

\*Normally Sept. to Mar.

# Semi-Annual Planning Department Report

Report Date: April 17, 2024

Report Period: \*Dec. '23 – Mar. '24

City of St. Helens

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# Project Management, Etc.

What has happened the last six **four** months?

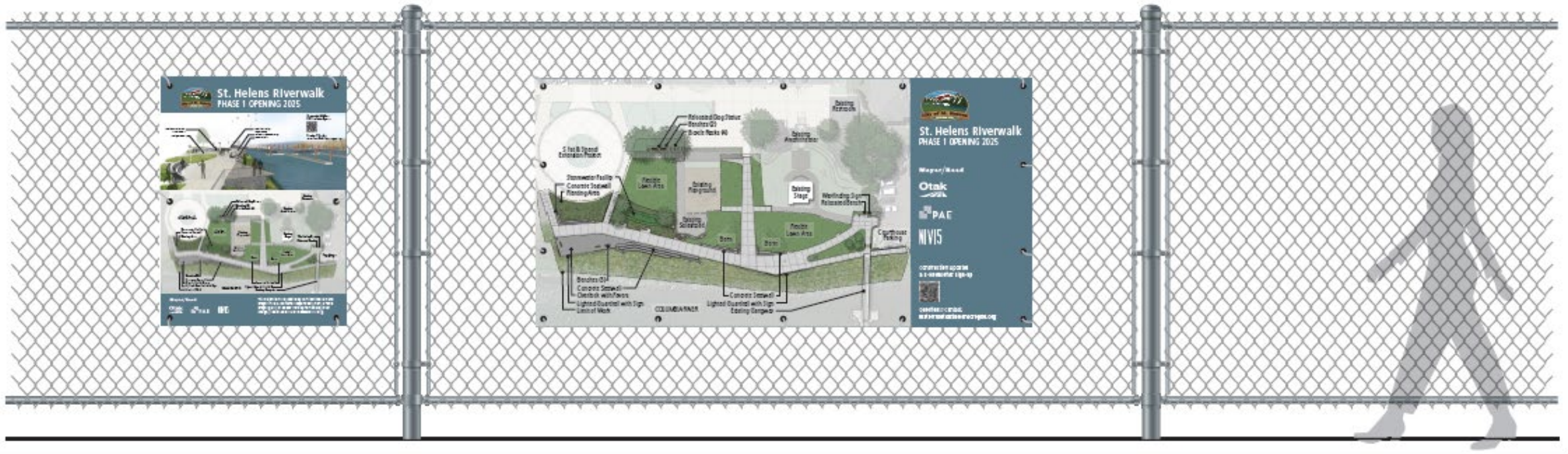
City of St. Helens

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# Riverwalk Project Phase I



# Riverwalk Project Phase I

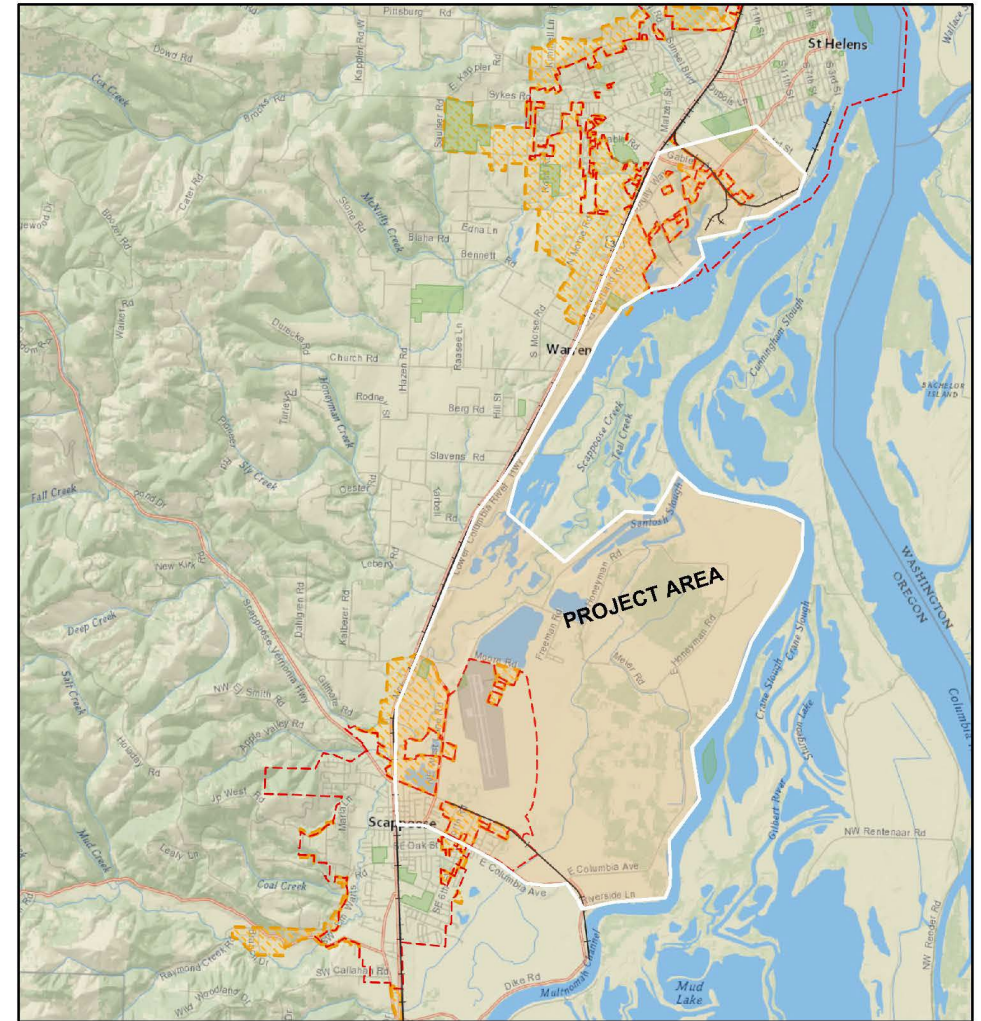


# ODOT Community Paths Program

## St. Helens Scappoose Trail Refinement Plan

- Project will convene stakeholders at County and Scappoose to develop 3 route alternatives, narrow to preferred route, and develop 30% design
- **FINALLY** received grant contract
- Working on IGAs with Scappoose/Columbia County so they can be approved at a CC RS as a package
- Expect documents for approval in May

Oregon Community Paths - St. Helens Scappoose Refinement Trail Project



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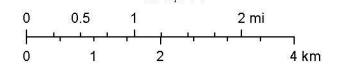
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■ Park Boundaries

—+— Railroads

- - - City Limits

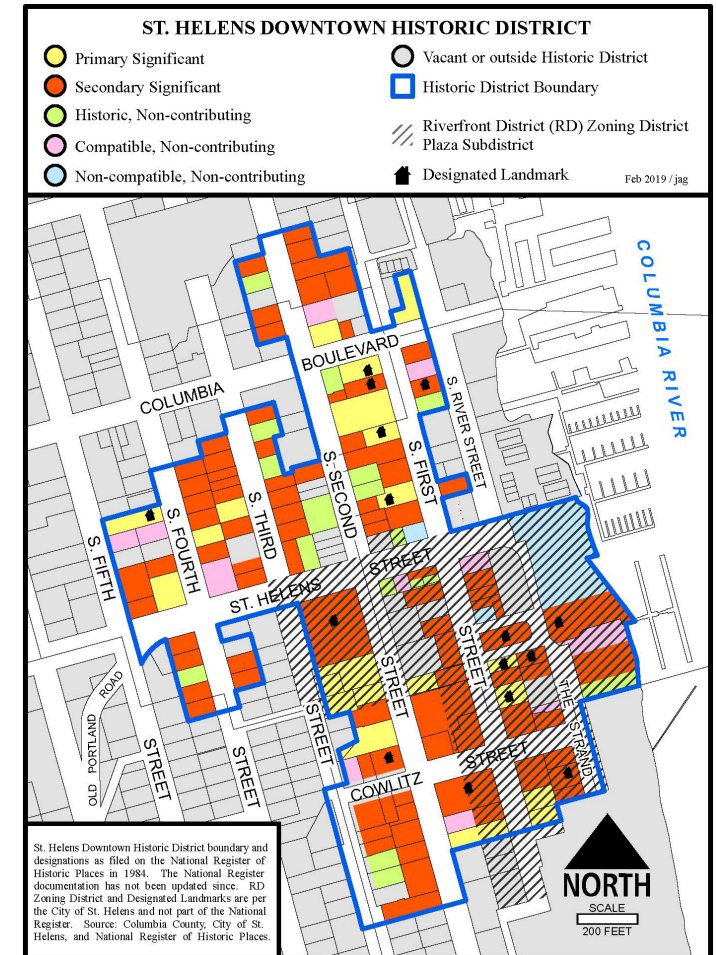
▨ Urban Growth Boundary (UGB)



National Geographic, Esri, Garmin, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp.

