

A stylized, golden-yellow background featuring a mountain range with snow-capped peaks and a forest of evergreen trees. The scene is set within a semi-circular frame.

Semi-Annual Planning Department Report

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Community Development
Project Manager

April 19, 2023

Council Update

City of St. Helens

FOUNDED 1850

The image features the official seal of the City of St. Helens. The seal is circular with a gold border. Inside the circle is a landscape illustration in shades of gold and white, depicting a snow-capped mountain peak rising behind a dense forest of evergreen trees. A winding path or river flows through the foreground. Overlaid on the center of the seal is the text 'Project Management, Etc.' in a black, gothic-style font. Below this, in a smaller blue sans-serif font, is the question 'What has happened the last six months?'. At the bottom of the seal, a gold ribbon banner contains the text 'City of St. Helens' in a stylized font, and below that, 'FOUNDED 1850' in a white, blocky, all-caps font.

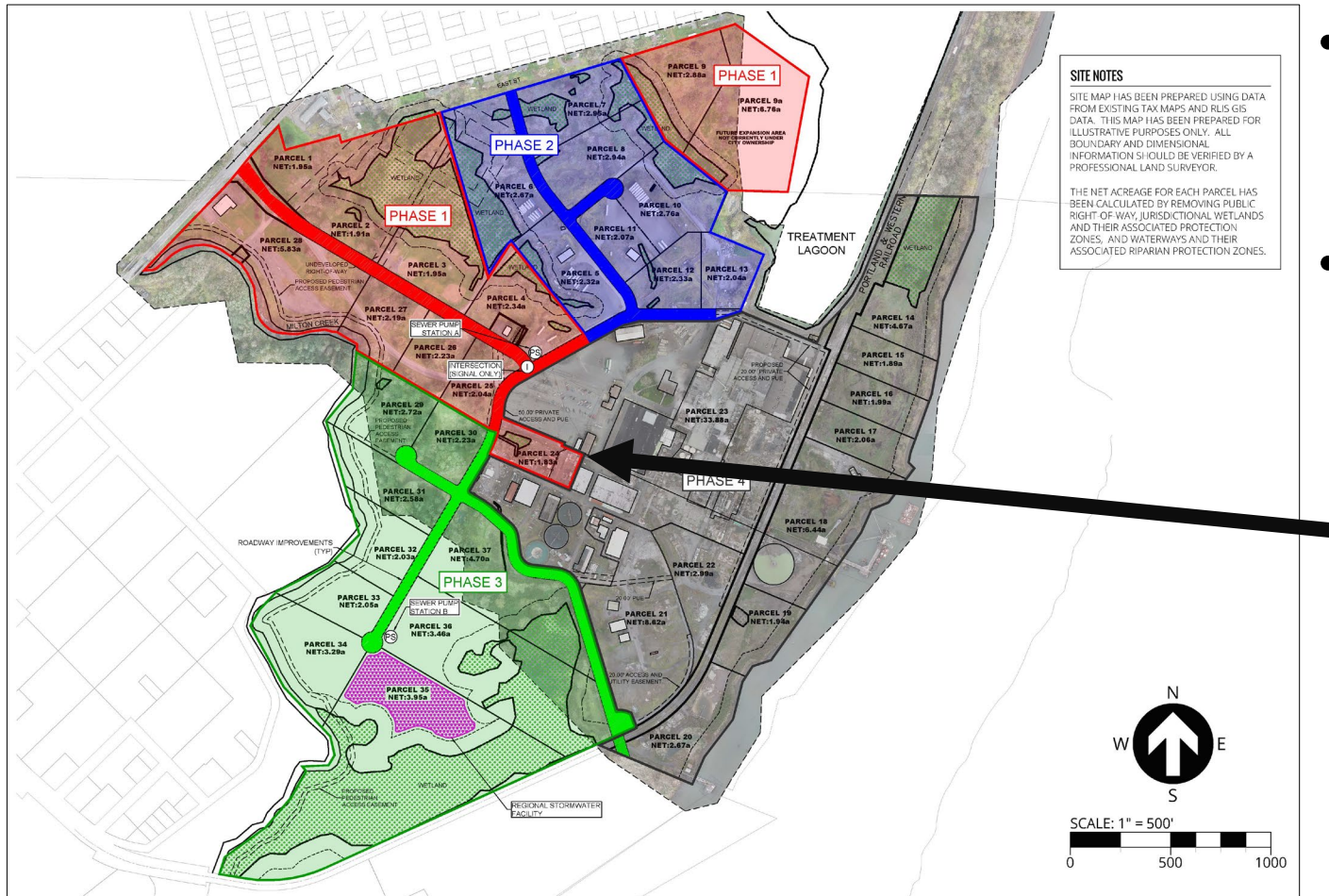
Project Management, Etc.

What has happened the last six months?

City of St. Helens


FOUNDED 1850

St. Helens Industrial Business Park



- St. Helens Industrial Business Park Parcelization & Financing Plan (Adopted January 2021)
- Assisting with Design/Engineering
 - Phase I Infrastructure & Initiating Phase II Site Prep
 - Mackenzie concluded work to define boundary for partitioning PGE parcel
 - Multiple land use applications for partition to be facilitated by PGE planners
 - Pre-application meeting is next step
 - Mackenzie kicked off Phase II site prep planning work

Riverwalk Project Phase I

- 
- Completed Buy America Compliance study
 - Mayer/Reed give notice to move into final document development
 - Mayer/Reed construction management scope of work to be on Council agenda for 5/3 approval
 - Warrior Rock Lighthouse replica restoration project has an Oregon Heritage grant opportunity which opens August 2023

