



Semi-Annual Planning Department Report

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City Planner

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Associate Planner &
Community Development
Project Manager

December 6, 2023

Council Update

City of St. Helens

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Project Management, Etc.

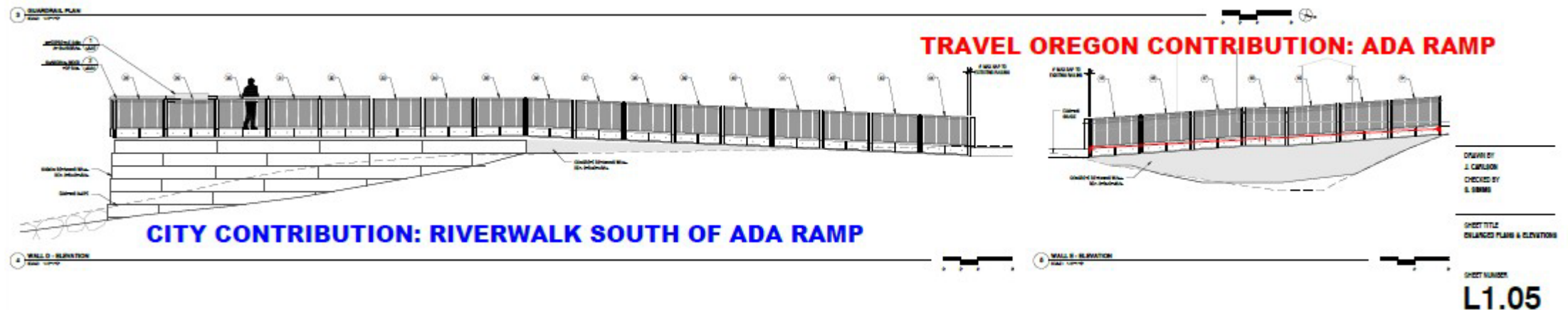
What has happened the last **six** **eight** months?

City of St. Helens

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Riverwalk Project Phase I

- Applied to Travel Oregon Competitive Grants Program for accessibility improvements behind lighthouse replica
- **100k grant award successful!**
- Redesign work to rebid project without stage, playground, picnic pavilion
- Incremental approach for improvements to park
- Possible to pursue additional grant funding for other park elements

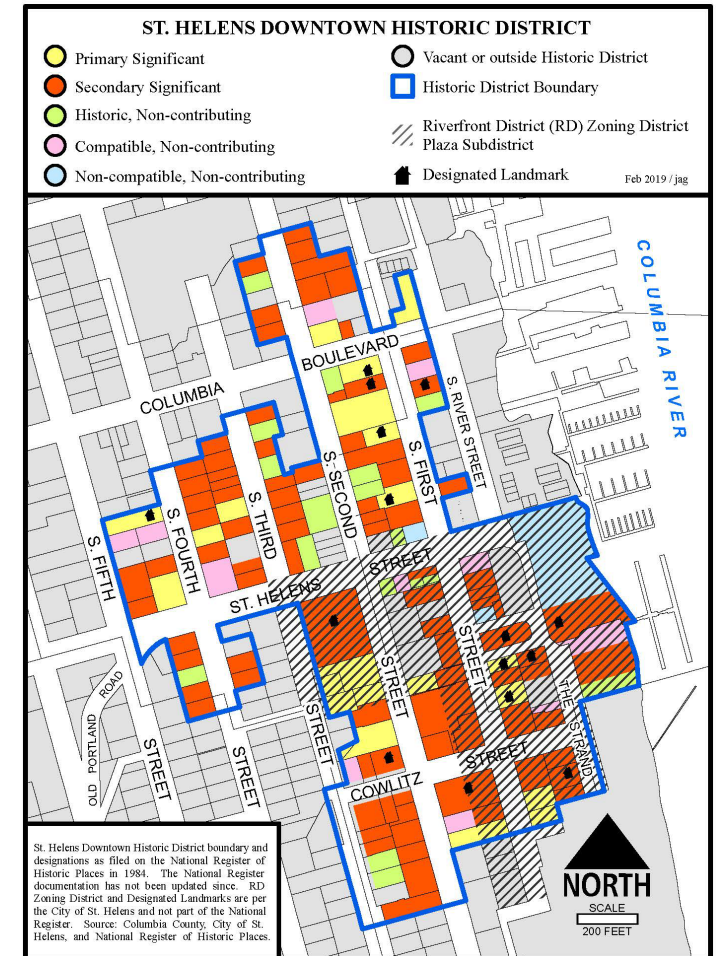


ODOT Community Paths Program St. Helens Scappoose Trail Refinement Plan

- 7.7-mile regional trail between St. Helens and Scappoose
- **\$300k grant award successful!**
- Convene stakeholders with County and Scappoose to develop 3 trail route alternatives, narrow to preferred route, develop 30% plans and present to County, Scappoose, and St. Helens
- Delay in receiving our ODOT contracts (was supposed to be Oct. 2023)
- Reviewing initial draft statement of work from ODOT

Certified Local Government Grant (6th Cycle)

- **Received \$17k instead usual \$12-\$15k**
- City's competitive pass-through program for eligible property owners in the nationally registered St. Helens Downtown Historic District
- HLC selected 135 S. 3rd Street for exterior restoration work on the front and side facades
- **State approved work plan!**
- Project to be completed by August 31, 2024



State Historic Preservation Office (SHPO) Veterans Memorial Grant

- 7 branches of service flag/monument expansion at McCormick Park
- **\$33k grant request successful!**
- Public Works contributed in-kind labor with concrete work on walkway and pedestals
- VFW donated flagpoles/hardware
- LCE contributed design/engineering in-kind
- **Granite slabs will be installed week of 12/4 (weather permitting)!**



Other Project Management Support

Special Public Works Fund (SPWF) Loan Program

- Riverfront District Streets & Utilities Project under construction
- Undergrounding Utilities Project design & bidding in process

Community Development Block Grant (CDBG)

- Engineering/Design Application for Sanitary Sewer Capacity Improvements
- **\$2.5 million grant award successful!**
- Received 3 proposals for engineering/design contractor
- Shortlisted 2 contractors and held interviews on 11/17
- Consor Engineers scored highest



