

# Strategic Plan 2021 Update

## Planning Department

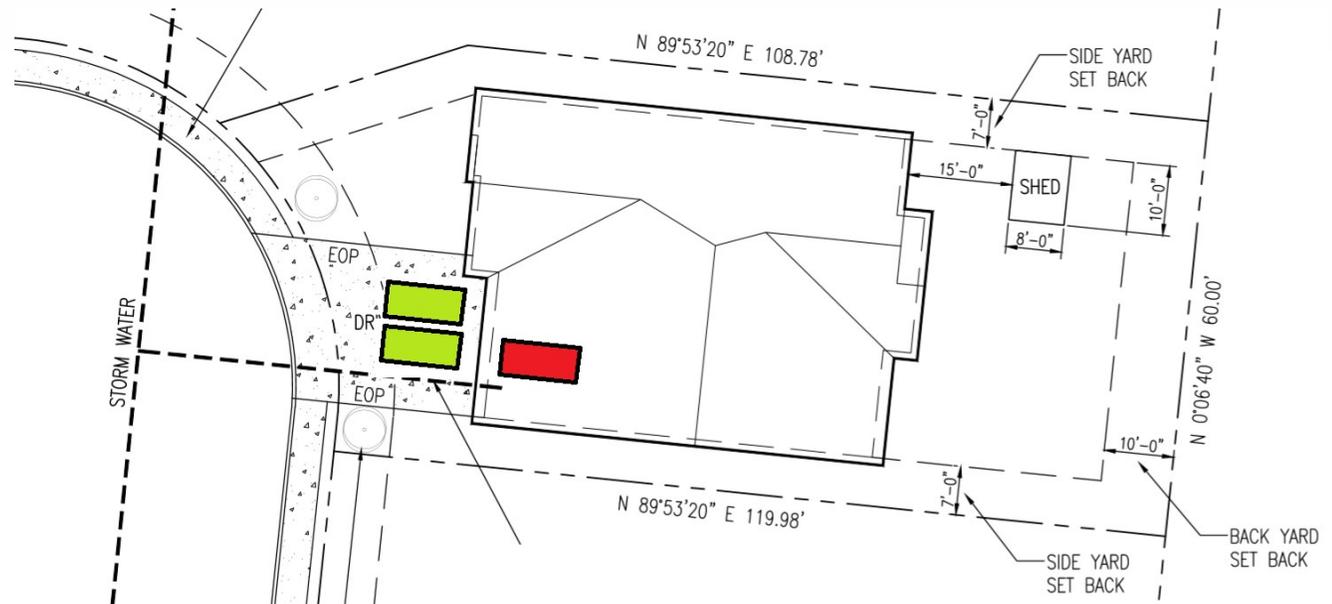
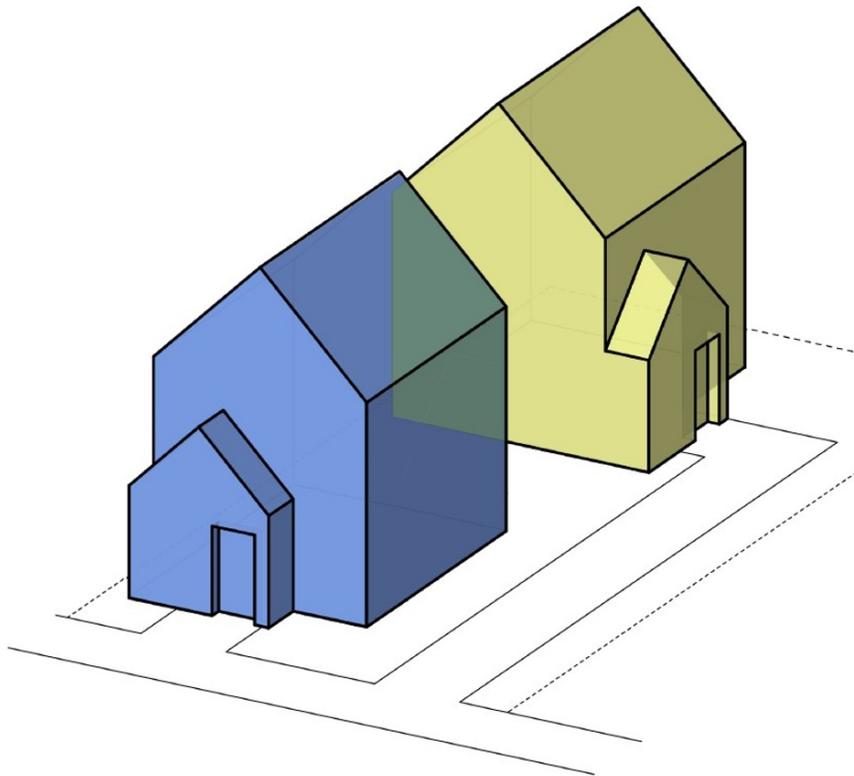
October 20, 2021 Council Update