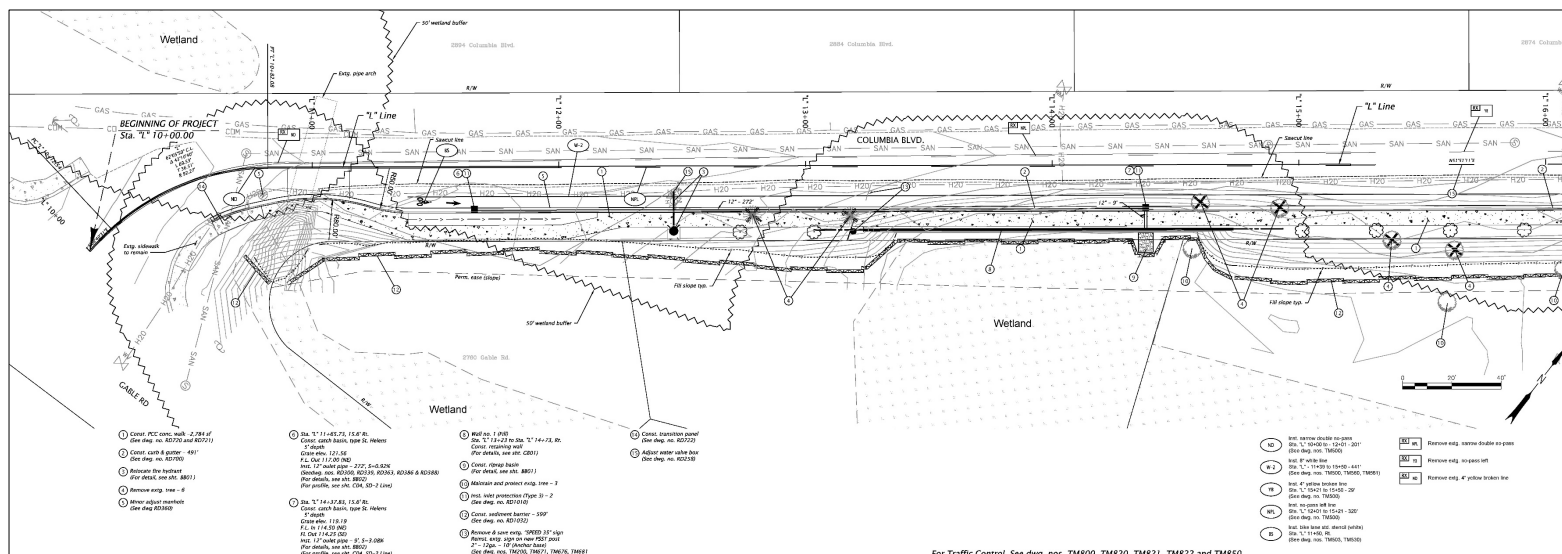
Other Project Management Support

- **Business Oregon Special Public Works Fund (SPWF) Loan Program**
 - Riverfront District Streets & Utilities Project under construction
 - Undergrounding Utilities Project under design
 - 1st Street & St. Helens Street Gateway Design kickoff with LCE on 4/7
- **Business Oregon Community Development Block Grant (CDBG)**
 - Design Only Application for Sanitary Sewer Capacity Improvements due April 30
 - Over 35 attachments, narrative, budget, and other requirements



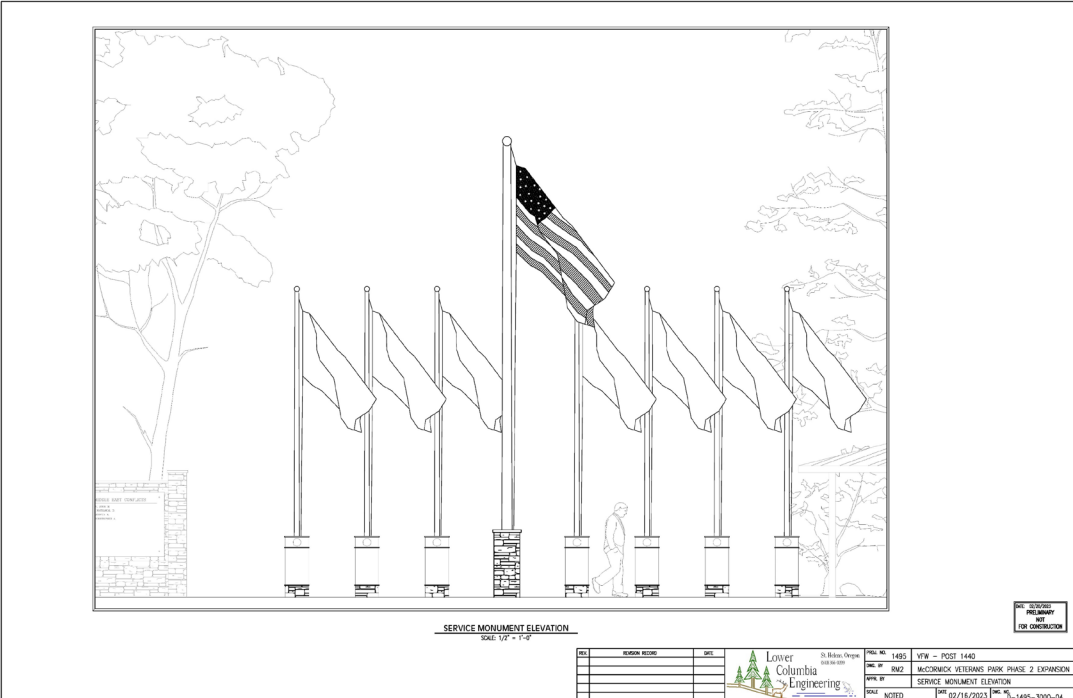
Oregon Safe Routes to School (SRTS) Grant

- Columbia Blvd. Sidewalks from Gable Road to Sykes Road
- Extended grant deadline to February 2024. Construction to start June/July 2023.
- Received bids that were lower than cost estimates, but higher than budget from 2017 grant. County partnering with City to cover overages.
- County still working on construction/slope easements for affected property owners.