Other Project Management Support

Oregon Safe Routes to School (SRTS) Grant

- Columbia Blvd. Sidewalks from Gable Road to Sykes Road
- **Construction of sidewalks complete!
Roadway reopened!**
- Landscaping in progress
- Working to receive grant reimbursement and closeout the project before the deadline February 2024



Other Project Management Support

DLCD/ODOT Transportation Management Grant (TGM) Program

- Planning assisted in reviewing application Engineering Dept. prepared for new Transportation Systems Plan (TSP)
- **\$300k grant award successful!**
- Engineering to lead project, planning to support
- Kicked off project by providing comments on statement of work and meeting with prospective consultants

Urban Renewal Agency Support

- Intergovernmental Agreement (IGA) between Council and URA in April 2022 to cover SPWF loan obligations
- No required URA meetings because of 2-Year budget approval
- URA meeting only required if expenditures are planned
- LOC offers URA training for elected officials and oversight boards
- Cascades closure revenue projection impacts

St. Helens

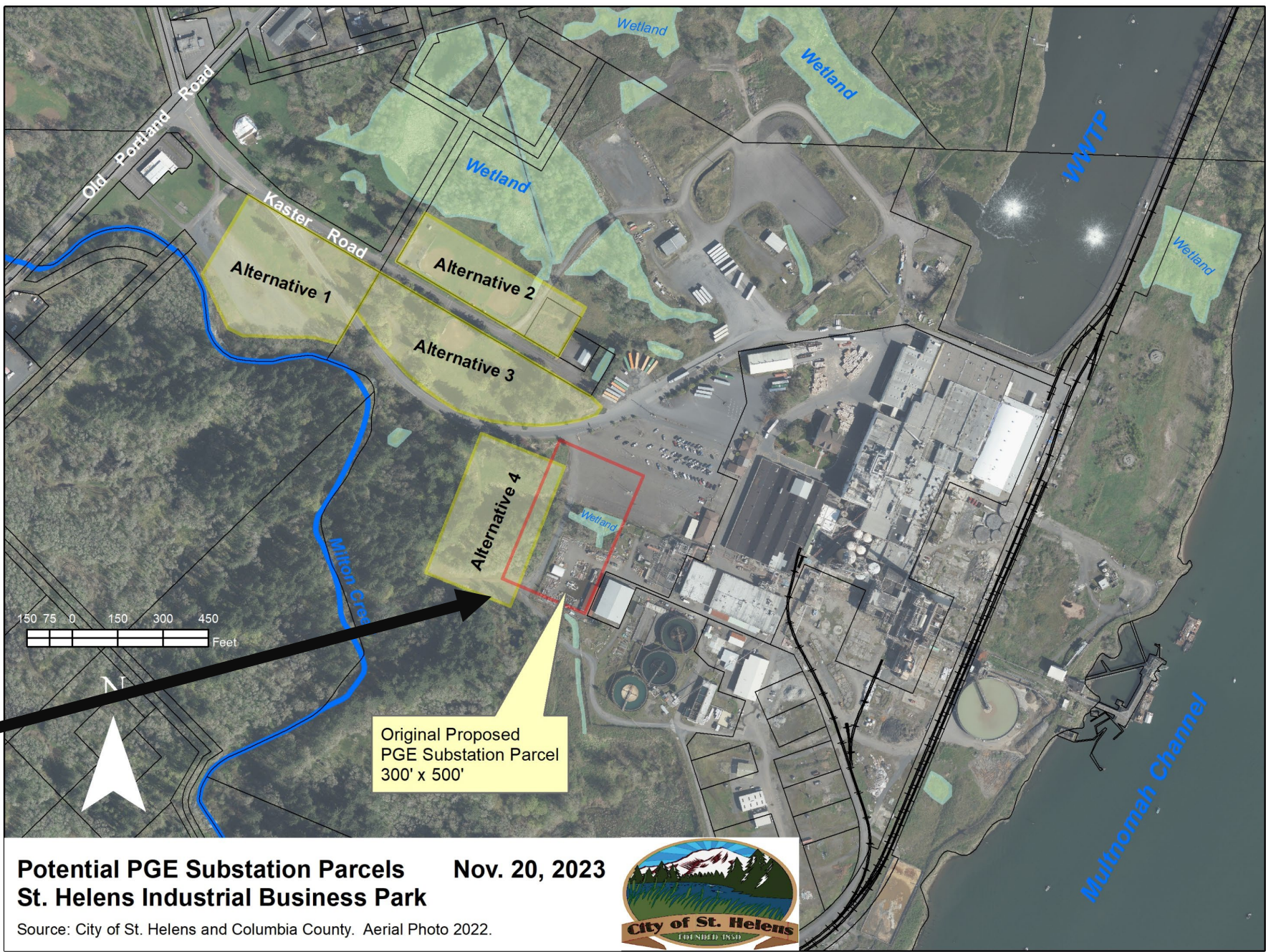
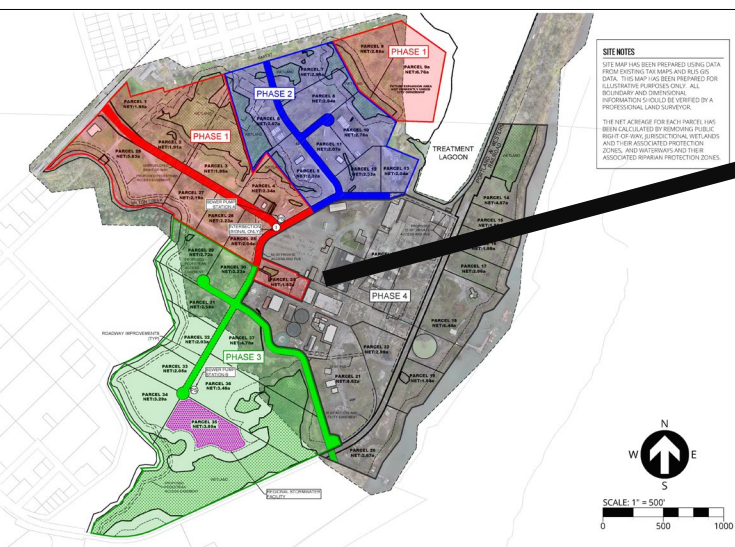
Urban Renewal Agency

2022-2023 PROPOSED BIENNIAL BUDGET

JULY 1, 2022 THROUGH JUNE 30, 2024



St. Helens Industrial Business Park



Potential PGE Substation Parcels Nov. 20, 2023
St. Helens Industrial Business Park

Source: City of St. Helens and Columbia County. Aerial Photo 2022.



