon and Homero Cortez
Applicant: Wayne Weigandt
Map/Taxlot: 5226-C0-00300
Site Address: N/A
Zone: Single Family Residential R-10
Size: 1.96 Acres



NOTICE IS HEREBY GIVEN that Wayne Weigandt, on behalf of property owners Mary Ann Pinon and Homero Cortez, have applied for a Minor Partition Application (MP 24-06) and Variance Application (V 24-04). The applicant proposes to partition one existing parcel into two parcels, with a variance to the minimum lot size requirement from 1.00 acre to 0.92 acres for each parcel. The subject property associated with Map/Taxlot 4117-A0-00700 is approximately 1.96 acres and is zoned Single-Family Residential (R-10).

Hearing Date: July 15, 2024 Please Return By: July 24, 2024 Planner: Jack Niedermeyer

SAID PUBLIC HEARING will be held before the Columbia County Planning Commission on July 15, 2024, starting at 6:30 p.m. at 1054 Oregon Street St Helens, OR 97051.

Please join my meeting from your computer, tablet or smartphone.
<https://meet.goto.com/880602597> You can also dial in using your phone.
Access Code: 880-602-597 United States (Toll Free): 1 866 899 4679

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.

- We have reviewed the enclosed application and have no objection to its approval as submitted.
- Please see attached letter or notes below for our comments.
- We are considering the proposal further and will have comments to you by _____.
- Our board must meet to consider this; we will return their comments to you by _____.
- Please contact our office so we may discuss this.
- We recommend denial of the application, for the reasons below:

COMMENTS: Applicant must obtain an access permit for each parcel at time of development. The County will defer to City of St Helens Standards, since this development is taking place within the UGB. The two parcels will need to utilize one shared access point with a shared easement. The City driveway/intersection spacing standards are 200' minimum; this is not possible on Millard Road without a variance from the City. The access can meet these requirements off Old Portland Road. The applicant will need to dedicate 10' of right-of-way frontage on Millard Road to meet both City and County TSP requirements. Applicant will need to obtain a Construction Permit for any work within the right-of-way other than access construction.

Signed: Scott Toenjes Printed Name: Scott Toenjes

Title: Engineering Technician II Date: 6/27/2024

Jack Niedermeyer

From: Jacob Graichen <jgraichen@sthelensoregon.gov>
Sent: Wednesday, June 26, 2024 10:50 AM
To: Jack Niedermeyer
Cc: Deborah Jacob; Jamie Viveiros
Subject: RE: MP 24-06 & V 24-04 St. Helens' Comments

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email was NOT sent by the Columbia County email system. Do not click links or open attachments unless you are expecting this email and/or know the content is safe.
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Jack,

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Regarding improvements to the Millard Road/Old Portland Road intersection, the city's adopted Transportation Systems Plan (2011) has an identified improvement for widening the intersection to accommodate heavy truck turning movements. The c. 2010 value identified for that was \$60K and thus smaller in scale. The city does not have specific plans to implement that.

However, in previous discussions with County Public Works (a year or years ago), I recall them talking about it and ODOT may be involved as part of the US30/Millard Road improvements that were recently finished after years and years of delay.

That could potentially be considered, but begs the question if more specific improvements are adopted in the County's Transportation Systems Plan and /or there is any certainty. If its too pie in the sky, I am not in favor of basing decisions of that. I know Wayne wants to use this as potential basis to allow the access from Millard, though wonder if digging in those details, if any, would emphasize Old Portland Road access.

In any case, County PWs input and info will be important.

