

# Strategic Plan 2020 Update Planning Department

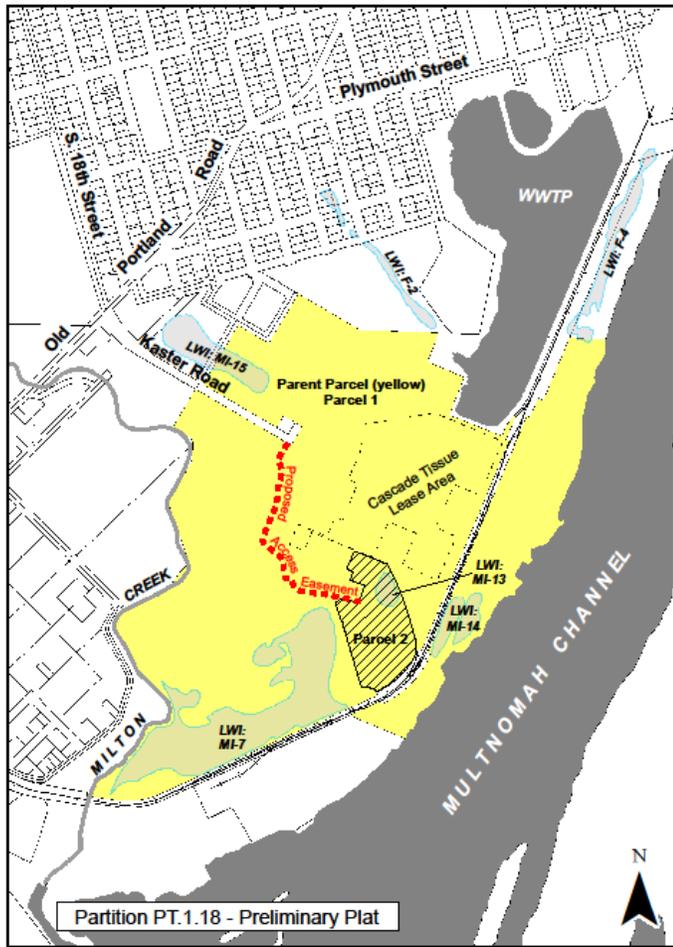
October 21, 2020 Council Update

**Jacob Graichen, AICP**

City Planner



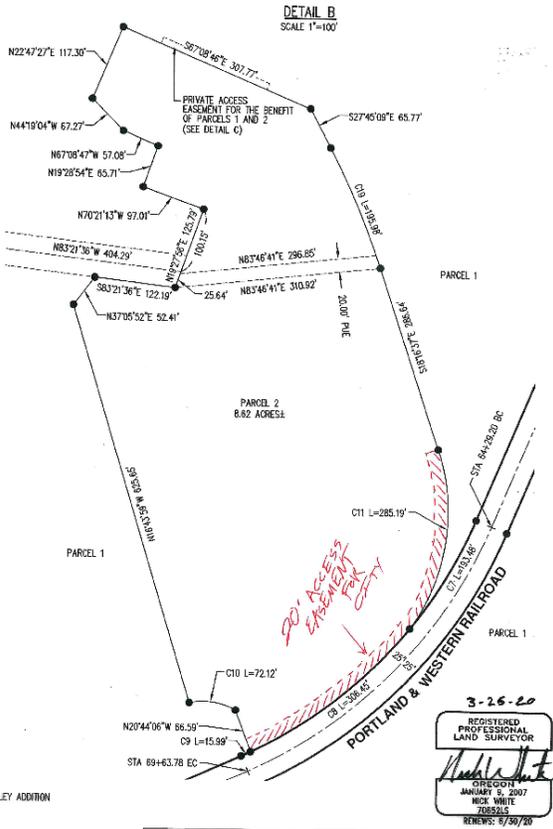
# St. Helens Industrial Business Park Partition for Industrial Agriculture Operation (ACSP)



ON 9,  
RIDIAN,

RD	
W 192.85'	
W 303.94'	
W 15.99'	
W 70.57'	
E 274.91'	
E 195.76'	

PER CS 781  
PER CS 1869  
PER PLAT OF HAMLEY ADDITION  
PER CS 3410  
PER CS 3617  
PER CS 3672  
PER PP NO. 2009-17  
PER CS 5431  
PER CS 5482