# Certified Local Government Grant (6<sup>th</sup> Cycle)

- Received \$17k instead usual \$12-\$15k
- City's competitive pass-through program for eligible property owners in the nationally registered St. Helens Downtown Historic District
- HLC selected 135 S. 3<sup>rd</sup> Street for exterior restoration work on the front and side facades
- Project to be completed by June-July 2024



# State Historic Preservation Office (SHPO) Veterans Memorial Grant

- 7 branches of service flag/monument expansion at McCormick Park
- Public Works contributed in-kind labor with concrete work on walkway and pedestals
- VFW donated flagpoles/hardware
- LCE contributed design/engineering in-kind
- **Project is complete!**
- **Grant reimbursement received & project successfully closed out**





COLUMBIA COUNTY VETERANS WHO  
MADE THE ULTIMATE SACRIFICE

| WORLD WAR I ERA | WORLD WAR II ERA | WORLD WAR II ERA | WORLD WAR II ERA | WORLD WAR II ERA | WORLD WAR II ERA | WORLD WAR II ERA | WORLD WAR II ERA | WORLD WAR II ERA | WORLD WAR II ERA |
|-----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| [Name]          | [Name]           | [Name]           | [Name]           | [Name]           | [Name]           | [Name]           | [Name]           | [Name]           | [Name]           |
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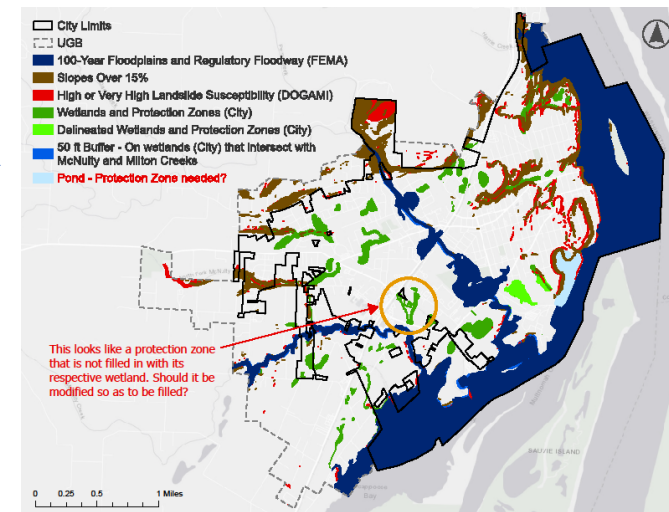
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Photo courtesy Gene Hester

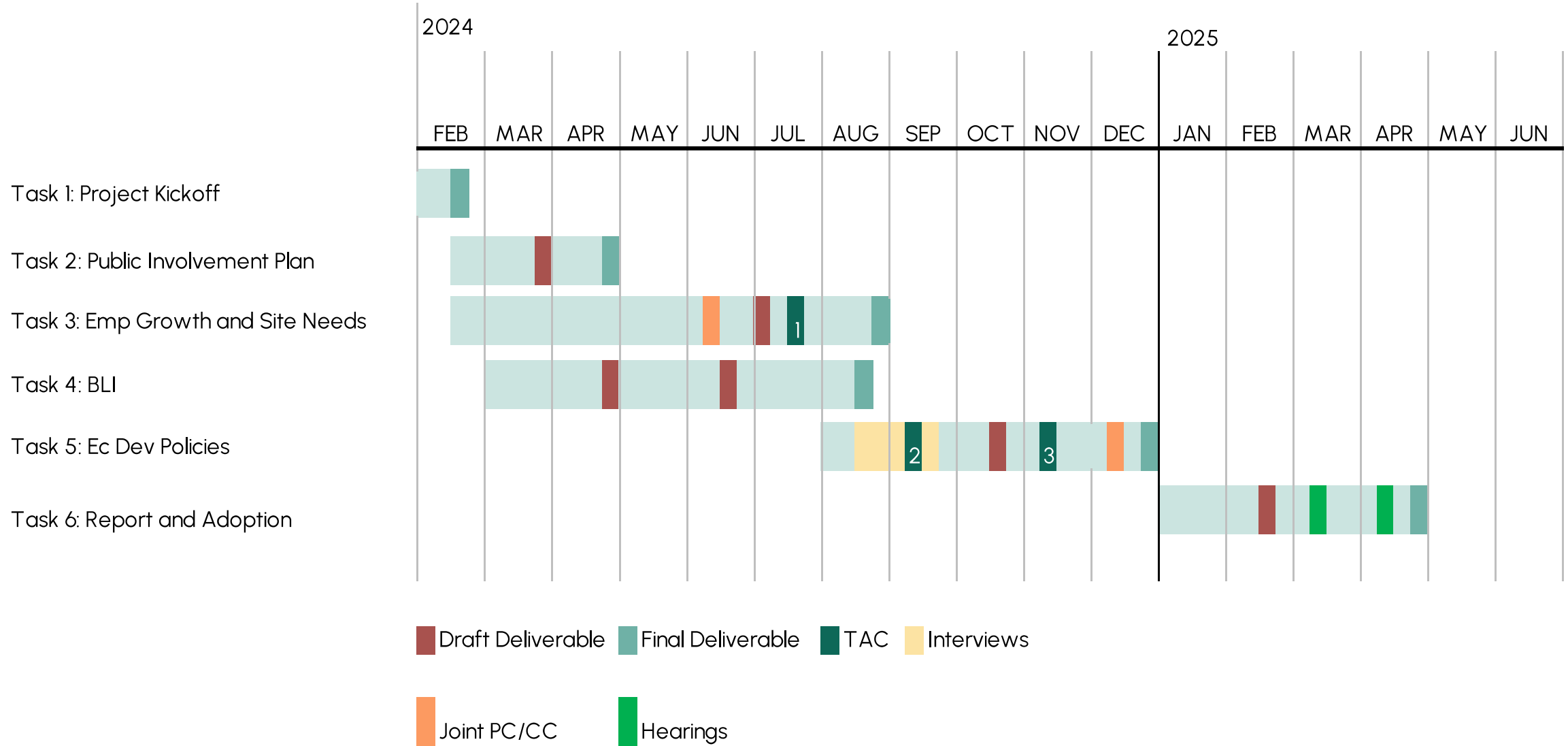


# Economic Opportunities Analysis (EOA)

- Department of Land Conservation & Development (DLCD) grant funded update to the 2009 EOA
- **Project kicked off with consulting firm EcoNorthwest!**
- Public Engagement Plan finalized (Meetings schedule on next slide)
- Technical Advisory Committee (TAC) membership finalized
- Began reviewing the Buildable Lands Inventory (BLI)
- First of three TAC meetings expected in July



