



# Semi-Annual Planning Department Report

Jacob Graichen, AICP  
City Planner

Jennifer Dimsho, AICP  
Associate Planner &  
Community Development  
Project Manager

October 19, 2022

Council Update

City of St. Helens

FOUNDED 1850



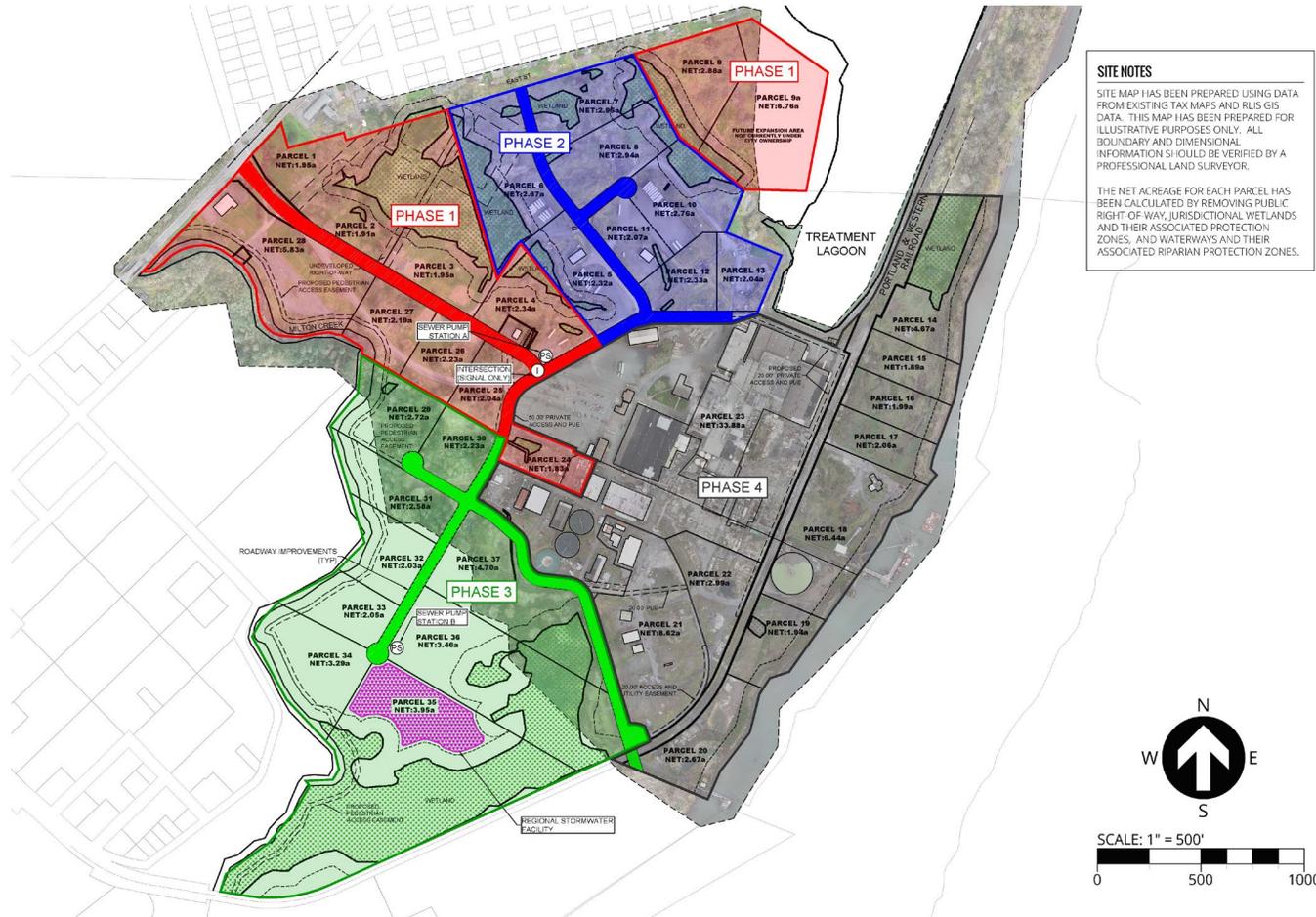
# Project Management, Etc.

What has happened the last six months?

City of St. Helens

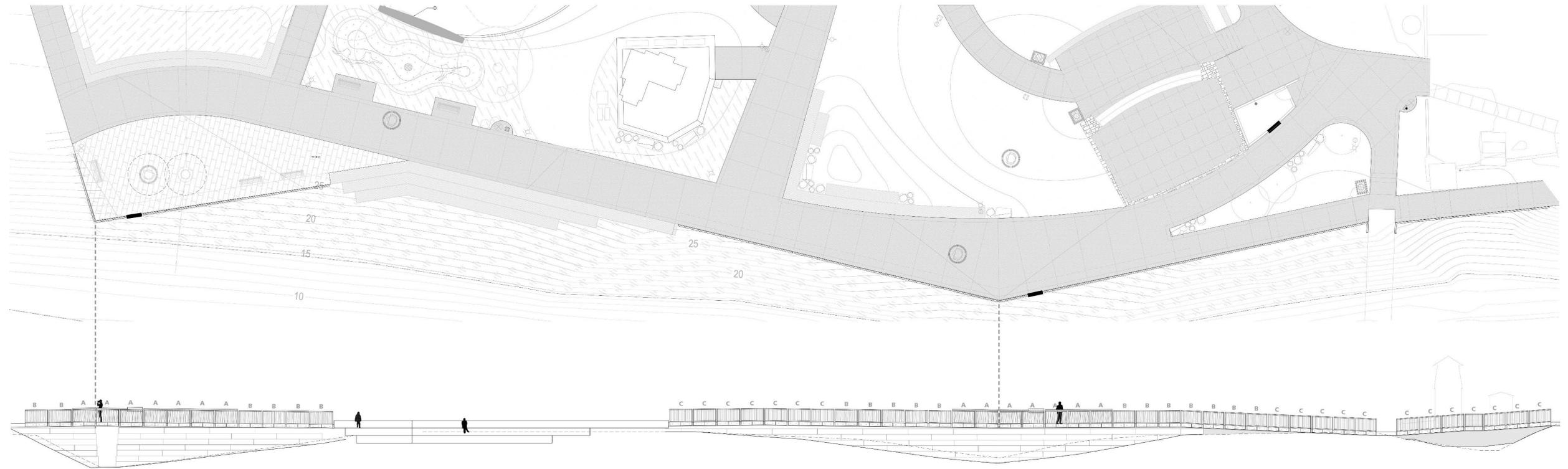
FOUNDED 1850

# 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
- Pre-application meeting scheduled for October 13 with PGE and Mackenzie for partitioning PGE parcel and establishing new sub-station land use
- Multiple land use applications needed

# Riverwalk Phase I



- Moving into 90% design for Riverwalk Phase I, includes playground and park expansion area to be funded with Parks SDCs
- Met with County Commissioners to confirm connection to asphalt walkway
- Discussing NOAA/Lighthouse proximity



# Community Development Block Grant Columbia Pacific Food Bank Relocation



- Final Administrative Closeout issued by CDBG Grant Coordinator!
- Paid final retainage invoice. Project complete!

# Other Project Management Support

- **Business Oregon Special Public Works Loan Program**

Riverfront District Public Improvements

- Streets & Utilities Project breaking ground in November. Working with project team on community/business outreach plan to communicate construction impacts.

- **Oregon State Marine Board Technical Assistance Program**

Grey Cliffs Park in-water facility design

- Project is on hold until state hires Environmental Coordinator permit technician

- **Oregon Parks & Recreation Local Government Grant**

Campbell Park Sports Courts Project

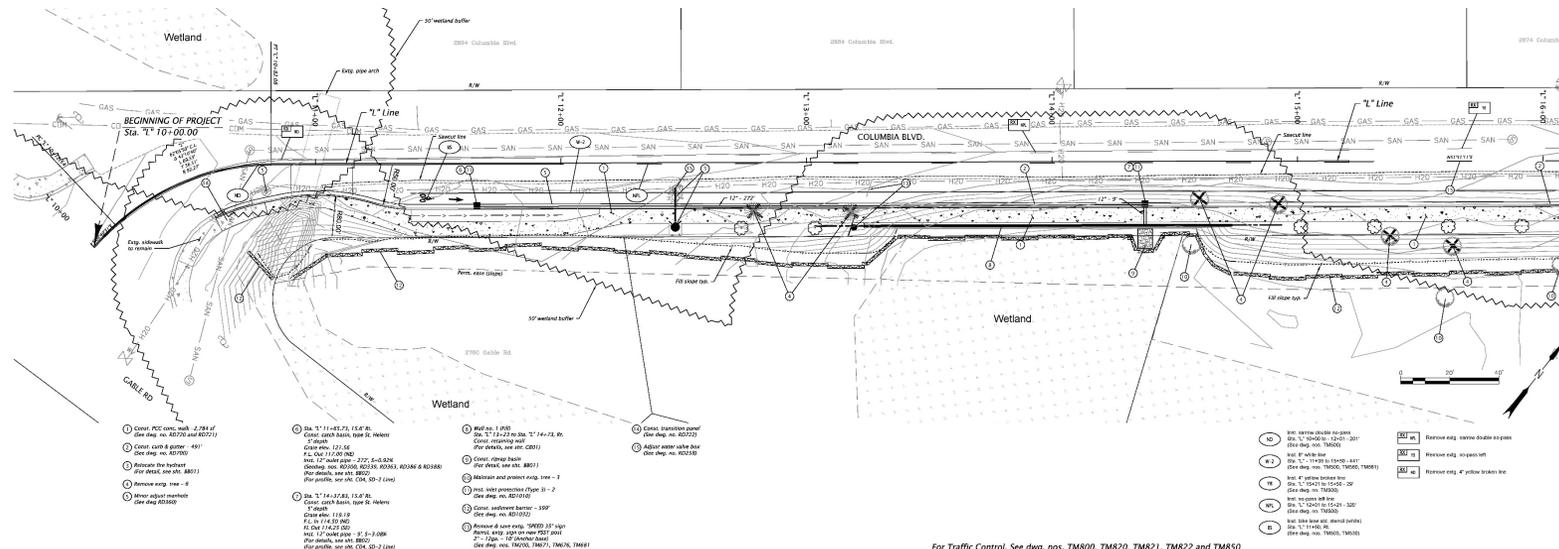
- State closed this project out! Full reimbursement received!
- City Engineering working on a plan to detain stormwater underground instead of above ground.
- Parks & Recreation desires to improve park with new play equipment near sport courts