- Last report: **No vacancies expected in 2023**
 - Resignation on PC and Council
 - Two vacancies in 2023 after all!!!
- HB 3115 – efforts into June!!!
 - Planner with lead role? What?!?

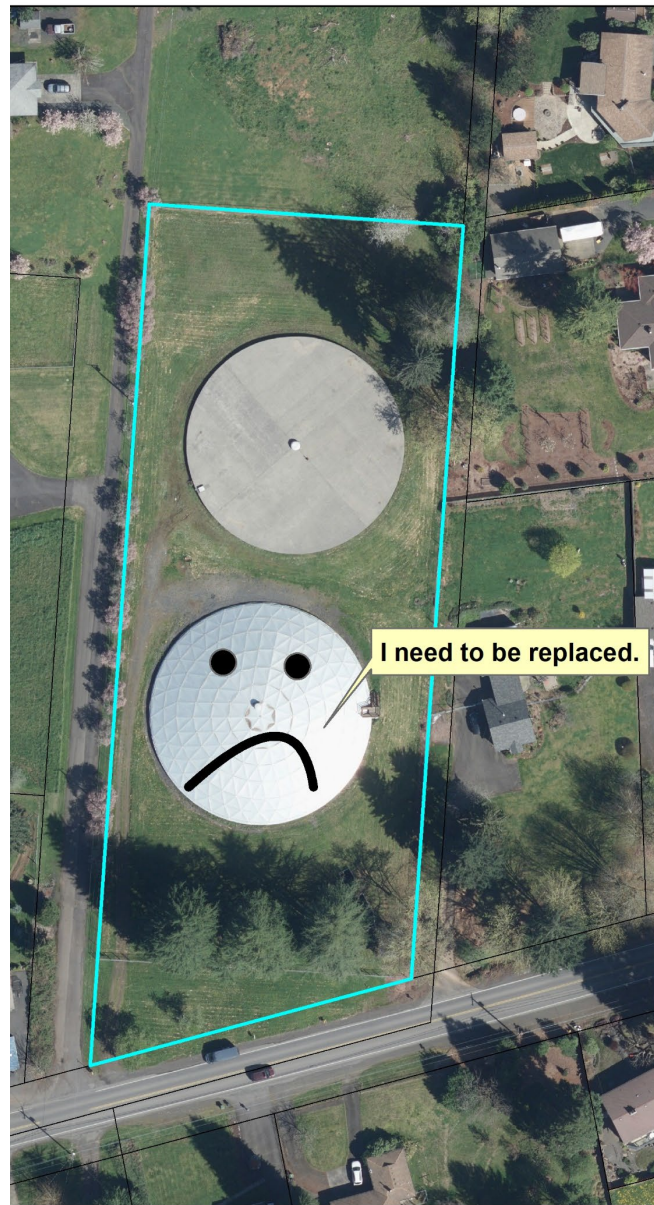
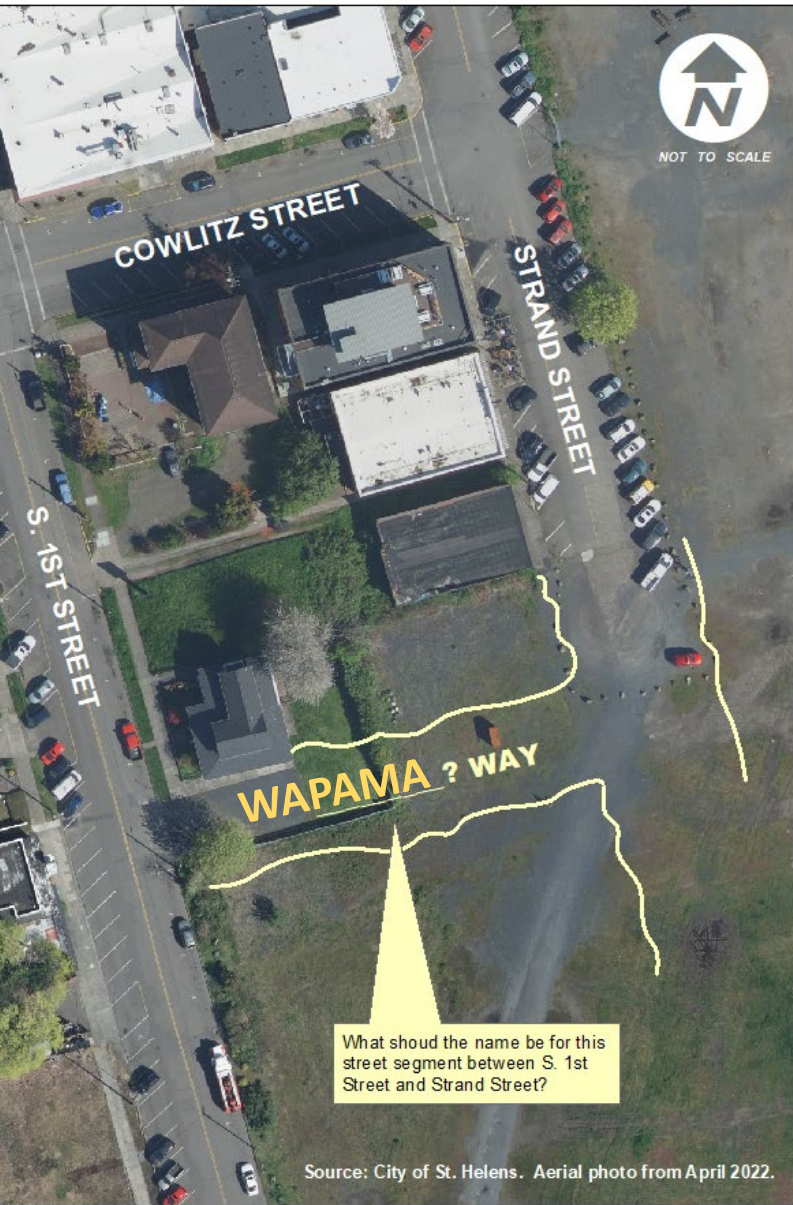