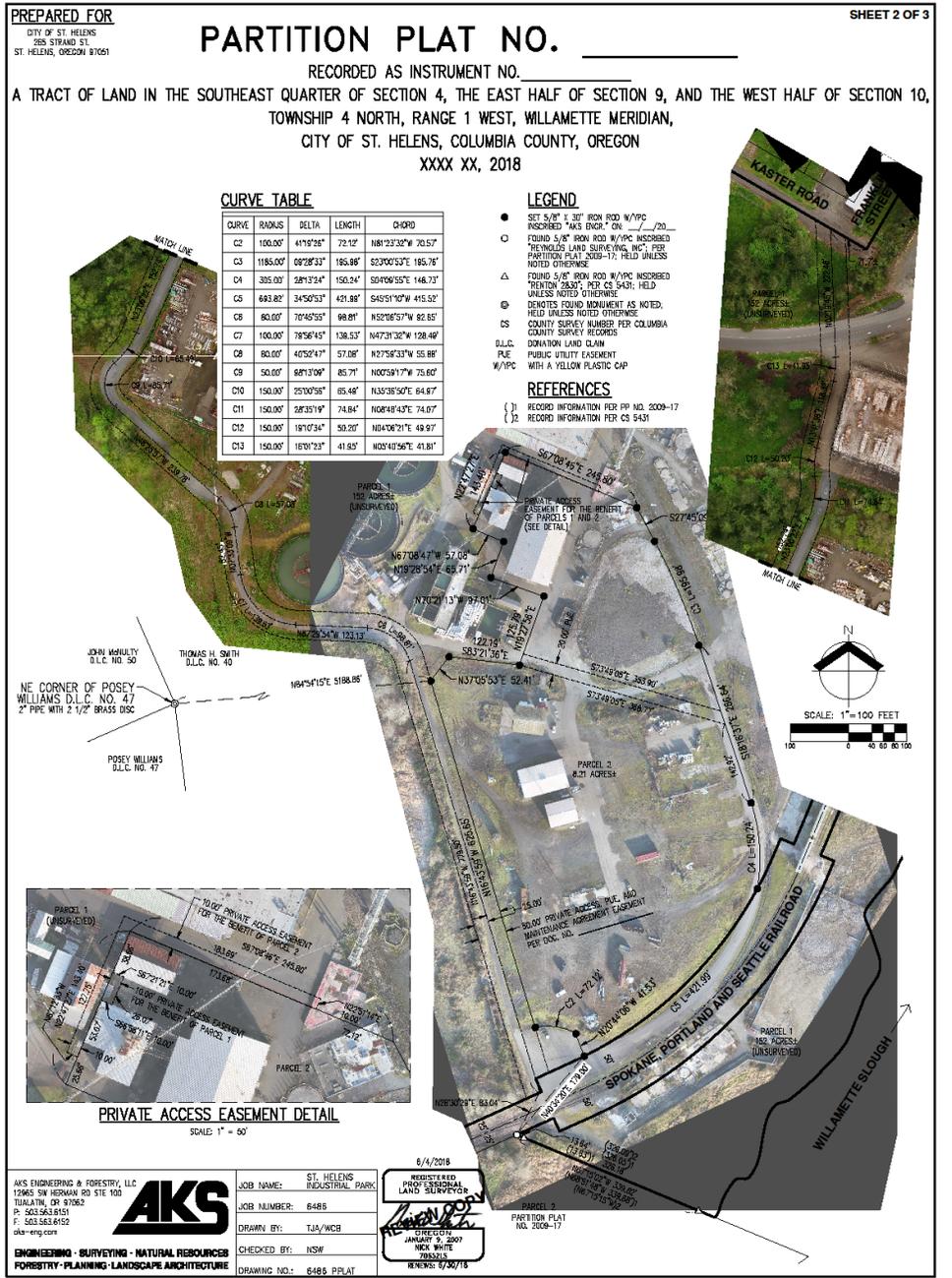
**JOB NAME: ST HELENS INDUS PK**  
**JOB NUMBER: 6486**