**Jacob Graichen, AICP**

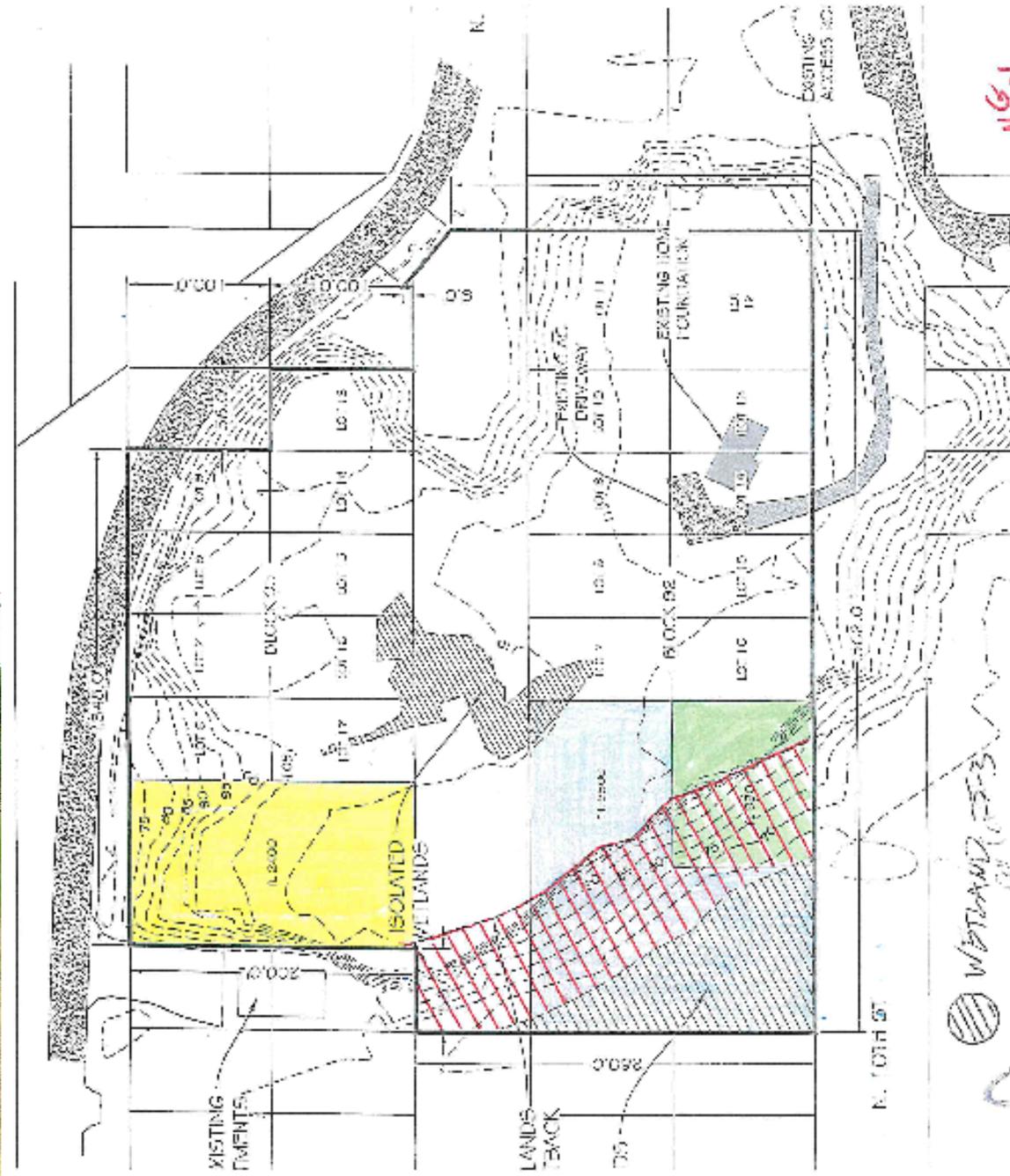
City Planner



# 2021 Development Code Amendments - DONE! *And on time!! (not 100% done last rept)*



# N. 10th / 11th Street Bluff



# Strategic Plan 2021 Update

## Planning Department

October 20, 2021 Council Update

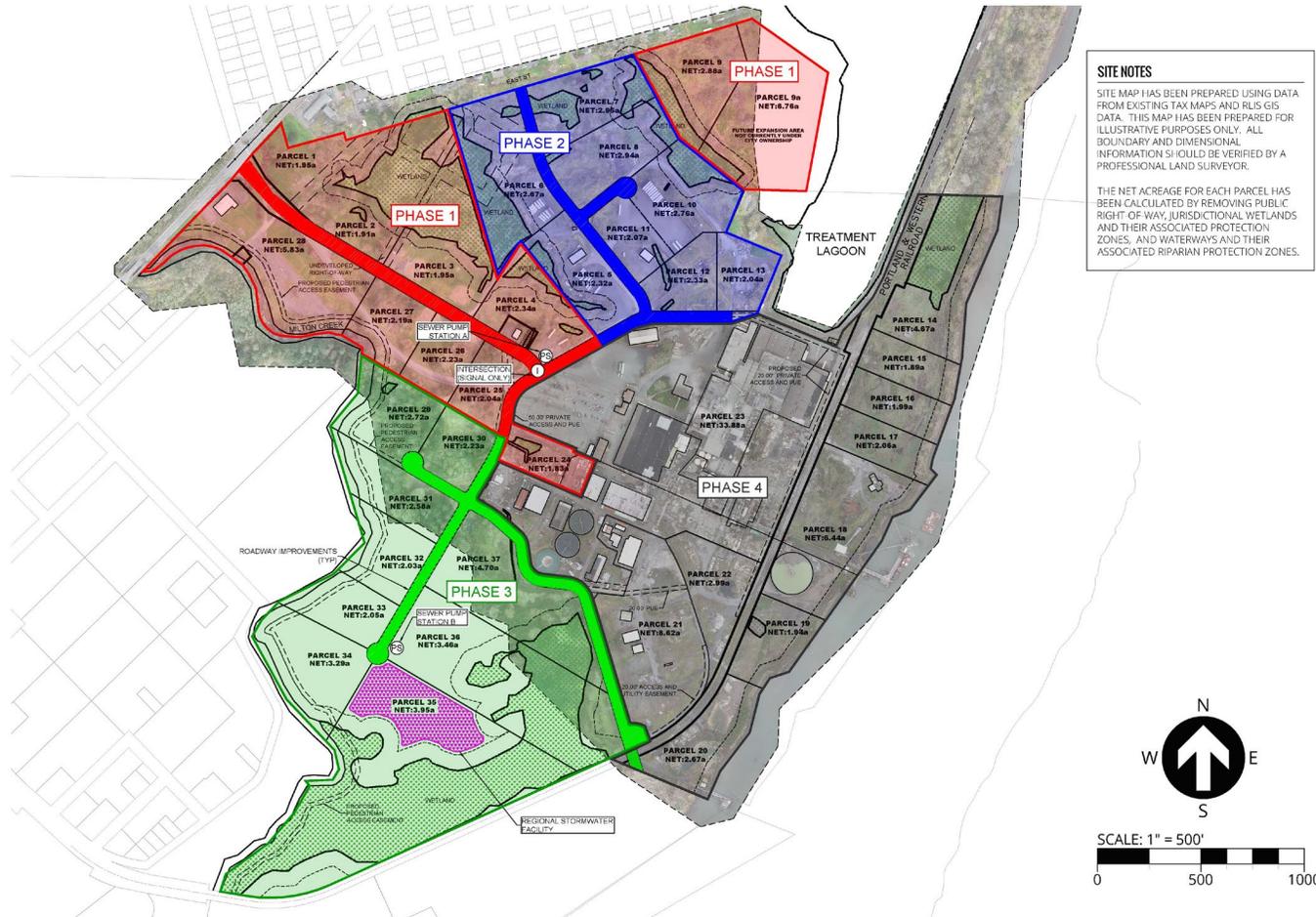
**Jennifer Dimsho, AICP**

Associate Planner & Community Development Project Manager



# St. Helens Industrial Business Park

(Since April 2021)