City of St. Helens

Planning Commission Membership Handbook



**Thank You
Safety
Committee**





National Flood Insurance Program

Elevation Certificate

and Instructions

2022 EDITION



Records Coordination:

- Double Address Conflict
- Zoning Info

Technical Assistance:

- Road jurisdiction transfer



FEMA

Mercury TMDL

- Engineering's Report
- Community Event



Current Planning Update

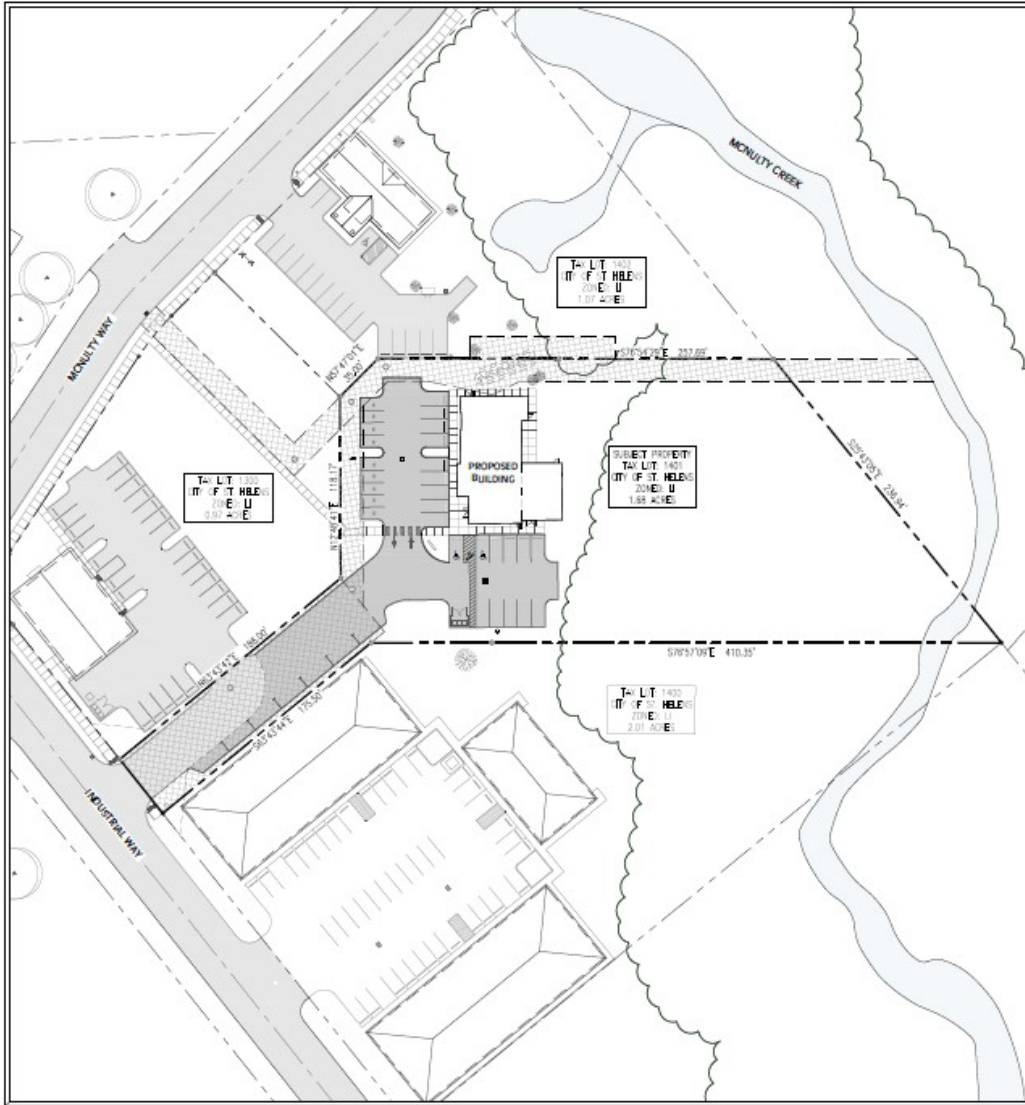
What has happened the last six **eight** months?

City of St. Helens

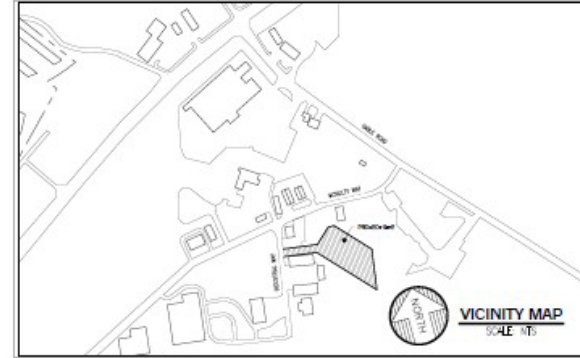
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AMANI CENTER FACILITY

ERIC DAHLGREN
INDUSTRIAL WAY
ST. HELENS, OREGON 97051



PLOT PLAN
SCALE: 1" = 40'



VICINITY MAP
SCALE: N/A

DRAWING INDEX	
SHEET	SECTION
GENERAL	
0-1	COVER SHEET
CIVIL	
1-1	EXISTING CONDITIONS PLAN
1-2	EROSION AND SEDIMENT CONTROL
1-3	CIVIL SITE PLAN
1-4	DRAINAGE & UTILITY PLAN
1-5	PARKING & LANDSCAPE PLAN
1-6	ILLUMINATION PLAN
1-7	ESC DETAILS
ARCHITECTURAL	
A-1	GROUND LEVEL FLOOR PLAN
A-2	UPPER LEVEL FLOOR PLAN
A-3	EXTERIOR ELEVATIONS
A-4	EXTERIOR ELEVATIONS

