

\*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?

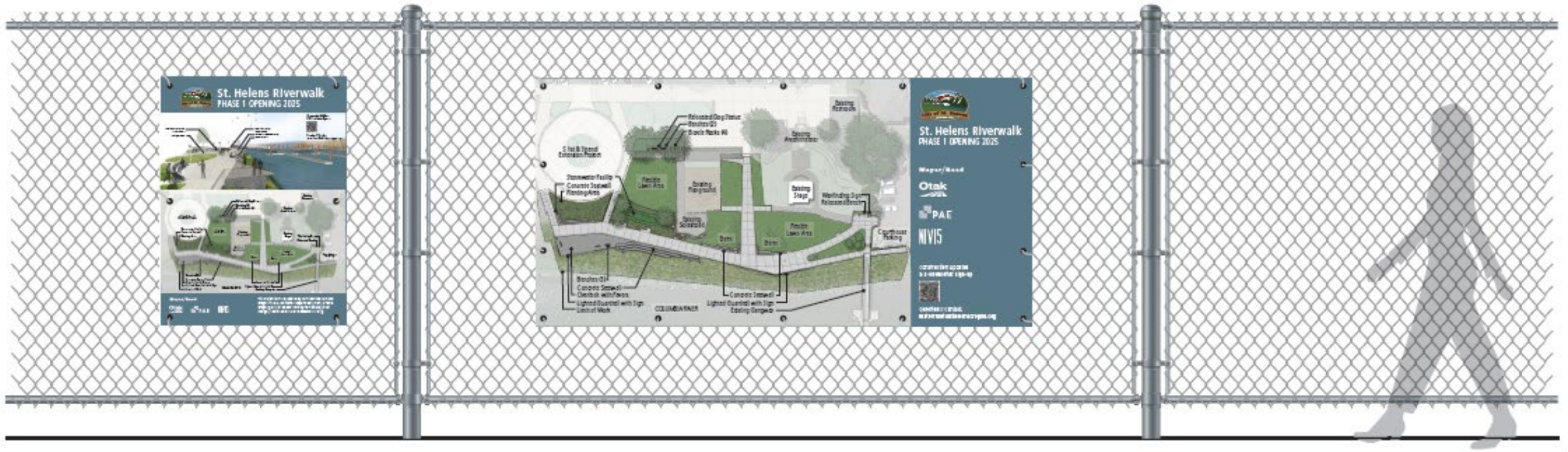
City of St. Helens

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# Riverwalk Project Phase I



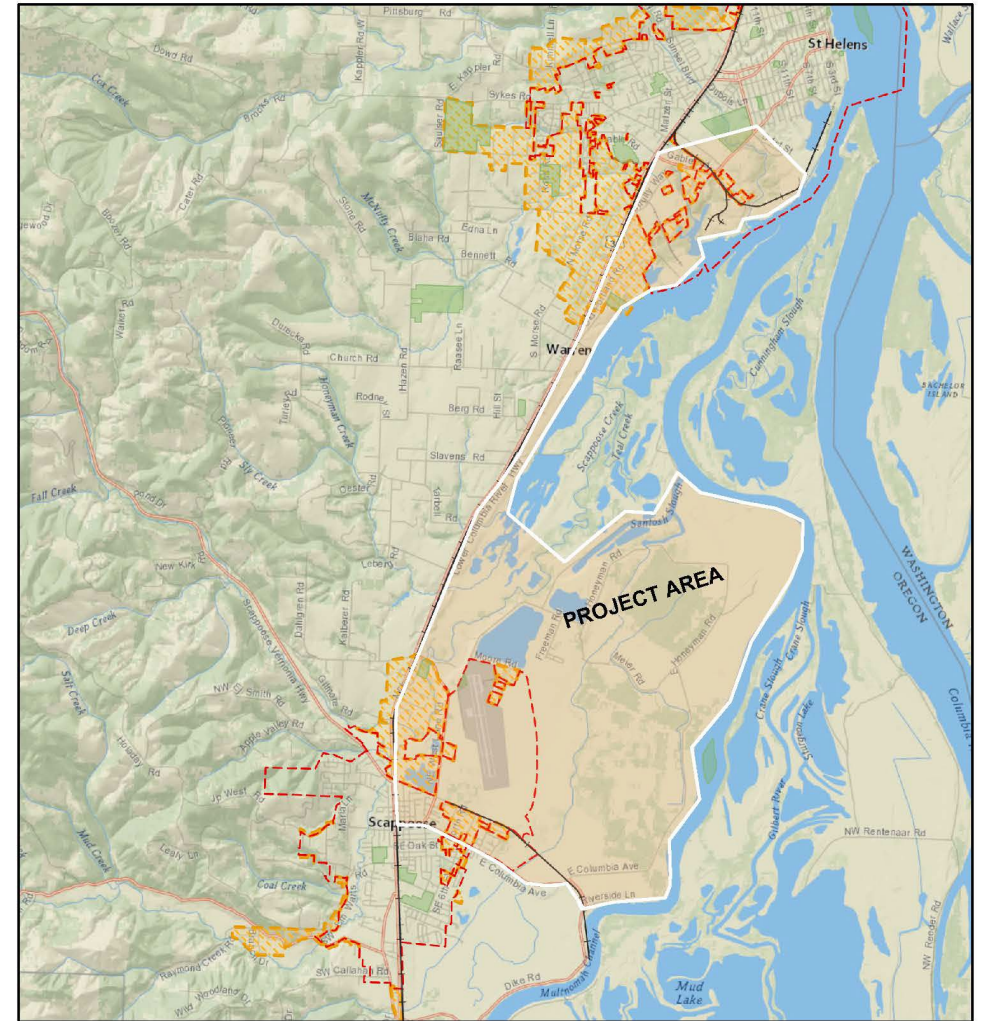
