

City Council – Planning Commission
Joint Session
September 2021





City of St. Helens Mission

Vision

To provide quality, effective and efficient service to our citizens.

Mission

- Develop and preserve the highest possible quality of life for our residents, businesses, and visitors.
- Provide a safe and healthy environment within a sound economic framework.
- Provide leadership which is open and responsive to the needs of the community and works for the benefit of all.

Welcome



Housekeeping

- Recording, space use & protocols, dinner, breaks
- No decisions will be made tonight and no deliberations on matters will take place tonight
- We are together in service to St. Helens

Purpose of Joint Session – Understanding roles and responsibilities, changing local landscape, planning issues on the horizon

Roundtable – What one thing would you like to see in St. Helens 5 years from now?

Definition of Land Use Planning



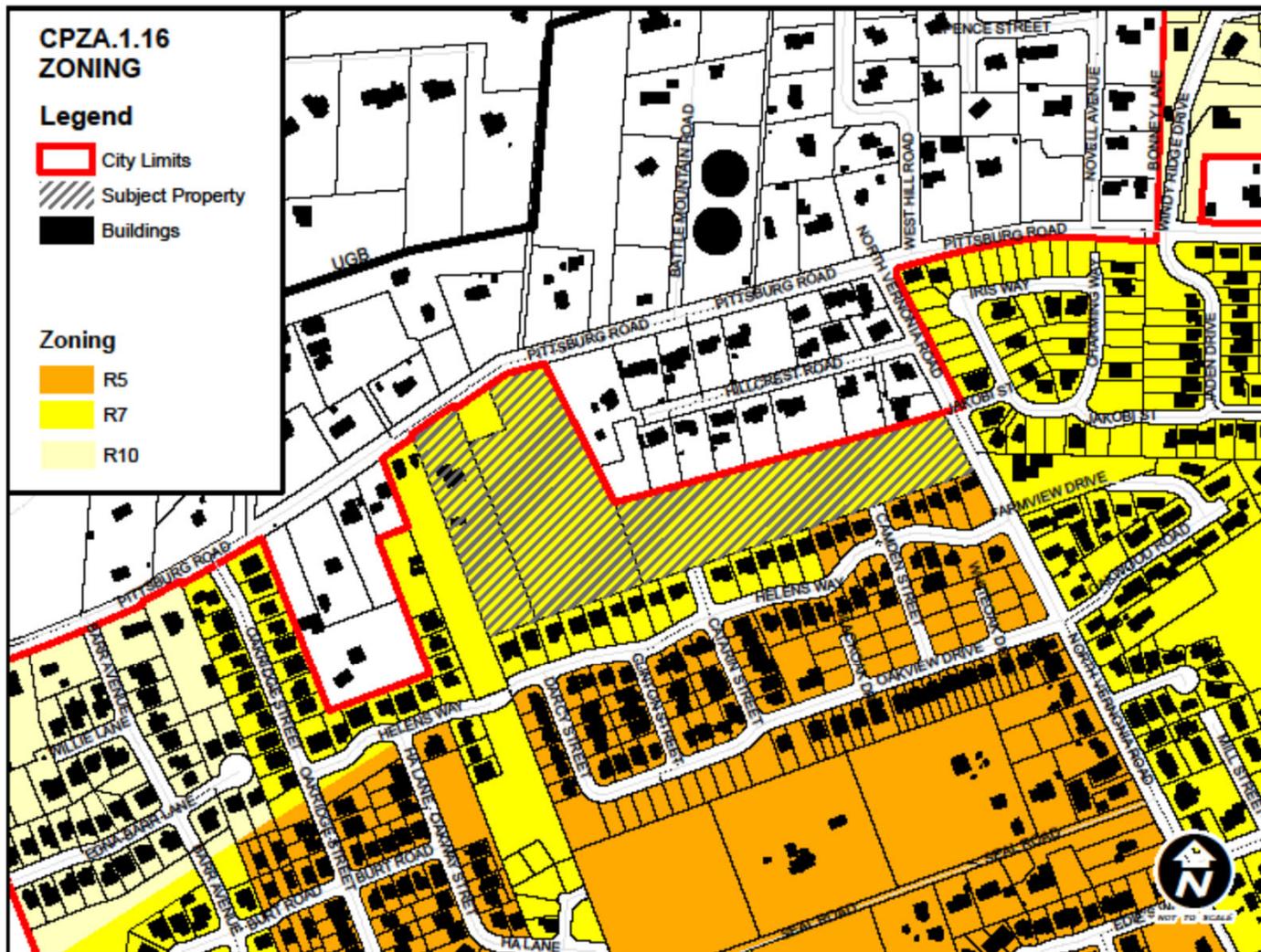
Land use planning:

- Is a process occurring within a public forum
- Where factual information is gathered
- Where community needs are identified and prioritized
- Is based upon a values consensus resulting in a community vision
- Is used to make decisions regarding particular activities or issues as they pertain to a specific geographic location, with the intent to achieve the best possible long-term outcome.