PROJECT TEAM

ENGINEER & DESIGNER
LOWER COLUMBIA ENGINEERING
58840 MCNULTY WAY
ST. HELENS, OR 97051
PHONE: (503) 366-0399
CONTACT: WATHER ALEXANDER
info@lowercolumbiaeng.com

OWNER
DAHLGREN LIVING TRUST
ERIC DAHLGREN
2110 4TH ST
COLUMBIA CITY, OR 97016
PHONE: (503) 369-5766

GENERAL CONTRACTOR
ARTE CONSTRUCTION
3330 NW WEIN AVENUE, SUITE 120
PORTLAND, OR 97210
PHONE: 503.248.9370
CONTACT: PATRICK HENRI
pkhenri@arte.com

EXISTING SITE AREA CALCULATIONS

GROSS LOT AREA (SUBJECT PROPERTY):	73,255 SQ. FT.	(1.000)
INFILTRUS / PAVED AREA:	3,316 SQ. FT.	(4.5%)
OPEN / LANDSCAPE AREA:	69,939 SQ. FT.	(95.5%)

PROPOSED SITE AREA CALCULATIONS

GROSS LOT AREA (SUBJECT PROPERTY):	73,255 SQ. FT.	(1.000)
TOTAL INFILTRUS:	20,970 SQ. FT.	(28%)
BUILDING FOOTPRINT:	4,275 SQ. FT.	(6%)
SEWER/ASPHALT:	16,655 SQ. FT.	(23%)
OPEN / LANDSCAPE AREA:	52,285 SQ. FT.	(71%)

PARKING REQUIREMENTS

COMMERCIAL REQUIREMENT:	1 SPACE PER 350 SQ. FT.
COMMERCIAL AREA PROPOSED:	8,608 SQ. FT.
COMMERCIAL PARKING REQUIRED:	23 SPACES (8608/350 = 22.88)
TOTAL PARKING:	36 SPACES

ON-SITE STANDARD SPACES (9'x18')	20 SPACES
ON-SITE PARALLEL SPACES (8'x22')	7 SPACES
ON-SITE COMPACT SPACES (8'x16')	9 SPACES
ACCESSIBLE SPACES (9'x18')	2 SPACE
BIKE PARKING:	4 SPACES

GENERAL SITE INFO:

PROJECT NAME: AMANI CENTER FACILITY
PROPOSED USE: PUBLIC SAFETY SERVICES
TOTAL LOT AREA: 73,255 SQ. FT. (APPROX 1.68 ACRES)
TOTAL BUILDING AREA: 8,329 SQ. FT.
ROOF FLOOR AREA: 4,275 SQ. FT.
SERIAL FLOOR AREA: 4,054 SQ. FT.
BUILDING HEIGHT: 31'-0" (75' MAX.)

SPECIAL NOTE:
LOWER COLUMBIA ENGINEERING HAS ONLY ADDRESSED THE PROPOSED DEVELOPER. THESE DRAWINGS ARE INTENDED FOR THE SITE DEVELOPER'S REVIEW. CRITERIA REQUIREMENTS. THESE DRAWINGS ARE CONSIDERED PRELIMINARY ONLY.

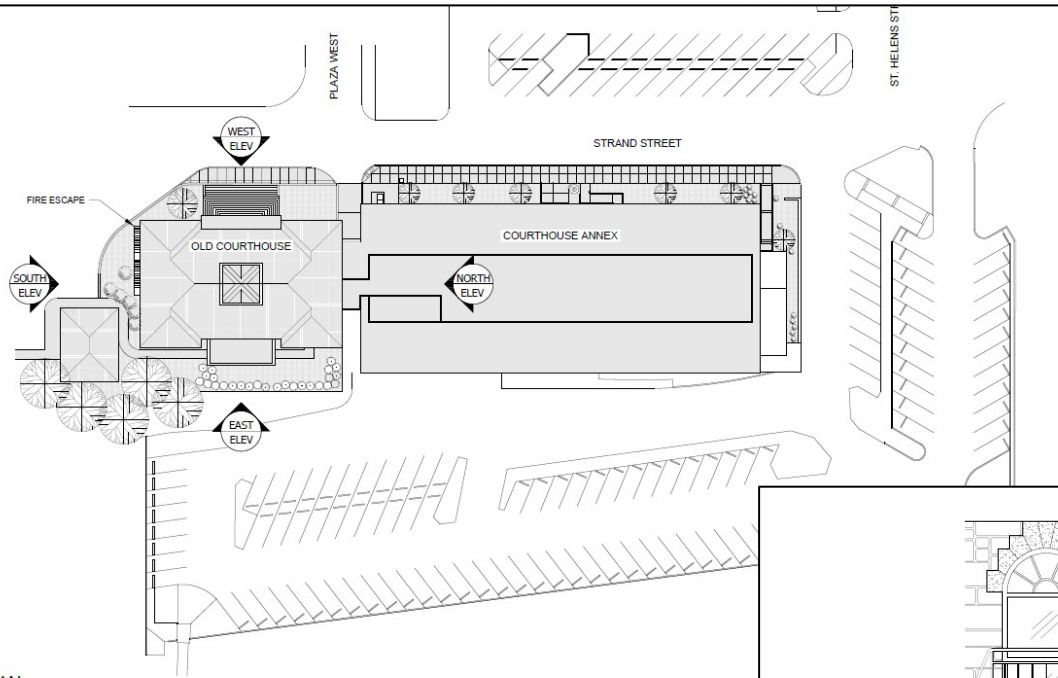
SITE IMPROVEMENT QUANTITIES
-CONTRACTOR TO VERIFY ALL QUANTITIES-

SITE IMPROVEMENT ITEM	AREA/LENGTH	VOLUME
CONCRETE (SIGN)	1525 SQ. FT.	19 CU. YD.
HWAC (ASPHALT)	15170 SQ. FT.	187 CU. YD.
3/4" MINUS AGGREGATE	16695 SQ. FT.	112 CU. YD.
1 1/2" MINUS AGGREGATE	15170 SQ. FT.	951 CU. YD.
TYPE 'A' CONCRETE CURB	951 LF.	N/A

SITE UTILITY QUANTITIES
-CONTRACTOR TO VERIFY ALL QUANTITIES-

SIZE	MATERIAL	UTILITY	QUANTITY
1"	COPPER	WATER	310 LF.
4"	PVC	SANITARY	293 LF.
4"	PVC	STORM	37 LF.
6"	HPIPE	STORM	150 LF.
2"	PVC	ELECTRICAL	500 LF.