State Historic Preservation Office (SHPO) Veterans Memorial Grant

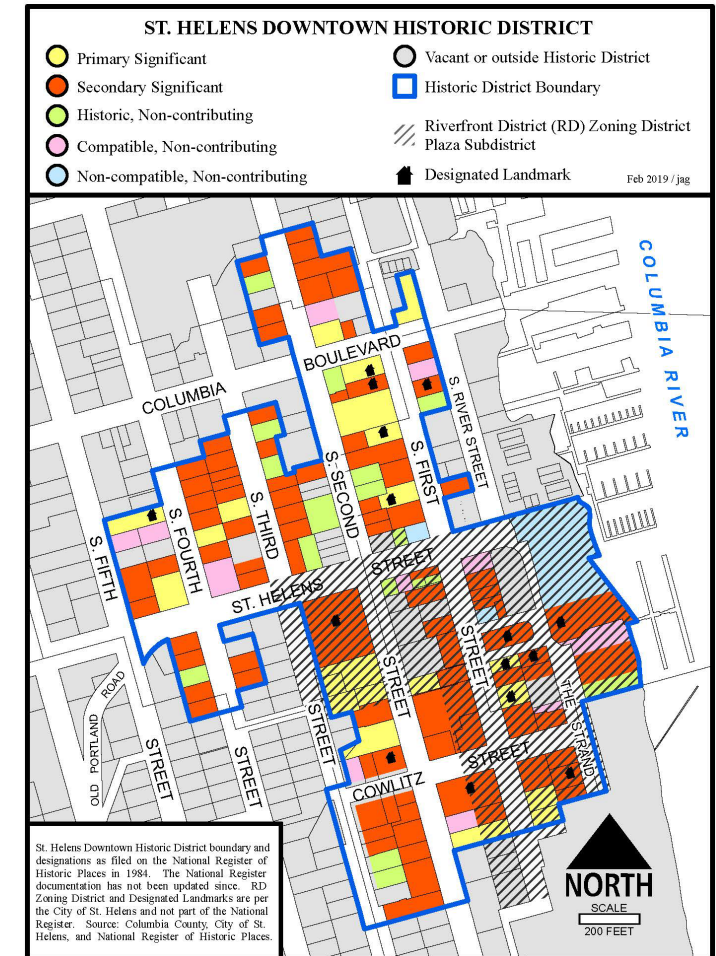
- In partnership with VFW Post 1440 and LCE, we submitted \$33k grant request for flag/monument expansion at McCormick Park (Awards expected June 2023)
- Estimated \$28k of in-kind labor, grant management, and donations from VFW



Other Project Management Support

Certified Local Government Grant (6th cycle)

- Good news! Received \$17k instead of our usual \$12-\$15k.
- City's competitive pass-through program for eligible property owners in the nationally registered St. Helens Downtown Historic District
- Letters to go out to eligible property owners in April
- 1 to 1 match, so property owner must contribute \$17k to the project for a total project of \$34k.
- Selected project to be completed by August 31, 2024



Urban Renewal Agency Support

- Intergovernmental Agreement (IGA) between Council and URA in April 2022 to cover OBDD SPWF loan obligations
- No required URA meetings because of 2-Year budget approved last year
- LOC offering URA training for elected officials and oversight boards

St. Helens

Urban Renewal Agency

2022-2023 PROPOSED BIENNIAL BUDGET

JULY 1, 2022 THROUGH JUNE 30, 2024





City of St. Helens

Planning Commission Membership Handbook



CITY OF ST. HELENS, OREGON PLANNING COMMISSION PROACTIVE PROCEDURES

The Planning Commission and acting Historic Landmarks Commission hereby adopts the following proactive procedures. This is the original and there are no prior versions to be repealed.



- (1) Any Planning Commissioner can request that an agenda item include a proactive matter for Commission consideration ("Proactive Item"). In order to place a "Proactive Item" on the Planning Commission Agenda, the proposing Commissioner shall at least 20 business days before the week prior to the scheduled Planning Commission meeting, submit the "Proposed Item" for Staff review and, if desired, comment.
- (2) The proposed "Proactive Item" submitted to Staff must contain the following elements:
 - (a) The proposed Proactive Item shall identify in the presented materials how the item or matter for Commission study, planning, approval, action, proposed legislation, or other is within the Jurisdiction of the Planning Commission and shall identify specifically which provisions of the St. Helens Municipal Code (SHMC) Section 2.08.080 and/or Chapter 17.36 SHMC is/are applicable for the purposes of Jurisdiction;

- Two vacancies filled – long filled positions
- No vacancies expected in 2023
- HB 3115 ←Concluding..?
- Architectural standards ←NEW!