Jacob A. Graichen, AICP, City Planner

City of St. Helens

jgraichen@sthelensoregon.gov

(503) 397-6272

From: Jack Niedermeyer <Jack.Niedermeyer@columbiacountyor.gov>
Sent: Wednesday, June 26, 2024 9:57 AM
To: Jacob Graichen <jgraichen@sthelensoregon.gov>
Cc: Deborah Jacob <Deborah.Jacob@columbiacountyor.gov>; Jamie Viveiros <Jamie.Viveiros@columbiacountyor.gov>
Subject: RE: MP 24-06 & V 24-04 St. Helens' Comments

Hey Jacob,

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- *“Access requirements for arterial streets are stringent. Measured from center of road or driveway the spacing standard between driveways and driveways/roads is 200 feet. This is impossible to meet along Millard but is possible along Old Portland Road. Regardless of where the access is located, it is imperative that both parcels utilized the same access with a reciprocal access easement. This easement shall be included on the final plat.”*

Does this mean that the required shared driveway can only receive access off of Old Portland Road? Additionally, the applicant stated that there are road improvements that are going to be made to the intersection that may effect the required ROW dedication and access points – do you know anything about this?

Please let me know if you need any additional information from us.

Best,

Jack Niedermeyer



Jack Niedermeyer

Assistant Planner

Phone: 503-397-7217

Web: www.columbiacountyor.gov

Email: jack.niedermeyer@columbiacountyor.gov

445 Port Avenue, St. Helens, OR 97051

From: Jacob Graichen <jgraichen@sthelensoregon.gov>

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To: Planning Department.UserGroup <planning@columbiacountyor.gov>

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Please respond that this message has been received.

Thank you.

Jacob A. Graichen, AICP, City Planner

City of St. Helens

jgraichen@sthelensoregon.gov

(503) 397-6272

RECEIVED

JUN 18 2024

Land Development Services

Jack Niedermeyer

From: Scott Toenjes
Sent: Tuesday, June 18, 2024 4:40 PM
To: Amy Herzog
Cc: Jack Niedermeyer; Deborah Jacob; Grant DeJongh
Subject: FW: Agency Notice- Planning Commission Meeting 7/15/24 Weigandt MP 24-06 and V 24-04
Attachments: Referral and Acknowledgment - PC.docx; MP 24-06 and V 24-04 Mailing Notice.docx; V Application.pdf; MP and V Attachments.pdf; MP Application.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Hi Amy,

It looks like this application shows two different configurations of the new proposed parcels. The MP and V Attachments show it being split one way and the MP Application show it being split the other way. Can you please confirm what the final configuration is?

Also due to the intersection spacing requirements in the Columbia County Road Standards, the access points may be denied depending on where they are proposing to access onto the properties. This may affect how they configure the houses and septic systems. I just wanted to make sure the applicant was aware of this.

Thank you.

Scott Toenjes | Engineering Technician | Columbia County Public Works
1054 Oregon Street, St Helens, OR 97051
503-366-3963 | F 503-397-7215 | scott.toenjes@columbiacountyor.gov

Service ~ Engagement ~ Connection ~ Innovation

My current schedule is Tuesday – Friday. If you require immediate assistance on Monday, please call the Public Works office at 503-397-5090. For emergencies, call 911.

From: Amy Herzog <Amy.Herzog@columbiacountyor.gov>
Sent: Wednesday, June 12, 2024 10:36 AM
To: jgraichen@sthelensoregon.gov; csullivan@sthelensoregon.gov; catpitkin@gmail.com; St Helens CPAC (Jkpatterson@hotmail.com) <Jkpatterson@hotmail.com>; jroesselet@crpud.org; CRPUD Columbia River PUD (jcreager@crpud.org) <jcreager@crpud.org>; Eric Smythe <smythee@crfr.com>; Don VanDomelen <Don.VanDomelen@columbiacountyor.gov>; PublicWorks.UserGroup <publicworks@columbiacountyor.gov>; ePermits - On-Site <onsite@columbiacountyor.gov>; Department-Surveyor <department-surveyor@columbiacountyor.gov>; Assessor Columbia County <assessor@columbiacountyor.gov>
Cc: Jack Niedermeyer <Jack.Niedermeyer@columbiacountyor.gov>; Jamie Viveiros <Jamie.Viveiros@columbiacountyor.gov>
Subject: Agency Notice- Planning Commission Meeting 7/15/24 Weigandt MP 24-06 and V 24-04