# Other Project Management Support

- **Oregon Safe Routes to School Grant**

## Columbia Blvd. Sidewalks from Gable to Sykes

- Engineering Dept. managing this project. Extended grant deadline to February 2024.
- 2022 project cost estimates are 3x our original budget from 2017.
- Engineering working to lower costs and locate additional local funds to cover increased costs



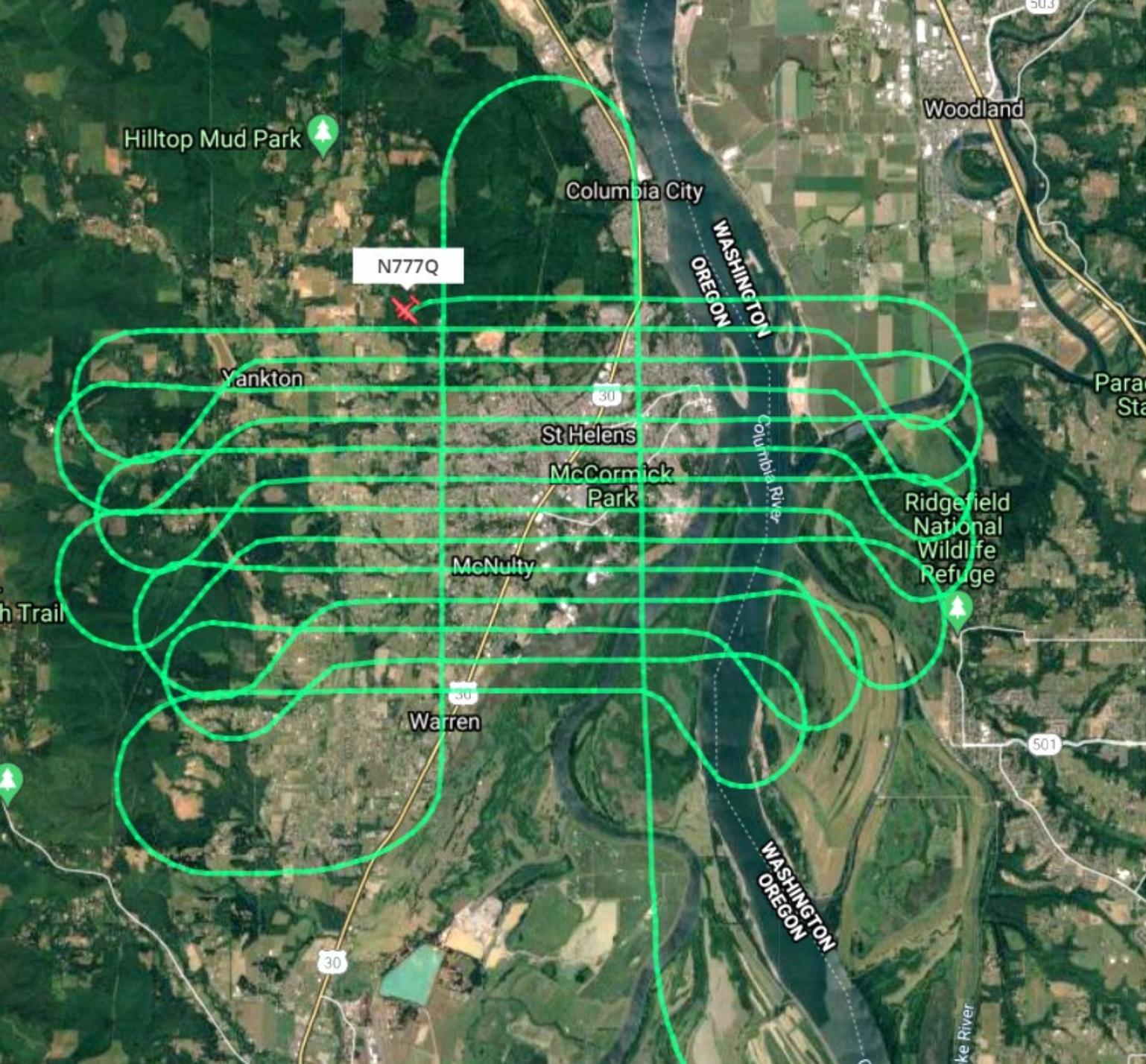
# Other Planning Department Support

- Organized several of our PC members and myself to attend a virtual OAPA/DLCD Planning Commissioner Training
- Attended multiple Meet'n'Greets
  - St. Helens Mainstreet Alliance new Executive Director, Amara Liebelt
  - Northwest Oregon Housing Authority Executive Director, Elissa Gertler
  - State of Oregon partner tour/waterfront site visit with DEQ/OBDD, DLCD (including OBDD Special Public Works loan officer)



# Urban Renewal Agency Support

- Intergovernmental Agreement between City Council and URA in April 2022 (to cover OBDD loan expenses)
- No required URA meetings the last 6 months





# 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;

- Above average recruitment efforts, cont...
- Proactive initiative, cont...
- HB 3115 ←NEW!

**EXHIBIT D**  
**PAGE 2 OF 2**

**CHASE ROAD**

Perez Property

Rensch Property West (See Exhibit A)

Rensch Property East  
(See Exhibit B)

EASEMENT

City Property  
(See Exhibit C)

St. Helens Community  
Bible Church Property

Former Columbia  
Health District Property.  
Now City Owned





# Current Planning Update

What has happened the last six months?

City of St. Helens

FOUNDED 1850

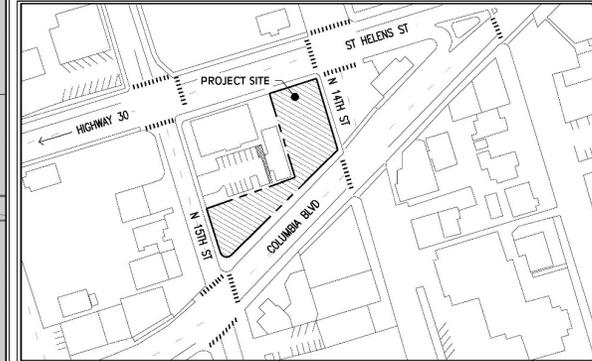
# HOULTON MIXED-USE BUILDING

KATHRYN KING & GAVIN CARPENTER

150 NORTH 15TH STREET  
ST. HELENS, OREGON 97051

## DRAWING INDEX

| SHEET                       | DESCRIPTION                                |
|-----------------------------|--|
| <b>GENERAL SHEETS</b>       |  |
| G-1                         | GENERAL PROJECT INFO, VICINITY MAP & INDEX |
| C-2                         | GENERAL NOTES                              |
| <b>CIVIL SHEETS</b>         |  |
| C-1                         | EXISTING CONDITIONS PLAN                   |
| C-2                         | SITE DEMOLITION PLAN                       |
| C-3                         | EROSION & SEDIMENT CONTROL PLAN            |
| C-4                         | SITE DEVELOPMENT PLAN                      |
| C-5                         | DIMENSIONED SITE PLAN                      |
| C-6                         | UTILITY PLAN                               |
| C-7                         | STORMWATER & GRADING PLAN                  |
| C-8                         | PARKING & LANDSCAPING PLAN                 |
| C-9                         | ILLUMINATION PLAN                          |
| <b>ARCHITECTURAL SHEETS</b> |  |
| A-1                         | FIRST FLOOR PLAN                           |
| A-2                         | SECOND FLOOR PLAN                          |
| A-3                         | EXTERIOR ELEVATIONS                        |
| A-4                         | EXTERIOR ELEVATIONS                        |
| <b>DETAIL SHEETS</b>        |  |
| D-1                         | ESC DETAILS                                |



VICINITY MAP

SCALE: NTS

## PROJECT TEAM

### ENGINEER & DESIGNER

LOWER COLUMBIA ENGINEERING  
5864 MANULY WAY  
ST. HELENS, OR 97051  
PHONE: (503) 366-0399

CONTACT: MATTHEW ALEXANDER  
matt@lowercolumbioengr.com

### OWNER

KATHRYN KING & GAVIN CARPENTER  
150 NORTH 15TH ST.  
ST. HELENS, OR 97051  
PHONE: (503) 997-9035

CONTACT: KATHRYN KING  
kathryn@kjproperties.com

### GENERAL CONTRACTOR

CORNICE CONSTRUCTION  
PO BOX 672  
SCAPPOOSE, OR 97056  
PHONE: (503) 396-5399

CONTACT: JOSH KOMP  
jkomp@corniceconstruction.net

## EXISTING SITE AREA CALCULATIONS

GROSS LOT AREA (SUBJECT PROPERTY): 15,118 SQ FT (100%)  
IMPERVIOUS / PAVED AREA: 242 SQ FT (1.6%)  
OPEN / LANDSCAPED AREAS: 14,876 SQ FT (98.4%)

GROSS LOT AREA\* (ADJACENT PROPERTY): 15,500 SQ FT (100%)  
IMPERVIOUS / PAVED AREA: 11,445 SQ FT (73.8%)  
OPEN / LANDSCAPED AREAS: 4,055 SQ FT (26.2%)

## PROPOSED SITE AREA CALCULATIONS

GROSS LOT AREA (SUBJECT PROPERTY): 15,118 SQ FT (100%)  
IMPERVIOUS / PAVED AREA: 12,106 SQ FT (80.1%)  
OPEN / LANDSCAPED AREAS: 3,012 SQ FT (19.9%)  
BUILDING FOOTPRINT: 5,760 SQ FT (38.1%)

\*ADJACENT PROPERTY AREAS REMAIN UNCHANGED AND ARE SHOWN HERE FOR REFERENCE.