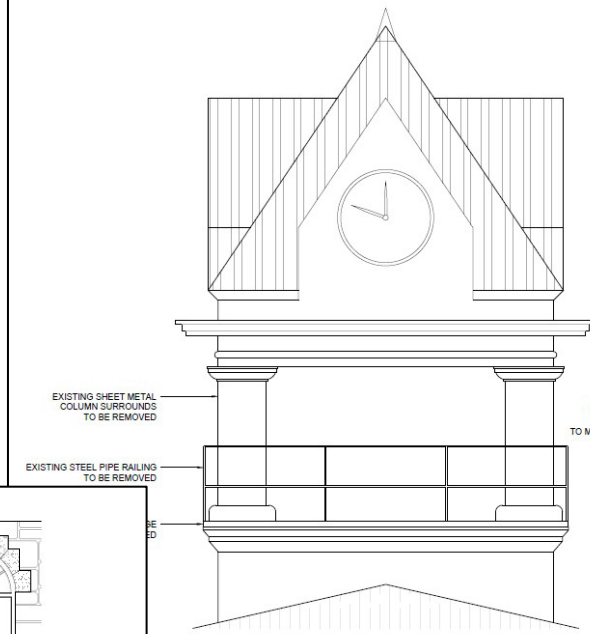
DATE: 10/31/2022
STATUS: PRELIMINARY
NOT FOR CONSTRUCTION



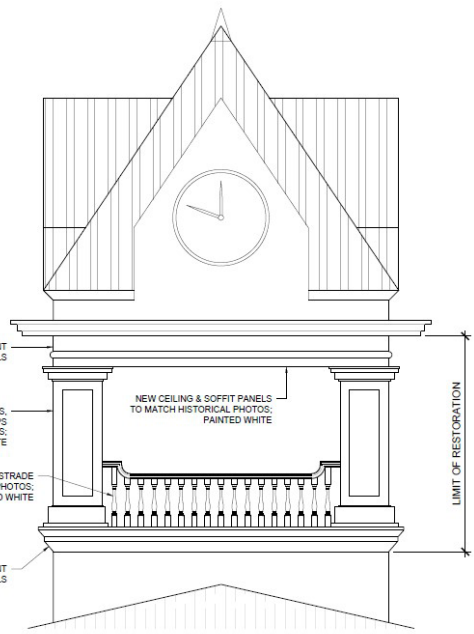
SITE PLAN
SCALE: 1" = 40'-0"

HISTORIC RESOURCE REVIEW
PROJECT #: 23-009
20 - OCTOBER - 2023

**COLUMBIA COUNTY COURTHOUSE
BELL TOWER SEISMIC UPGRADE**
ST. HELENS, OREGON

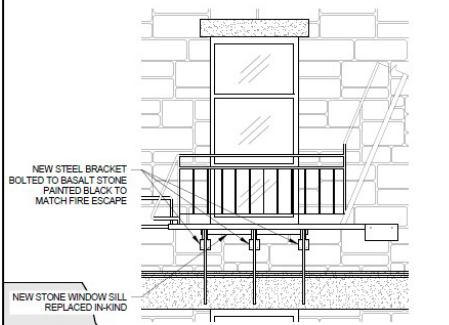
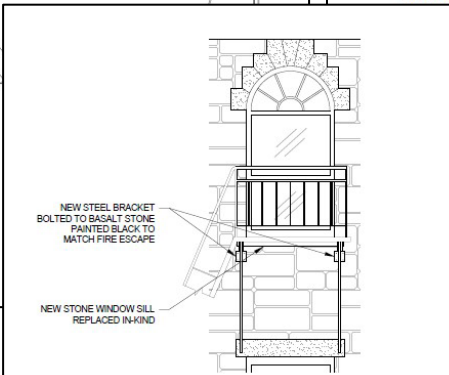


EXISTING BELL TOWER ELEVATION
SCALE: 3/32" = 1'-0"