# Economic Opportunities Analysis Project Schedule



# Other Project Management Support



## **Special Public Works Fund (SPWF) Loan Program**

- Riverfront District Streets & Utilities Project under construction
- Undergrounding Utilities Project under contractor & pre-con meeting held
- Follow the City's Waterfront E-newsletter for construction updates

## **Community Development Block Grant (CDBG)**

- \$2.5 million grant award for Sanitary Sewer Capacity Improvements design/engineering
- Consor contract approved
- Contract amendment on RS agenda to move funding from "permitting" to "environmental review"

# Other Project Management Support

## **Oregon Safe Routes to School (SRTS) Grant**

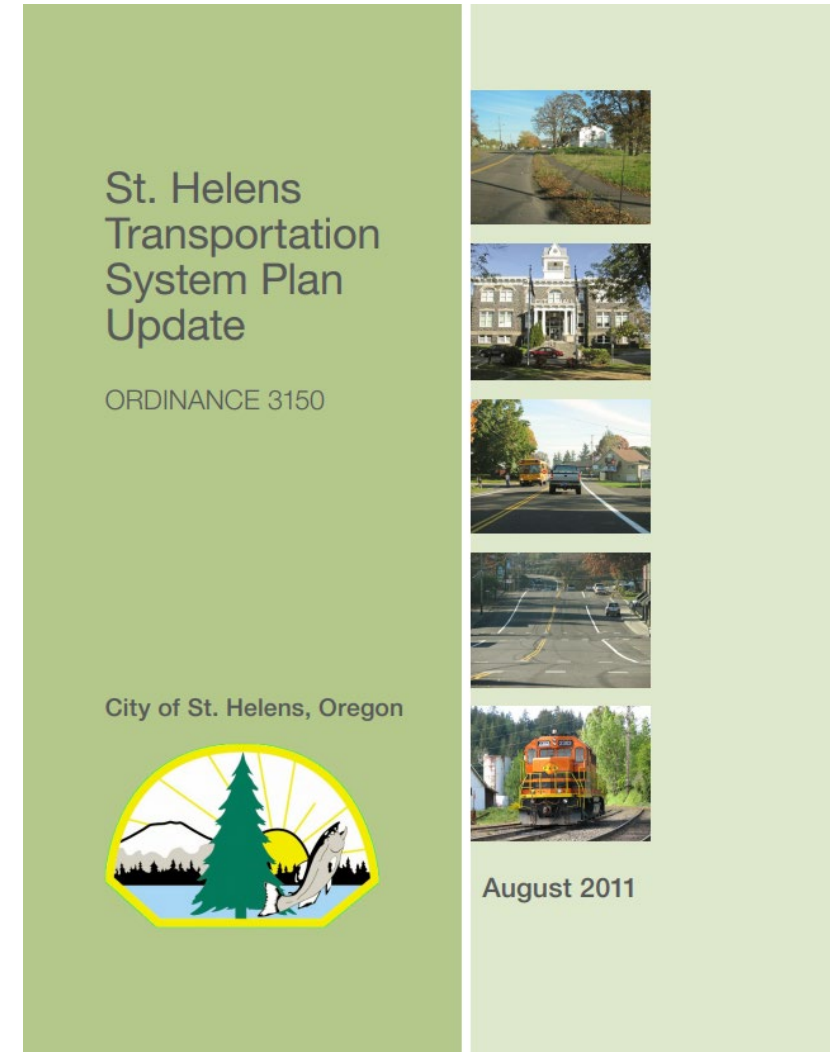
- Columbia Blvd. Sidewalks from Gable Road to Sykes Road
- Construction of sidewalks complete!  
Roadway reopened!
- Prepared final closeout report & reimbursement request
- Conducted final walkthrough with ODOT
- **Final grant reimbursement received & project closed out!**



# Other Project Management Support

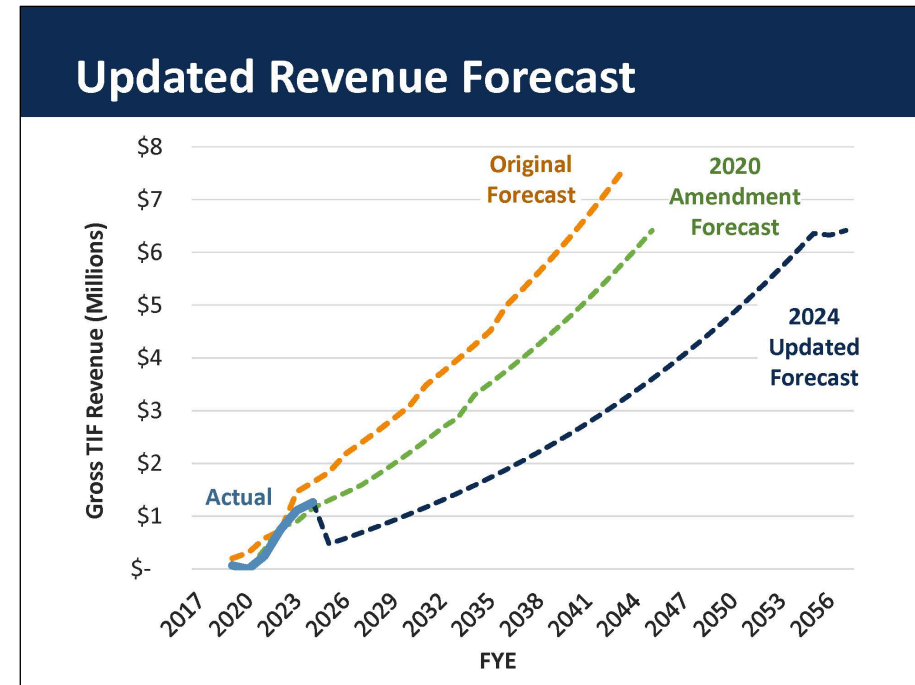
## ODOT Transportation Management Grant (TGM) Program

- Engineering to lead a TGM grant-funded update to the Transportation Systems Management Plan with Planning to support
- Project scope of work has been under review for the past ~4 months by ODOT and DOJ
- Likely to be another 2-4 more months before the project can be kicked off with consultant selection



# Urban Renewal Agency (URA) Support

- Intergovernmental Agreement (IGA) between Council and URA in April 2022 to cover SPWF loan obligations
- URA meeting in February 2024 to provide financial update & URA overview
- Preparing for May URA Budget Committee meeting and June URA meeting to adopt a FY 25-25 budget
- June URA meeting will include IGA to recapture expenses made by the City that were in support of URA Plan implementation

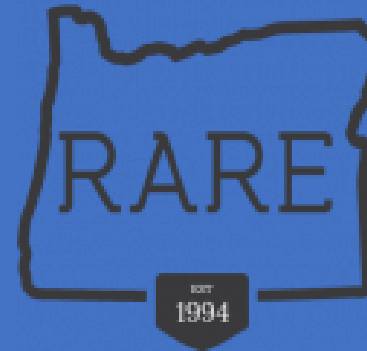


- PC recruitment: 2 positions filled
  - No interviews planned in next 6 mo.
- PC proactive items:
  - Vacant storefronts
  - Architectural standards