## PARKING REQUIREMENTS

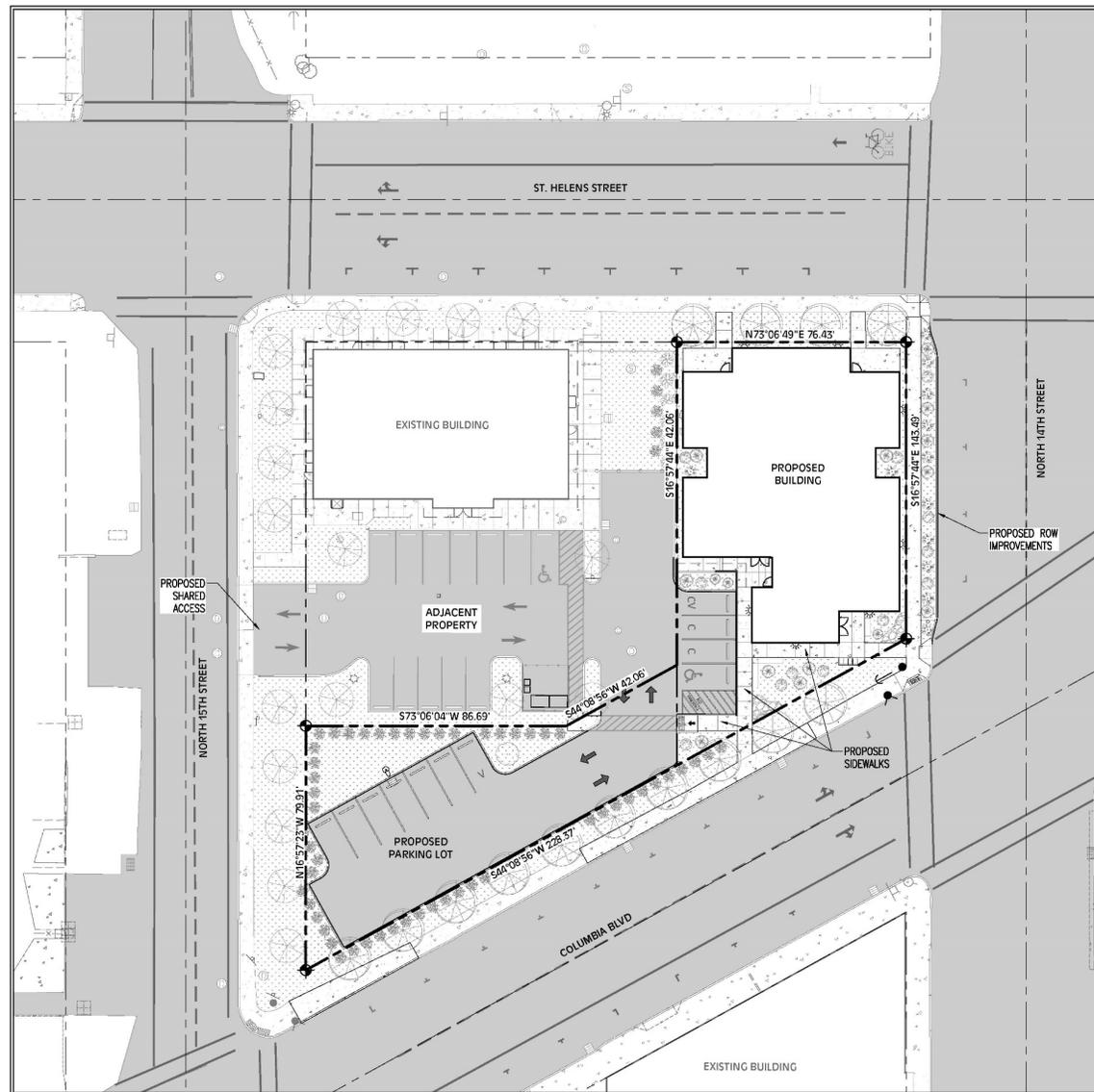
COMMERCIAL REQUIREMENT: 1 SPACE PER 400 SQ. FT.  
COMMERCIAL AREA PROPOSED: 3,174 SQ. FT.  
COMMERCIAL PARKING REQUIRED: 8 SPACES (3174/400 = 7.94)

RESIDENTIAL REQUIREMENT: 2 SPACES PER UNIT  
RESIDENTIAL UNITS PROPOSED: 6 TOTAL  
RESIDENTIAL REQUIREMENT: 12 SPACES

TOTAL PARKING REQUIRED: 20 SPACES  
1:1 ON-STREET PARKING CREDIT: 17 SPACES (14 EXIST. + 3 NEW)

TOTAL ON-SITE PARKING REQUIRED: 3 SPACES  
TOTAL ON-SITE SPACES PROVIDED: 11 SPACES (1 ADA AND 2 VISITOR)

ON-SITE STANDARD SPACES (9'x18'): 8 SPACES (INCLUDES 1 ADA SPACE)  
ON-SITE COMPACT SPACES (8'x18'): 3 SPACES  
ON-STREET SPACES (8.5'x22.5'): 17 SPACES  
ACCESSIBLE SPACES (9'x18'): 1 SPACE  
BICYCLE PARKING: 8 SPACES



PLOT PLAN  
SCALE: 1" = 20'



DATE: 08/28/2022  
PRELIMINARY  
NOT  
FOR CONSTRUCTION

| REV. | REVISION RECORD | DATE |
|------|-----------------|------|
|      |                 |      |
|      |                 |      |
|      |                 |      |



St. Helens, Oregon  
(503) 366-0399

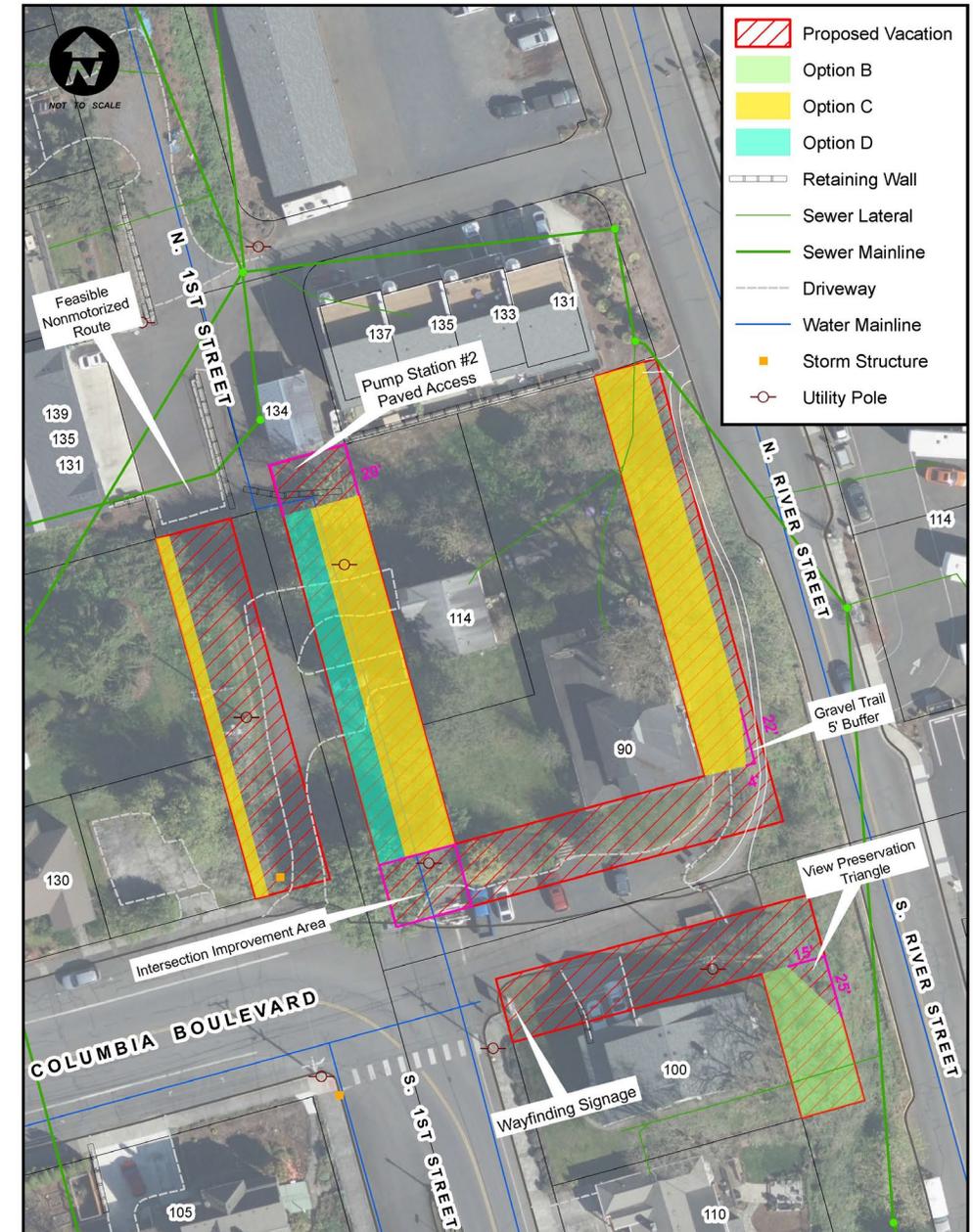
|   |  |
|---|--|
| PROJ. NO. 3255                          | GENERAL PROJECT INFO, VICINITY MAP & INDEX |
| DWG. BY MLA                             | HOULTON MIXED-USE BUILDING                 |
| APPR. BY KATHRYN KING & GAVIN CARPENTER | SHEET                                      |
| FILE D-3255-G-1                         | DATE 04/05/2022                            |