Good morning,

Please see the attached applications and reference materials for an upcoming planning commission on 7/15/24. Please complete the Referral and Acknowledgment and email back to planning@columbiacountyor.gov

Thank you

Amy Herzog

Permit Technician
Columbia County Land Development
503-397-1501 ext 8483
Amy.Herzog@columbiacountyor.gov
www.columbiacountyor.gov



Please note:

Land Development Services has moved to a temporary location at 445 Port Avenue, St. Helens. We're available to assist you in person, by phone 503-397-1501 and email: building@columbiacountyor.gov or planning@columbiacountyor.gov.

Jack Niedermeyer



From: Jacob Graichen <jgraichen@sthelensoregon.gov>
Sent: Tuesday, July 2, 2024 2:26 PM
To: Jack Niedermeyer
Cc: Deborah Jacob; Jamie Viveiros
Subject: RE: MP 24-06 & V 24-04 St. Helens' Comments
Attachments: millard point of access.jpg; Millard Road ROW Dedication (across from subject property) - from CC PWs.pdf

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Jack,

An update on this.

The attached includes a yellow box drawn onto the plat. This represents a single shared point of access. I can live with it and County PW's is ok if it meets sight distance requirements. Scott Toenjes thinks it will, and some vegetation may need to be removed, for example at the Old Portland Road intersection.

Shared accesses like these typically have maintenance agreements as part of the requirement.

I attached a right-of-way dedication exhibit obtained from County PW's. This shows potential dedication on the opposite side of Millard than the subject property to help with the less than ideal intersection angle. This is great, but does not alleviate the need for dedication from the subject property as part of the partition, because it still needs to be 30' from the right-of-way centerline.

Hope this helps.

Jacob A. Graichen, AICP, City Planner

City of St. Helens

jgraichen@sthelensoregon.gov

(503) 397-6272

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Sent: Wednesday, June 26, 2024 10:50 AM
To: Jack Niedermeyer <Jack.Niedermeyer@columbiacountyor.gov>
Cc: Deborah Jacob <Deborah.Jacob@columbiacountyor.gov>; Jamie Viveiros <Jamie.Viveiros@columbiacountyor.gov>
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jgraichen@sthelensoregon.gov

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To: Jacob Graichen <jgraichen@sthelensoregon.gov>

Cc: Deborah Jacob <Deborah.Jacob@columbiacountyor.gov>; Jamie Viveiros <Jamie.Viveiros@columbiacountyor.gov>

Subject: RE: MP 24-06 & V 24-04 St. Helens' Comments

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Dear LDS Planning,

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Please respond that this message has been received.

Thank you.

Jacob A. Graichen, AICP, City Planner

City of St. Helens

jgraichen@sthelensoregon.gov

(503) 397-6272

**PROPOSED MINOR PARTITION PLAT
 MARY ANN PINON &
 HOMERO CORTEZ
 IN THE NE 1/4 OF SECTION 17,
 T4N, R1W, W.M.,
 COLUMBIA COUNTY, OREGON**