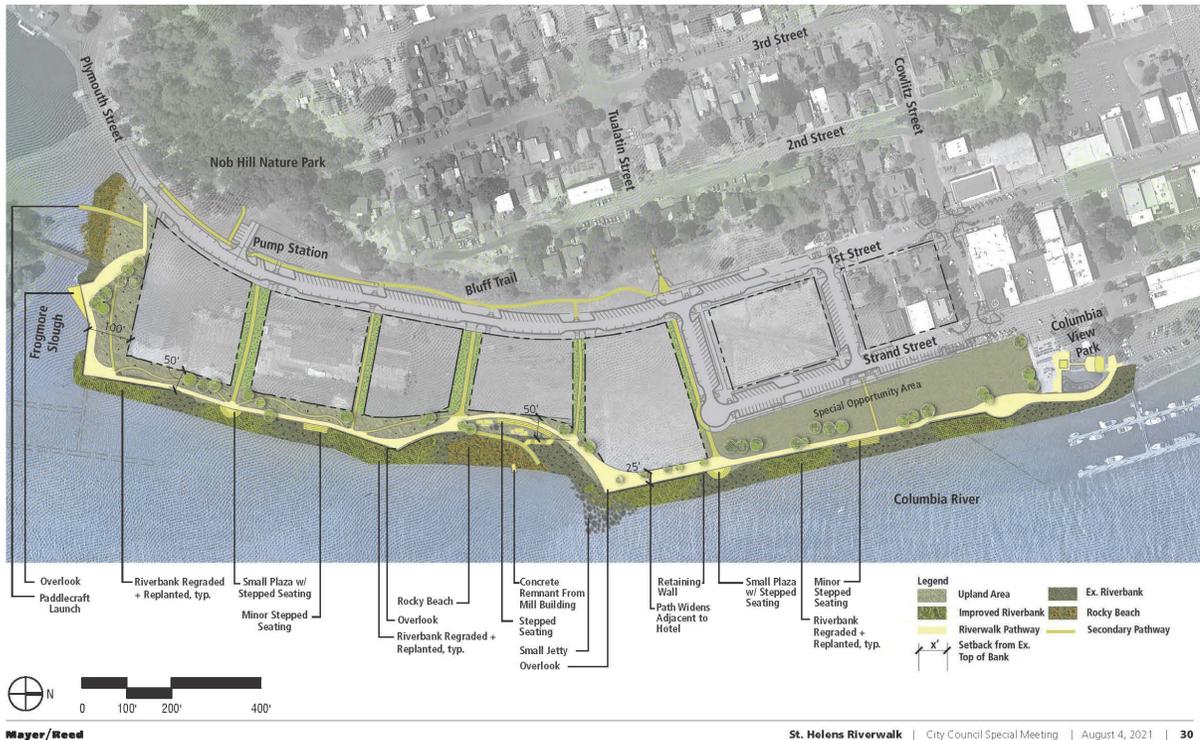


- St. Helens Industrial Business Park Parcelization & Financing Plan (Adopted January 2021)
- Assisting with Design/Engineering
  - **Phase I** Infrastructure & Initiating **Phase II** Site Prep
    - Mackenzie selected
    - Scope of work/fee negotiation in progress
- Assisting with potential US EDA infrastructure construction funding (Rachael)

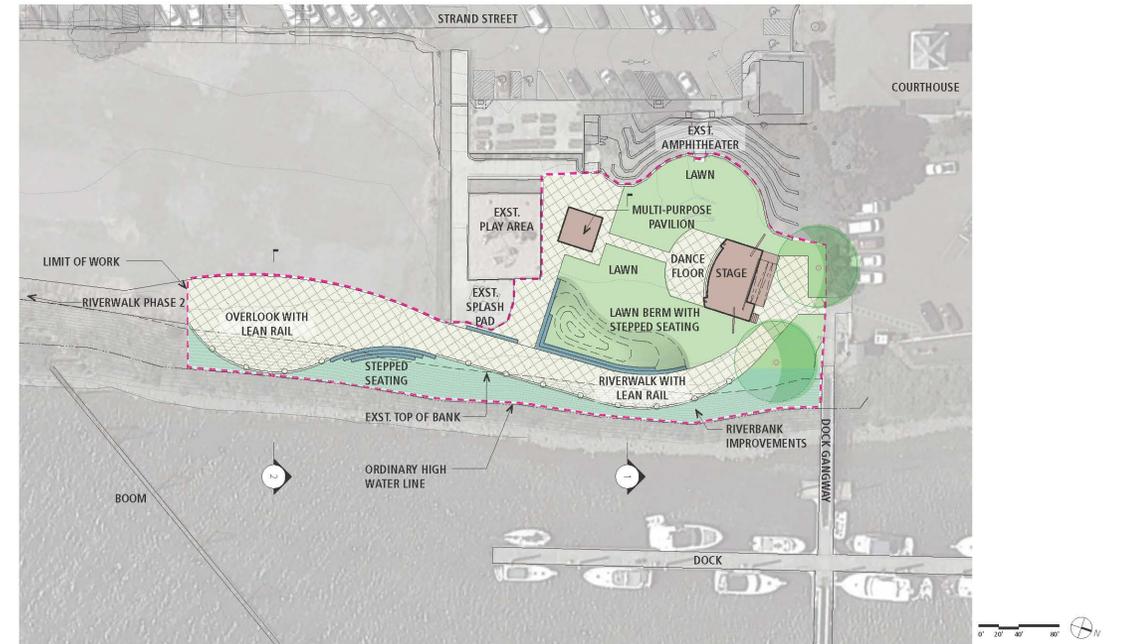
# Riverwalk Design and Phase I Construction

(Since April 2021)

Preferred Overall Riverwalk Concept



Phase 1 Preferred Concept



- Working through 30% design for entire Riverwalk and full design of Phase I (John)

# Bennett Building Front Façade Phase II



- Phase I complete (before & after pictured)
- Phase II includes new parapet roofing and new/refurbished metal cornice. Bids in process. Funded partially by CLG funding

# Community Development Block Grant Columbia Pacific Food Bank Relocation



- Budget amendment totaling approximately +180k to be covered by Food Bank (mostly due to a new roof)
- Working on a 6-month contract extension to June 2022 to cover COVID-related delays

# Millard Road Request for Proposals (RFP)

(Since April 2021)

- Developer solicitation opened in May and closed in June 2021
- Planning Dept. has been working with John and developer since June 2021 on refining proposal which will be presented to Council soon

## Request for Proposals: 23-acre Development Opportunity in St. Helens on Millard Road

April 2021

City of St. Helens

Due date and time: June 11, 2021, 3:00 pm PDT

Responses to this Request for Qualifications shall be submitted electronically to  
Jenny Dimsho, Associate Planner, [jdimsho@ci.st-helens.or.us](mailto:jdimsho@ci.st-helens.or.us)

<https://www.sthelensoregon.gov/rfps>



# Other Project Management Support

(Since April 2021)

- **Business Oregon IFA Special Public Works Low Interest Loan Program - Riverfront District Public Improvements**
  - Funds Streets & Utilities, 30% design in process (Sue)
  - Funds Riverwalk Phase I that is not funded by two OPRD grants (John)
- **OSMB Technical Assistance Program – Grey Cliffs Park in-water facility design**
  - Survey work complete, awaiting formal assistance contract from OSMB (John)
- **OPRD Local Government Grant - Campbell Park Sports Courts Project (Sue)**
  - Stormwater infrastructure complete. Soil amendment added. Concrete pads and walkways poured. Plants ordered.
  - Delayed due to soil conditions and COVID-19 supply chain delay of court surfacing materials, working on contract 6-month extension to April 30, 2021

# Other Project Management Support

(Since April 2021)

- **Oregon Watershed Enhancement Board** – Scappoose Bay Watershed Council assistance with 5<sup>th</sup> Street Trail enhancement
- **ODOT Safe Routes to School** – Sidewalk project along Columbia Blvd. (Sue), Still awaiting final 100% design/engineering mostly due to County delay in staffing for drafting contracts (like MoUs)
- **Marshall Street/US 30 Closure** – Waiting on bid for work to acquire/install closure. ODOT will approve closure and reimburse City for project.