G-1

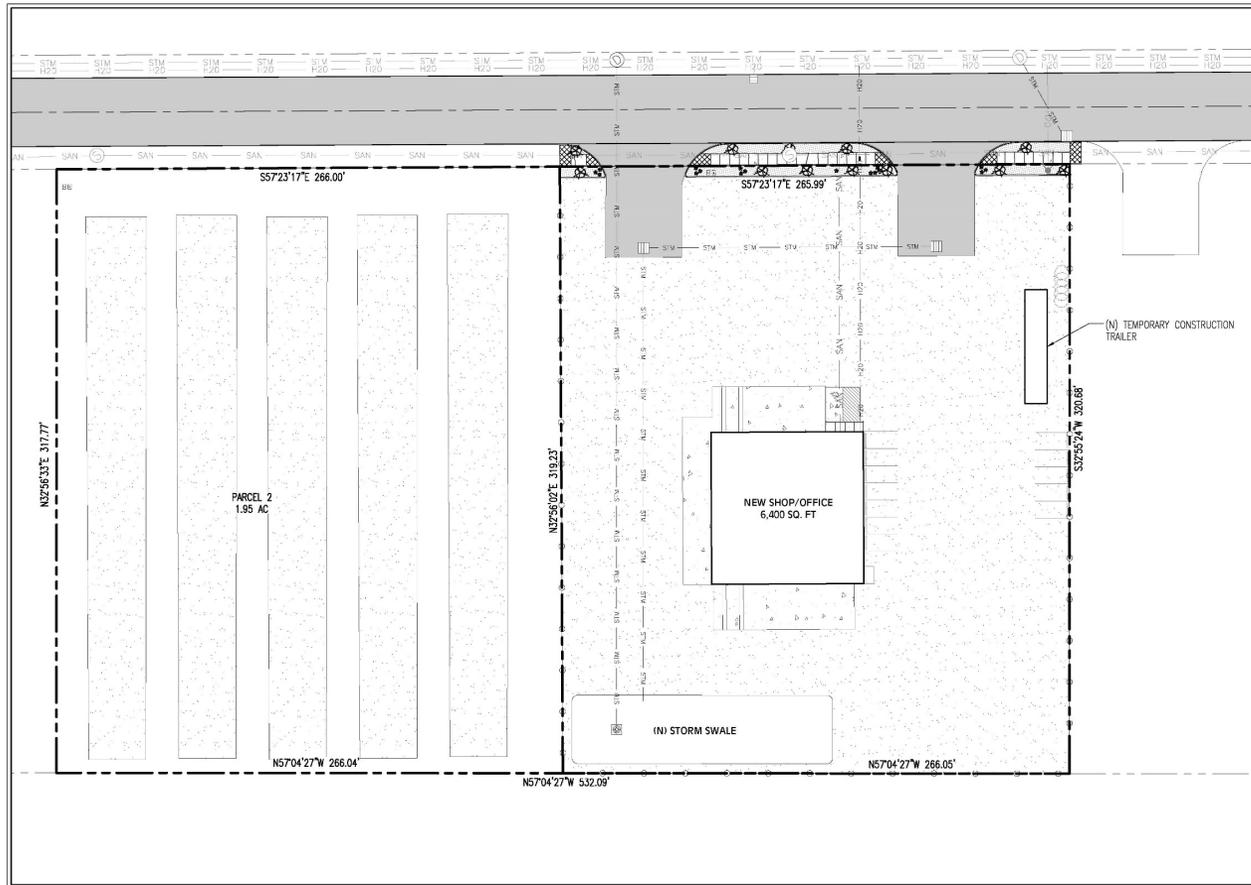
**STREET VACATION (VAC.2.22)  
N. 1st St., N. & S. River St., and Columbia Blvd.**

Applicants ultimately withdrew Columbia Blvd./N.1<sup>st</sup> St./N. & S. River Street Vacation application, but not before staff spent hours preparing report and presentations for:

- Planning Commission meeting
- Parks & Recreation Commission meeting
- Council meeting #1
- Council meeting #2 (Cont. Deliberations)



# Pellham – Truck Repair Shop/Office





06.09.2021 10:20





06.09.2021 10:19



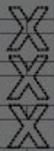
VIOLETTE VILLA PARK



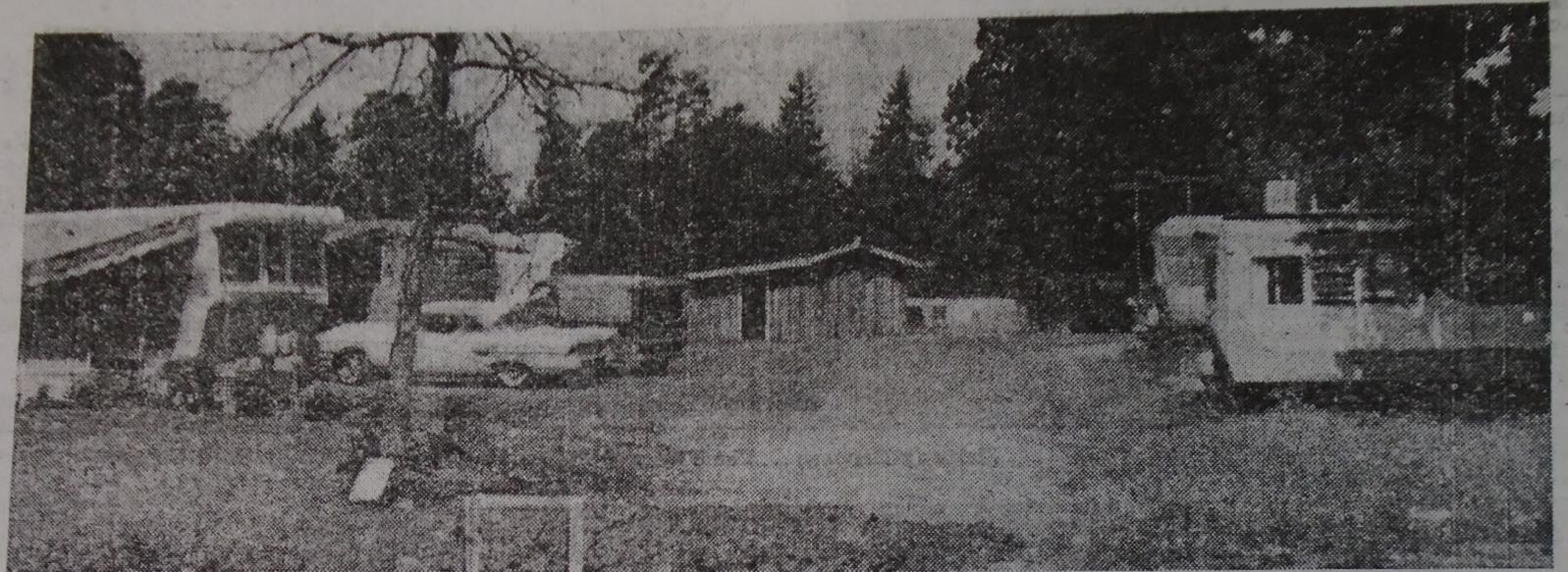
STUFF HUT!

Where St. Helens gets it's stuff

475



1958



## MOTEL and NEW TRAILER PARK

Motel With Six Convenient Units — Nine Monthly Units  
Kitchens — Showers

Thirty-two Trailer Places, Many With Patios,  
Lights — Showers — Sewer Connections