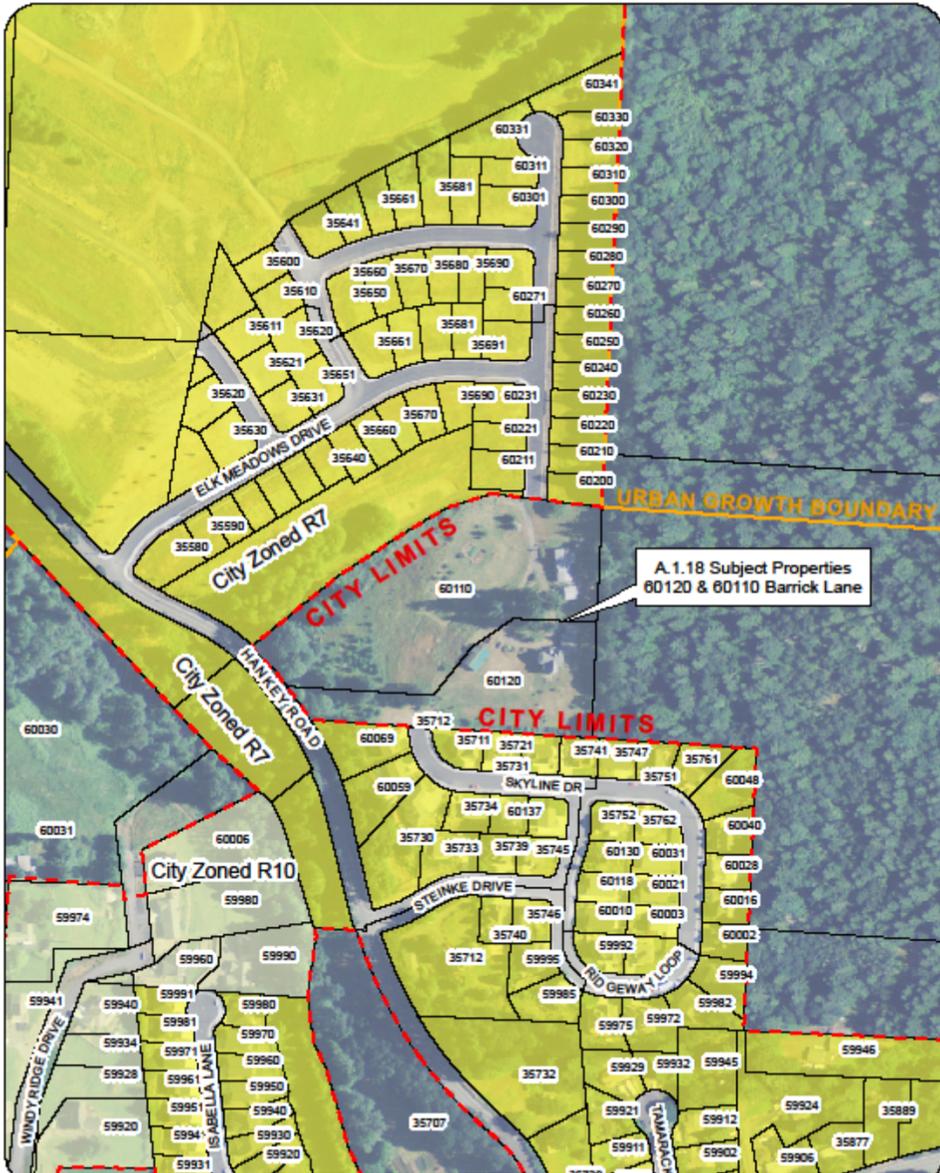
Roles and responsibilities



Planning Staff	City Council	Planning Commission
<ul style="list-style-type: none"> Administer the land use process (including staff reports and notices) 	<ul style="list-style-type: none"> Represent constituents 	<ul style="list-style-type: none"> Reflect community values
<ul style="list-style-type: none"> Advise and assist planning commission 	<ul style="list-style-type: none"> Set policy and enact ordinances 	<ul style="list-style-type: none"> Recommend policies
<ul style="list-style-type: none"> Educate and assist public 	<ul style="list-style-type: none"> Set budget 	<ul style="list-style-type: none"> Interpret and apply ordinances
<ul style="list-style-type: none"> Know laws and ordinances 	<ul style="list-style-type: none"> Hire and fire city administrator 	<ul style="list-style-type: none"> Educate public/provide forum
<ul style="list-style-type: none"> Long range planning (including studies and analysis) 	<ul style="list-style-type: none"> Appoint planning commission 	<ul style="list-style-type: none"> Do homework
<ul style="list-style-type: none"> Negotiate and facilitate 	<ul style="list-style-type: none"> Act on recommendations and appeals 	<ul style="list-style-type: none"> Make land use decisions
<ul style="list-style-type: none"> Coordinate with other departments and units of gov't 		<ul style="list-style-type: none"> Communicate with staff, elected officials
<ul style="list-style-type: none"> Enforcement of conditions 		<ul style="list-style-type: none"> Visioning/long range planning
<ul style="list-style-type: none"> Continuity (policy, docs, people) 		









Land Need (net acres)	
Low Density*	240
Medium Density**	40
High Density	24
Manufactured Home Parks	5
Total	309
Buildable Land Inventory (net acres)	
Low Density	532
Medium Density	93
High Density	16
Manufactured Home Parks	45
Commercial/Mixed Use***	19
Total	705
UGB Land Surplus/Deficit (net acres)	
Low Density*	293
Medium Density**	53
High Density	(8)
Manufactured Home Parks	40
Commercial/Mixed Use	19
Total	397
Adequacy of UGB to meet housing need	adequate

* Includes detached units and mobile homes. ** Includes townhomes, plexes and group quarters.

Emerald Meadows Zone Change
– 2017

Barrick Lane Annexation
– 2018

HNA
– 2019



Building Data Request Information

For 12/28/2020 through 6/30/21

CITY OF ST. HELENS
 265 Strand St.
 St. Helens, OR 97051
 503-397-6272
 FAX: 503-397-4016

www.sthelensoregon.gov

buildingsafety@sthelensoregon.gov

Permit Type	Count	Valuation
Commercial Mechanical	22	
Commercial Plumbing	21	
Commercial Structural - New	10	\$2,203,040.00
Commercial Structural - Other	24	\$2,251,247.15
Residential Mechanical	229	
Residential Plumbing	168	
Residential Structural - New 1 and 2 Family	117	\$30,879,849.73
Residential Structural - Other	21	\$160,036.20
Residential Structural Non-Classified	11	\$2,532,588.14

Inspections:	Count
Commercial Mechanical Inspection	44
Commercial Plumbing Inspection	48
Commercial Structural - New Inspection	63
Commercial Structural - Other Inspection	42
Commercial Structural Non-Classified	35
Residential Electrical Inspection	9
Residential Mechanical Inspection	401
Residential Plumbing Inspection	1,009
Residential Structural - New 1 and 2 Family Inspection	1,391
Residential Structural - Other Inspection	50
Residential Structural Non-Classified	212