# Riverwalk Project Phase I



# 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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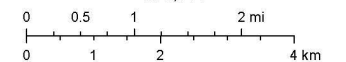
1:75,000

■ Park Boundaries

—+— Railroads

- - - City Limits

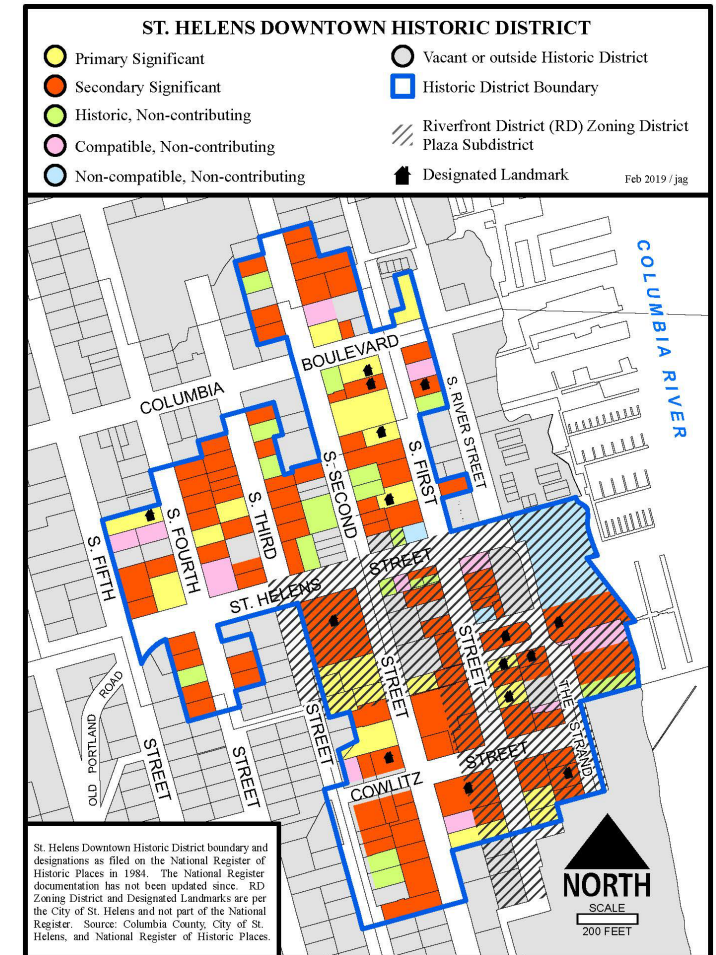
▨ Urban Growth Boundary (UGB)