Laundry With Dryers — Hot Water

Near School, Shopping Center

# VIOLETTE'S VILLA



JERRY VIOLETTE  
OWNER

495 S. Columbia River Highway

Phone 821

1983



2000



2009



2022







06.29.2021 10:47





06.28.2017





06.28.2017



04.05.2022



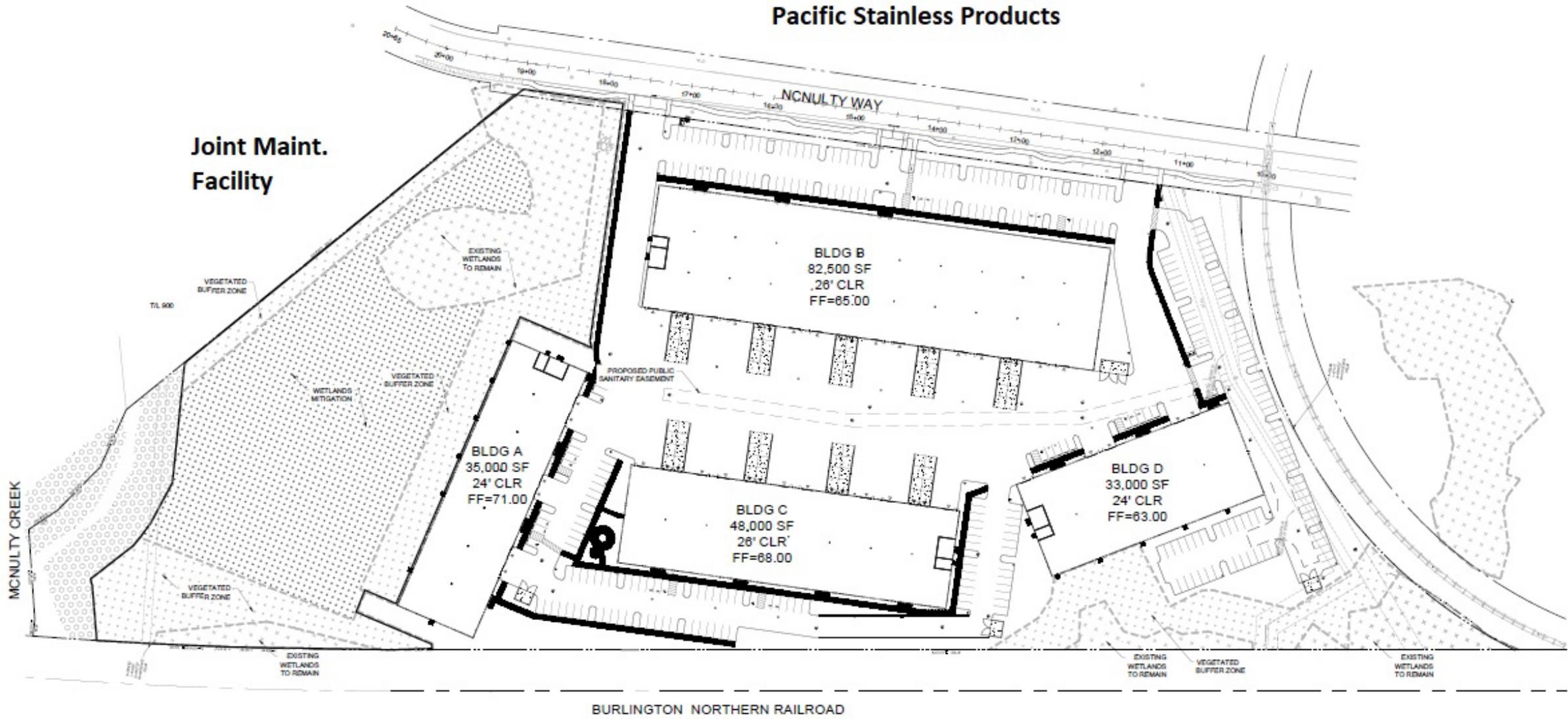
# 2022 CALENDAR

April 11 - App Received  
 April 29 - Deem Complete Notice

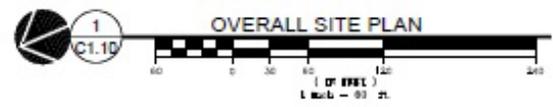
| JANUARY                             |    |                                   |    |    |    |    | FEBRUARY                   |    |    |    |    |    |    | MARCH                  |    |    |    |    |                      |    | APRIL    |    |    |    |    |    |    |  |
|-------------------------------------|----|-----------------------------------|----|----|----|----|----------------------------|----|----|----|----|----|----|------------------------|----|----|----|----|----------------------|----|----------|----|----|----|----|----|----|--|
| S                                   | M  | T                                 | W  | T  | F  | S  | S                          | M  | T  | W  | T  | F  | S  | S                      | M  | T  | W  | T  | F                    | S  | S        | M  | T  | W  | T  | F  | S  |  |
|                                     |    |                                   |    |    |    | 1  |                            |    | 1  | 2  | 3  | 4  | 5  |                        |    | 1  | 2  | 3  | 4                    | 5  |          |    |    |    |    | 1  | 2  |  |
| 2                                   | 3  | 4                                 | 5  | 6  | 7  | 8  | 6                          | 7  | 8  | 9  | 10 | 11 | 12 | 6                      | 7  | 8  | 9  | 10 | 11                   | 12 | 3        | 4  | 5  | 6  | 7  | 8  | 9  |  |
| 9                                   | 10 | 11                                | 12 | 13 | 14 | 15 | 13                         | 14 | 15 | 16 | 17 | 18 | 19 | 13                     | 14 | 15 | 16 | 17 | 18                   | 19 | 10       | 11 | 12 | 13 | 14 | 15 | 16 |  |
| 16                                  | 17 | 18                                | 19 | 20 | 21 | 22 | 20                         | 21 | 22 | 23 | 24 | 25 | 26 | 20                     | 21 | 22 | 23 | 24 | 25                   | 26 | 17       | 18 | 19 | 20 | 21 | 22 | 23 |  |
| 23                                  | 24 | 25                                | 26 | 27 | 28 | 29 | 27                         | 28 | 27 | 28 | 29 | 30 | 31 | 24                     | 25 | 26 | 27 | 28 | 29                   | 30 |          |    |    |    |    |    |    |  |
| 30                                  | 31 | Feb. 15 - Pre-Application Meeting |    |    |    |    |                            |    |    |    |    |    |    |                        |    |    |    |    |                      |    |          |    |    |    |    |    |    |  |
| MAY                                 |    |                                   |    |    |    |    | JUNE                       |    |    |    |    |    |    | JULY                   |    |    |    |    |                      |    | AUGUST   |    |    |    |    |    |    |  |
| S                                   | M  | T                                 | W  | T  | F  | S  | S                          | M  | T  | W  | T  | F  | S  | S                      | M  | T  | W  | T  | F                    | S  | S        | M  | T  | W  | T  | F  | S  |  |
| 1                                   | 2  | 3                                 | 4  | 5  | 6  | 7  |                            |    |    | 1  | 2  | 3  | 4  | July 12 - PC Hearing   |    |    |    |    |                      | 1  | 2        |    |    |    |    |    |    |  |
| 8                                   | 9  | 10                                | 11 | 12 | 13 | 14 | 5                          | 6  | 7  | 8  | 9  | 10 | 11 | 3                      | 4  | 5  | 6  | 7  | 8                    | 9  | 7        | 8  | 9  | 10 | 11 | 12 | 13 |  |
| 15                                  | 16 | 17                                | 18 | 19 | 20 | 21 | 12                         | 13 | 14 | 15 | 16 | 17 | 18 | 10                     | 11 | 12 | 13 | 14 | 15                   | 16 | 14       | 15 | 16 | 17 | 18 | 19 | 20 |  |
| 22                                  | 23 | 24                                | 25 | 26 | 27 | 28 | 19                         | 20 | 21 | 22 | 23 | 24 | 25 | 17                     | 18 | 19 | 20 | 21 | 22                   | 23 | 21       | 22 | 23 | 24 | 25 | 26 | 27 |  |
| 29                                  | 30 | 31                                | 26 | 27 | 28 | 29 | 30                         | 24 | 25 | 26 | 27 | 28 | 29 | 30                     | 28 | 29 | 30 | 31 | Aug. 17 - CC Hearing |    |          |    |    |    |    |    |    |  |
| May 20 - App Complete & Notice Sent |    |                                   |    |    |    |    | June 29 - Notice Published |    |    |    |    |    |    | July 22 - Appeal Filed |    |    |    |    |                      |    |          |    |    |    |    |    |    |  |
| SEPTEMBER                           |    |                                   |    |    |    |    | OCTOBER                    |    |    |    |    |    |    | NOVEMBER               |    |    |    |    |                      |    | DECEMBER |    |    |    |    |    |    |  |
| S                                   | M  | T                                 | W  | T  | F  | S  | S                          | M  | T  | W  | T  | F  | S  | S                      | M  | T  | W  | T  | F                    | S  | S        | M  | T  | W  | T  | F  | S  |  |
|                                     |    |                                   |    | 1  | 2  | 3  |                            |    |    |    |    | 1  |    |                        | 1  | 2  | 3  | 4  | 5                    |    |          |    |    |    | 1  | 2  | 3  |  |
| 4                                   | 5  | 6                                 | 7  | 8  | 9  | 10 | 2                          | 3  | 4  | 5  | 6  | 7  | 8  | 6                      | 7  | 8  | 9  | 10 | 11                   | 12 | 4        | 5  | 6  | 7  | 8  | 9  | 10 |  |
| 11                                  | 12 | 13                                | 14 | 15 | 16 | 17 | 9                          | 10 | 11 | 12 | 13 | 14 | 15 | 13                     | 14 | 15 | 16 | 17 | 18                   | 19 | 11       | 12 | 13 | 14 | 15 | 16 | 17 |  |
| 18                                  | 19 | 20                                | 21 | 22 | 23 | 24 | 16                         | 17 | 18 | 19 | 20 | 21 | 22 | 20                     | 21 | 22 | 23 | 24 | 25                   | 26 | 18       | 19 | 20 | 21 | 22 | 23 | 24 |  |
| 25                                  | 26 | 27                                | 28 | 29 | 30 | 23 | 24                         | 25 | 26 | 27 | 28 | 29 | 27 | 28                     | 29 | 30 | 25 | 26 | 27                   | 28 | 29       | 30 | 31 |    |    |    |    |  |
| Sept. 21 - Con't Deliberations      |    |                                   |    |    |    |    |                            |    |    |    |    |    |    |                        |    |    |    |    |                      |    |          |    |    |    |    |    |    |  |

Sept. 17 - "base" 120 day

# Pacific Stainless Products

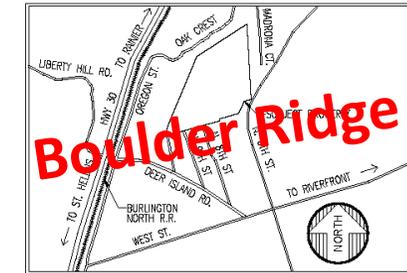


BURLINGTON NORTHERN RAILROAD



# N. 8TH STREET PLANNED DEVELOPMENT

## ST. HELENS, OREGON



VICINITY MAP  
SCALE: NTS

### DRAWING INDEX

| SHEET | DESCRIPTION                                   |
|-------|---|
| C-1   | COVER SHEET, INDEX, PLOT PLAN, & VICINITY MAP |
| C-1   | EXISTING CONDITIONS PLAN                      |
| C-2   | EROSION & SEDIMENT CONTROL PLAN               |
| C-3   | PROPOSED SITE PLAN                            |
| C-4   | OVERALL DIMENSIONED SITE PLAN                 |
| C-5   | DIMENSIONED SITE PLAN - NORTH                 |
| C-6   | DIMENSIONED SITE PLAN - SOUTH                 |
| C-7   | STREET PROFILES AND CROSS SECTION             |
| C-8   | PRELIMINARY UTILITY PLAN                      |
| C-9   | OVERALL GRADING PLAN                          |
| C-10  | ENLARGED GRADING PLAN - NORTH                 |
| C-11  | ENLARGED GRADING PLAN - SOUTH                 |
| C-12  | OVERALL STORMWATER PLAN                       |
| C-13  | ENLARGED STORMWATER PLAN - NORTH              |
| C-14  | ENLARGED STORMWATER PLAN - SOUTH              |
| C-15  | STORMWATER PROFILES                           |
| C-16  | OVERALL SANITARY PLAN                         |
| C-17  | ENLARGED SANITARY PLAN - NORTH                |
| C-18  | ENLARGED SANITARY PLAN - SOUTH                |
| C-19  | SANITARY PROFILES                             |
| C-20  | SANITARY PROFILES                             |
| C-21  | OVERALL WATER PLAN                            |
| C-22  | ENLARGED WATER PLAN - NORTH                   |
| C-23  | ENLARGED WATER PLAN - SOUTH                   |
| C-24  | WATER PROFILES                                |
| L-1   | OVERALL LANDSCAPING PLAN                      |
| L-2   | LANDSCAPING PLAN - NORTH                      |
| L-3   | LANDSCAPING PLAN - SOUTH                      |
| D-1   | STANDARD DETAILS                              |

| MASTER LEGEND |                        |                            |
|---------------|------------------------|----------------------------|
| (E)           | EXISTING               | TEST PIT LOCATION          |
| (N)           | NEW                    | SIGN                       |
| CO            | CLEAN OUT              | POWER POLE                 |
| LS            | PUBLIC LIFT STATION    | SUBJECT PROPERTY LINE      |
| LS            | STORM SEWER MANHOLE    | ADJACENT PROPERTY LINE     |
| LS            | SANITARY SEWER MANHOLE | CURB                       |
| LS            | NEW CATCH BASIN        | NEW MAJOR CONTOUR          |
| LS            | FIRE HYDRANT           | NEW MINOR CONTOUR          |
| LS            | WATER VALVE            | EXISTING MAJOR CONTOUR     |
| LS            | POWER POLE             | EXISTING MINOR CONTOUR     |
| LS            | WATER METER            | (E) FILL                   |
| LS            | EXTERIOR LIGHTING      | (E) WETLAND                |
| LS            | STORMWATER DISCHARGE   | (E) WETLAND TO BE RESTORED |
| LS            | CENTERLINE MONUMENT    | (E) DRAINAGE CHANNEL       |
| LS            | PWR LINE               | (N) STORMWATER SWALE       |
| LS            | STM LINE               | (N) CREATED WETLAND        |
| LS            | STORM LINE             | SIDEWALK                   |
| LS            | FENCE LINE             |                            |
| LS            | (N) SANITARY SEWER     |                            |
| LS            | (N) WATER LINE         |                            |
| LS            | SLOPE ARROW            |                            |