Map & Taxlot	Account #	Assessor's Record	911 Record	Corrected Date	Britt's Notes	Jacob's comments
4N1W 4BD91700	10510	255 N 18TH ST E3	TAXLOT - NEED CONFIRMATION OF UNIT NUMBERING			Unit 15 belongs to taxlot 91700 as field verified (based on the trend, you'd think this should be for unit 17, n
4N1W 4BD91700	10510	255 N 18TH ST E3	TAXLOT - NEED CONFIRMATION OF UNIT NUMBERING			Unit 15 belongs to taxlot 91700 as field verified (based on the trend, you'd think this should be for unit 17, n
4N1W 4CA 6800	10610	124 S 21ST ST 1	TAXLOT - TWO UNITS, NEED NUMBERS FOR BOTH		has 4 addresses	The two addresses for this account are 214 and 234 Crouse Way. 214 has units A and B. 234 is just one unit.
4N1W 4CA 7700	10619	54 1/2 S 21ST ST	TAXLOT - 1/2 ADDRESSES CANT BE REFERENCED			We have some of these 1/2 addresses that have been around for a long time. This is what city utility billing
4N1W 4CA 9200	10660	105 S 21ST ST 1	TAXLOT - TWO UNITS, NEED NUMBERS FOR BOTH		has 4 addresses	Addresses are 105 and 115 S 21st Street. 105 and 115 are separate buildings each with a unit 1 and 2. Thus th
4N1W 4CA 7011	433166	155 COLUMBIA RIVER HWY	TAXLOT - NEEDS S PREFIX			Should be 155 S Columbia River Hwy. 9-1-1 is right.
4N1W SAB 100	31396	35732 HANKEY DR	TAXLOT - STREET TYPE IS RD			Should be Road
4N1W SAB 504	429122	59934 WINDY RIDGE DR	TAXLOT - ADDR PT SHOWS 59930 WINDY RIDGE DR			This should be 59934 Windy Ridge Drive. Our records show that. 59930 may have been some old error since
4N1W SAC 1200	11592	101 ALLENDALE DR 1	TAXLOT - APPEARS TO BE DUPLEX WITH TWO ADDRESSES.		does have 2 addresses	The two posted addresses are 101 and 101 1/2 Allendale. So another 1/2 address 9-1-1 seems to not like.
4N1W SAC 3106	11638	140 FAIRVIEW DR	TAXLOT - STREET NAME IS FARMVIEW			Should be Farmview.
4N1W SAC 3900	11654	120 MILL ST 1	TAXLOT - APPEARS TO BE DUPLEX WITH TWO ADDRESSES		does have 2 addresses	Addresses are 120 Mill Street A and B. Not sure why there is a "1" at the end in the assessor record?
4N1W SAC 4000	11655	110 MILL ST 1	TAXLOT - APPEARS TO BE DUPLEX WITH TWO ADDRESSES			Addresses are 110 Mill Street A and B. Not sure why there is a "1" at the end in the assessor record?
4N1W SAC 6100	11538	235 ALLENDALE DR	TAXLOT - SHOULD BE ALLENDALE CT		what about account #11605?	Yes, should be Court. Act #11605 is 225 Allendale Ct. The PRIMARY SI in the Assor data should be updated
4N1W SBC 7517	439605	59669 EMERALD LOOP	TAXLOT - ADDR PT SHOWS 59681 EMERALD LOOP		did these addresses via city map so they should already be correct as-is	This should be 59669 Emerald Loop. 9-1-1 records reflect an old addr scheme that was updated.
4N1W SBC 7518	439606	59665 EMERALD LOOP	TAXLOT - ADDR PT SHOWS 59671 EMERALD LOOP		did these addresses via city map so they should already be correct as-is	This should be 59665 Emerald Loop. 9-1-1 records reflect an old addr scheme that was updated.
4N1W SBC 7537	439625	59590 EMERALD LOOP	TAXLOT - ADDR PT SHOWS 59570 & 59571 EMERALD LOOP		did these addresses via city map so they should already be correct as-is	This should be 59590 Emerald Loop. 9-1-1 records reflect an old addr scheme that was updated.
4N1W SBC 7538	439626	59680 EMERALD LOOP	TAXLOT - ADDR PTS SHOW 35160 EMERALD LOOP		did these addresses via city map so they should already be correct as-is	This should be 59680 Emerald Loop. 9-1-1 records reflect an old addr scheme that was updated.
4N1W SBC 7539	439627	59670 EMERALD LOOP	TAXLOT - ADDR PTS SHOW 59660 & 35150 EMERALD LOOP		did these addresses via city map so they should already be correct as-is	This should be 59670 Emerald Loop. 9-1-1 records reflect an old addr scheme that was updated.
4N1W SBD 9100	432457	35410 EMERALD LOOP	TAXLOT - ADDR PT SHOWS 35410 FAIRFIELD CT		did these addresses via city map so they should already be correct as-is	This is a storm water pond and shouldn't have an address.
4N1W SCA 4100	12065	35274 E AUBUCHON DR	TAXLOT - THERE SHOULD NOT BE AN E PREFIX		official taxlot map show that portion of road with prefix	Best guess is no E, so the address would be 35274 Aubuchon. There is No East Aubuchon on the subdivision
4N1W SCB 6200	12173	34888 BURT CT	TAXLOT - APPEARS IT SHOULD BE BURT RD			Yes, Road
4N1W SCB 8800	12196	34950 BURT CT	TAXLOT - APPEARS IT SHOULD BE BURT RD			Yes, Road
4N1W SCB 8801	12199	34940 BURT CT	TAXLOT - APPEARS IT SHOULD BE BURT RD			Yes, Road
4N1W SCB 8900	12200	34930 BURT CT	TAXLOT - APPEARS IT SHOULD BE BURT RD			Yes, Road
4N1W SCB 8901	12201	34920 BURT CT	TAXLOT - APPEARS IT SHOULD BE BURT RD			Yes, Road