# Current Planning Update

What has happened the last six months?







11.06.2018



02.26.2020



04.09.2021 16:53



02.26.2020

Brayden St  
Matzen St



10.07.2019



11.15.2017



06.09.2021 10:20



On  
River Street

AT THE  
ST. HELENS  
MARINA

06.21.2018



09.24.2019





09.22.2020

Shore Dr  
Commons Dr



05.24.2021 09:32

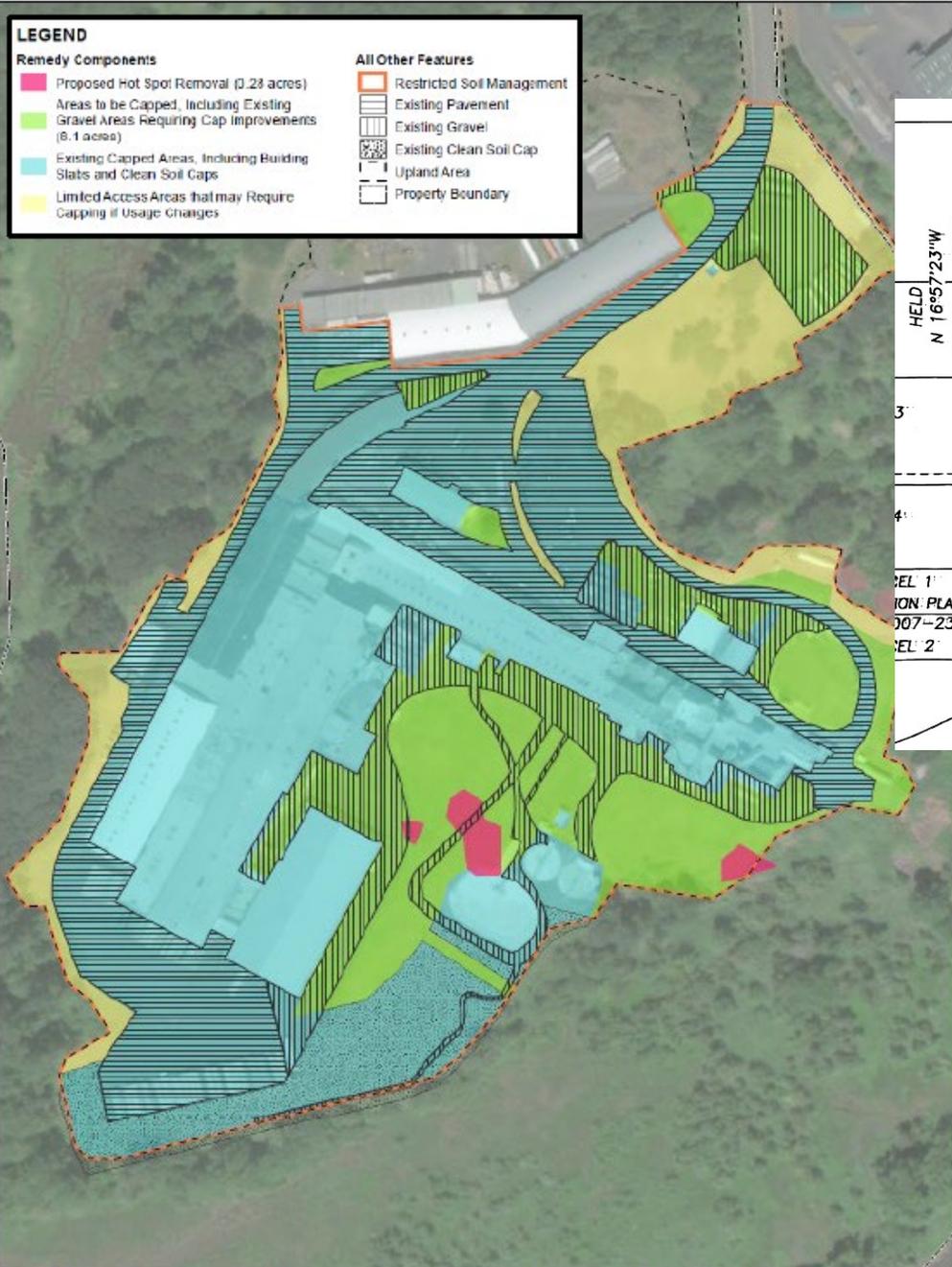


10.07.2019





05.19.2021 11:54



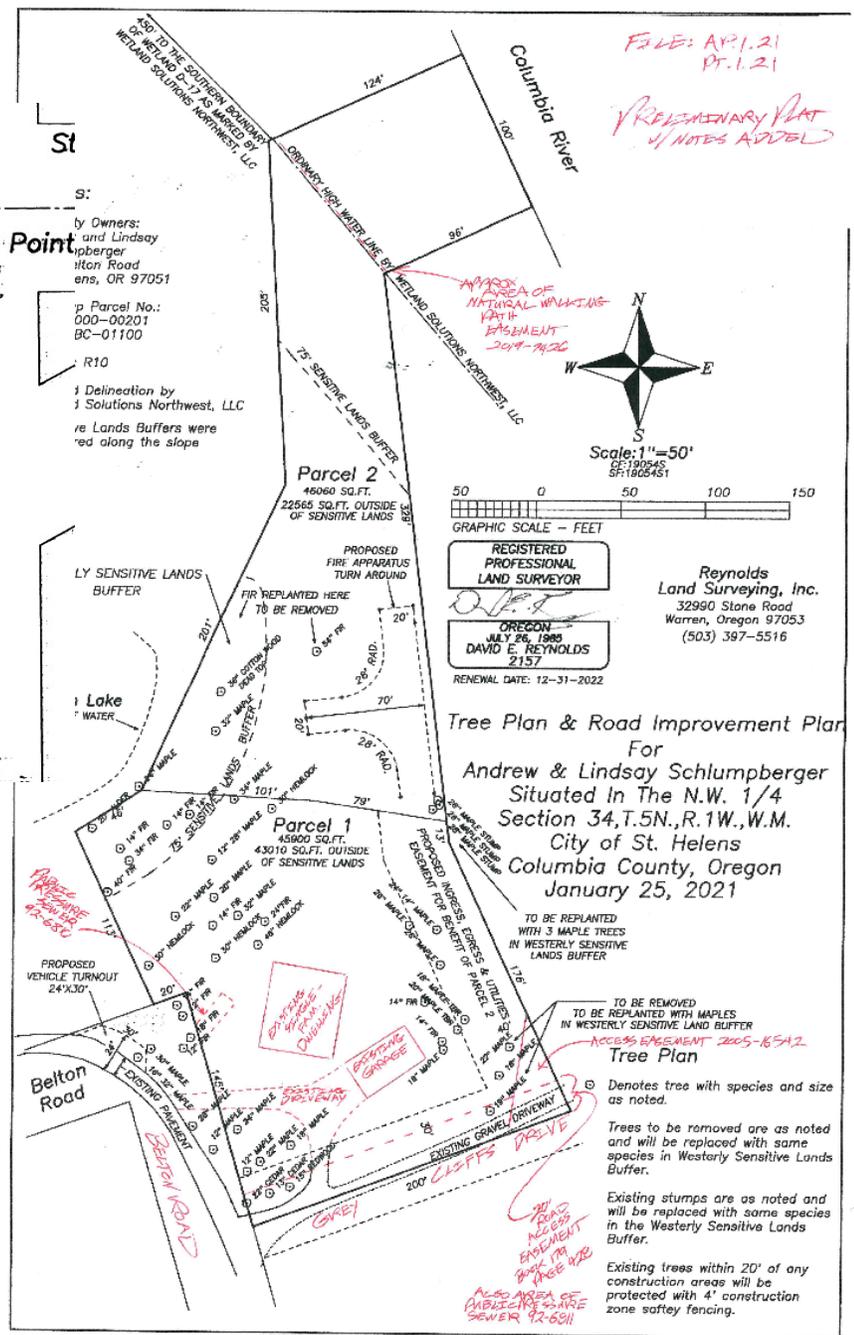
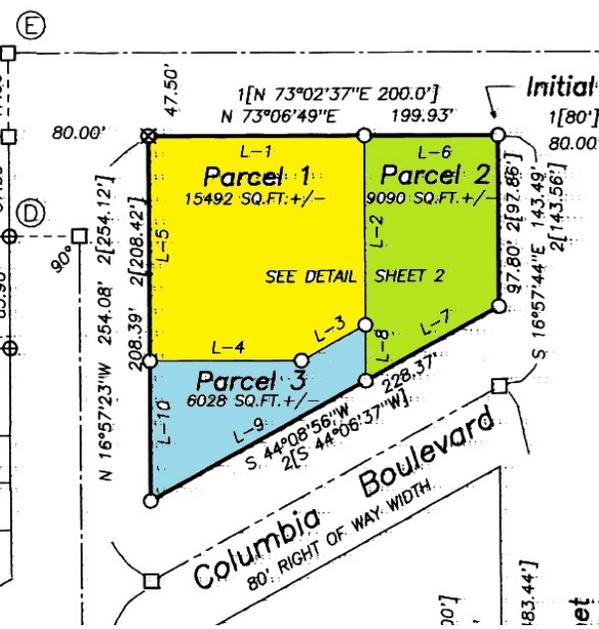
**LEGEND**

**Remedy Components**

- Proposed Hot Spot Removal (0.23 acres)