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

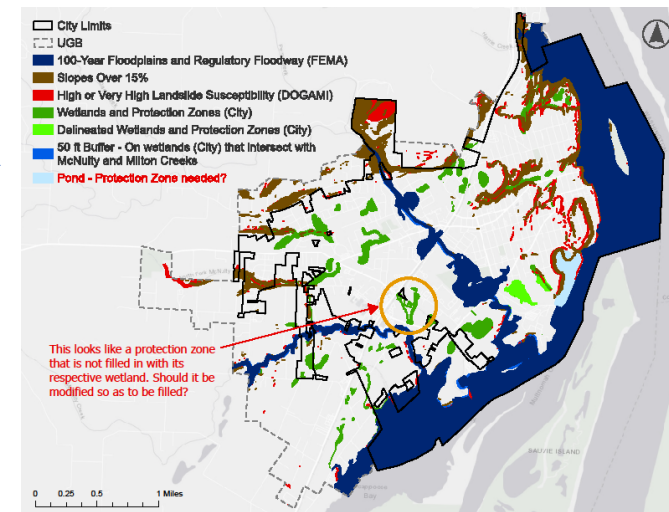
WORLD WAR I ERA		WORLD WAR II ERA		KOREAN ERA		VIETNAM ERA		WORLD WIDE CONFLICTS	
...	...	...	...	...	...	...	...	...	...