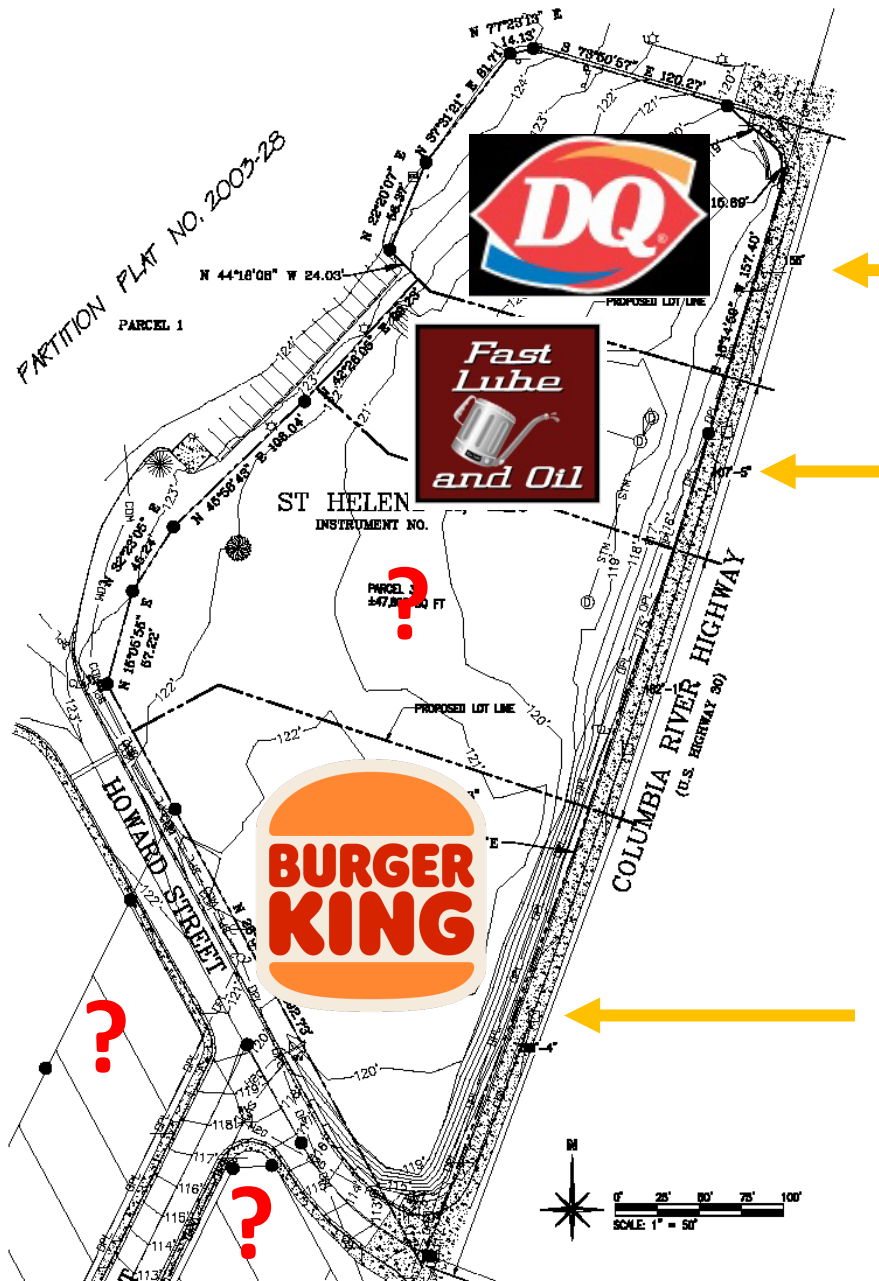
NEW BELL TOWER ELEVATION
SCALE: 3/32" = 1'-0"

**COLUMBIA COUNTY COURTHOUSE
BELL TOWER SEISMIC UPGRADE**
ST. HELENS, OREGON



FIRE ESCAPE PLATFORMS
SCALE: 1/2" = 1'-0"