- Areas to be Capped, Including Existing Gravel Areas Requiring Cap Improvements (8.1 acres)
- Existing Capped Areas, Including Building Slabs and Clean Soil Caps
- Limited Access Areas that may Require Capping if Usage Changes

**All Other Features**

- Restricted Soil Management
- Existing Pavement
- Existing Gravel
- Existing Clean Soil Cap
- Upland Area
- Property Boundary



Upland Cleanup Plan – Hot Spot Excavation and Capping

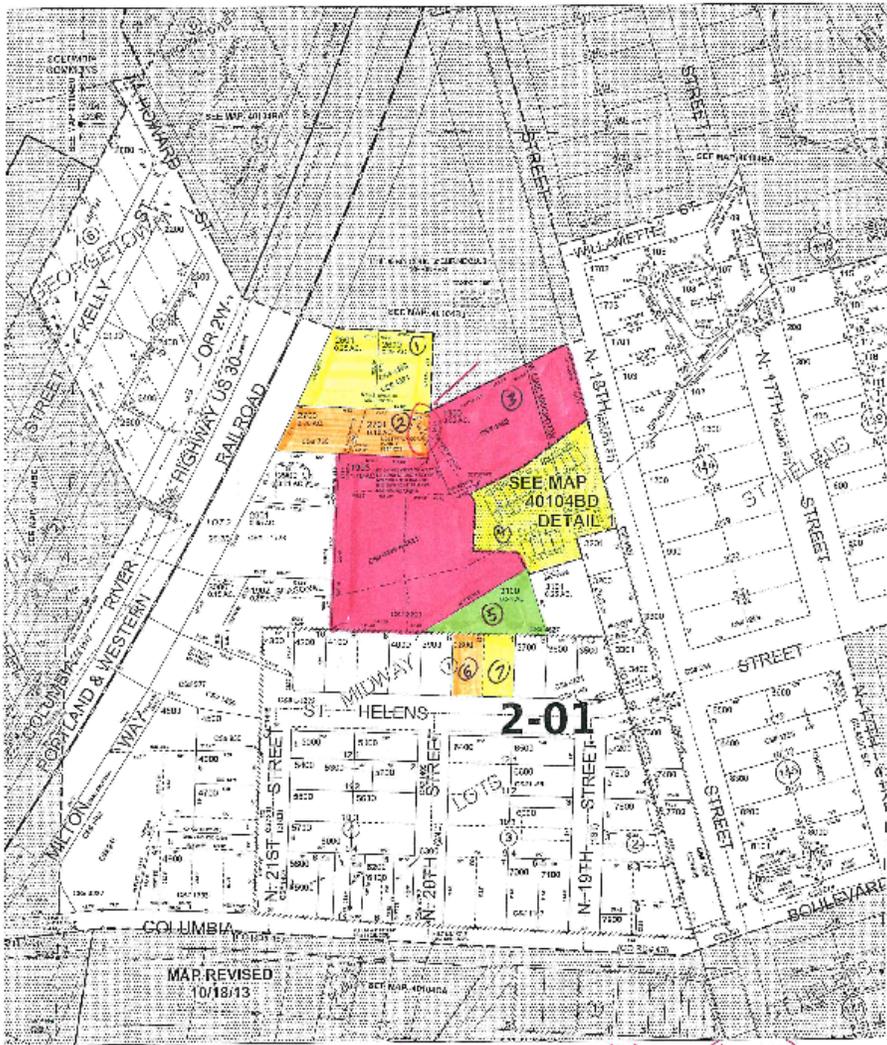
THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