Photo courtesy Gene Hester

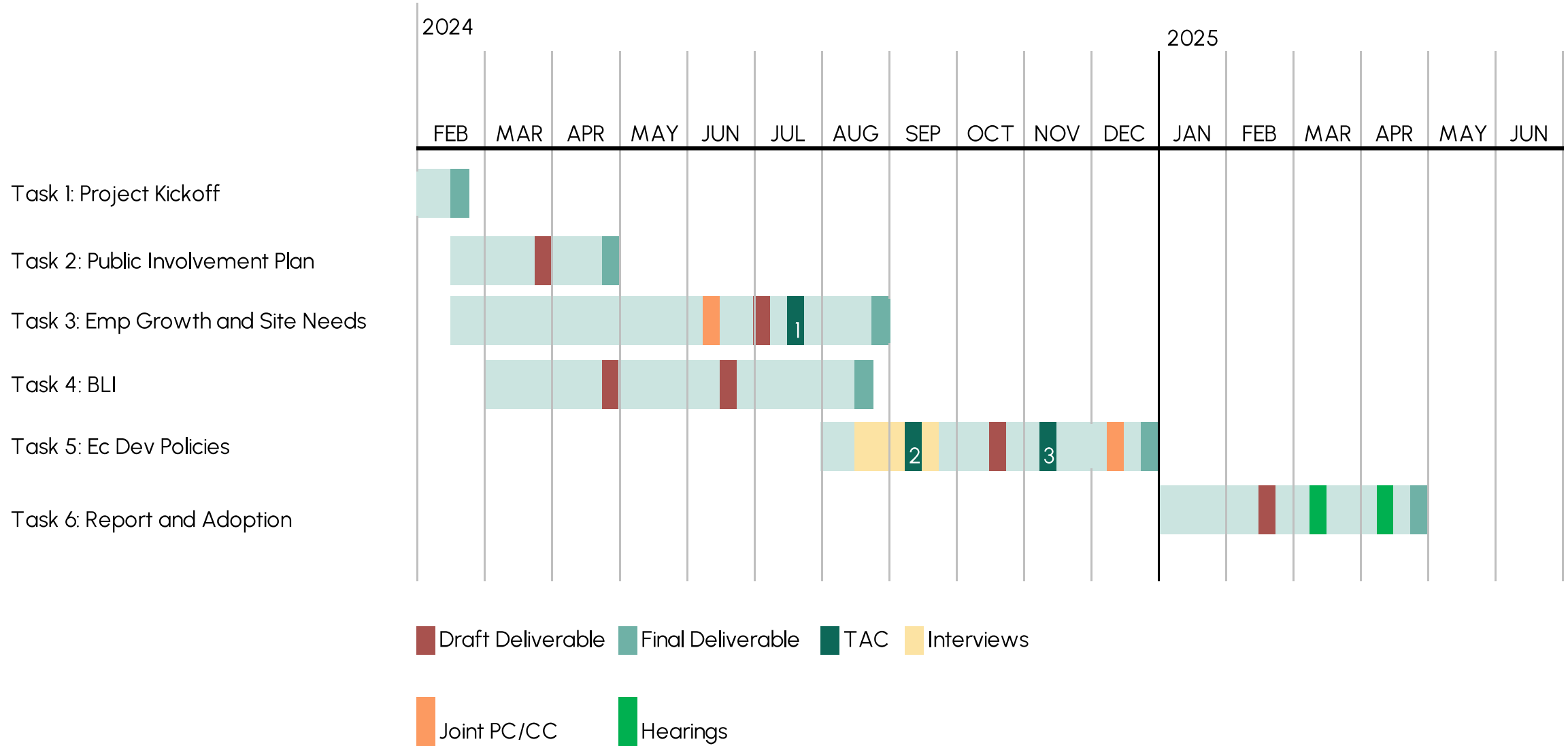


# Economic Opportunities Analysis (EOA)

- 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**

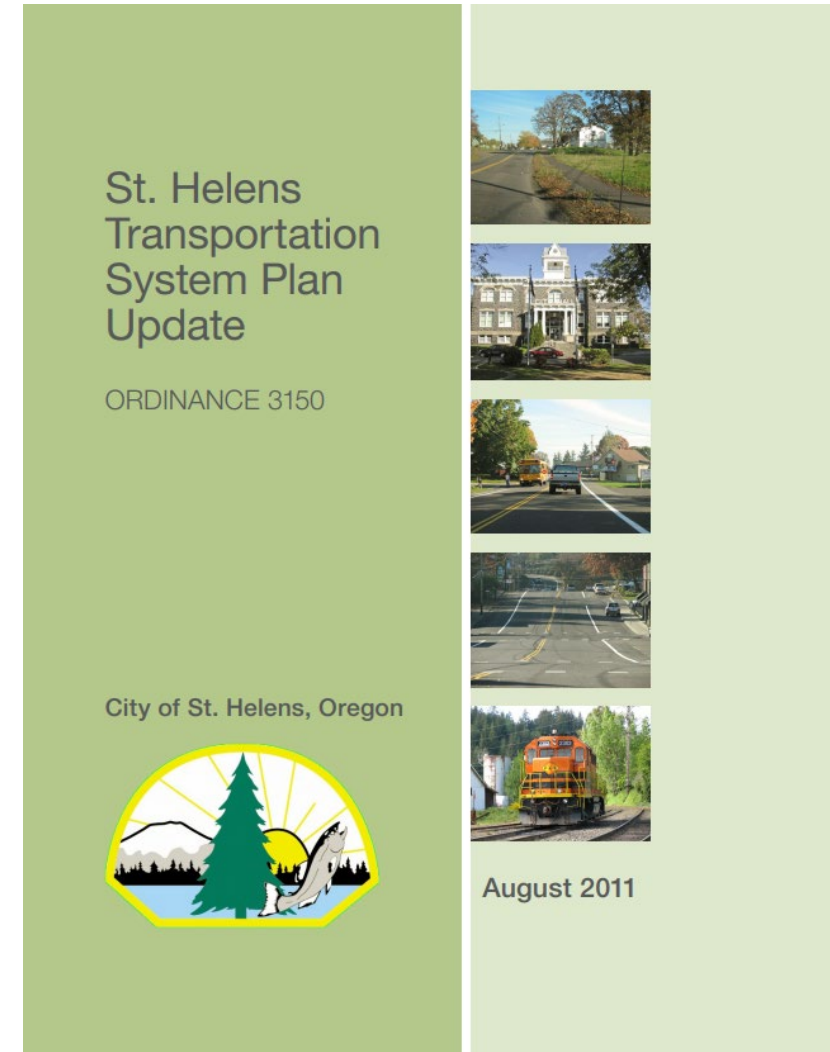
- Columbia Blvd. Sidewalks from Gable Road to Sykes Road
- Construction of sidewalks complete!  
Roadway reopened!
- Prepared final closeout report & reimbursement request
- Conducted final walkthrough with ODOT
- **Final grant reimbursement received & project closed out!**