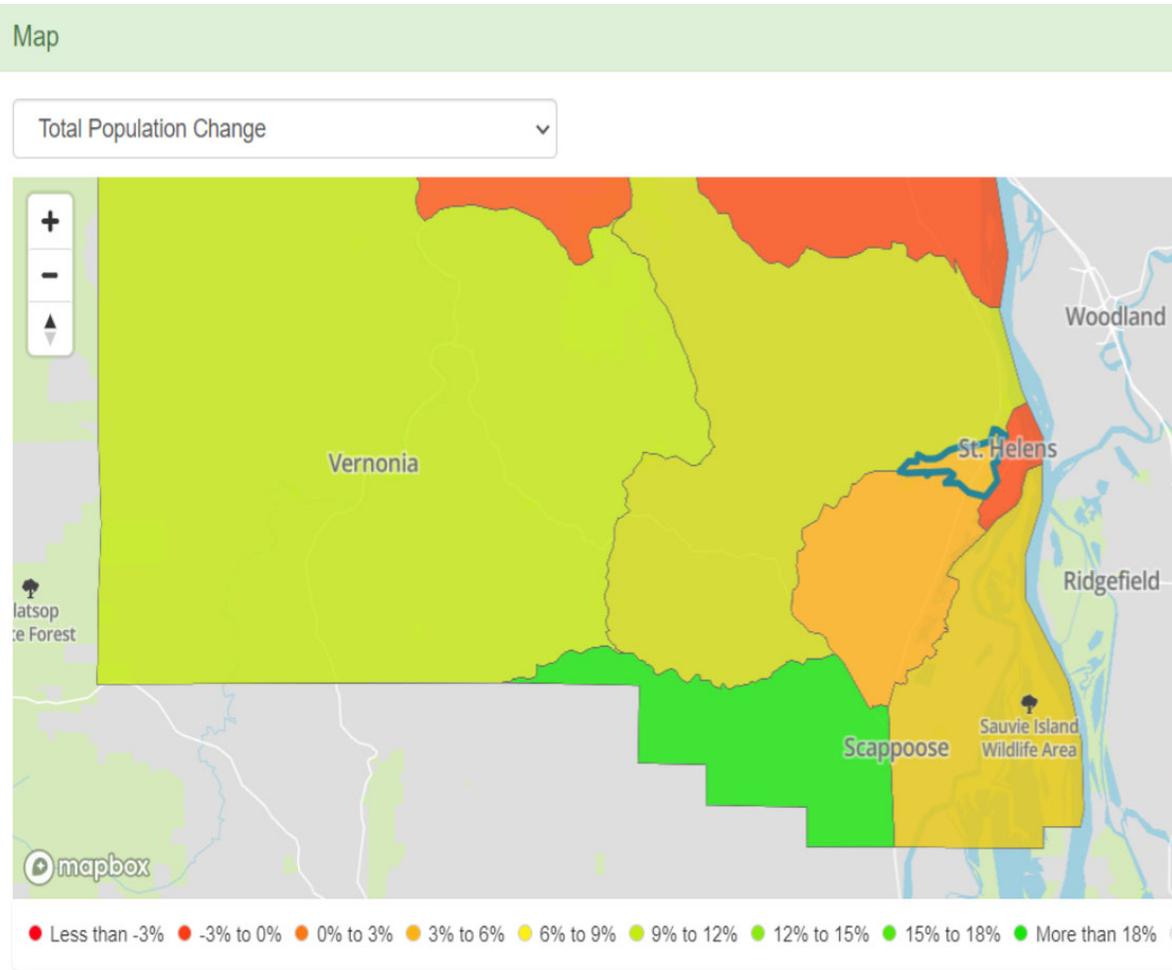
Building Reviews Completed

www.sthelensoregon.gov

12/28/2020-6/30/2021

		Davis	De Rola	Dimsho	Elder	Gralchen	Hansen	Hicks	Nelson	Prieger	Sullivan	Total
Commercial	Additional Review			9		6						15
	Building Review		49				1			3	2	55
	Infrastructure Review				2							2
	Mechanical Review		19									19
	Planning Review			10		10					1	21
	Plumbing Review		1				13					14
	Site Review								3			3
	Total		69	19	2	16	14		3	3	3	129
Residential	Building Review	1	127					25				153
	Infrastructure Review				110						13	123
Residential	Planning Review	1		114		11						126
	Plumbing Review								1			1
	Site Review								115		3	118
	Total	2	127	114	110	11		25	116		16	521
Total		2	196	133	112	27	14	25	119	3	19	650

2021 Census



Placeholder slide – go to site

West St. H tract 9708 – 6.3% inc. to 7,285

[Census Tract 9708, Columbia County, Oregon Demographics and Housing 2020 Decennial Census | statesmanjournal.com](https://www.statesmanjournal.com/story/news/politics/elections/2021/08/24/census-tract-9708-columbia-county-oregon-demographics-and-housing-2020-decennial-census/7844440002/)