### PROJECT TEAM

#### ENGINEER/PROJECT MANAGER

LOWER COLUMBIA ENGINEERING  
58640 McHULLY WAY  
ST. HELENS, OR 97051  
PHONE: (503) 368-0389  
ENGINEER: ANDREW NEIMI  
andrew@lowercolumbiaengr.com  
CONTACT: CHASE BERG  
chase@lowercolumbiaengr.com

#### OWNER/DEVELOPER

N. 8TH ST., LLC  
SHAWN CLARK AND DENA WOMACK  
78200 HEATH ROAD  
RAINIER, OR 97048  
(312) 985-9637

#### ECOLOGIST

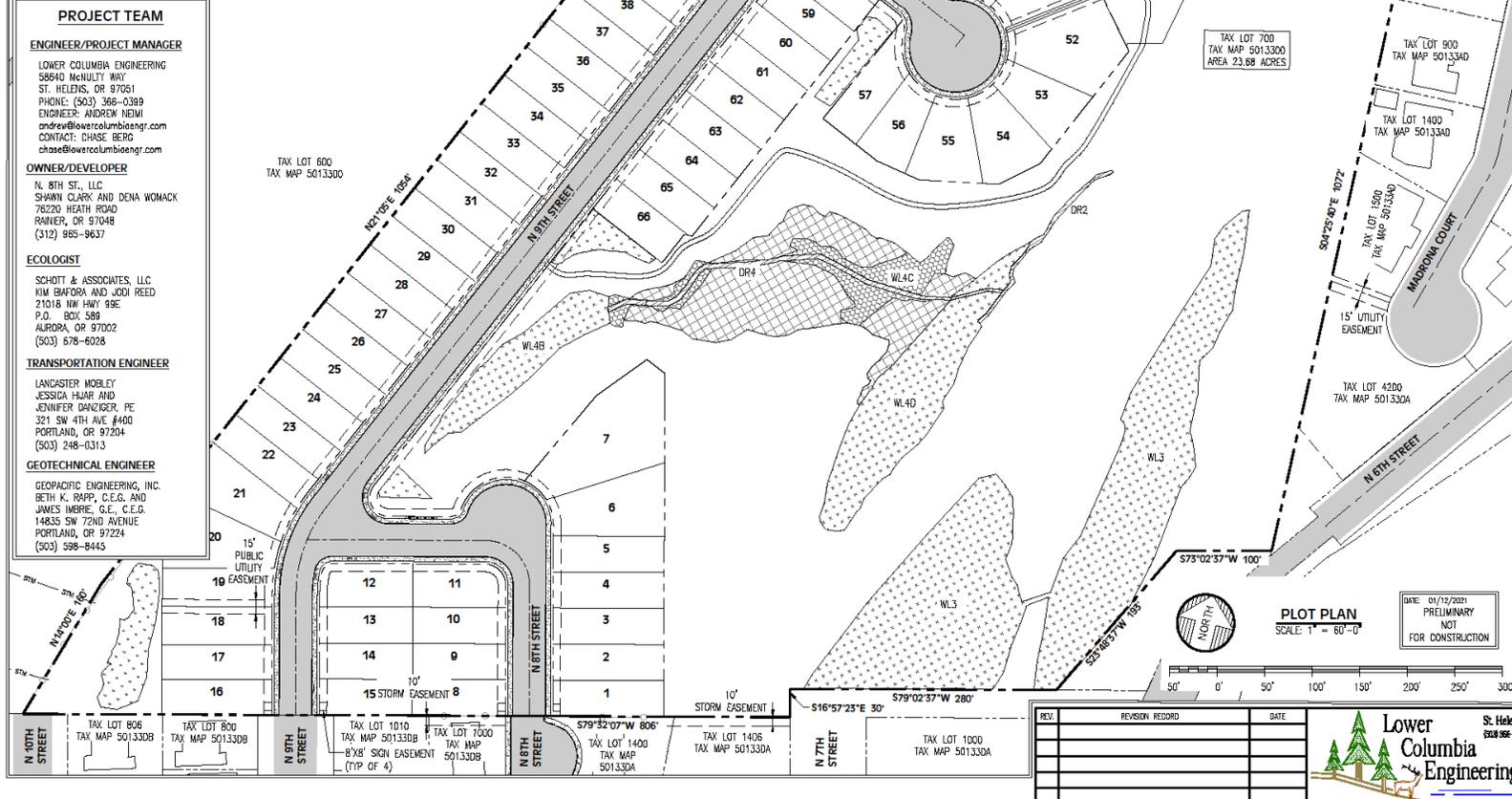
SCHOTT & ASSOCIATES, LLC  
KIM BAFORA AND JODI REED  
21018 NW HWY 99E  
P.O. BOX 588  
AURORA, OR 97002  
(503) 678-6028

#### TRANSPORTATION ENGINEER

LANCASTER MOBLEY  
JESSICA HUAR AND  
JENNIFER BRADSHAW, PE  
321 SW 4TH AVE #400  
PORTLAND, OR 97204  
(503) 248-0313

#### GEOTECHNICAL ENGINEER

GEOPACIFIC ENGINEERS, INC.  
BETH K. RAPP, C.E.G. AND  
JAMES MERIE, G.E., C.E.G.  
14835 SW 72ND AVENUE  
PORTLAND, OR 97224  
(503) 598-8445



| REV | REVISION RECORD | DATE |
|-----|-----------------|------|
|     |                 |      |
|     |                 |      |
|     |                 |      |
|     |                 |      |

DATE: 01/12/2021  
PRELIMINARY  
NOT FOR CONSTRUCTION

**Lower Columbia Engineering**  
St. Helens, Oregon  
503.956.2269

|                 |   |
|-----------------|---|
| PROJ. NO. 3146  | COVER SHEET, INDEX, PLOT PLAN, & VICINITY MAP |
| ENG. BY CAB     | NORTH 8TH STREET PLANNED DEVELOPMENT          |
| APPR. BY        | NORTH 8TH STREET, LLC.                        |
| FILE D-3146-G-1 | DATE 06/10/2021                               |

**G-1**

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



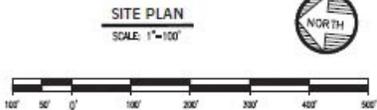


**NOTES:**

1. ALL STRUCTURES SHALL BE LOCATED ON CITY OF ST. HELENS PROPERTY AND OUTSIDE OF THE 100 YEAR FLOOD ZONE (ABOVE 26.3', NAVD 88). PROPERTY LINE AND ELEVATIONS SHALL BE STAKED FOR VERIFICATION PRIOR TO ANY CONSTRUCTION.
2. NO TREES GREATER THAN 6" DBH SHALL BE HARMED OR REMOVED AS PART OF THIS PROJECT. ALL TREES WITHIN 20' OF THE CONSTRUCTION ACTIVITY SHALL BE PROTECTED WITH ORANGE CONSTRUCTION FENCING.

**MAP KEY**

- Campsite
- Day Use Area
- Group Campsite
- Horseshoe Pits & Cornhole
- Restrooms
- Volleyball Courts
- Camp Host
- Firewood



| DRAWING INDEX |  |
|---------------|--|
| SHEET NUMBER  | DESCRIPTION                                |
| C-1           | SITE PLAN & DRAWING INDEX                  |
| C-2           | TREE PLANS                                 |
| A-1           | 24'x36' PICNIC SHELTER ELEVATIONS & PLANS  |
| A-2           | PICNIC SHELTER DETAILS                     |
| A-3           | 25'x12' CABIN ELEVATIONS, PLANS & SECTIONS |
| A-4           | GENERAL NOTES                              |