# Other Project Management Support

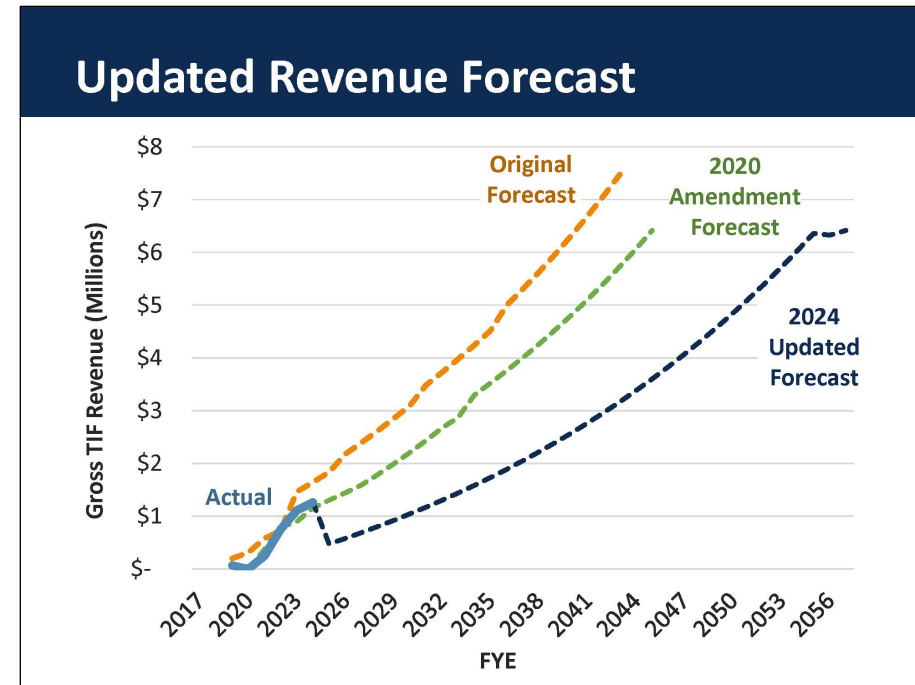
## ODOT Transportation Management Grant (TGM) Program