# City of St. Helens

Planning Commission Membership Handbook



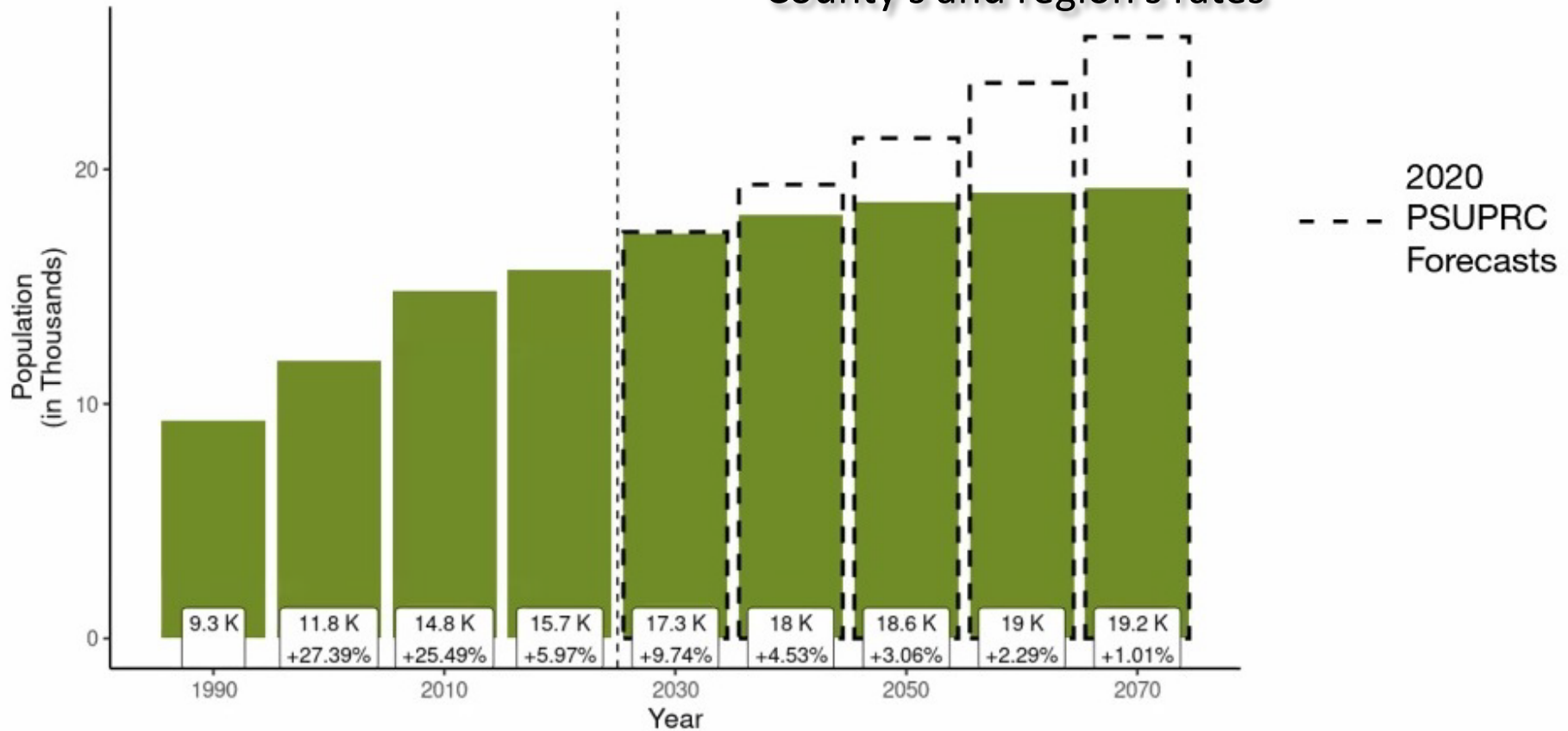
**AmeriCorps**

GIS efforts – administrator fixes  
River Street addresses fixes with Co. Assessor



# Population Forecasts

Population Change: St Helens UGB  
Columbia County



- St. Helens finally > 15,000 population
- 3.5% growth between July '22 to July '23
- Slower long-term growth
- Lesser projection compared to 2020 forecast
- Scappoose growth expected to exceed the County's and region's rates

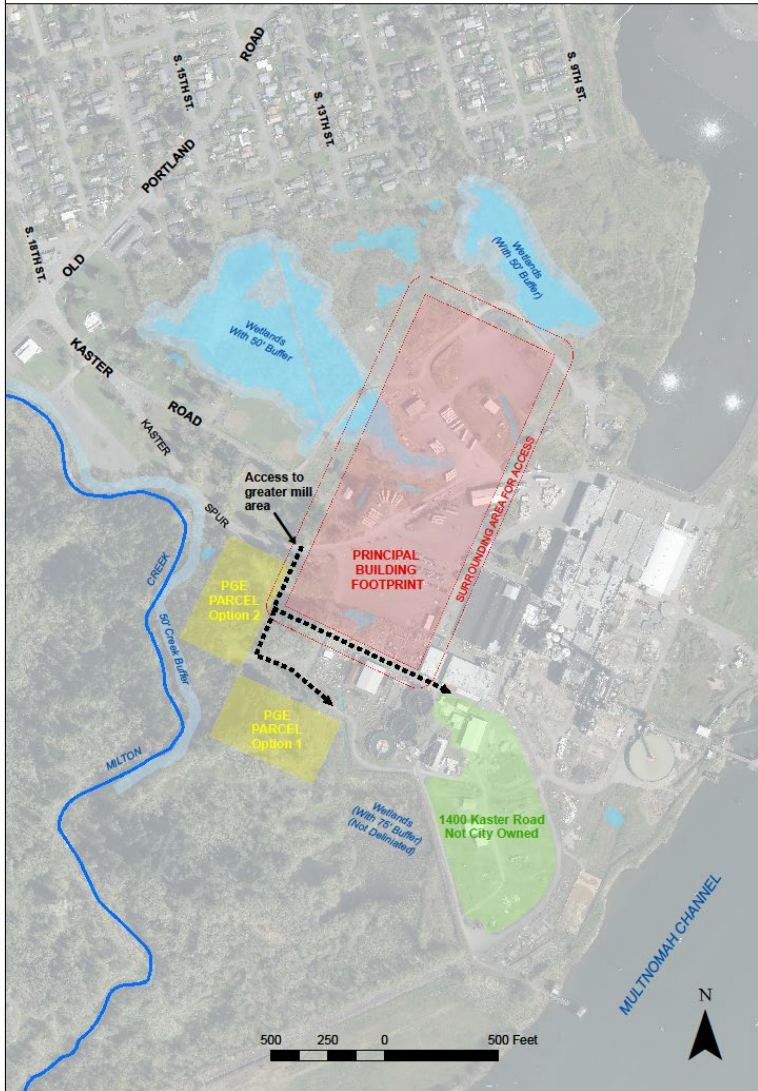


# 2024 Development Code Amendments

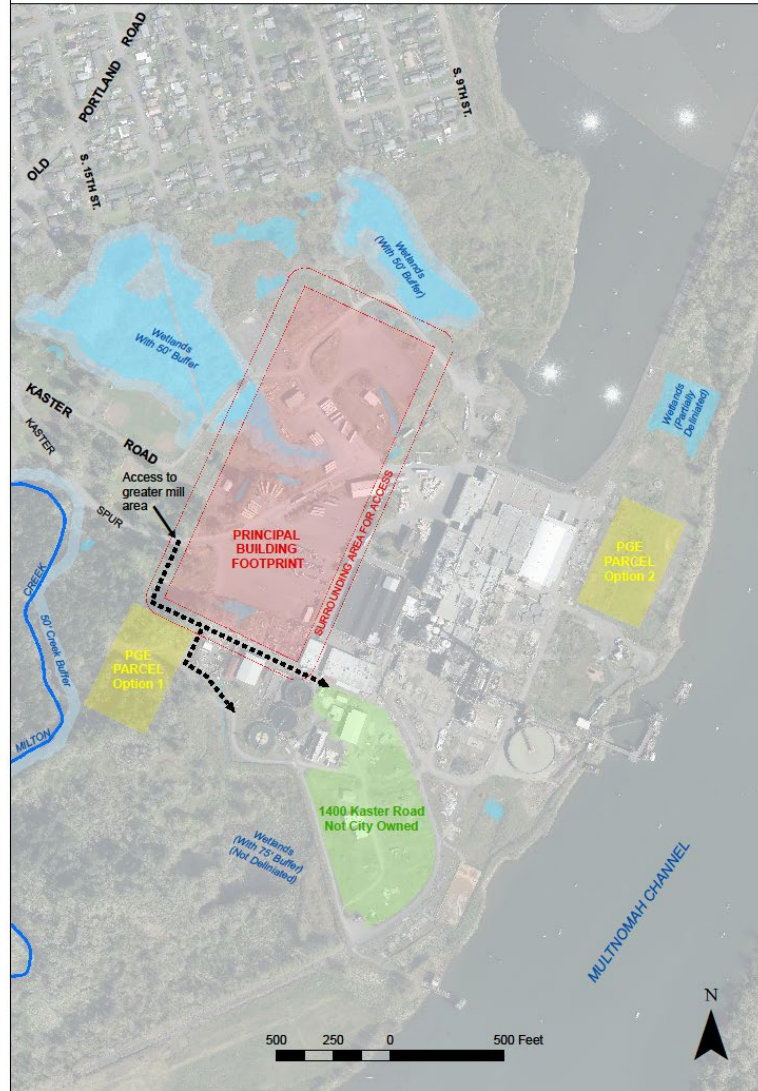
- St. Helens Housing Needs Analysis (2019) – residential code amendments part 2
- Measure 109 (2020) – psilocybin
- House Bill 4064 (2022) – manufactured and prefabricated structures
- House Bill 3109 (2021) – childcare facilities
- House Bill 4064 (2023) – single room occupancies
- Validity periods of land use permits
- Housekeeping