**AKS ENGINEERING & FORESTRY, LLC**  
12965 SW HERMAN RD STE 100  
TUALATIN, OR 97062

**AKS**

REGISTERED PROFESSIONAL LAND SURVEYOR  
Mick White  
JANUARY 5, 2007  
MICK WHITE  
7083415  
RENEWS: 6/30/20

SHEET 4 OF 5



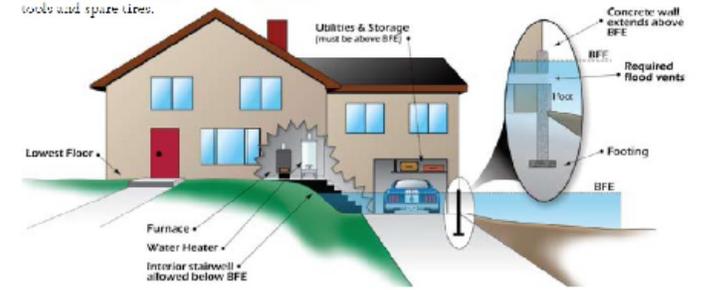
# Flood and Accessory Structures Code Amendments



## ALLOWABLE USES BELOW THE BFE

Garages, as well as small storage sheds, may be constructed within the flood fringe with their lowest floor at grade, provided that the "enclosure below BFE" rules are met. The use of such structures is limited, however, to parking of vehicles and storage of low damage potential items such as gardening tools and spare tires.

All mechanical and electrical systems and appliances must be elevated above BFE. Hydrostatic (flood vent) openings must be installed, and flood resistant materials must be used in areas below the BFE. For exact specifications see Technical Bulletin 7-93 "Wet Floodproofing Requirements."

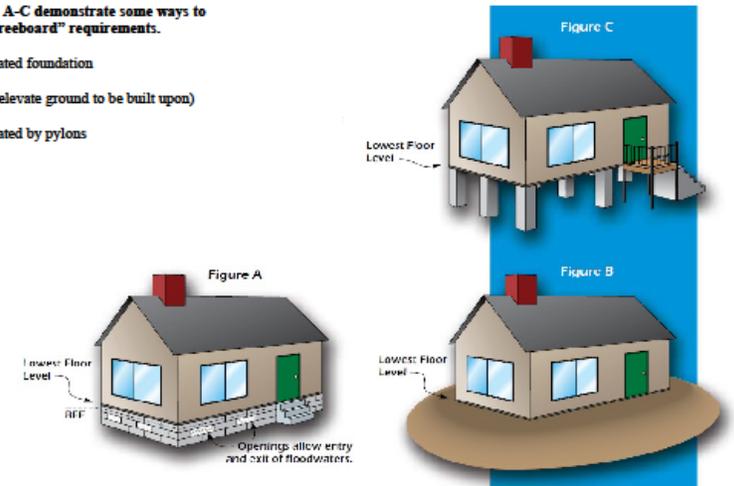


Figures A-C demonstrate some ways to meet "freeboard" requirements.

A: Elevated foundation

B: Fill (elevate ground to be built upon)