0 25 50  
1" = 100'

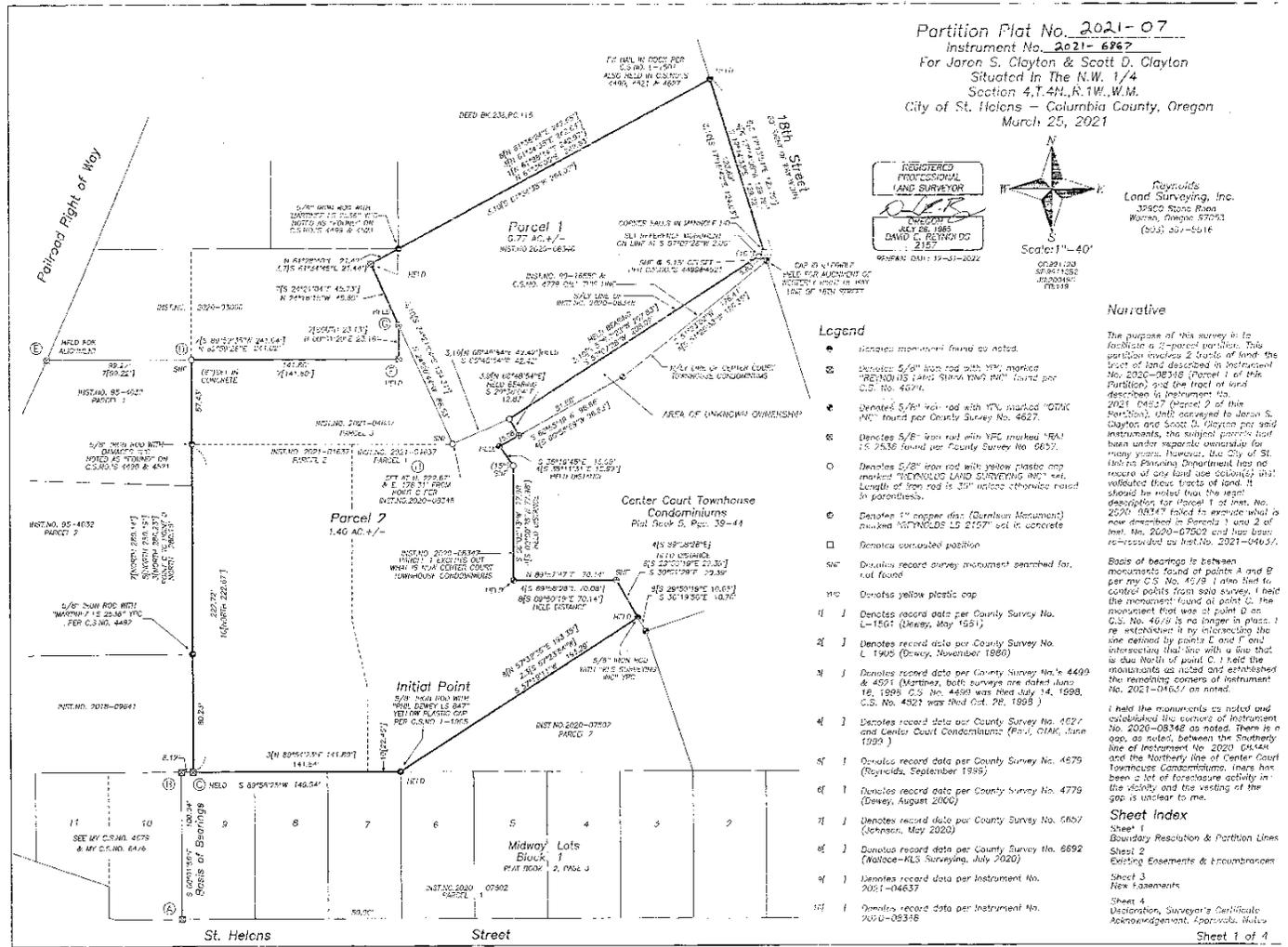
S.E.1/4 N.W.1/4 SEC.4 T.4N. R.1W. W.M.  
COLUMBIA COUNTY

04 01 04 37  
ST. HELENS

1" = 100'



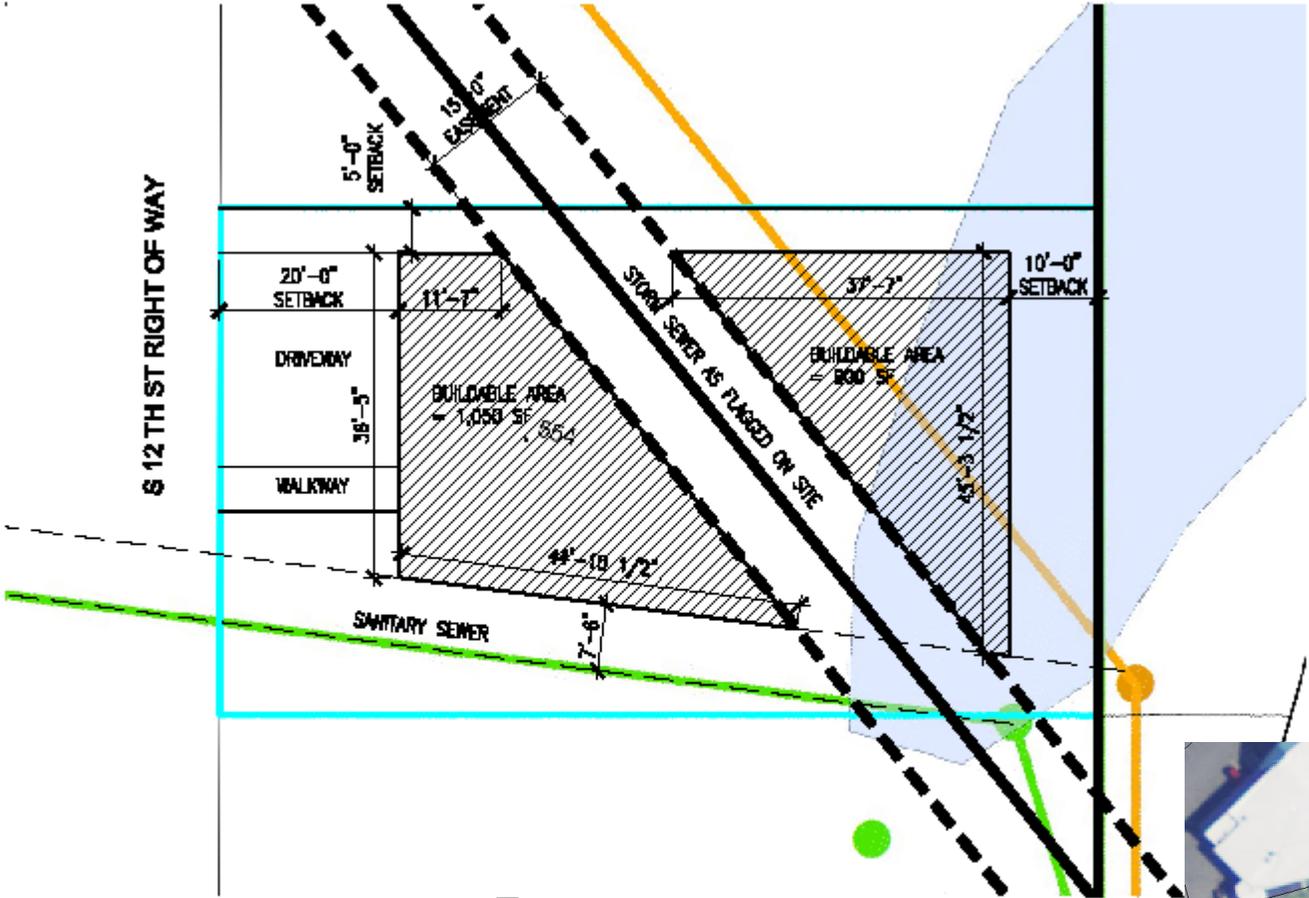
WHAT THE CITY PLANNER THINKS ARE THE LEGAL PARCELS (AUG 16)