Tract 9707 0.8% increase to 4,204

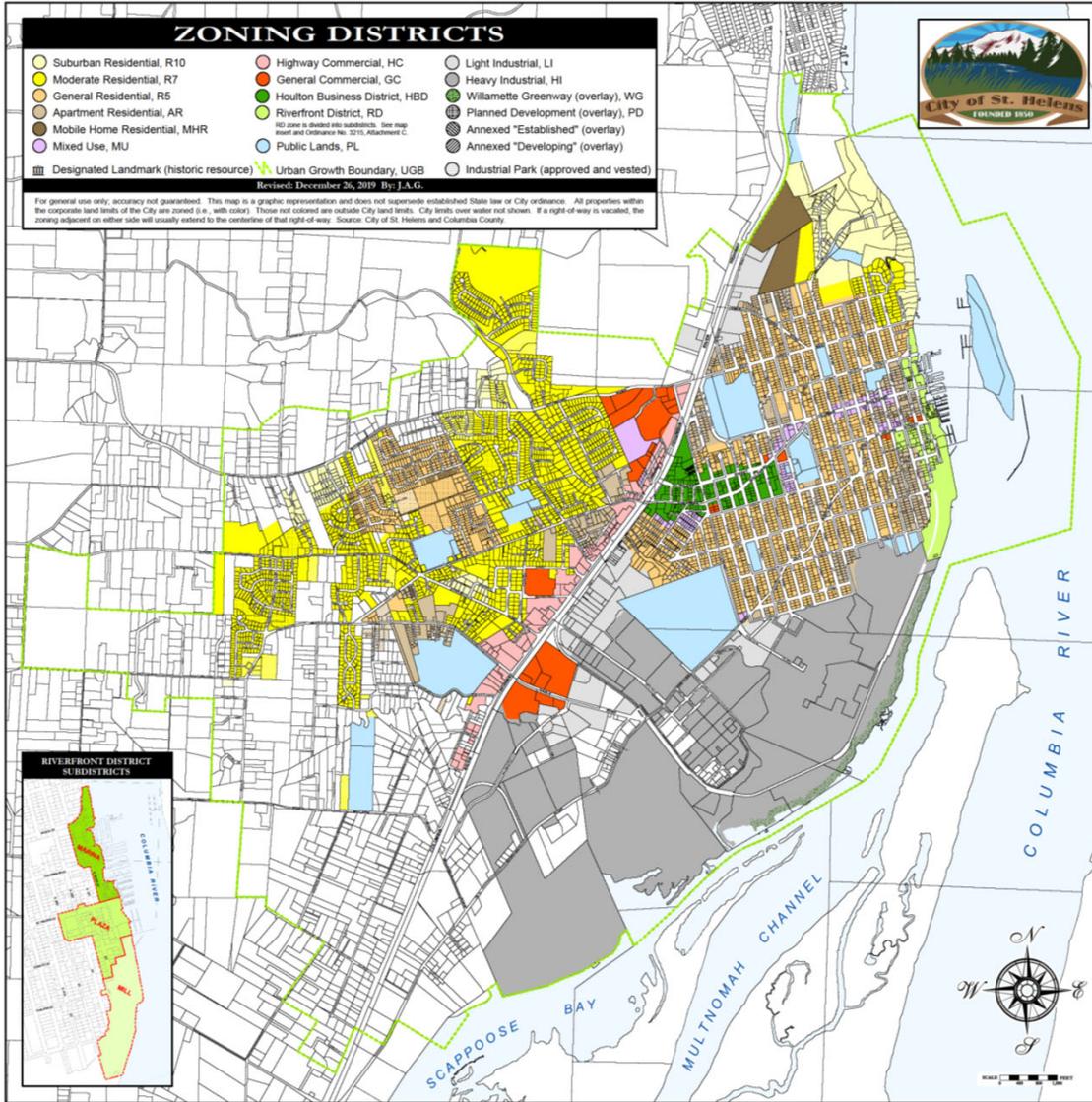
Tract 9706 (Warren, McNulty) 5.8% to 6,473