C: Elevated by pylons



3  
2  
1  
0

**JUST 1 INCH OF WATER**  
can cause \$25,000 in damage to a home.



# State Mandated Code Amendments – Duplexes

## HB 2001 Oregon's Housing Initiatives

*Medium Cities*



# Strategic Plan 2020 Update Planning Department

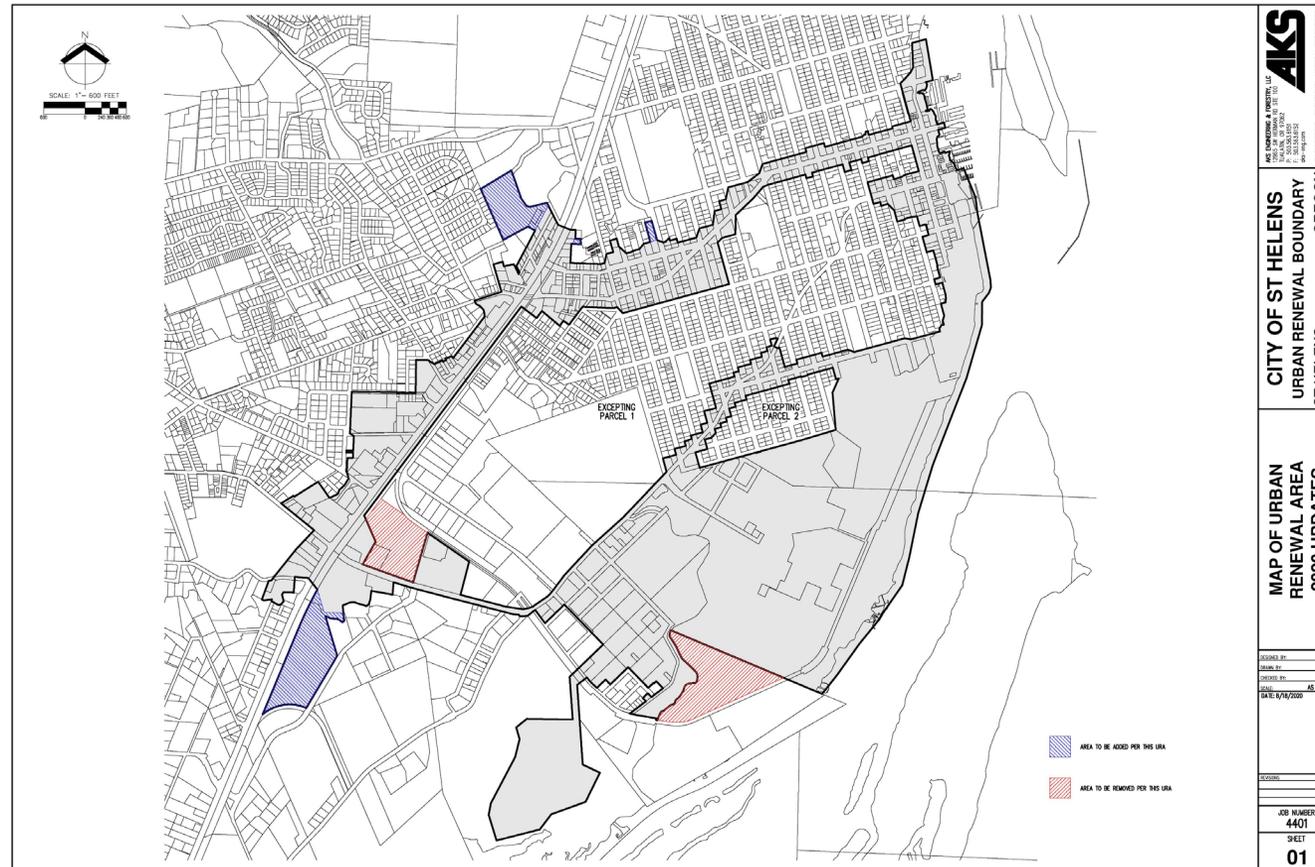
October 21, 2020 Council Update

**Jennifer Dimsho, AICP**

Associate Planner



# Urban Renewal Revenue Projections Update & Major Amendment



# Riverwalk Phase I Design/Construction



Request for Qualifications

## **St. Helens Riverwalk Design, Construction, and Permit Documents**

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