**Figure 3. Rendering of St. Helens High School Renovations**

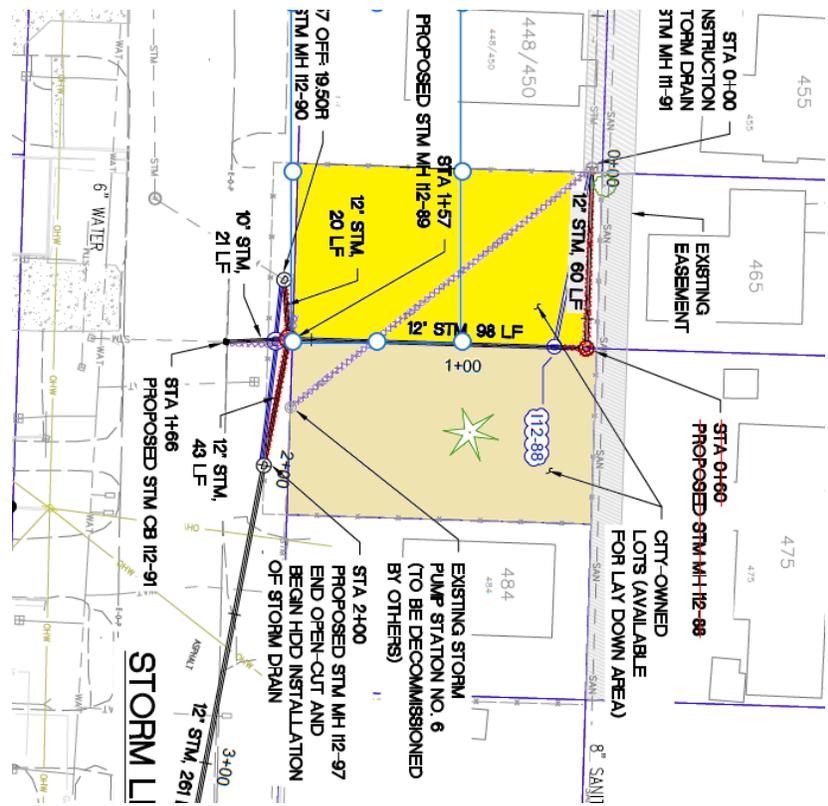




1 SITE PLAN  
SP1 1/16" = 1'-0"

**AKAAN** architecture + design llc  
 101 6th Floor #6, St Helena, CA 94760  
 T: 925-388-3600 P: 925-388-3600

**SITE ANALYSIS**  
 504 6-12TH ST, ST HELENA, CA

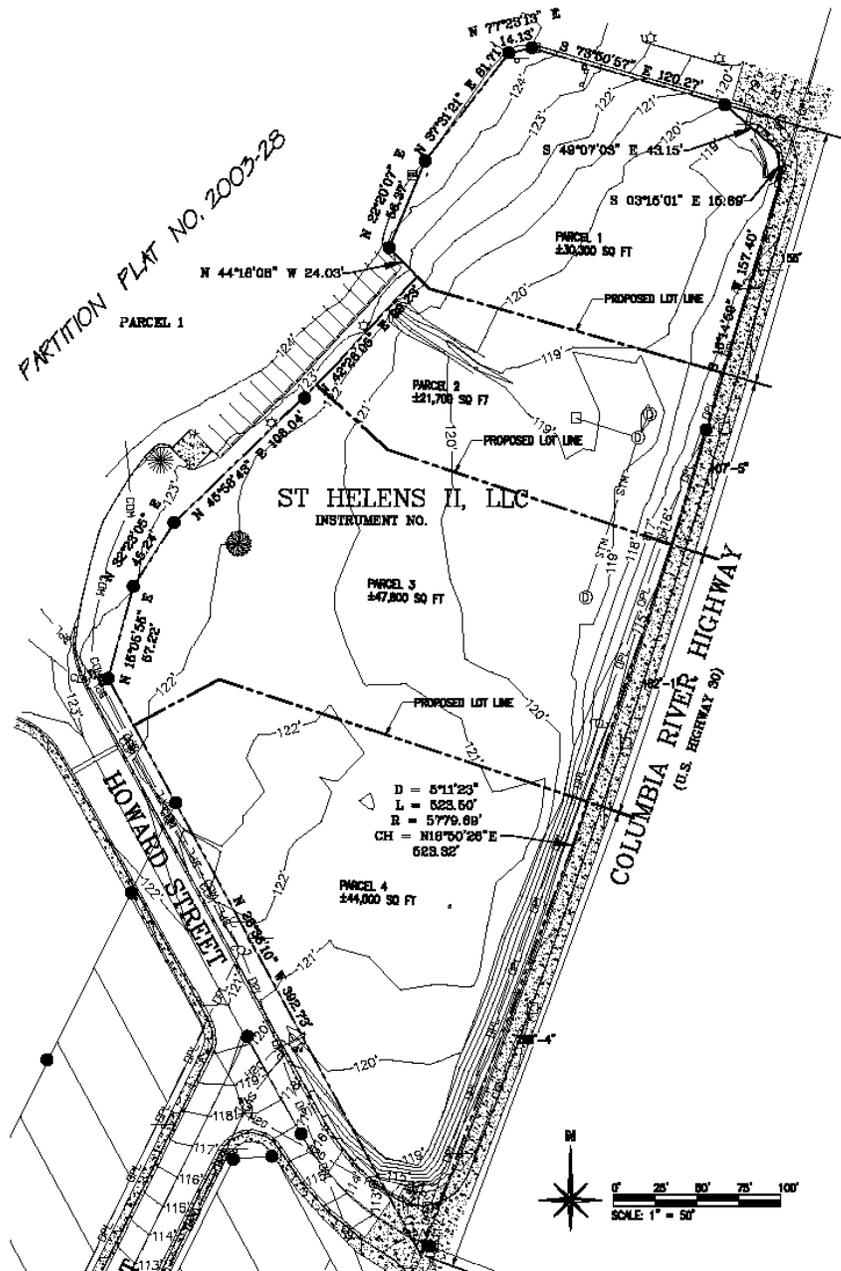




05.28.2020



10.07.2019





# A Surge of Annexations

- From 2012-2020, we averaged one fully processed annexation per year
- In 2021, we are on track to process nine annexations in one year!