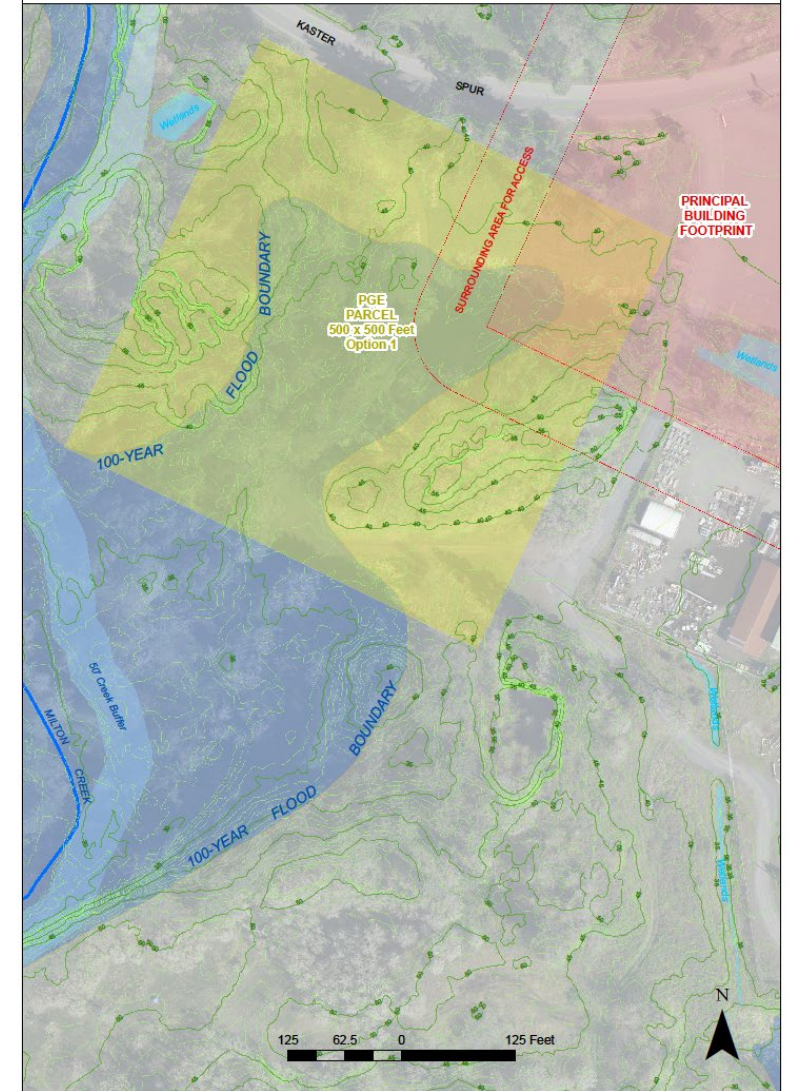
St. Helens Industrial Business Park  
PGE and Potential Development Test Fit  
November 29, 2023



St. Helens Industrial Business Park  
PGE and Potential Development Test Fit  
December 4, 2023



St. Helens Industrial Business Park  
PGE and Potential Development Test Fit - PGE Parcel Detail - Option 1  
March 15, 2024





# Current Planning Update

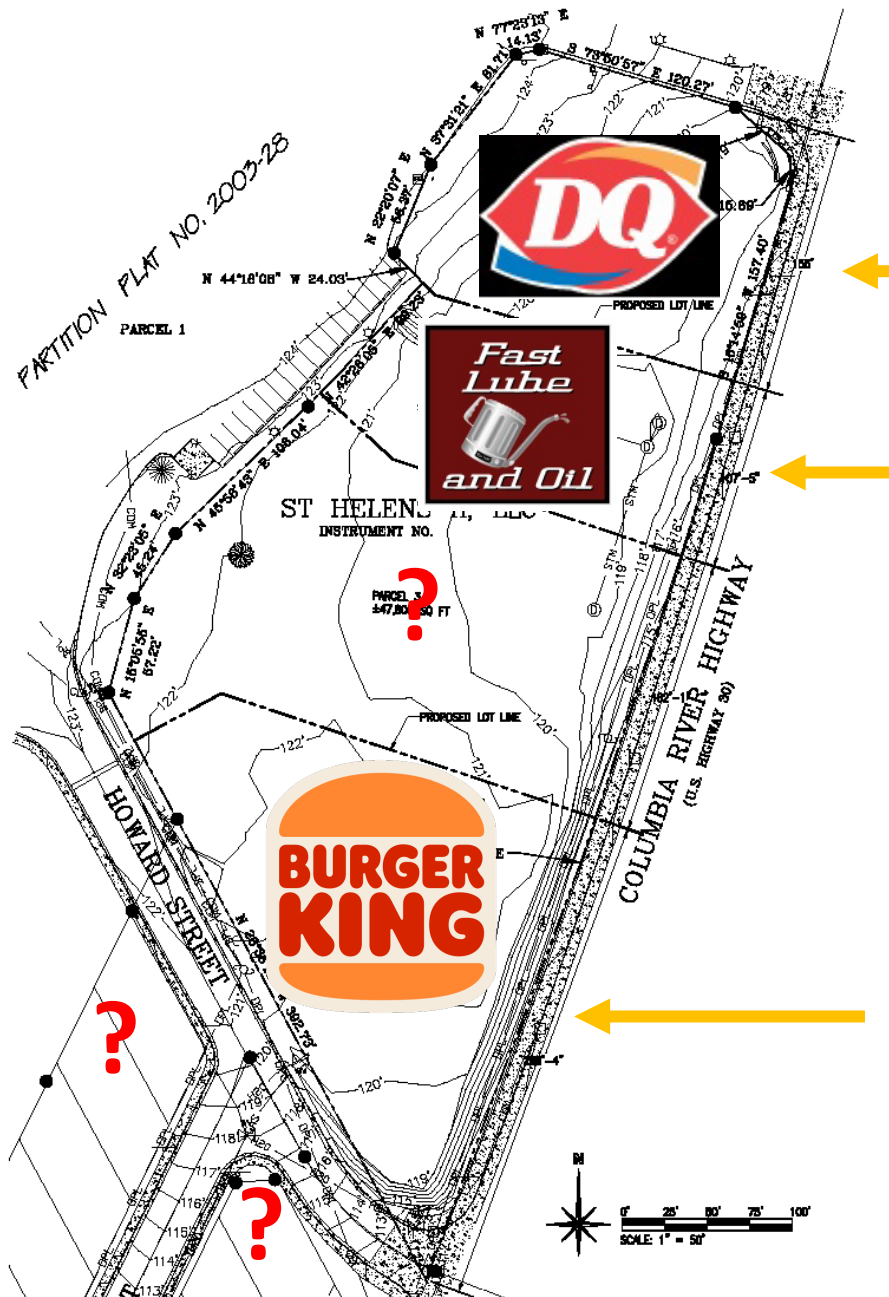
What has happened the last six **four** months?