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



# St. Helens Industrial Business Park Master Plan



# Bennett Building Front Façade Design



# Community Development Block Grant Columbia Pacific Food Bank Relocation



# Planning Department Projects

Not Included in Strategic Plan

**Jacob Graichen, AICP**

City Planner

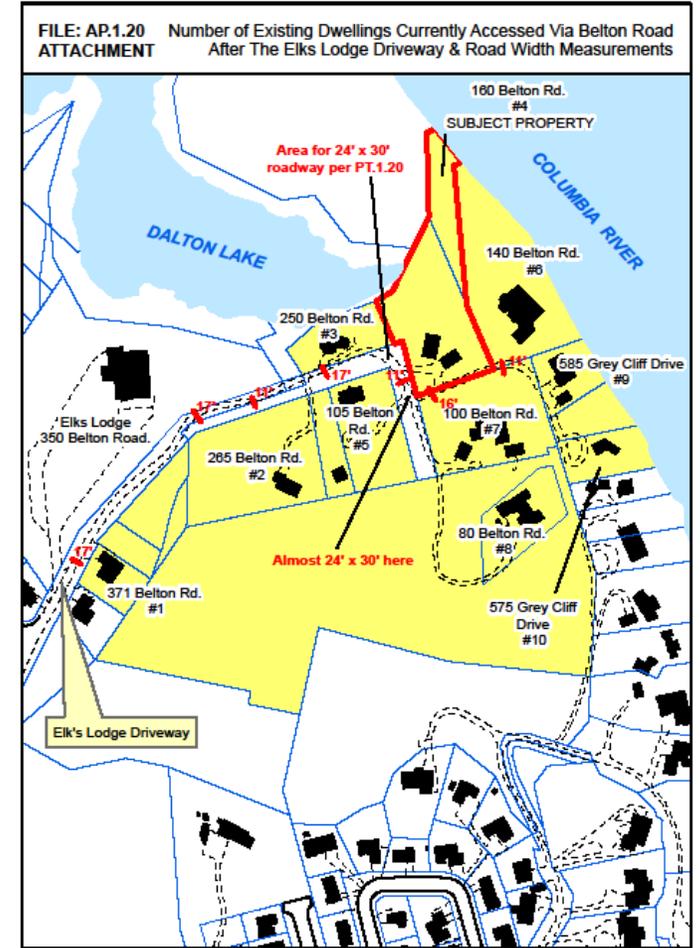




# Development



06.28.2017



BUILDING

BUILDING

▲ RFI #26 REVISIONS 2020-01-22  
 ▲ RFI #20 REVISIONS 2019-12-18

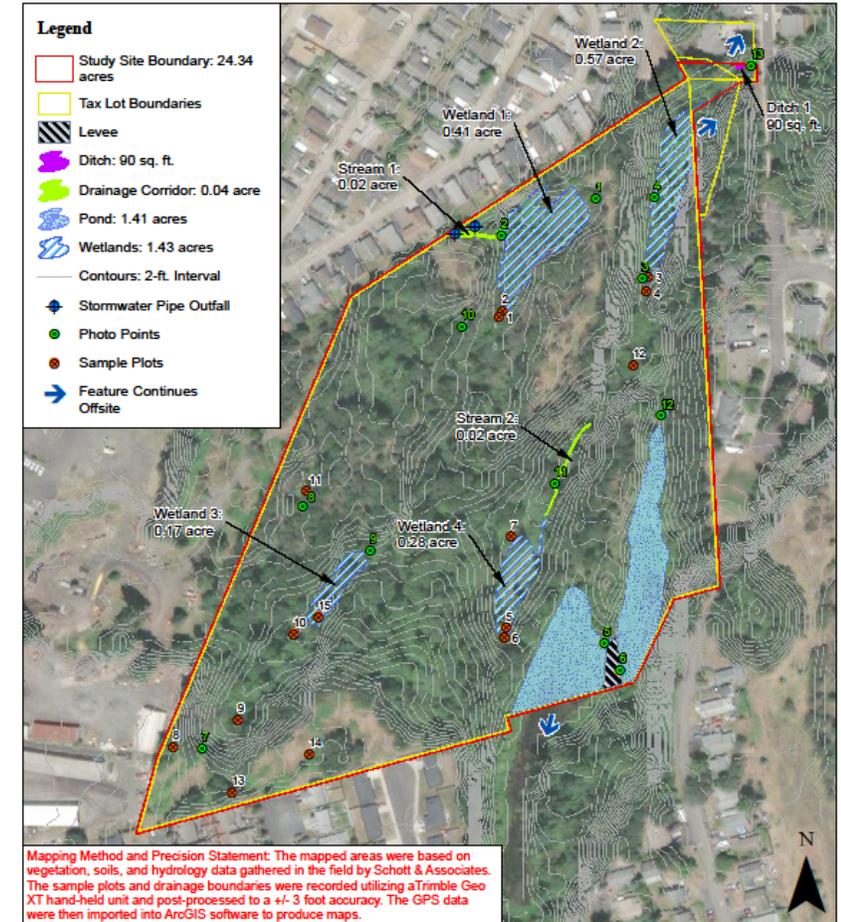
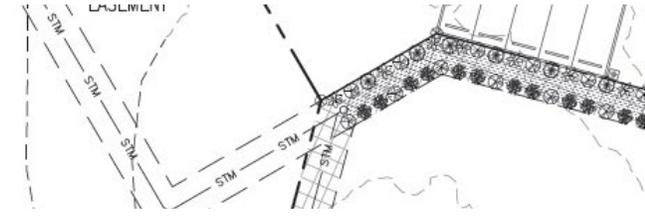
Know what's below.  
Call before you dig.