**36' X 24' PICNIC SHELTER  
&  
25' X 12' CABINS**



DATE 5/24/2022  
REVIEWED PRINT  
VOID ALL PREVIOUS

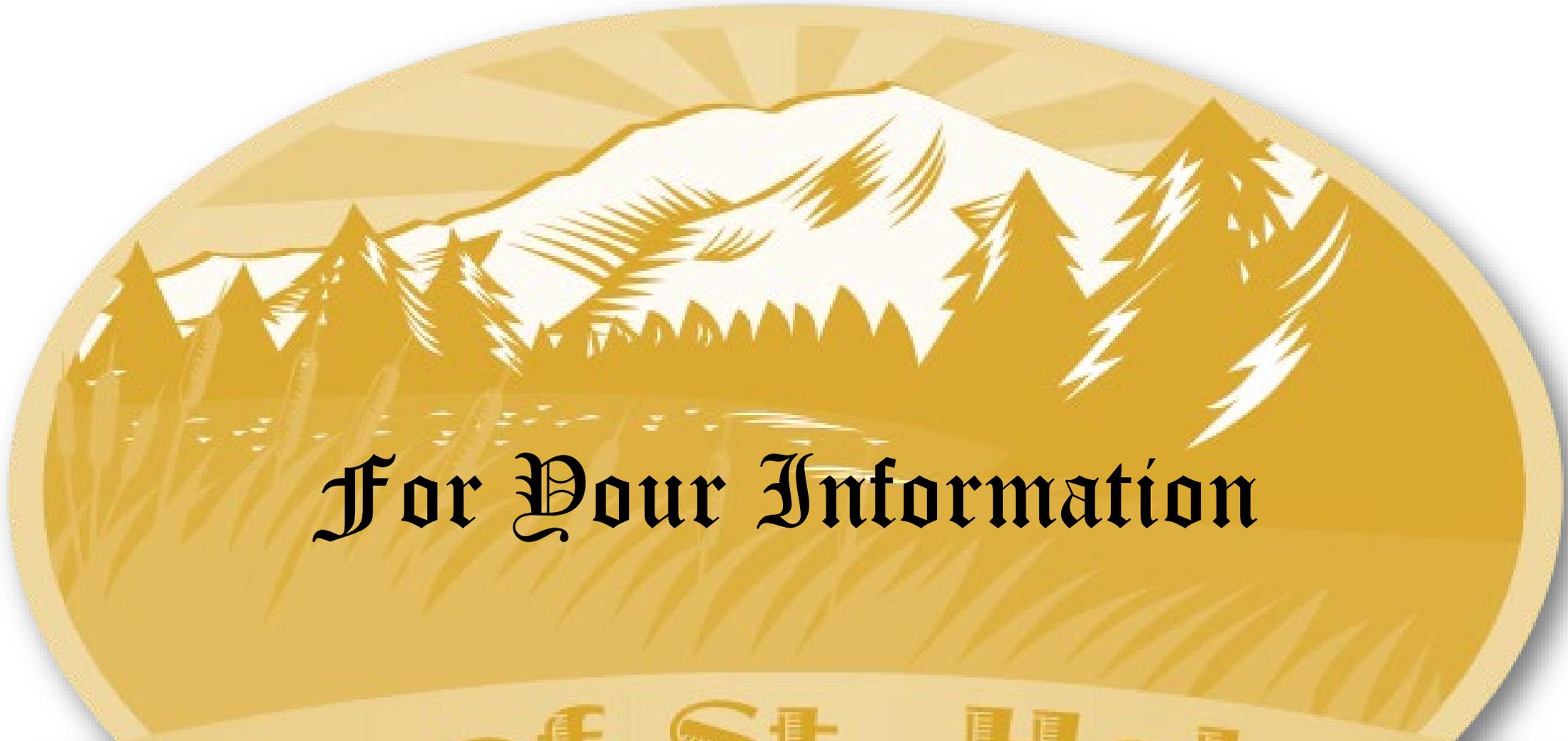
DATE 04/10/2022  
ISSUED  
FOR APPROVAL

| REV. | REVISION RECORD                         | DATE       |
|------|---|------------|
| A    | ORIGINAL UPDATE                         | 11/16/2020 |
| B    | PROPERTY LINE & ELEVATION UPDATES       | 03/02/2021 |
| C    | REVISED NOTE REGARDING UPL/PL REVISIONS | 03/05/2021 |
| D    | ADDED ELEVATION CONTROL LOCATIONS       | 01/17/2022 |
| E    | ADDED TREE PROTECTION AS NOTE 3         | 04/30/22   |



|          |              |                                      |
|----------|--------------|--------------------------------------|
| PRJ. NO. | 2710         | SITE PLAN & DRAWING INDEX            |
| DRW. BY  | CAT          | SAND ISLAND PICNIC SHELTERS & CABINS |
| APP. BY  |              | SAND ISLAND CAMPGROUND, LLC          |
| TITLE    | D-2710-C-1-E | DATE 09/09/2020                      |

**SHEET C-1**



*For Your Information*

City of St. Helens

FOUNDED 1850

- **HB 4064 RE: Manufactured homes**
- **1400 Kaster Road Enforcement**
- **Sanitary Sewer Fee Issue**
  - **Council meeting on April 6, 2022 → Moratorium or ...?**
  - **Meetings, meetings and more meetings**
  - **Comstock Decision**
  - **ORS 223.299(4)(b):** *SDC not the cost of complying with requirements or conditions imposed upon a land use decision*
  - **Nexus and proportionality matter!**
  - **May get complex over time; each decision is different in both folks involved and circumstances**
  - **Key players: ENGINEERING, PLANNING, AND FINANCE**

# 2022 CALENDAR

2022 CITY PLANNER BURNOUT WEEKS JAN - SEPT

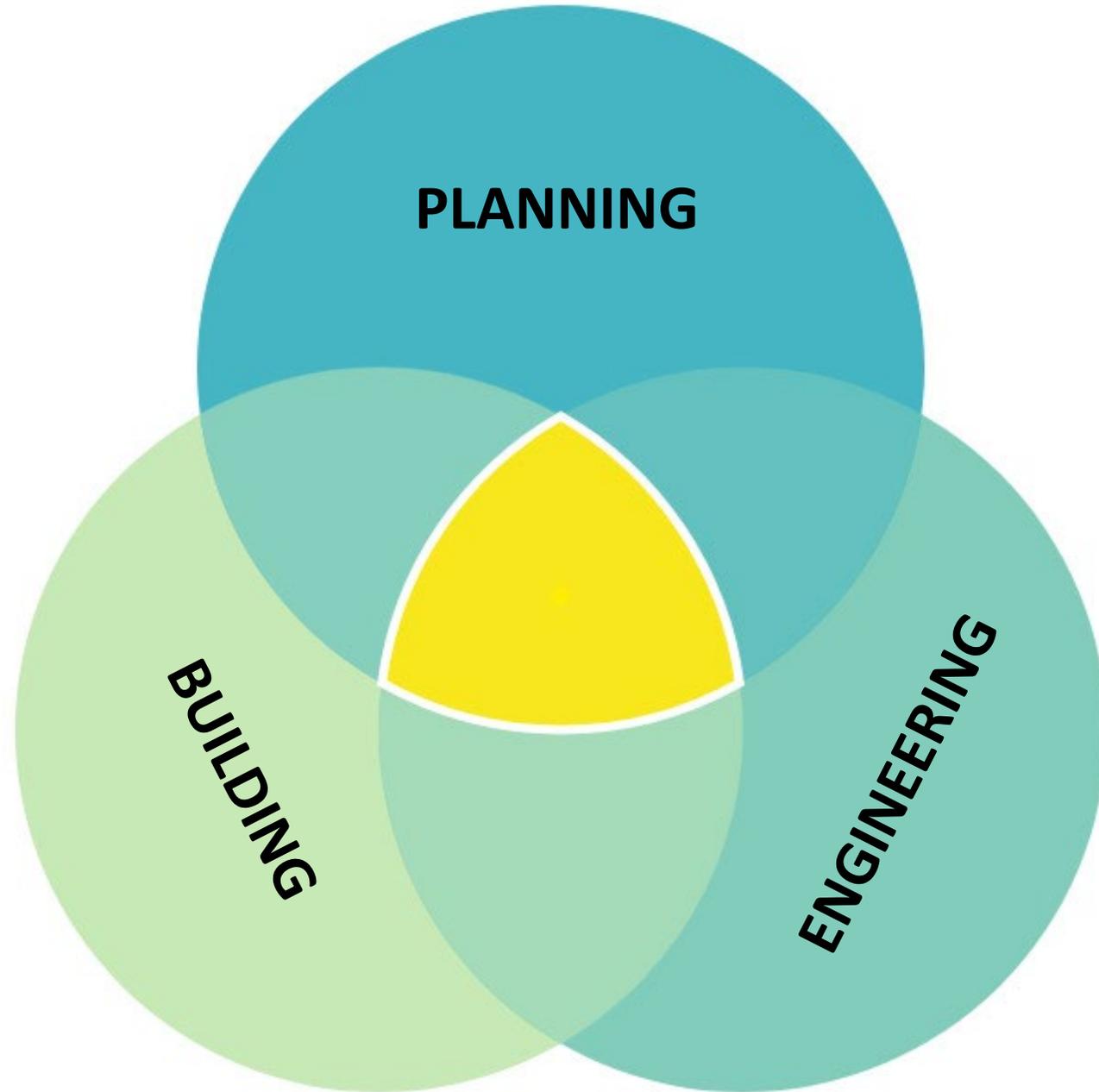
| JANUARY |    |    |    |    |    |    | FEBRUARY |    |    |    |    |    |    | MARCH |    |    |    |    |    |    | APRIL |    |    |    |    |    |    |  |
|---------|----|----|----|----|----|----|----------|----|----|----|----|----|----|-------|----|----|----|----|----|----|-------|----|----|----|----|----|----|--|
| S       | M  | T  | W  | T  | F  | S  | S        | M  | T  | W  | T  | F  | S  | S     | M  | T  | W  | T  | F  | S  | S     | M  | T  | W  | T  | F  | S  |  |
|         |    |    |    |    |    | 1  |          |    | 1  | 2  | 3  | 4  | 5  |       |    |    |    |    |    | 1  | 2     |    |    |    |    |    |    |  |
| 2       | 3  | 4  | 5  | 6  | 7  | 8  | 6        | 7  | 8  | 9  | 10 | 11 | 12 | 6     | 7  | 8  | 9  | 10 | 11 | 12 | 3     | 4  | 5  | 6  | 7  | 8  | 9  |  |
| 9       | 10 | 11 | 12 | 13 | 14 | 15 | 13       | 14 | 15 | 16 | 17 | 18 | 19 | 13    | 14 | 15 | 16 | 17 | 18 | 19 | 10    | 11 | 12 | 13 | 14 | 15 | 16 |  |
| 16      | 17 | 18 | 19 | 20 | 21 | 22 | 20       | 21 | 22 | 23 | 24 | 25 | 26 | 20    | 21 | 22 | 23 | 24 | 25 | 26 | 17    | 18 | 19 | 20 | 21 | 22 | 23 |  |
| 23      | 24 | 25 | 26 | 27 | 28 | 29 | 27       | 28 |    |    |    |    |    | 27    | 28 | 29 | 30 | 31 |    | 24 | 25    | 26 | 27 | 28 | 29 | 30 |    |  |
| 30      | 31 |    |    |    |    |    |          |    |    |    |    |    |    |       |    |    |    |    |    |    |       |    |    |    |    |    |    |  |

| MAY |    |    |    |    |    |    | JUNE |    |    |    |    |    |    | JULY |    |    |    |    |    |    | AUGUST |    |    |    |    |    |    |   |
|-----|----|----|----|----|----|----|------|----|----|----|----|----|----|------|----|----|----|----|----|----|--------|----|----|----|----|----|----|---|
| S   | M  | T  | W  | T  | F  | S  | S    | M  | T  | W  | T  | F  | S  | S    | M  | T  | W  | T  | F  | S  | S      | M  | T  | W  | T  | F  | S  |   |
|     |    |    |    |    |    | 1  |      |    |    | 1  | 2  | 3  | 4  |      |    |    |    |    |    | 1  | 2      |    | 1  | 2  | 3  | 4  | 5  | 6 |
| 8   | 9  | 10 | 11 | 12 | 13 | 14 | 5    | 6  | 7  | 8  | 9  | 10 | 11 | 3    | 4  | 5  | 6  | 7  | 8  | 9  | 7      | 8  | 9  | 10 | 11 | 12 | 13 |   |
| 15  | 16 | 17 | 18 | 19 | 20 | 21 | 12   | 13 | 14 | 15 | 16 | 17 | 18 | 10   | 11 | 12 | 13 | 14 | 15 | 16 | 14     | 15 | 16 | 17 | 18 | 19 | 20 |   |
| 22  | 23 | 24 | 25 | 26 | 27 | 28 | 19   | 20 | 21 | 22 | 23 | 24 | 25 | 17   | 18 | 19 | 20 | 21 | 22 | 23 | 21     | 22 | 23 | 24 | 25 | 26 | 27 |   |
| 29  | 30 | 31 |    |    |    |    | 26   | 27 | 28 | 29 | 30 |    |    | 24   | 25 | 26 | 27 | 28 | 29 | 30 | 28     | 29 | 30 | 31 |    |    |    |   |