4N1W SDA 4100	12421	1125 N VERNONIA RD	TAXLOT - PREFIX SHOULD BE S			Yes, S, not N.
4N1W SDA 1900	13985	34952 PITTSBURG RD	TAXLOT - ADDR PT SHOWS 34954 PITTSBURG RD		via street view house is numbered as 34952	Best guess is it should be the 34952. No city utility billing record. I've seen these over the years where the
4N1W 4DA 300	12714	34867 BURT CT	TAXLOT - APPEARS IT SHOULD BE BURT RD			Yes, Road
4N1W BAB 1702	13073	795 COLUMBIA RIVER HWY	TAXLOT - MISSING S PREFIX			Yes, should be S. Columbia River Highway.
4N1W BAB 3600	13077	58791 S COLUMBIA RIVER HWY	TAXLOT - NO S PREFIX. S STARTS NORTH OF GABLE?			The prefix should not apply in my opinion. I think the N & S prefix (with Columbia Boulevard as the N/S divi
4N1W BAC 2300	10980	58527 COLUMBIA RIVER HWY	TAXLOT - ADDRPT 58527 FIRWAY LN, CONFLICTING INFO		numbering wouldn't match fairway	Should be Columbia River Hwy. As you point out, would be a 3xxxxx number if a Firway Addr.
4N1W 888 702	13119	58980 FIROLOK PARK BLVD	TAXLOT - SHOULD BE FIROLOK PARK ST			Yes Street. This name is a nightmare! Probably the worst as far as consistency in records in the St. Helene a
4N1W 888 1000	13122	58947 FIROLOK PARK BLVD	TAXLOT - SHOULD BE FIROLOK PARK ST			Yes Street. This name is a nightmare! Probably the worst as far as consistency in records in the St. Helene a
4N1W 888 1001	29021	58937 FIROLOK PARK BLVD	TAXLOT - SHOULD BE FIROLOK PARK ST			Yes Street. This name is a nightmare! Probably the worst as far as consistency in records in the St. Helene a
4N1W 888 1100	13123	58970 FIROLOK PARK BLVD	TAXLOT - SHOULD BE FIROLOK PARK ST			Yes Street. This name is a nightmare! Probably the worst as far as consistency in records in the St. Helene a
4N1W 888 1102	13125	58950 FIROLOK PARK BLVD	TAXLOT - SHOULD BE FIROLOK PARK ST			Yes Street. This name is a nightmare! Probably the worst as far as consistency in records in the St. Helene a
4N1W 888 1901	13130	58870 FIROLOK PARK BLVD	TAXLOT - SHOULD BE FIROLOK PARK ST			Yes Street. This name is a nightmare! Probably the worst as far as consistency in records in the St. Helene a
4N1W 888 1902	13131	58830 FIROLOK PARK BLVD	TAXLOT - SHOULD BE FIROLOK PARK ST			area. The conclusions I have drawn over the years is the W-E section is Boulevard. The N-S section is
4N1W 988 8000	13166	35825 PARKWOOD DRIVE	TAXLOT - SHOULD BE 35825 PARKWOOD DRIVE		driveway is on parkwood dr	Should be 58825 Parkwood Drive. This is based on addr sequencing (makes more sense then compared to the
4N1W 9AA 2300	13225	36800 KASTER RD	TAXLOT - SHOULD BE 2300 KASTER RD			There should not be an official address for this site at this time. No city utility billing records for either of th
4N1W 98B 1300	13240	58481 OLD PORTLAND RD	TAXLOT - ADDR PT SHOWS 58513		makes sense	Physically posted address is 58513 OPR. And this makes more sense for adjacent addresses and sequenc
4N1W 98B 1600	15087	36124 KELLY ST	TAXLOT - IS THIS KELLY DR OR CONSTRUCTION WAY?		appears to be construction way? Public works has them listed as alternate names for eachother	Best guess: 36124 Construction Way. The road sign is C. Way. Our utility records use C. Way too. I don't kno
4N1W320B 105	439879	35557 VALLEY VIEW DR	TAXLOT - ADDR PT SHOWS 35551		did these addresses via city map so they should already be correct as-is	This should be 35551 Valley View Drive.
4N1W320B 113	439887	35587 VALLEY VIEW DR	TAXLOT - ADDR PT SHOWS 35475		did these addresses via city map so they should already be correct as-is	This should be 35475 Valley View Drive. The acct number the same as the addr is a red flag.
4N1W320B 119	439893	35451 VALLEY VIEW DR	TAXLOT - ADDR PT SHOWS 35450		did these addresses via city map so they should already be correct as-is	This should be 35450 Valley View Drive. This is where it changes to even numbers from odd numbers to the
4N1W320B 800	433441	35671 SPOTTED HILL RD	TAXLOT - SHOULD BE DR			You are correct
4N1W3300 600	29062	845 N COLUMBIA RIVER HWY	TAXLOT - ADDR PT SHOWS 1094 OREGON ST			Oregon street address is only one that makes sense.
4N1W33012700	13784	265 S 5TH ST	TAXLOT - SHOULD BE DR PREFIX			You are correct
4N1W33012700	13784	265 S 5TH ST	TAXLOT - ADDR PT SHOWS 265 N 5TH ST			571 Wyeth Replaced 196 N 6TH STREET in September 2019 (home replaced due to fire)
4N1W34CD 100	13860	284 N RIVER ST	TAXLOT - ADDR PT SHOWS 284 RIVER WAY			Home has no access to River Street, so it should be River Way. Updated city data.
4N1W 34C 1100	11591					100 and 100 1/2 Allendale. Another 1/2 address 9-1-1 doesn't seem to like.