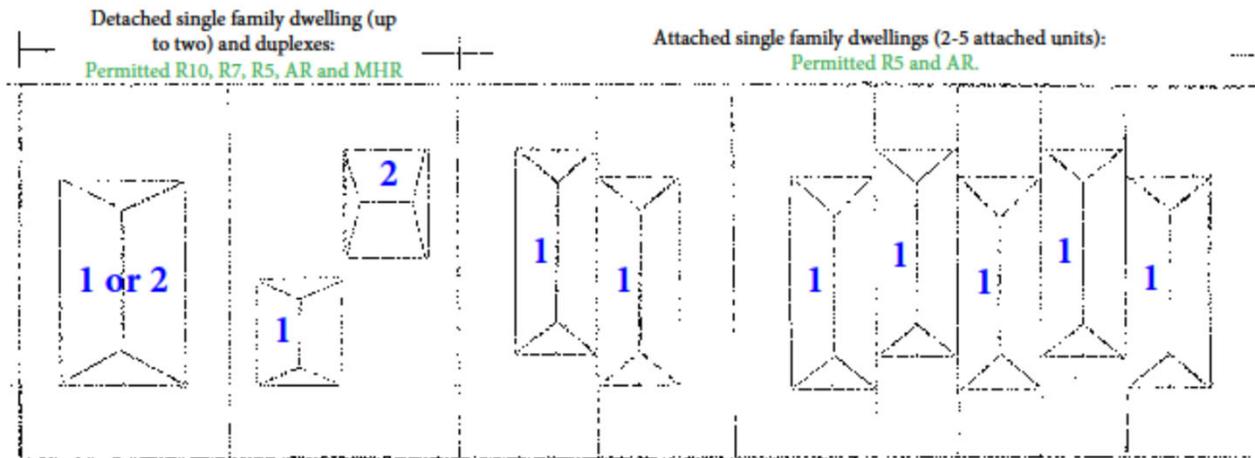
Housing Policy – looking ahead



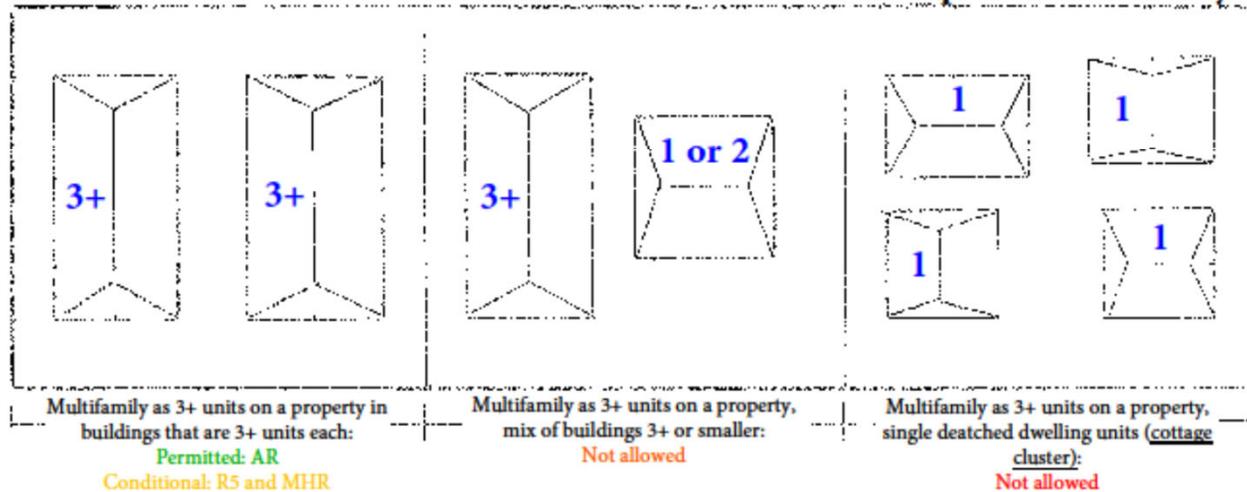
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Should we allow these two example as multifamily?