DESIGNED: RJS  
 CHECKED: RJS  
 04/23/19  
 14/09/202

EXP. DATE: 04/03/2020

SHEET ID  
**C-102**  
 SHEET 5 of 29

# Development



Data Source: ESRI, 2019; Columbia County GIS Dept., 2018; USGS, NED, 2013

Figure 6a. Wetland Delineation Map - Overview

St. Helens Project Site: S&A # 2668

# Development







# Planning Dept. Goals

- Staff Training
- S. River St. to N. 2<sup>nd</sup> Street – micro transportation plan
- Cottage Cluster Code Amendments



# Planning Department Projects

Not Included in Strategic Plan

**Jennifer Dimsho, AICP**

Associate Planner



# Parklet Application Creation

**City of St. Helens**  
265 Strand Street  
St. Helens, Oregon  
97051

A **temporary parklet** is use of a city street (street parking or curb extension excluding passageways areas) for a dedicated limited time use such as a public use, social interaction, and passive or active recreation. Typical use is for outdoor seating for a restaurant, but use is not limited to that. The City of St. Helens requires a Temporary Parklet Permit to use street parking or curb extension excluding passageways.

A **Temporary Parklet Permit** does not allow use of public passageways such as sidewalks. **Public Passageway Permits** may allow use of the sidewalk area, such as sidewalk seating, and are addressed separately from Temporary Parklet Permits. If you have questions about the Public Passageway Permit, please contact the city. Typically, Public Passageway Permits are simpler than Temporary Parklet Permits.



The Temporary Parklet Permit allows potential use of the public right-of-way. For most eligible businesses, this is the abutting street parking area.

The purpose of this illustration is to show the general area parklets may be allowed, not specific locations for parklets, which can only be determined through the Temporary Parklet Application process in compliance with city standards.

The main point is parklets are not allowed on sidewalks or in travel lanes.

To obtain a Temporary Parklet Permit please read the information in this document and contact the city. There is an application form, fee, and a variety of information the city needs to approve Temporary Parklet Permits.



The parklet to the left is for a public use.



The parklets to the right and below are outdoor seating examples for businesses.



Illustration of typical parklet.

## TEMPORARY PARKLET APPLICATION

Updated 08/14/2020



Parklet Address:	Business Name/Address:
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Applicant	Property Owner (if different)	Business Owner (if different)
Name:	Name:	Name:
Mailing Address:	Mailing Address:	Mailing Address:
Email:	Email:	Email:
Phone:	Phone:	Phone:

### PARKLET DESIGN & SITE PLAN

Check one.

- I will design the parklet myself.
- I will hire a parklet designer. If yes, fill out table.

Applicant must provide the following documentation in compliance with SHMC.18.12.190:

- Parklet location & context plan
- Parklet site plan (site photos encouraged)
- Parklet elevation drawings
- Sections (profile drawings)
- Renderings and perspectives (optional)

Name of Parklet Designer:
Email:
Phone:

### COMMUNITY SUPPORT DOCUMENTATION

Applicant must provide a signed letter of support for the temporary parklet from:

- 1. Owner of property in front of which the parklet will be located
- 2. Adjacent business and/or property owners

*Note: Once the application package is submitted, business and/or property owners abutting and adjacent to the proposed parklet will be notified and can submit comments within 14 days to the City.*

### RIGHT OF WAY ENCROACHMENT FORM

- Applicant must complete the Right-of-Way Encroachment Form provided in the application packet.

### CERTIFICATE OF LIABILITY INSURANCE

- Applicant must provide proof of insurance with at least \$2 million in liability insurance naming the City of St. Helens as an additional insured for the duration of the temporary parklet.

*Temporary parklet to be installed within 90 days of permit issuance. Failure to do so voids any approval. The maximum duration for a temporary parklet permit is 6 months, but they can be renewed subject to City approval.*

# Capital Project Funding Support

(Since March 2020)

- **BUILD Grant** – Transportation Improvements in Riverfront District  
(Not Selected)
- **OPRD LWCF Grant** – Riverwalk Phase I (Pending Approval)
- **OPRD LGGP Grant** – Riverwalk Phase I (Pending Review)
- **Scappoose Bay Watershed Council – OWEB Grant** – Habitat restoration along 5<sup>th</sup> Street Trail & Nob Hill Nature Park (Successful)
- **Business Oregon IFA Special Public Works Fund** – Low Interest Loan Program for Riverfront District Public Improvements (Pending Submittal)

# ODOT Community Paths Grant Program – Planning Feasibility for Trail from Scappoose to St. Helens



**October 1 - October 31, 2020**

Letter of Interest form will be open for completion.

**November 1, 2020 - January 31, 2021**

ODOT will accept applications for Project Refinement grants

**Summer 2021:** Projects will be awarded