- Way?
 - Approx 125 address evaluations (Nov/Dec '22)
- Winter – ok
- Summer – game over!!!



N. 11th/12th Street Bluff Property

ROW Dedication
ROW Vacation
& City Utilities

Blue: Water
Green: Sanitary
Orange: Storm

Red: Proposed ROW Dedication

Purple: Proposed ROW Vacation

St. Helens
Middle School

N. 11TH STREET

N. 12TH STREET

Source: City of St. Helens, Aerial photo April 2022, jag/Jan. '22



NOT TO SCALE

The image features a large, circular gold seal with a mountain and forest scene. A banner at the bottom contains the city's name and founding year. The text 'Current Planning Update' is centered over the seal in a black, gothic-style font.

Current Planning Update

What has happened the last six months?

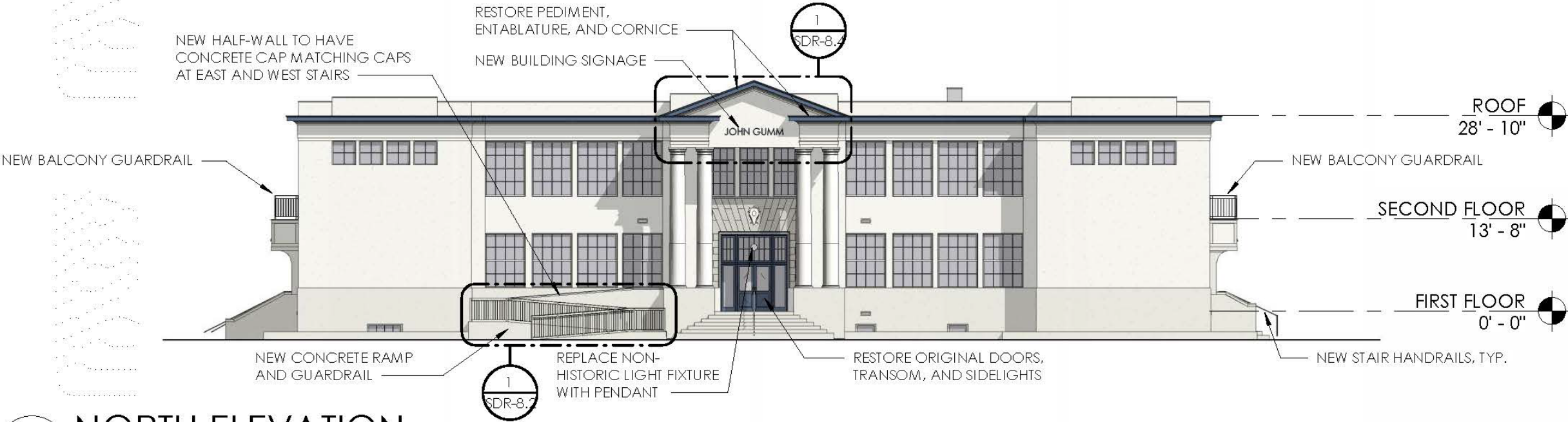
City of St. Helens

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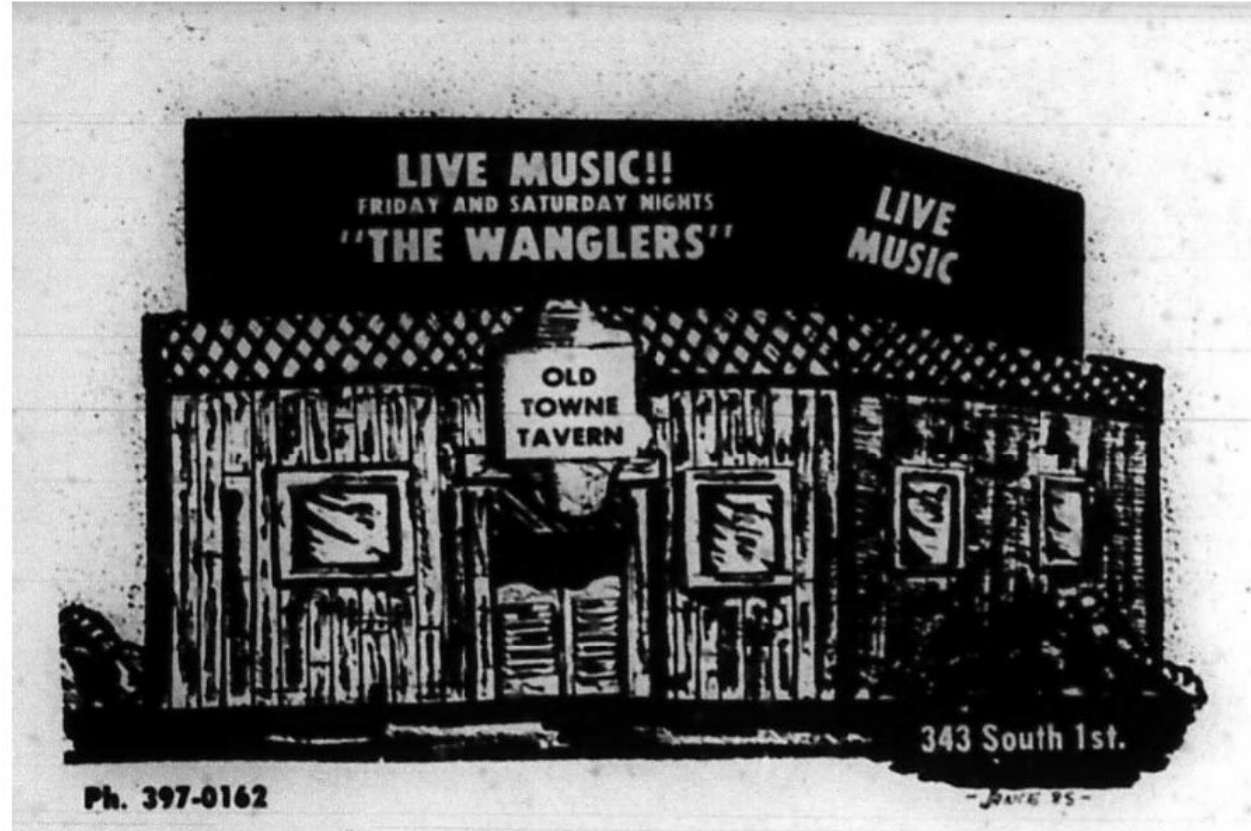
JOHN GUMM BUILDING CIVIC OFFICES