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Building Permit submitted, finally!!!

Done (mostly)

Done!



04.05.2021 10:3













**MASTER LEGEND**

|         |                        |    |                            |
|---------|------------------------|----|----------------------------|
| (E)     | EXISTING               | TP | TEST PIT LOCATION          |
| (N)     | NEW                    |    | SIGN                       |
| CO      | CLEAN OUT              |    | POWER POLE                 |
| LS      | PUBLIC LIFT STATION    |    | SUBJECT PROPERTY LINE      |
| ⊙       | STORM SEWER MANHOLE    |    | ADJACENT PROPERTY LINE     |
| ⊙       | SANITARY SEWER MANHOLE |    | CURB                       |
| ⊙       | NEW CATCH BASIN        |    | NEW MAJOR CONTOUR          |
| ⊙       | FIRE HYDRANT           |    | NEW MINOR CONTOUR          |
| ⊙       | WATER VALVE            |    | EXISTING MAJOR CONTOUR     |
| ⊙       | POWER POLE             |    | EXISTING MINOR CONTOUR     |
| ⊙       | WATER METER            |    | (E) FILL                   |
| ⊙       | EXTERIOR LIGHTING      |    | (E) WETLAND                |
| ⊙       | STORMWATER DISCHARGE   |    | (E) WETLAND TO BE RESTORED |
| ▲       | CENTERLINE MONUMENT    |    | (E) DRAINAGE CHANNEL       |
| — PWR — | POWER LINE             |    | (N) STORMWATER SWALE       |
| — STM — | STORM LINE             |    | (N) CREATED WETLAND        |
| — SAN — | (N) SANITARY SEWER     |    | SIDENWALK                  |
| — H2O — | (N) WATER LINE         |    |                            |
| ↙       | SLOPE ARROW            |    |                            |

**PROJECT TEAM**

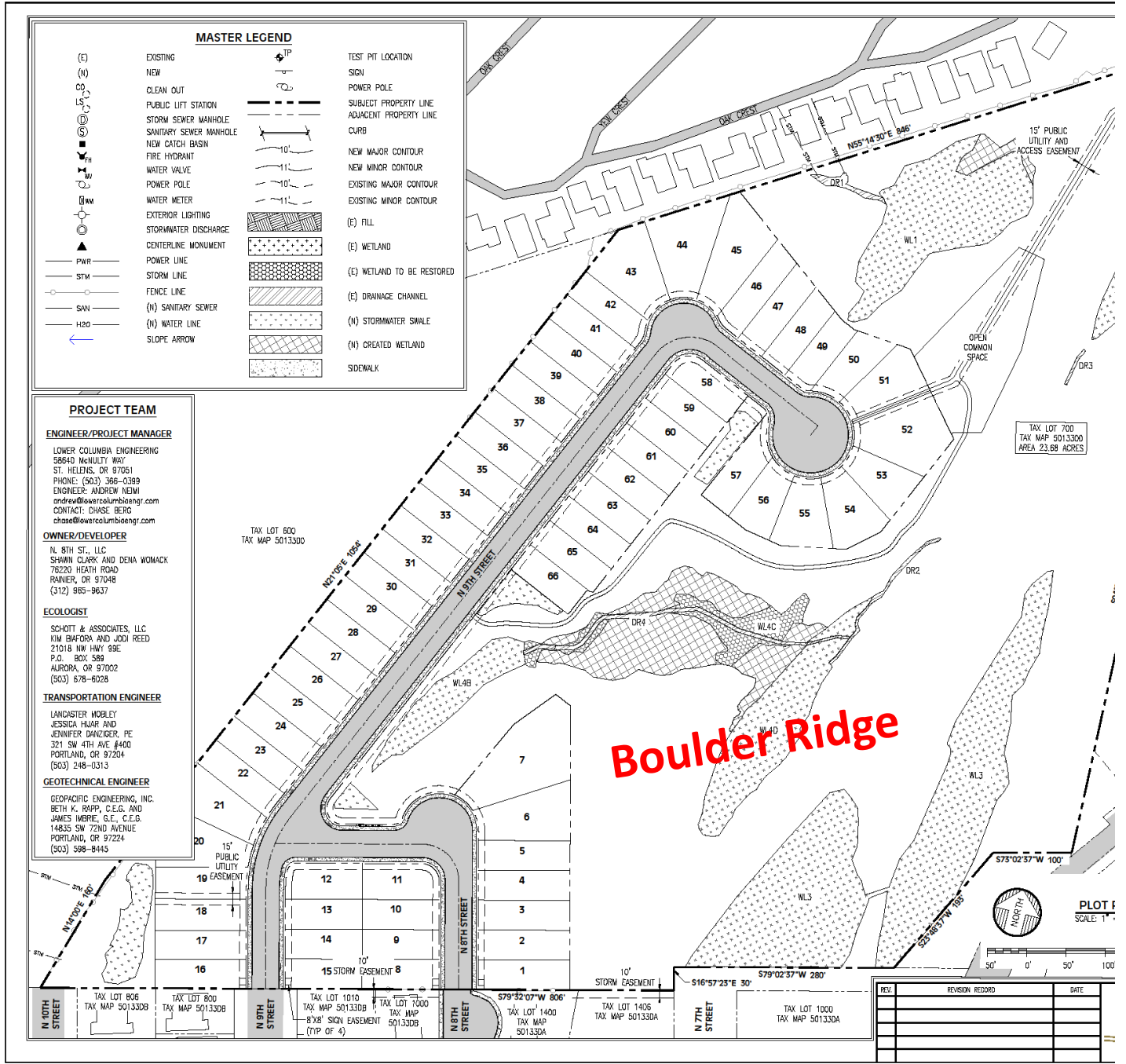
**ENGINEER/PROJECT MANAGER**  
 LOWER COLUMBIA ENGINEERING  
 5884D McHULTY WAY  
 ST. HELENS, OR 97051  
 PHONE: (503) 396-0399  
 ENGINEER: ANDREW NEIMI  
 andrew@lowercolumbiaengr.com  
 CONTACT: CHASE BERG  
 chase@lowercolumbiaengr.com

**OWNER/DEVELOPER**  
 N. 8TH ST., LLC  
 SHAWN CLARR AND DENA WOMACK  
 78220 HEATH ROAD  
 RAINIER, OR 97048  
 (312) 965-9637