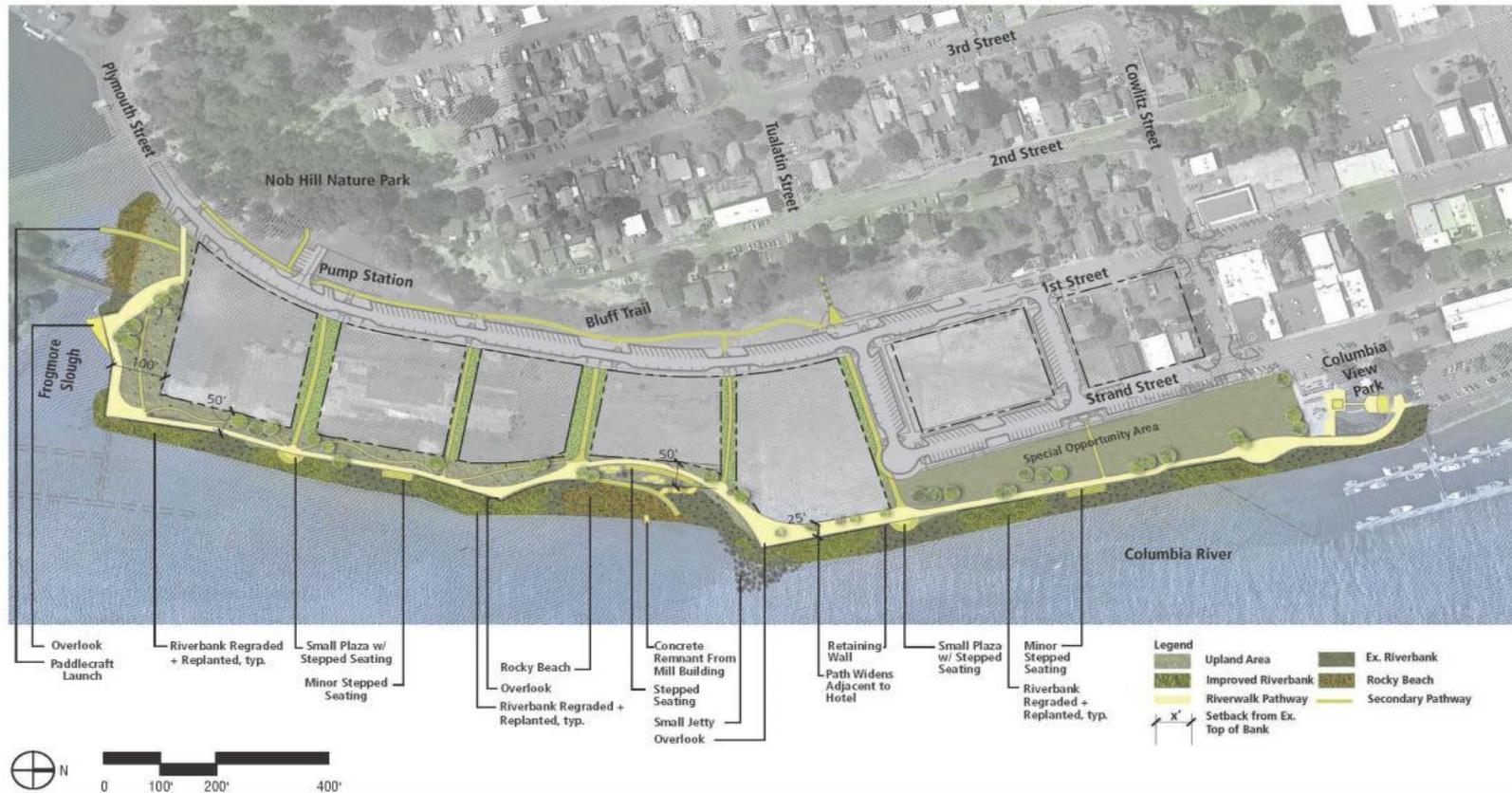


Or just this as a separate "cottage cluster" category?