SITE DEVELOPMENT REVIEW

NOVEMBER 7, 2022

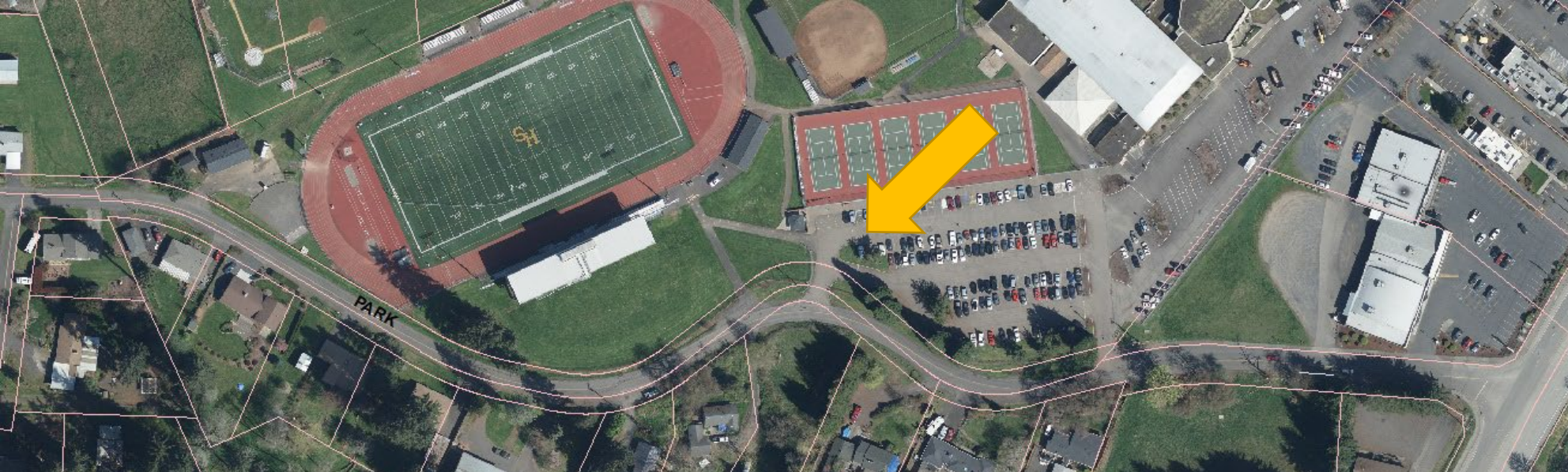


1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



1985 newspaper ad

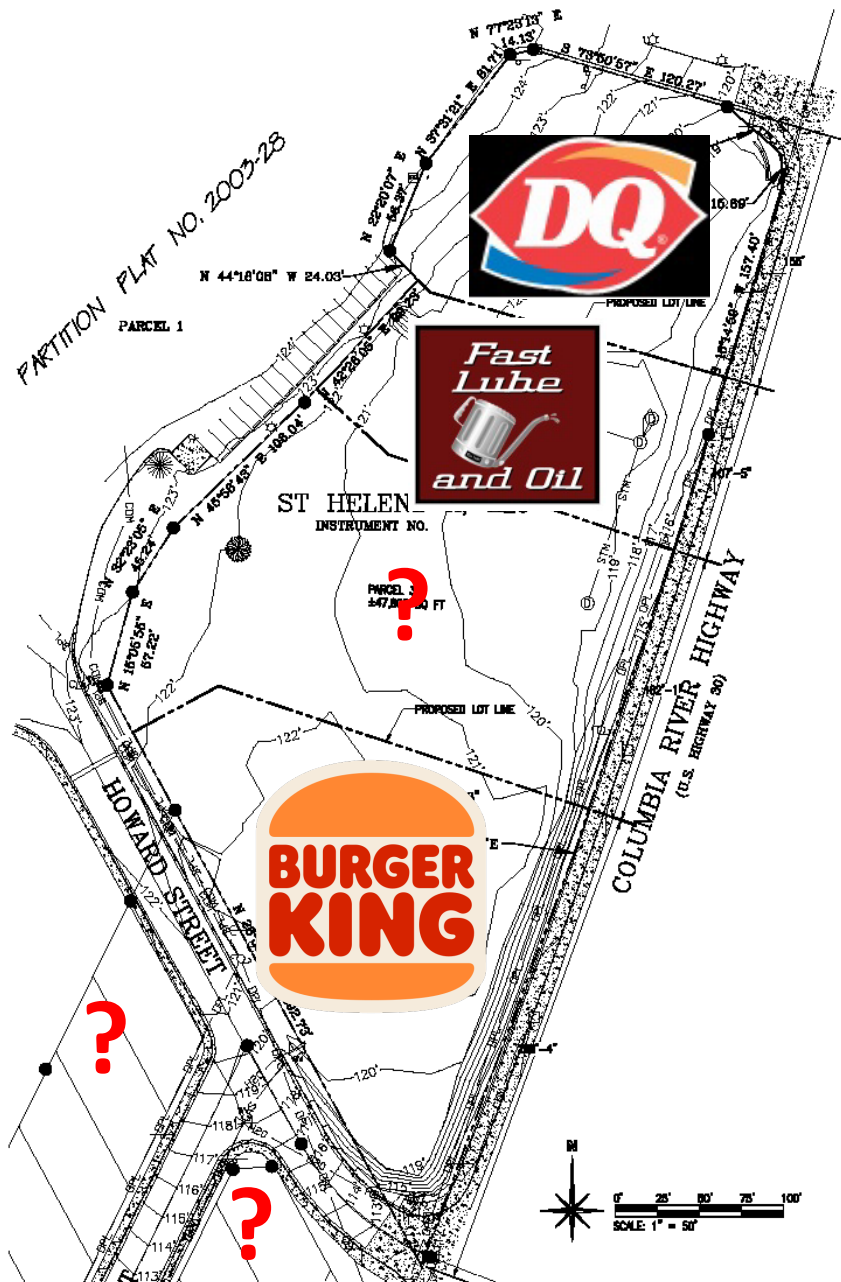








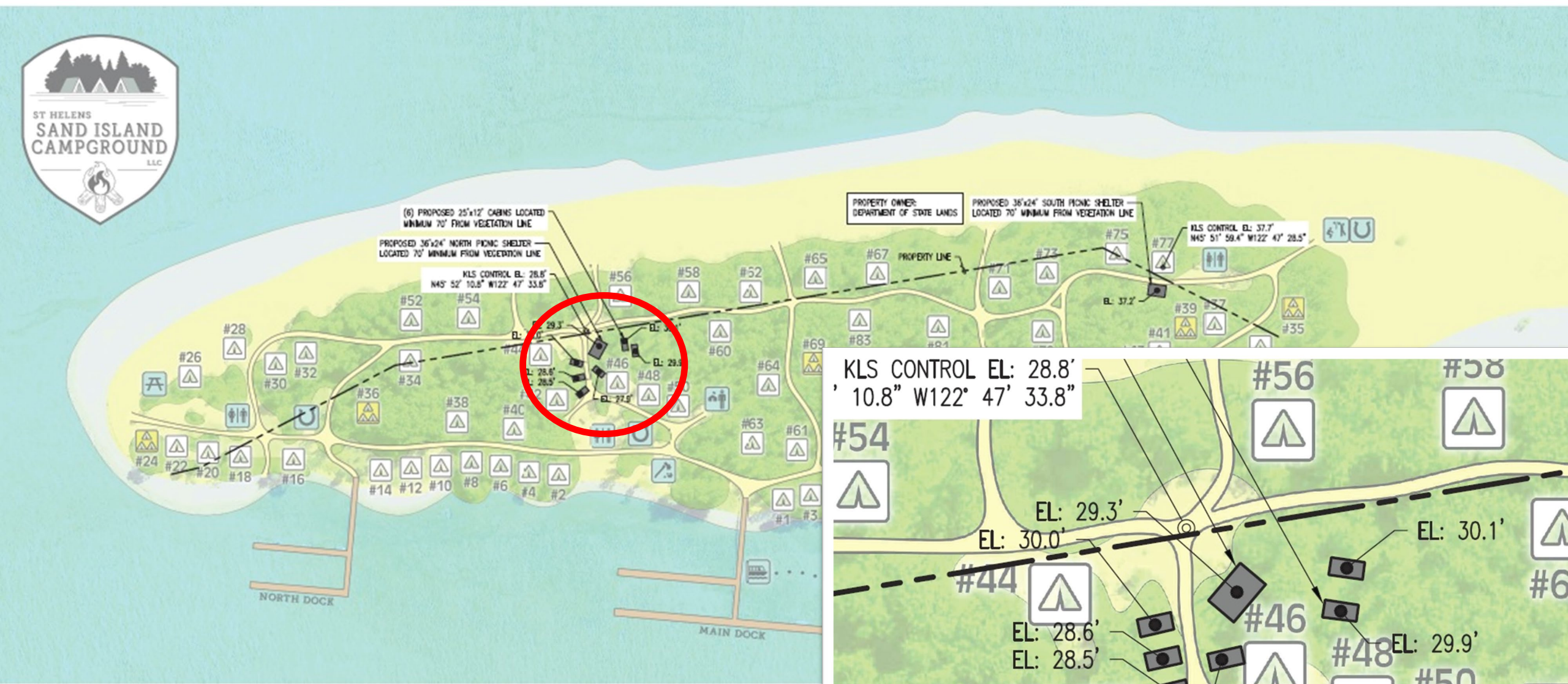
04.26.2010 13:54



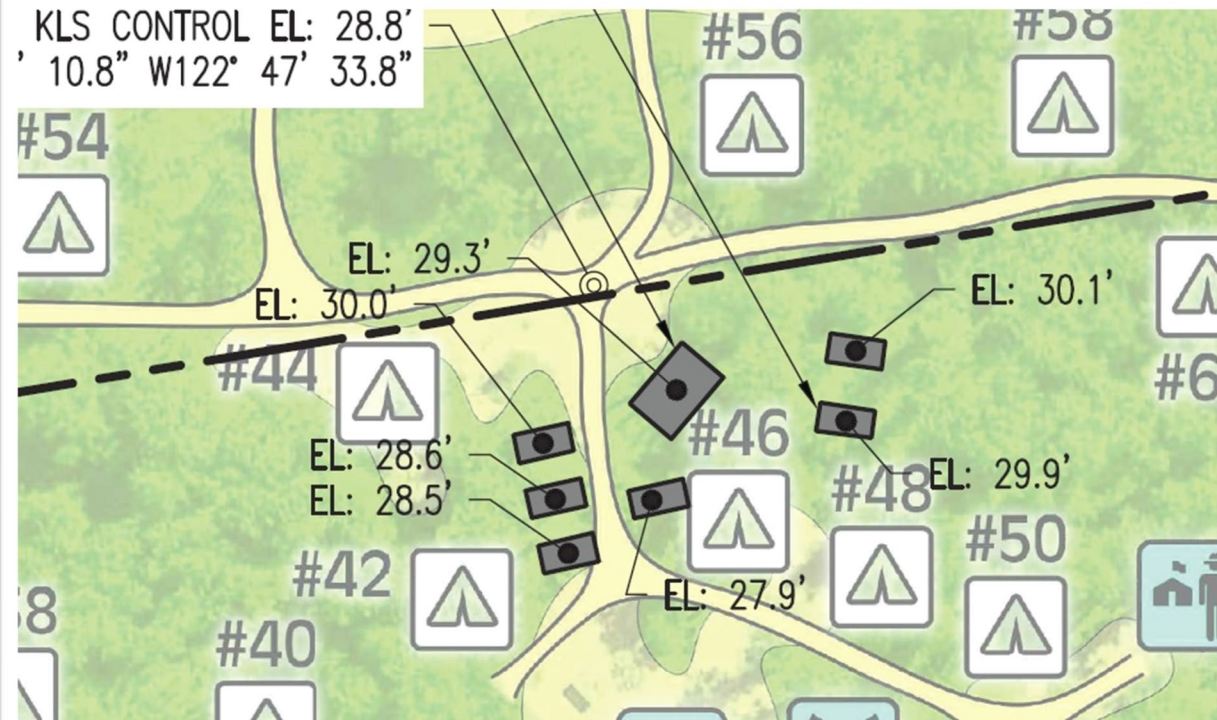
04.05.2021 10:35







KLS CONTROL EL: 28.8'
' 10.8" W122° 47' 33.8"



MAP KEY

- Campsite
- Day Use Area
- Group Campsite
- Horseshoe Pits & Cornhole

SITE PLAN
SCALE: 1"=100'





+ Family Fun RV (County)
...and three new annexations

The logo is a circular emblem with a gold-colored background. It depicts a landscape with a large, snow-capped mountain in the background, a range of evergreen trees in the middle ground, and a river or path winding through a field in the foreground. The text "Next 6 months?" is centered over the middle of the emblem.

Next 6 months?

City of St. Helens

FOUNDED 1850

	PROJECT TITLE	In '22-'24 Strategic Plan?
Essential	CURRENT PLANNING!!!	No
	CUSTOMER SERVICE	No
	Proactive Planning Commission Item - HB 3115	No
	★ Mercury TMDL Code Amendments / efforts	No
	Records Retention Implementation/Organization	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
	S. River Street to N 2nd Street "micro" transportation systems plan	Yes