# Planning News/Misc.

Items of interest in the last six months?



# News/Misc.

- APO data continued...                      ...Scappoose help...
- Joint Planning Commission / City Council meeting
- Sanitary/Storm/Water Master Plan *support*
- Parks & Recreation Master Plan RFQ *support*
- Public safety facility *support*
- NFIP BIOP. Lawsuit in 2009. Oregon compliance was April 2018...  
    Then October 2021...              Now 2023 or later...
- Columbia County Board of REALTORS® continuing education (June)
- Shadow/redevelopment plat GIS inventory, started (long overdue)
- Various code enforcement

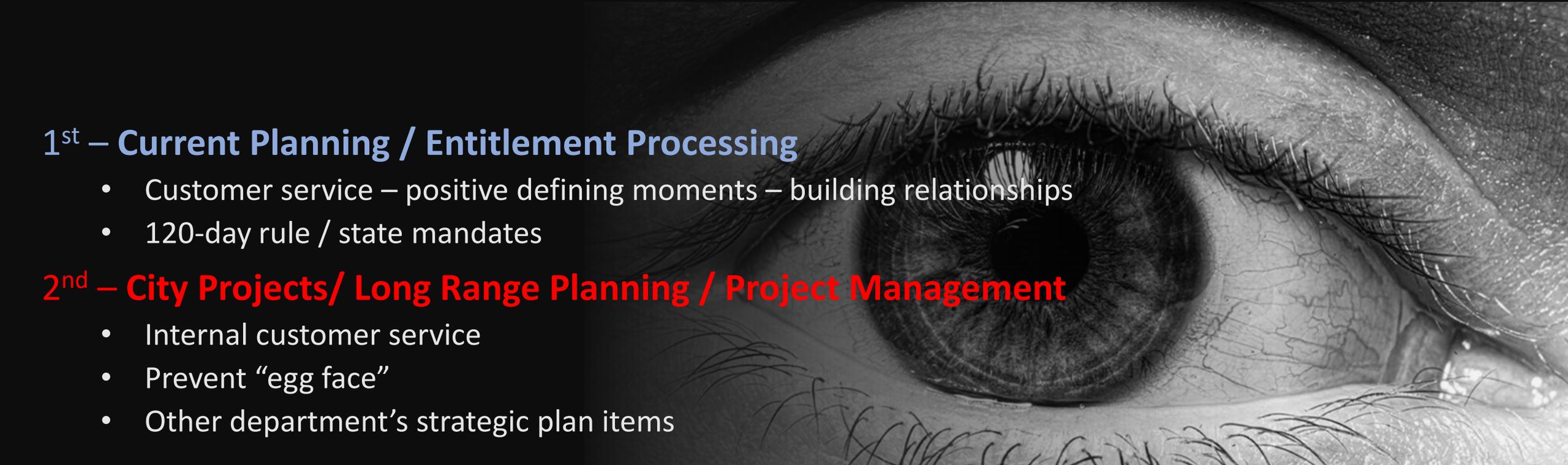
# Certified Local Government 4-Year Review

- CLG Program is a federal program designed to promote historic preservation at the local level. Member since 2009.
- Since 2009, we have been awarded grant funding every 2 years for historic preservation-related work.
- 4-Year review with SHPO to ensure our CLG program is meeting program requirements. Held on July 28, 2021
- We are meeting or exceeding program requirements, but always areas for improvement
- Given upcoming Riverfront Redevelopment, SHPO offered free design review training to the PC (acting as Historic Landmarks Commission) to help with determining *compatible* new and infill development

Planning – Looking ahead!  
What is in store for the  
next six months?

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## 1<sup>st</sup> – Current Planning / Entitlement Processing

- Customer service – positive defining moments – building relationships
- 120-day rule / state mandates

## 2<sup>nd</sup> – City Projects/ Long Range Planning / Project Management

- Internal customer service
- Prevent “egg face”
- Other department’s strategic plan items

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## 3<sup>rd</sup> – Planning Specific Strategic Plan Items

- Are we able to work on “planning dept only” or planning led items?
- Customers include other departments

## 4<sup>th</sup> – Juggling the Other Randomness

- Enforcement
- Hot potato subject of the hour

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# Planning – Looking ahead!

## What is in store for the next six months?

- Current planning never stops in a growing city!
- Continue staff training (not “current planning 101” anymore)
- Beekeeping rules
- 2019 HNA tasks: Part 2 of Development Code amendments for residential uses: Cottage Cluster and Annexation Code Amendments.
- New strategic plan efforts (not just planning dept)
- Anticipate at least one new large subdivision application
- Water master plan *support* continued
- Parks & Recreation Master Plan *support* continued
- Planning Commission vacancy efforts



# Planning – Looking ahead! Way ahead!!!

1 planner per 5,000 population. Planners not always GIS techs too.

- Next Housing Needs Analysis (HNA) required in 2027
- Flood code amendments as a result of BIOP (2023 or later)
- New Economic Opportunities Analysis (EOA), last one was adopted in 2009
- Urban Renewal & Project Management – the further we go, the more intense it will be → note typical planner per capita above
- Food truck amendments
- S. River Street to N 2<sup>nd</sup> Street micro transportation systems plan
- Pamphlet updates/information videos on website
- Update addressing policy (last city specific one is from 1929) → “1929” is not a misprint!
- Records retention implementation / organization
- City entrance sign at Millard Road / US30
- Residential design standards, as desired by the Planning Commission
- Potential historic landmark inventorying
- Incentives for historic landmarks
- Update charter for no-vote annexation
- Code amendments related to Sanitary, Storm, and Water Master Plans
- Specific City of St. Helens ROW vacation policy
- Locally significant Wetland regulation updates
- Large format labeled aerial map for Council Chambers (Columbia Room)
- Always a plan that is out of date and needs to be updated