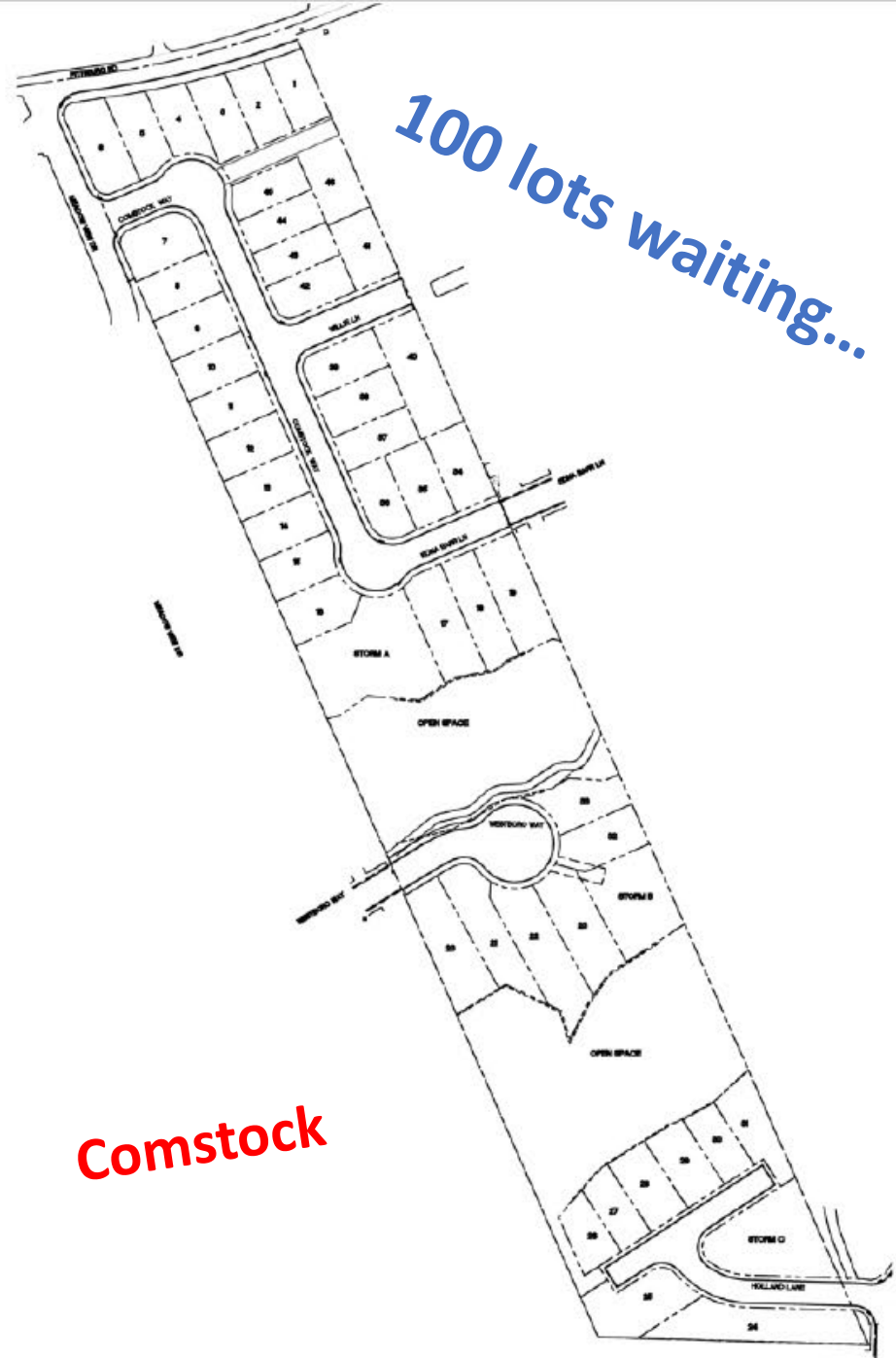
**ECOLOGIST**  
 SCHOTT & ASSOCIATES, LLC  
 KIM BIAFORA AND JODI REED  
 21018 NW HWY 99C  
 P.O. BOX 589  
 ALDRORA, OR 97002  
 (503) 678-6028

**TRANSPORTATION ENGINEER**  
 LANCASTER MOBLEY  
 JESSICA HAJAR AND  
 JENNIFER DANCIGER, PE  
 331 SW 4TH AVE #400  
 PORTLAND, OR 97204  
 (503) 248-0313

**GEOTECHNICAL ENGINEER**  
 GEOPACIFIC ENGINEERING, INC.  
 BETH K. WAPP, C.E.C. AND  
 JAMES IMBRIE, G.E., C.E.G.  
 14835 SW 72ND AVENUE  
 PORTLAND, OR 97224  
 (503) 598-8443