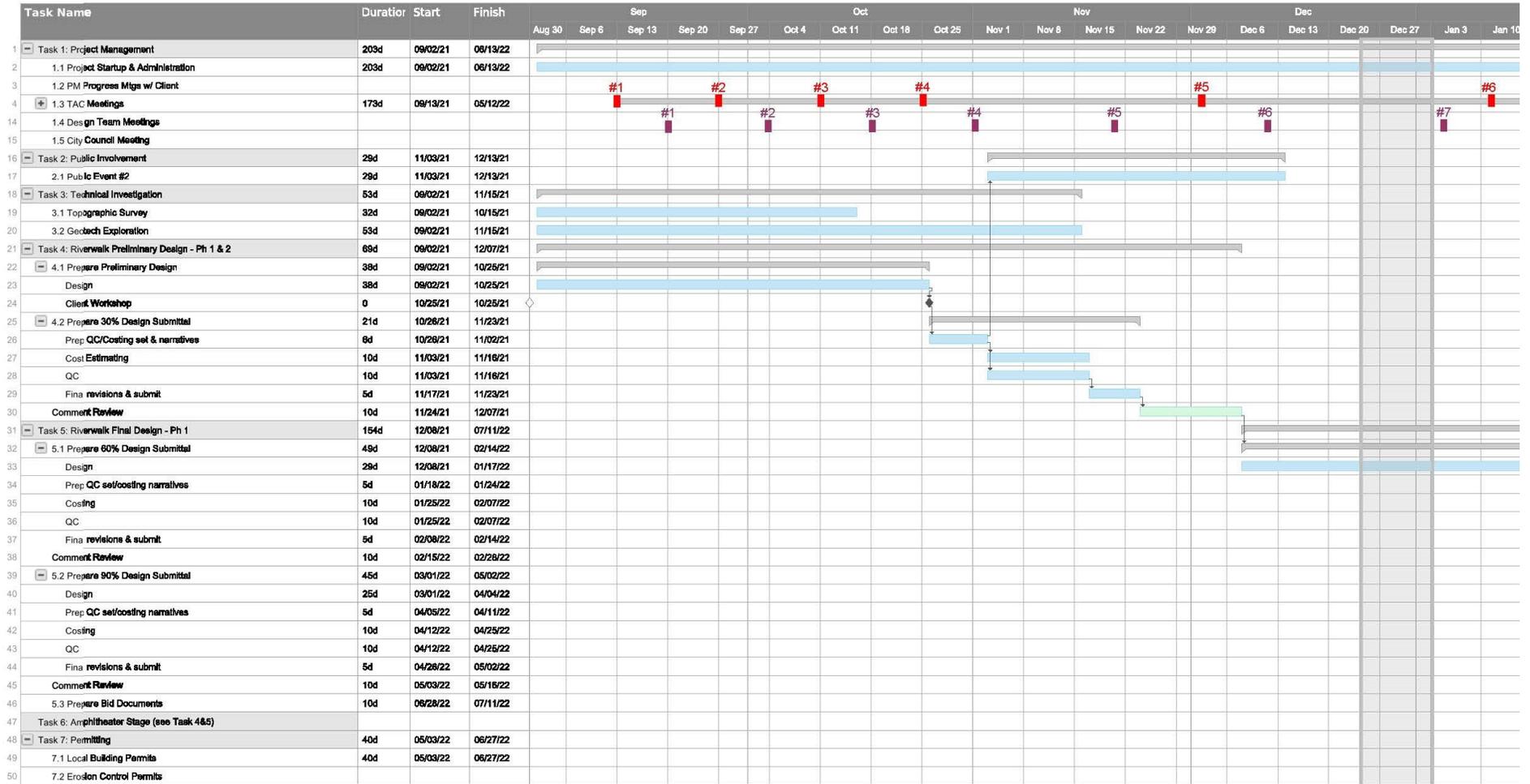
Waterfront: Riverwalk Design



Preferred Overall Riverwalk Concept



St. Helens Riverwalk WO#2 Schedule



St Helens: S. 1st and Strand Roadway/Utilities Design and Permitting

ID	Task Name	Duration	Start	Finish	Predecessors	Timeline											
						September	October	November	December	January	February						
1	S. 1st and Strand Streets - Roadway and Utility Extensions	50.5 wks	Tue 3/16/21	Mon 3/14/22													
2	Task 1 - Project Management	39 wks	Tue 3/16/21	Mon 12/20/21													
6	Task 2 - Topographic Survey and Geotech Investigation	11.8 wks	Tue 3/23/21	Mon 6/14/21													
7	Field and Office Work	4.6 wks	Tue 3/23/21	Thu 4/22/21	3FS+1 wk												
8	DTM Delivery	0 days	Thu 4/22/21	Thu 4/22/21	7												
9	Geotechnical Investigation and Environmental Investiga	6 wks	Mon 5/3/21	Mon 6/14/21	13SS+1 wk												
10	Task 3 - Alignment Alternatives/Concept Development PI	8.2 wks	Tue 4/20/21	Wed 6/16/21													
19	Task 4 - Preliminary Design (30%)	19.6 wks	Thu 6/10/21	Wed 10/27/21													
20	30% Plans and Estimate	8.7 wks	Thu 6/10/21	Wed 8/11/21	17FS+1 day,9,												
26	Submittal to City	0 days	Wed 8/11/21	Wed 8/11/21	20												
27	City to Review and Provide Input	4 wks	Wed 8/11/21	Thu 9/9/21	26												
28	Task 4.5 30% Plans and Estimate - Cowlitz Extension an	6 wks	Thu 9/16/21	Wed 10/27/21													
29	Initial Meeting	0 days	Thu 9/16/21	Thu 9/16/21	17												
30	Concept Design	2 wks	Thu 9/16/21	Wed 9/29/21	29												
31	Concept Meeting	0 days	Thu 9/30/21	Thu 9/30/21	30												
32	30% Design and Estimate	3 wks	Thu 9/30/21	Wed 10/20/21	31												