04.05.2021 10:35



City Lot





04.05.2021 10:18











B.I.G. Contractors

Tobacco World

Little St

Little St

Fancy Nail O' Nammy's

Green Lion - St Helens

**P. Lot
Addition
Area**

Skinny's

Texaco

S Verona Rd

S Columbia River Hwy

Columbia River Hwy

S Verona Rd

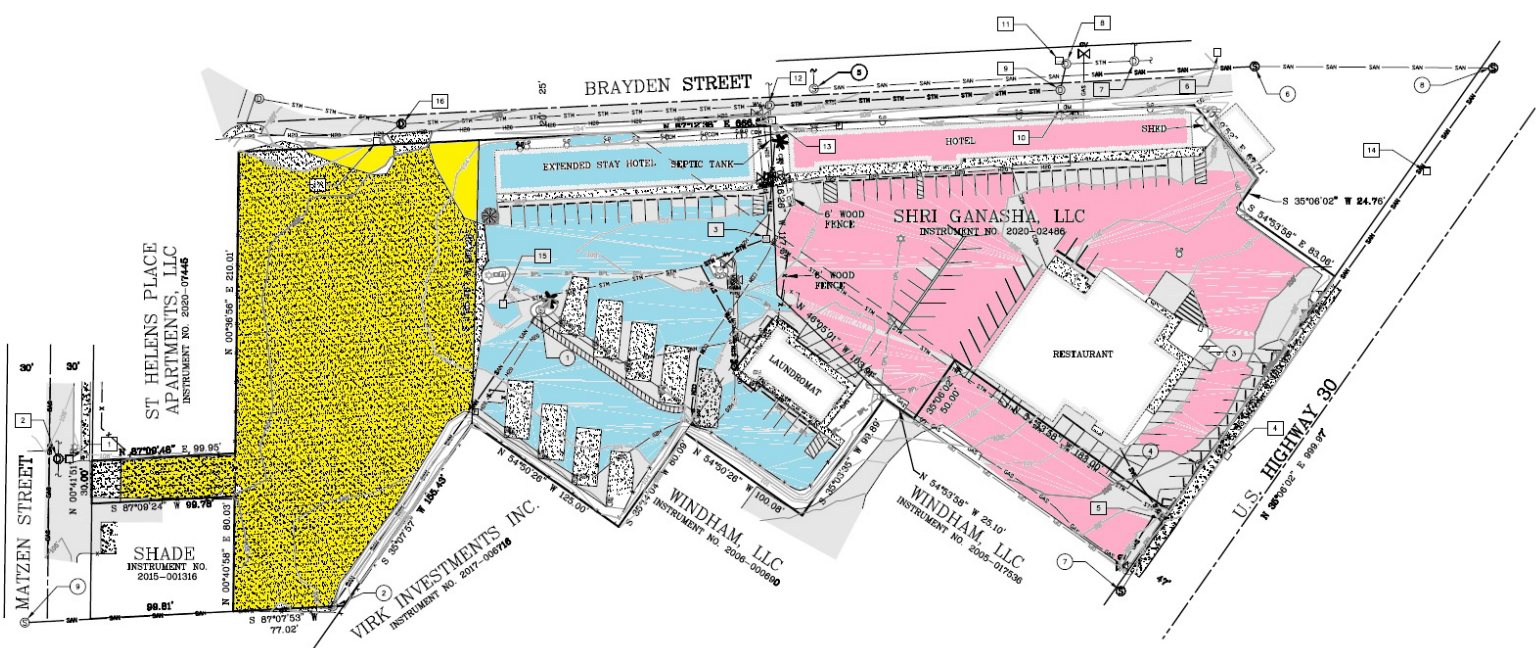
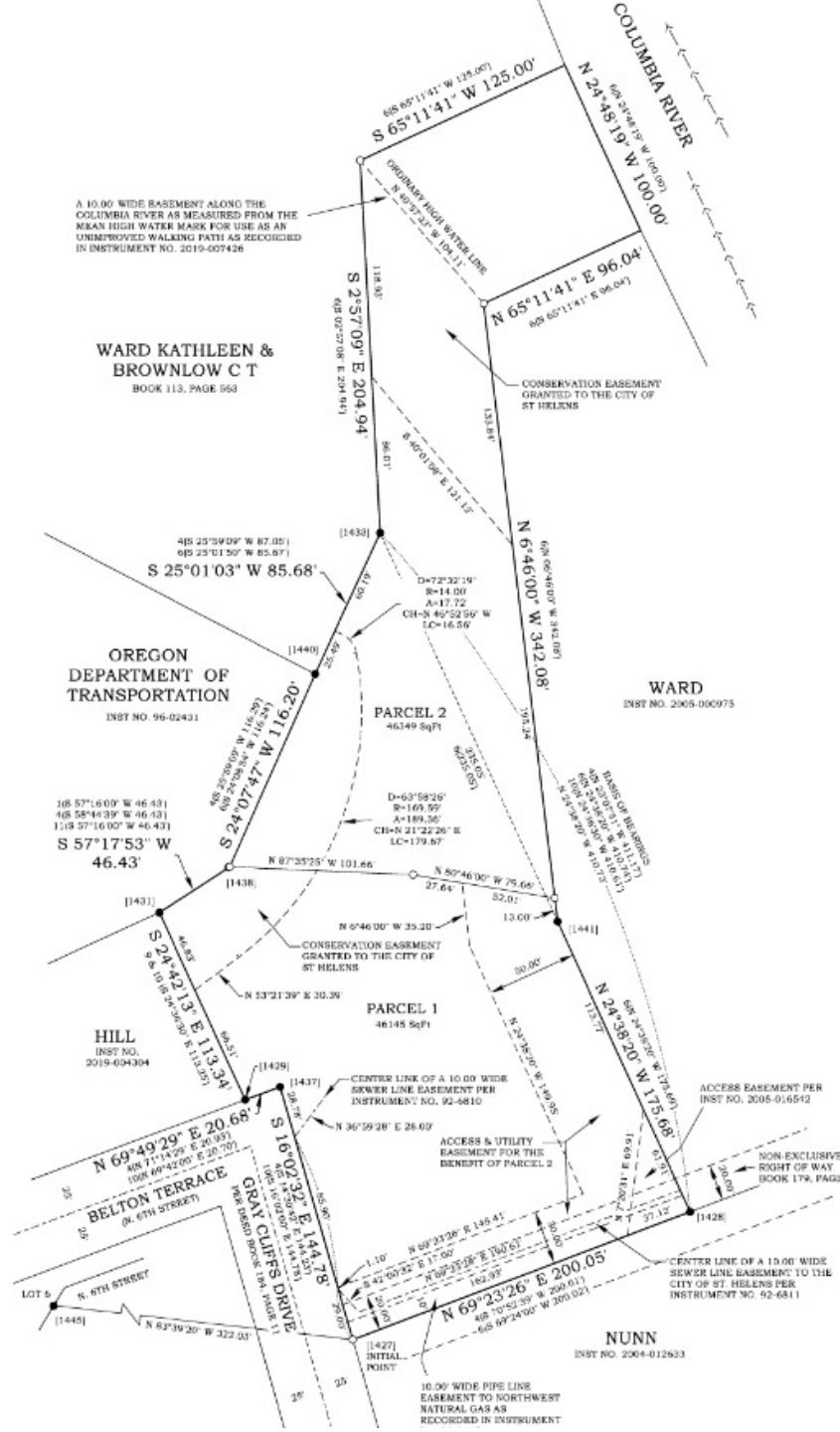
Javalation













3 Annexations
Done

2 New
Annexations

Fairground Midget
Racetrack (County)

Boulder Ridge

Comstock

Millard Road
(County)

Code Enforcement
(Sheds)





Next 6 months?

City of St. Helens

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	PROJECT TITLE	In '22-'24 Strategic Plan?
Essential	CURRENT PLANNING!!!	No
	CUSTOMER SERVICE	No
	★ Mercury TMDL Code Efforts	No
	★ HB 4064 (2022) Code Amendments (Manf. Homes)	No
	CLG Grant	No
	★ ODOT Community Paths Grant	No
	★ Development Code residential amendments, part 2	Yes
	Riverwalk Project Phase I	Yes
	Columbia Blvd. sidewalks from Gable Road to Sykes Road	Yes
	St. Helens Industrial Business Park Planning	Yes
Wild Card	Riverfront Redevelopment Request for Qualifications/Development Solicitation	Yes
	Riverfront Streets & Utilities Project	Yes
	★ Economic Opportunities Analysis (EOA) Update	Yes
	Managers Attend Professional Development Opportunities	Yes
	New Transportation Systems Plan	Yes - Long Term
	★ Development Code Amendments related to Sanitary, Storm and Water Master Plans	Yes - Long Term
	★ Measure 109-Psilocybin Code Amendments	No
	Grey Cliffs In-water Facility Planning	Yes
	Urban Renewal Management	Yes
	Planning related FAQ pamphlets/videos	Yes - Long Term
	Residential design standards	Yes - Long Term
	Right-of-way street vacation policy	Yes - Long Term
	Food cart/truck/trailers rules	Yes- Long Term
	S. River Street to N 2nd Street "micro" transportation systems plan	Yes
	Revisit UGMA with County	No
	Parks & Recreation Master Planning	Yes
	Update city Charter for no-vote annexations	Yes - Long Term
	Addressing policy update	Yes - Long Term
	Housing Production Strategy (related to HNA but not a land use action)	Yes - Long Term
	Locally significant wetland updates (buffer zones, etc.)	Yes - Long Term
Flood code amendments related to BIOP (Endangered Species Act)	Yes - Long Term	
Develop incentives for designation as a local historic landmark	Yes - Long Term	
Housing Needs Analysis Update per 2019 HB 2003	Yes - Long Term	
Historic resources inventorying	Yes - Long Term	
Millard Road Entry Sign	Yes - Long Term	

6 Mo. Grab Bag!!!