**Boulder Ridge**



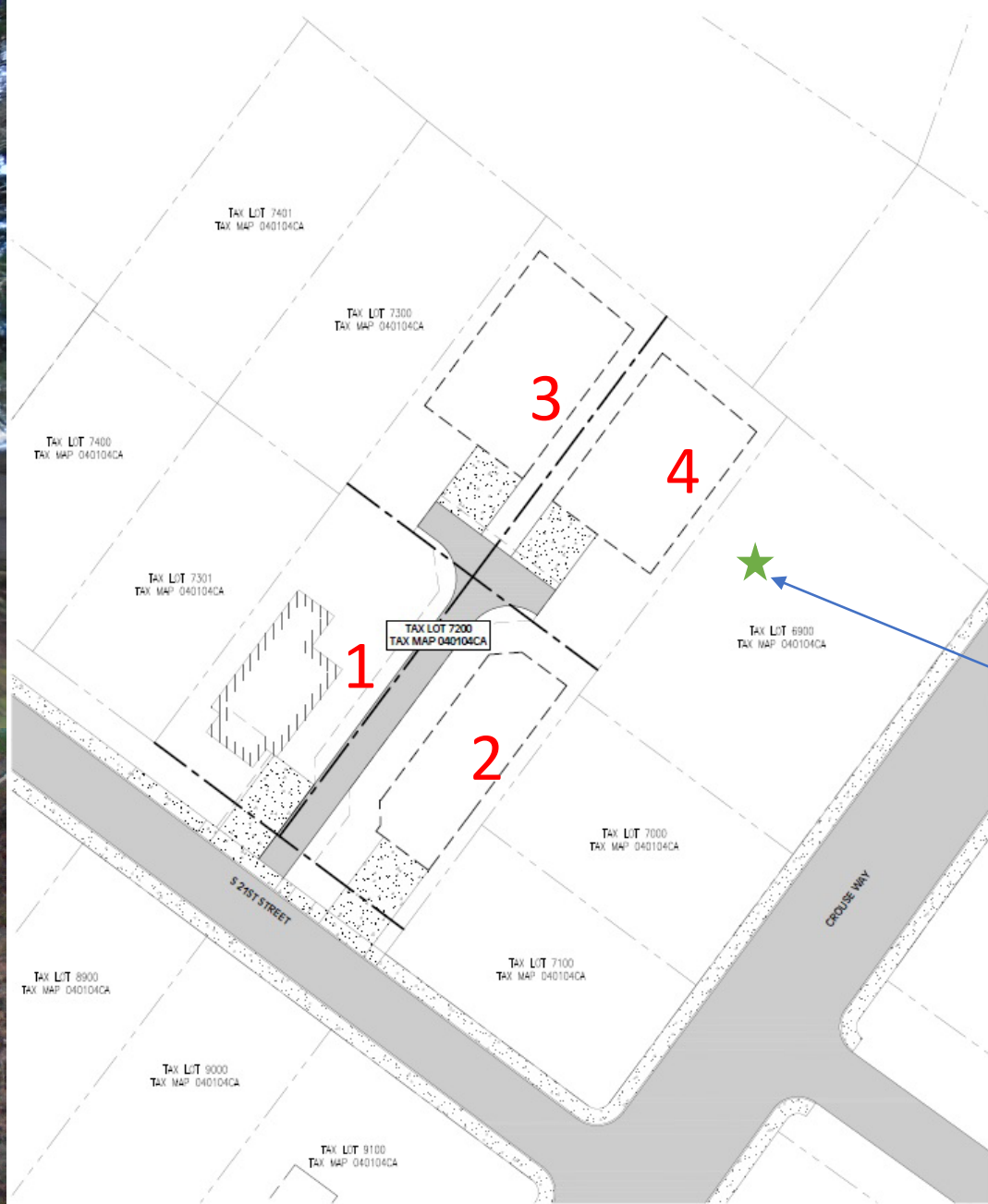
**100 lots waiting...**

**Comstock**

46 Lot, Preliminary Plot

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





VICINITY MAP  
SCALE: NTS

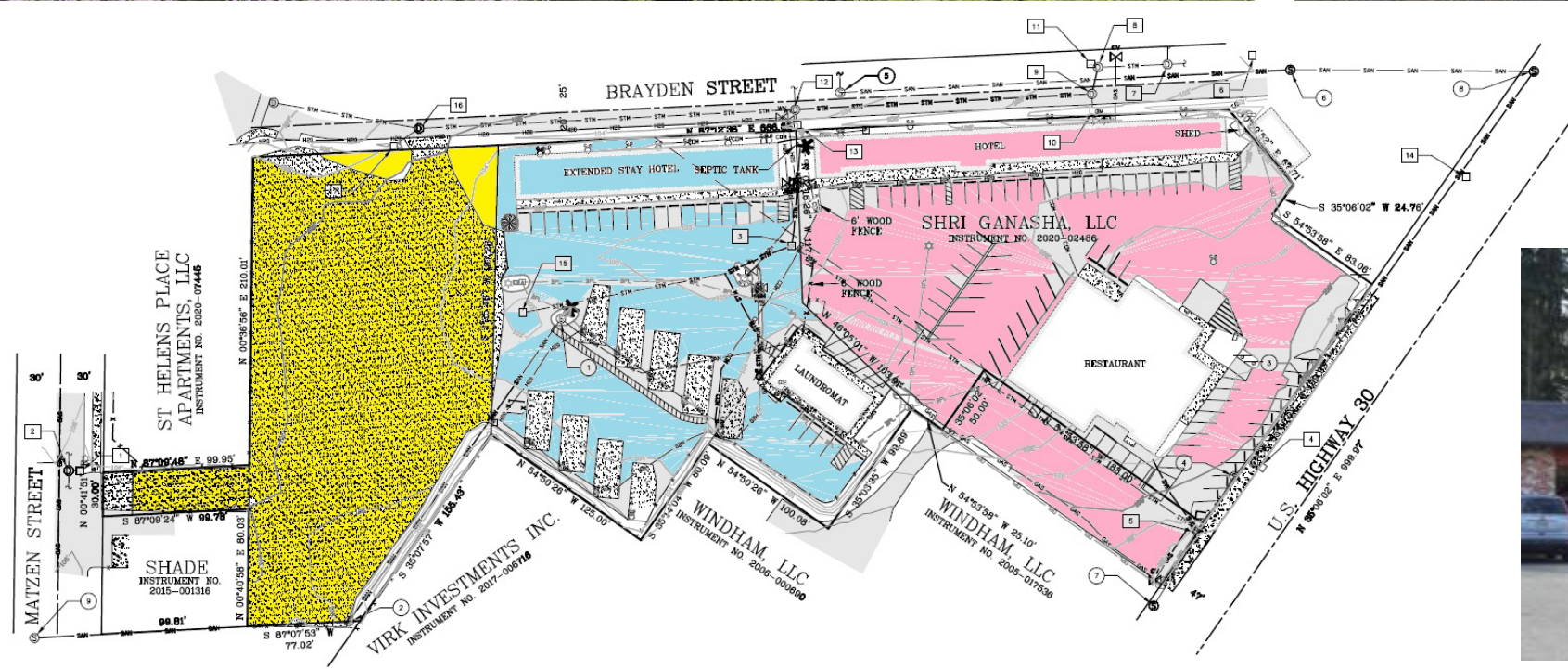


Big D. Fir

PLOT PLAN  
SCALE: 1" = 20'







3 Annexations coming up — bridge to Bing's w/ 2009 consent







c. 2013





12.12.2019



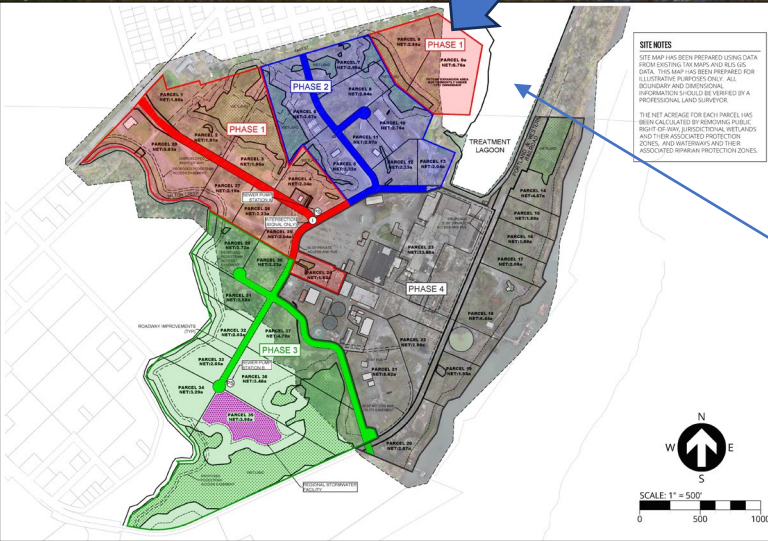
c. 2019 and today





**DEER MEADOW RV  
PARK**  
58551 KAVANAUGH ST  
ST HELENS, OR 97051





**SITE NOTES**  
SITE MAP HAS BEEN PREPARED USING DATA FROM EXISTING TIA MAPS AND RELIABLE DATA. THIS MAP HAS BEEN PREPARED FOR INFORMATION PURPOSES ONLY. ALL BOUNDARY AND DIMENSIONAL INFORMATION SHOULD BE VERIFIED BY A PROFESSIONAL LAND SURVEYOR.  
THE NET ACRES FOR EACH PARCEL HAS BEEN CALCULATED BY ADDING PUBLIC RIGHT-OF-WAY, JURISDICTIONAL WETLANDS AND TIER ASSOCIATED PROTECTION ZONES AND WATERSHEDS AND THEIR ASSOCIATED PROTECTION ZONES.

Sanitary sewer lagoon





SSHS

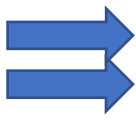


*Next 6 months?*

City of St. Helens

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Essential



| PROJECT TITLE   | In '22-'24 Strategic Plan? |
|---|----------------------------|
| CURRENT PLANNING!!!   | No                         |
| CUSTOMER SERVICE  | No                         |
| Mercury TMDL Code Efforts   | No                         |
| Development Code Amendments related to Sanitary, Storm and Water Master Plans                 | Yes - Long Term            |
| ★ HB 4064 (2022) Code Amendments (Manf. Homes) (In '24 Code Amends)                           | No                         |
| ★ Measure 109-Psilocybin Code Amendments (In '24 Code Amends)                                 | No                         |
| ★ Development Code residential amendments, part 2 (In '24 Code Amends)                        | Yes                        |
| ★ 2023 Legislation Code Amendments (In '24 Code Amends) -- 1 <sup>st</sup> time on this table | No                         |
| ★ CLG Grant   | No                         |
| ★ ODOT Community Paths Grant  | No                         |
| ★ Riverwalk Project Phase I   | Yes                        |
| ★ St. Helens Industrial Business Park Planning -- PGE parcel assumed next step                | Yes                        |
| Riverfront Redevelopment Request for Qualifications/Development Solicitation                  | Yes                        |
| Riverfront Streets & Utilities Project  | Yes                        |
| ★ Economic Opportunities Analysis (EOA) Update  | Yes                        |
| Managers Attend Professional Development Opportunities  | Yes                        |
| New Transportation Systems Plan   | Yes - Long Term            |
| Grey Cliffs In-water Facility Planning  | Yes                        |
| ★ Urban Rewewal Management  | Yes                        |
| Planning related FAQ phamplets/videos   | Yes - Long Term            |
| Residential design standards  | Yes - Long Term            |
| Right-of-way street vacation policy   | Yes - Long Term            |
| Food cart/truck/trailers rules  | Yes- Long Term             |
| S. River Street to N 2nd Street "micro" transportation systems plan                           | Yes                        |
| 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                               | Yes - Long Term            |
| Housing Needs Analysis Update per 2019 HB 2003  | Yes - Long Term            |
| Historic resources inventorying   | Yes - Long Term            |
| Millard Road Entry Sign   | Yes - Long Term            |

6 Mo.  
Grab  
Bag!!!