33	30% QA/QC Plans and Estimate and Revisions	1 wk	Thu 10/21/21	Wed 10/27/21	32												
34	Submittal to City	0 days	Wed 10/27/21	Wed 10/27/21	33												
35	Task 5 - Final Design (90%, Final)	21.6 wks	Thu 9/9/21	Mon 2/14/22													
36	90% Plans, Specs, and Estimate	15.6 wks	Thu 9/9/21	Mon 1/3/22	27												
37	90% Design	13 wks	Thu 9/9/21	Mon 12/13/21	27												
38	60% Estimate	1 wk	Thu 11/4/21	Wed 11/10/21	34FF+2 wks												
39	90% Estimate	1 wk	Mon 12/13/21	Mon 12/20/21	37												
40	90% QA/QC Plans and Estimate	1.6 wks	Mon 12/13/21	Thu 12/23/21	37												
41	90% Plan Revisions	1 wk	Thu 12/23/21	Mon 1/3/22	40												
42	Submittal to City/Start Permit Submittals	0 days	Mon 1/3/22	Mon 1/3/22	36												
43	City to Review and Provide Input	2 wks	Mon 1/3/22	Mon 1/17/22	42												
44	Final Plans, Specs, and Estimate	4 wks	Mon 1/17/22	Mon 2/14/22	43												
45	Submittal to City	0 days	Mon 2/14/22	Mon 2/14/22	44												
46	Task 6 - Permitting	10 wks	Mon 1/3/22	Mon 3/14/22													
51	Task 7 - Bidding Documents and Assistance	9 wks	Mon 3/14/22	Mon 5/16/22													
56	Task 8 - Construction Management	72 wks	Mon 5/16/22	Mon 10/2/23													

Public Safety Facility



Roundtable



How do you deal with anti-growth sentiment?

What do you hear from neighbors when you say you are on the Planning Commission (or City Council)? Related to growth, please.

City Goals



GOAL 1
**EFFECTIVE
ORGANIZATIONAL
STRUCTURE**



GOAL 2
**COMMUNITY
ENGAGEMENT**



GOAL 3
**SAFE AND
LIVABLE
ENVIRONMENT**



GOAL 4
**ECONOMIC
DEVELOPMENT**



GOAL 5
**LONG-TERM
PLANNING**