OWNERS:
 MARY ANN PINON
 1612 N BARKER RD 100
 GREENACRES WA 99016

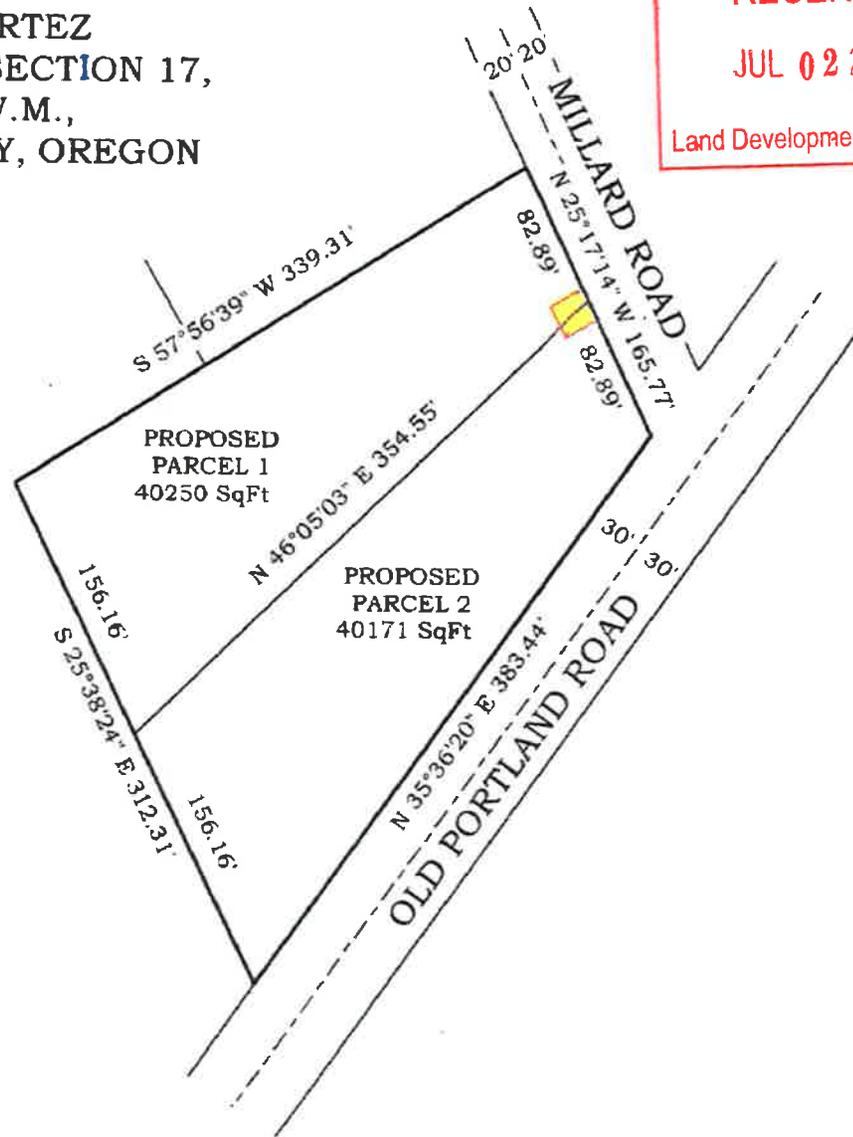
HOMERO CORTEZ
 35510 MILLARD ROAD,
 WARREN OR 97053

SURVEYOR:
 DON WALLACE
 KLS SURVEYING INC.
 1224 ALDER ST.
 VERNONIA, OREGON 97064

ZONNING:
 R-10



K.L.S. SURVEYING INC.
 1224 ALDER STREET
 VERNONIA, OREGON 97064
 (503) 429-6115



RECEIVED
 JUL 02 2024
 Land Development Services

100 Ft/In
 DWG NO. 23-214 EXHIBIT
 JOB NO. CRW-ST. HELENS
 4-29-2024

RECEIVED
 MAY 31 2024
 Land Development Services

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

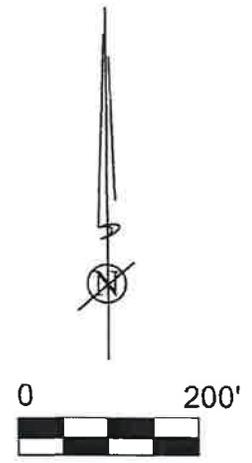
PRELIMINARY

OREGON
 JANUARY 19, 1993
 DONALD D WALLACE, JR
 2601

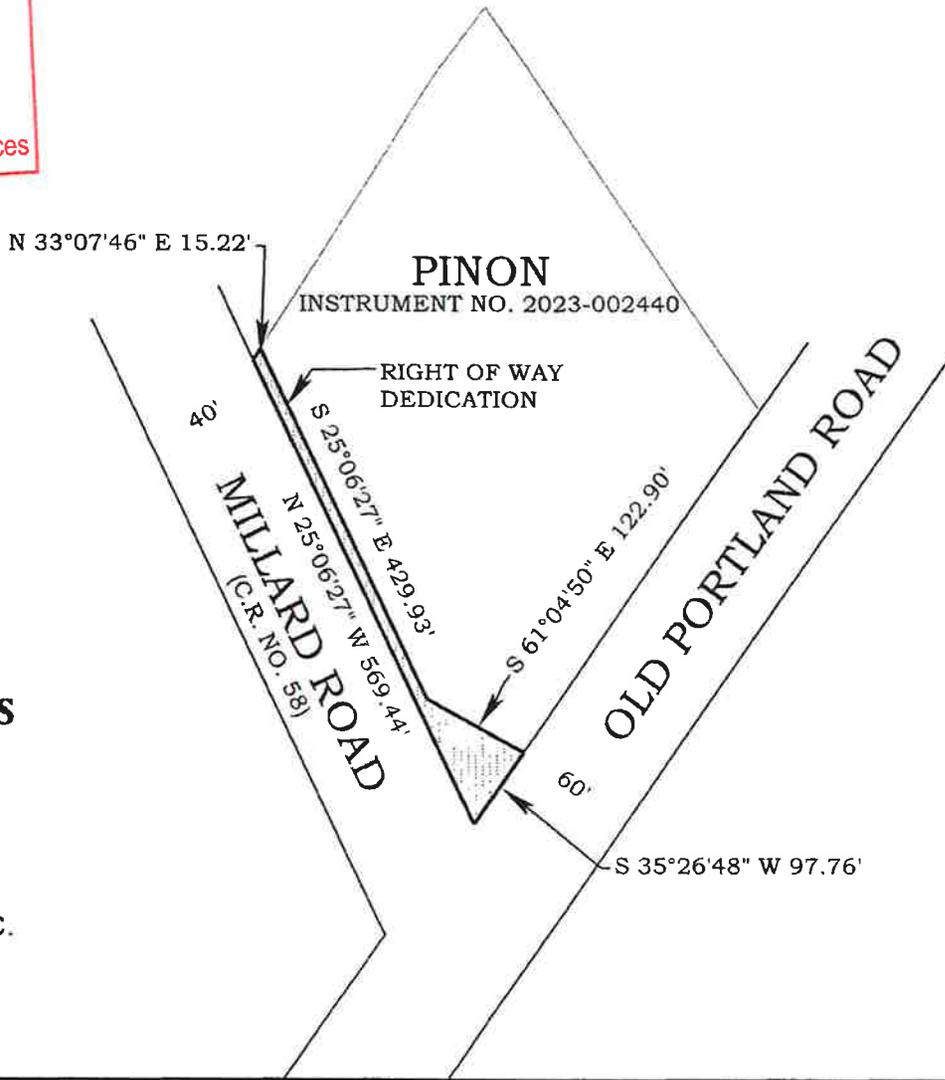
RENEWS 6/30/24

EXHIBIT B
FOR COLUMBIA COUNTY ROAD DEPARTMENT
IN THE NE 1/4 OF SECTION 17
T4N, R1W, W.M.,
COLUMBIA COUNTY, OREGON

RECEIVED
JUL 02 2024
 Land Development Services



200 Ft/In
 DWG NO. 18-114 ROW DEDICATION
 JOB NO. 18-113
 10-6-2023



K.L.S. SURVEYING INC.
 1224 ALDER STREET
 VERNONIA, OREGON 97064
 (503) 429-6115

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Donald D Wallace, Jr

OREGON
 JANUARY 19, 1993
 DONALD D WALLACE, JR
 2601
 RENEWS 6/30/24



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

TO: Jack Niedermeyer, Planner, Columbia County
FROM: Jacob A. Graichen, AICP, City Planner
RE: Columbia County file MP 24-06 & V 24-04
DATE: June 20, 2024