| SEPTEMBER |    |    |    |    |    |    | OCTOBER |    |    |    |    |    |    | NOVEMBER |    |    |    |    |    |    | DECEMBER |    |    |    |    |    |    |   |   |
|-----------|----|----|----|----|----|----|---------|----|----|----|----|----|----|----------|----|----|----|----|----|----|----------|----|----|----|----|----|----|---|---|
| S         | M  | T  | W  | T  | F  | S  | S       | M  | T  | W  | T  | F  | S  | S        | M  | T  | W  | T  | F  | S  | S        | M  | T  | W  | T  | F  | S  |   |   |
|           |    |    |    |    | 1  | 2  |         |    |    |    |    |    | 1  |          |    |    |    |    |    | 1  | 2        |    |    |    |    |    | 1  | 2 | 3 |
| 4         | 5  | 6  | 7  | 8  | 9  | 10 | 2       | 3  | 4  | 5  | 6  | 7  | 8  | 6        | 7  | 8  | 9  | 10 | 11 | 12 | 4        | 5  | 6  | 7  | 8  | 9  | 10 |   |   |
| 11        | 12 | 13 | 14 | 15 | 16 | 17 | 9       | 10 | 11 | 12 | 13 | 14 | 15 | 13       | 14 | 15 | 16 | 17 | 18 | 19 | 11       | 12 | 13 | 14 | 15 | 16 | 17 |   |   |
| 18        | 19 | 20 | 21 | 22 | 23 | 24 | 16      | 17 | 18 | 19 | 20 | 21 | 22 | 20       | 21 | 22 | 23 | 24 | 25 | 26 | 18       | 19 | 20 | 21 | 22 | 23 | 24 |   |   |
| 25        | 26 | 27 | 28 | 29 | 30 |    | 23      | 24 | 25 | 26 | 27 | 28 | 29 | 27       | 28 | 29 | 30 |    |    | 25 | 26       | 27 | 28 | 29 | 30 | 31 |    |   |   |





# Balanced Budget Assumptions

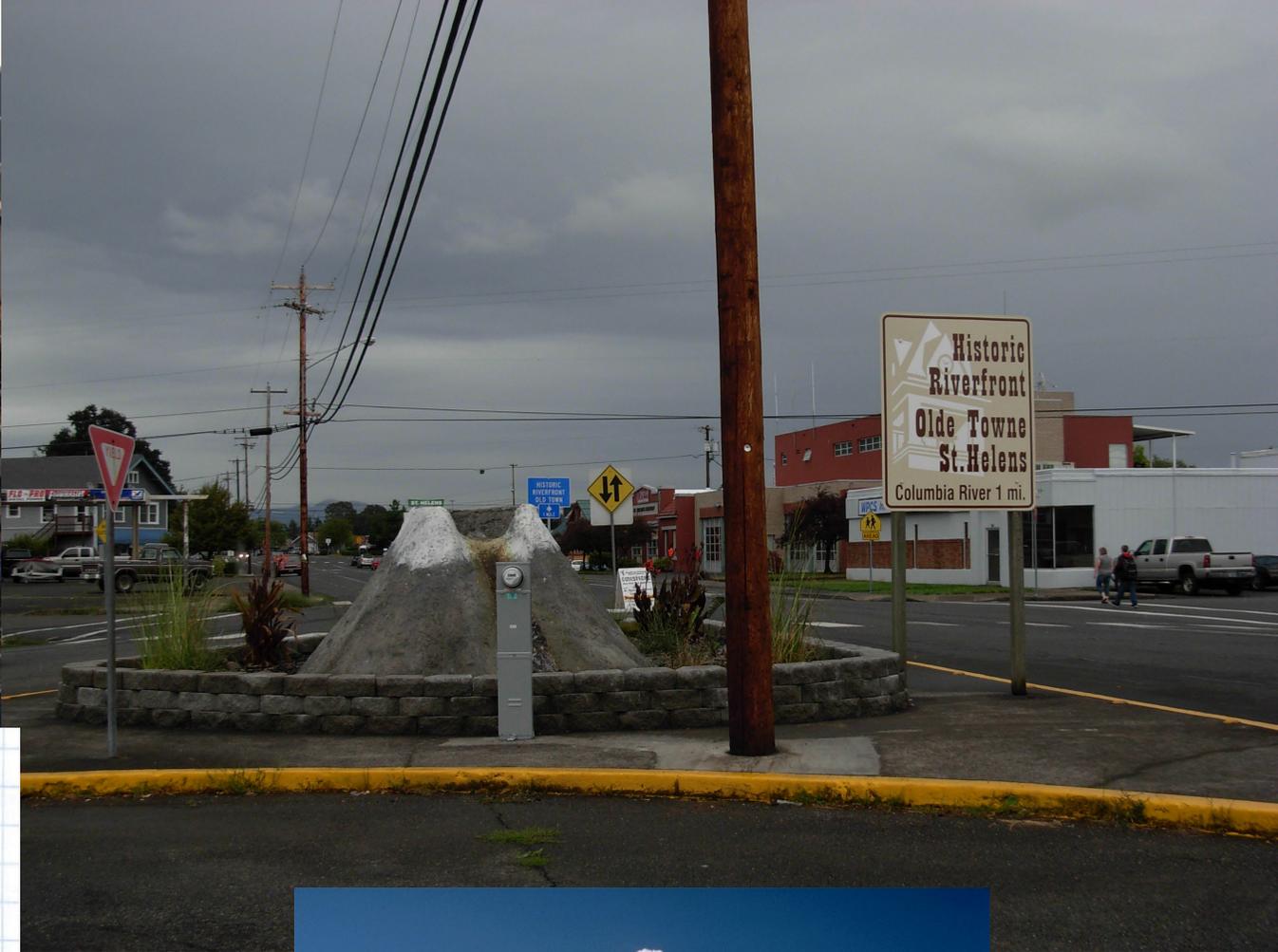
What is **NOT** included in the 22/23 Proposed Budget & Forecasts?

- Administration Executive Assistant (\$140,000)
- Administration Communications Assistant increase to 1.0 FTE (\$35,000)
- Administration City Attorney (\$225,000)
- Administration Human Resources Manager (\$125,000)
- Finance Accountant 3 (\$140,000)
- Library Youth Librarian (\$115,000) - Removed in 22/23 Budget
- Library Library Technician Makerspace (\$90,000) - Temporary position, ends Dec 2023
- Library Part-Time Shelver (\$5,000) – 2 positions removed in 22/23 Budget
- Parks Utility Worker (\$85,000) - Removed in 22/23 Budget
- Recreation PT Sports League Coordinator (\$65,000)
- Recreation Admin Assistant P&R (\$95,000) - Temporary position, ends Dec 2024
- **Planning** Associate Planner (\$125,000)
- Police Police Patrol (\$160,000) - Multiple Positions Requested
- Police Detective (\$195,000) - Multiple Positions Requested
- Public Works PT Admin Assistant (\$65,000)
- Public Works Engineer 1 (\$125,000)
- Public Works Engineer Intern (\$20,000)
- Public Works Building Maintenance Utility Worker (\$95,000)

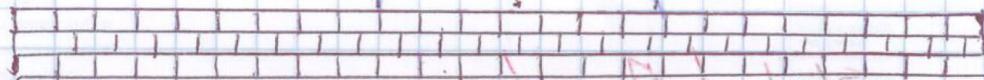
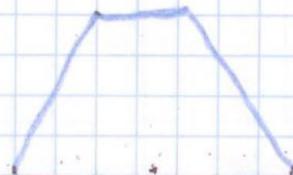
Not Funded

**Typical ratio**  
**Planner : Population**  
 1 : 5,000  
**St. Helens Trend**  
 1 : 6,500

|                           |         |
|---------------------------|---------|
| • 1970                    | 6,212   |
| • 1980 – H. Cutler        | 7,064   |
| • 1990 – B. Little        | 7,535   |
| • 2000 – S. Baker         | 10,019  |
| • 2010 – J. Graichen      | 12,905  |
| • 2020 – J.G. & J. Dimsho | 13,817  |
| • 2021                    | 14,560? |



MT St Helens Aprox 8' wide x 6' High



Remaining Wall Approx - Stone 18" High

*small blocks*

*brick work*

*and base*

□ ONE SQUARE = 1'



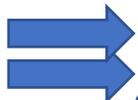


*Next 6 months?*

City of St. Helens

FOUNDED 1850

Essential



| PROJECT TITLE  | In '22-'24 Strategic Plan?            |
|--|---------------------------------------|
| CURRENT PLANNING!!!  | No                                    |
| CUSTOMER SERVICE   | No                                    |
| ★ Development Code residential amendments, part 2  | Yes                                   |
| ★ Riverwalk Project Phase I  | Yes                                   |
| Grey Cliffs In-water Facility Planning   | Yes                                   |
| Columbia Blvd. sidewalks from Gable Road to Sykes Road   | Yes                                   |
| S. River Street to N 2nd Street "micro" transportation systems plan  | Yes                                   |
| ★ Development Code Amendments related to Sanitary, Storm and Water Master Plans                                | Yes - Long Term                       |
| 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                                   |
| Proactive Planning Commission Item - HB 3115   | No                                    |
| ★ Mercury TMDL Code Amendments   | No                                    |
| Records Retention Implementation/Organization  | No                                    |
| Managers Attend Professional Development Opportunities   | Yes                                   |
| ★ HB 4064 (2022) Code Amendments (Manf. Homes)   | No                                    |
| 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                        |
| Urban Renewal Management   | Yes                                   |
| City Owned Properties (not already listed) - Projects/Current Planning   | No (placeholder for semi annual rept) |
| Measure 109-Psilocybin Code Amendments (will voters agree with two year moratorium?)                           | No                                    |
| 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                       |
| Parks & Recreation Master Planning   | Yes                                   |
| Housing Needs Analysis Update per 2019 HB 2003   | Yes - Long Term                       |
| Historic resources inventorying  | Yes - Long Term                       |
| New Transportation Systems Plan  | Yes - Long Term                       |
| Revisit UGMA with County   | No                                    |
| Millard Road Entry Sign  | Yes - Long Term                       |

6 Mo. Grab Bag!!!

Wild Card



Generally, next six months less time consuming with **current planning.** *Perhaps* more opportunity to look in the bag!!!