	St. Helens Industrial Business Park Phase I Infrastructure Planning & Phase II Grading Planning	Yes
	Riverfront Redevelopment Request for Qualifications/Development Solicitation	Yes
	Riverfront Streets & Utilities Project	Yes
	Clean up Property Lines 10th/11th "bluff property"	Yes
	★ Economic Opportunities Analysis (EOA) Update	Yes
	Managers Attend Professional Development Opportunities	Yes
	Development Code Amendments related to Sanitary, Storm and Water Master Plans	Yes - Long Term
	★ Measure 109-Psilocybin Code Amendments	No
Wild Card	Grey Cliffs In-water Facility Planning	Yes
	Urban Renewal Management	Yes
	Planning related FAQ pamphlets/videos	Yes - Long Term
	Residential design standards (depends on if PC takes up as a "proactive item")	Yes - Long Term
	Right-of-way street vacation policy	Yes - Long Term
	Food cart/truck/trailers rules	Yes- Long Term
	City Owned Properties (not already listed) - Projects/Current Planning	No- semi annual rept placeholder
	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 (depends if PC takes up as a "proactive item")	Yes - Long Term
	Housing Needs Analysis Update per 2019 HB 2003	Yes - Long Term
	Historic resources inventorying	Yes - Long Term
	New Transportation Systems Plan	Yes - Long Term
	Millard Road Entry Sign	Yes - Long Term

6 Mo.
Grab
Bag!!!

Generally,
next six
months
MORE time
consuming
with
**current
planning.**