Please include the following conditions:

1. Redevelopment/shadow plan required prior to the County's approval of the final plat. This shall be subject to city review and approval. This includes both the plat itself and accompanying legal documentation.
2. Approved redevelopment/shadow plan shall be recorded with the final plat and referenced on the final plat with a line to write the instrument number of the redevelopment/shadow plan.
3. Right-of-way dedication of Millard Road to achieve 30' from right-of-way centerline shall be required on the final plat.
4. Only one access for both parcels (and the redevelopment/shadow plat) shall be allowed. This access point subject to city approval (in addition to Columbia County Public Works).
5. The final plat shall include a reciprocal access easement for the approved single point of access for both parcels.
6. LDS shall be in receipt of a will serve letter from the city required before water connections. City requirements including but not limited to consent to annex and payment of Systems Development Charges will be require before the city produces this will serve letter.

-----basis for conditions and other comments/considerations below-----

Zoning/Comprehensive Plan Designation:

The subject property has a City of St. Helens Comprehensive Plan designation of Rural Suburban Unincorporated Residential, RSUR. If annexed in the future, based on today's assumptions, the most likely zoning would be the City's R7 (7,000 s.f. lot size) or R10 zones (10,000 s.f. lot size).

A shadow plat or redevelopment plan is necessary to help ensure these densities are possible once utilities, sanitary sewer in particular, are available in the to-be-determined future. Generally, the conceptual lots should be between 10,000 – 13,999 s.f. (the min. size for R10 and just under twice the size for R7) and lot dimensions to meet city specifications. New buildings shall be required to fit within the future development plan's conceptual property lines. Document(s) to be recorded on the deeds of the lots/parcels at the same time as the final plat and be binding on all current and future owners

Incorporation of the shared access (see comments below) into the shadow plat / redevelopment plan is necessary.

City Utilities:

City water is within both the Old Portland Road and Millard Road rights-of-way. The subject property appears to be outside of the McNulty Water District area boundary.

Connection to city water will require the owner to record a consent to annex on the deed records, and payment of a connection fee and System Development Charges to the city. Actual annexation cannot happen until the property is abutting city limits, which is probably many years away. But the consent to annex enables the city to annex when this time comes.

Streets/Access:

The City's Transportation Systems Plan classifies both Old Portland Road and Millard Road as minor arterial streets. This classification calls for a 60' wide public right-of-way.

Old Portland Road already has a 60' wide right-of-way (ROW). Millard Road is only 40 feet. Right-of-way dedication to achieve a width of 30 from the ROW centerline (10 feet) will be necessary as part of the partition. This right-of-way shall be deeded via the partition plat.

Access requirements for arterial streets are stringent. Measured from center of road or driveway the spacing standard between driveways and driveways/roads is 200 feet. This is impossible to meet along Millard, but is possible along Old Portland Road. Regardless of where the access is located, it is imperative that both parcels utilized the same access with a reciprocal access easement. This easement shall be included on the final plat.

V 24-04

REFERRAL AND ACKNOWLEDGMENT



Date: June 12, 2024
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Owner: Mary Ann Pinon and Homero Cortez
Applicant: Wayne Weigandt
Map/Taxlot: 5226-C0-00300
Site Address: N/A
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- Our board must meet to consider this; we will return their comments to you by _____.
- Please contact our office so we may discuss this.
- We recommend denial of the application, for the reasons below:

COMMENTS: _____

Signed: [Signature] Printed Name: Don VanDomelew
Title: Building Official Date: 6-13-24

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Signed: Nathan A. Woodward Printed Name: NATHAN A. WOODWARD
Title: COUNTY SURVEYOR Date: JUNE 12, 2024

MP 24-06

REFERRAL AND ACKNOWLEDGMENT



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