- 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



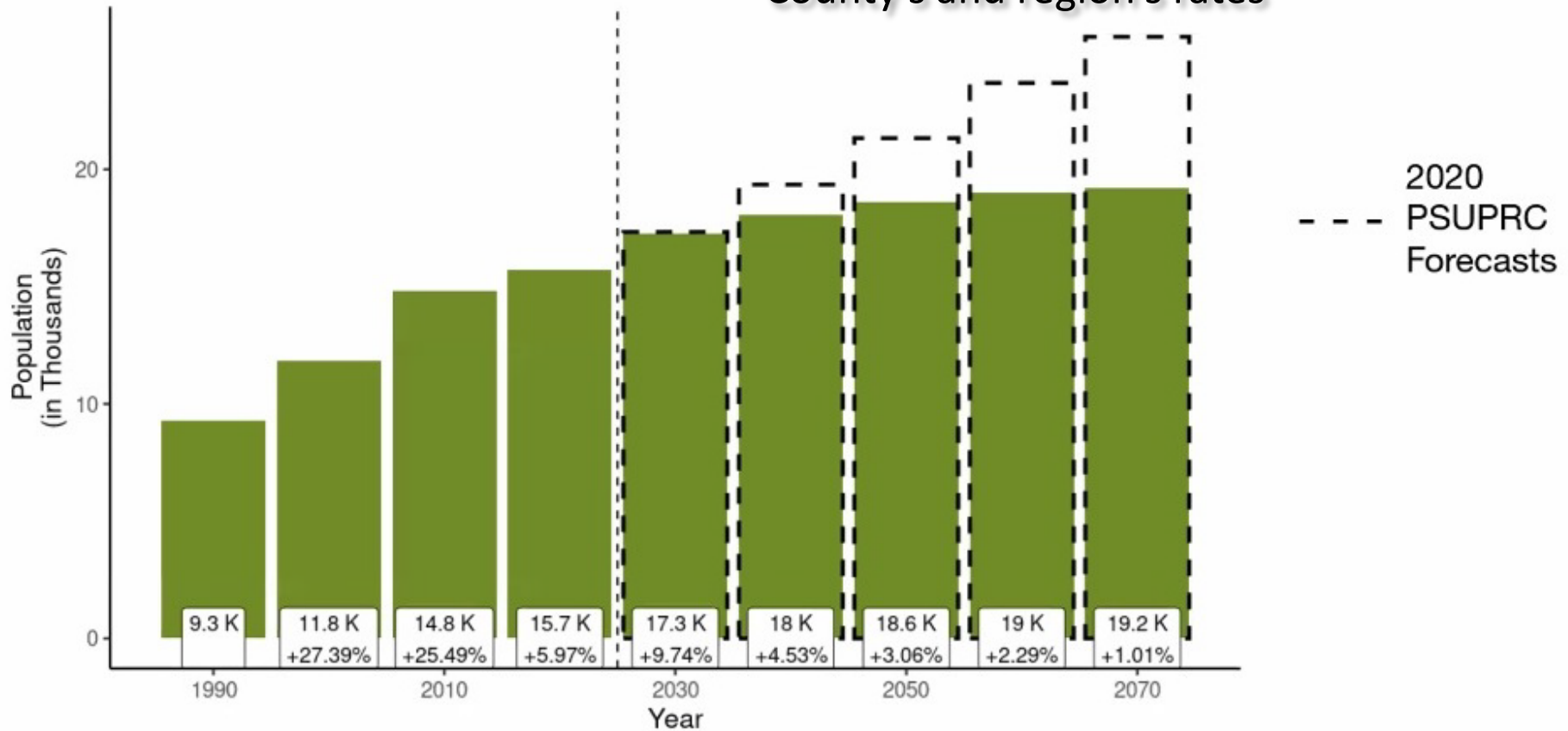
**AmeriCorps**

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

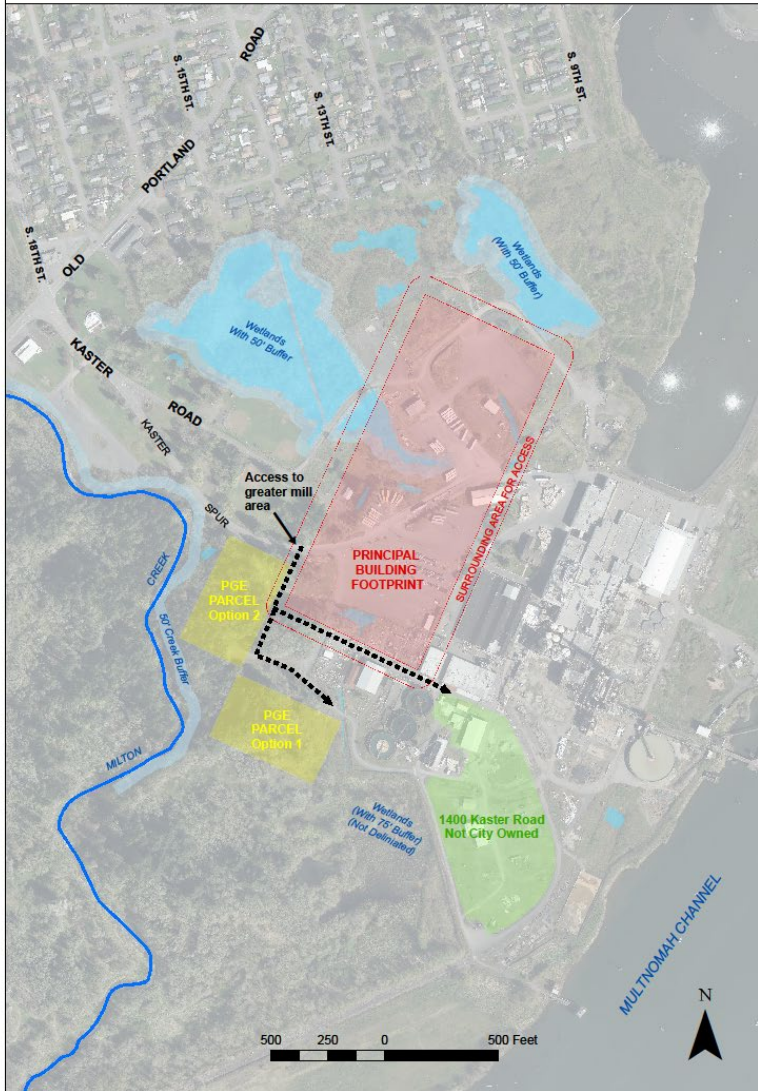


# 2024 Development Code Amendments

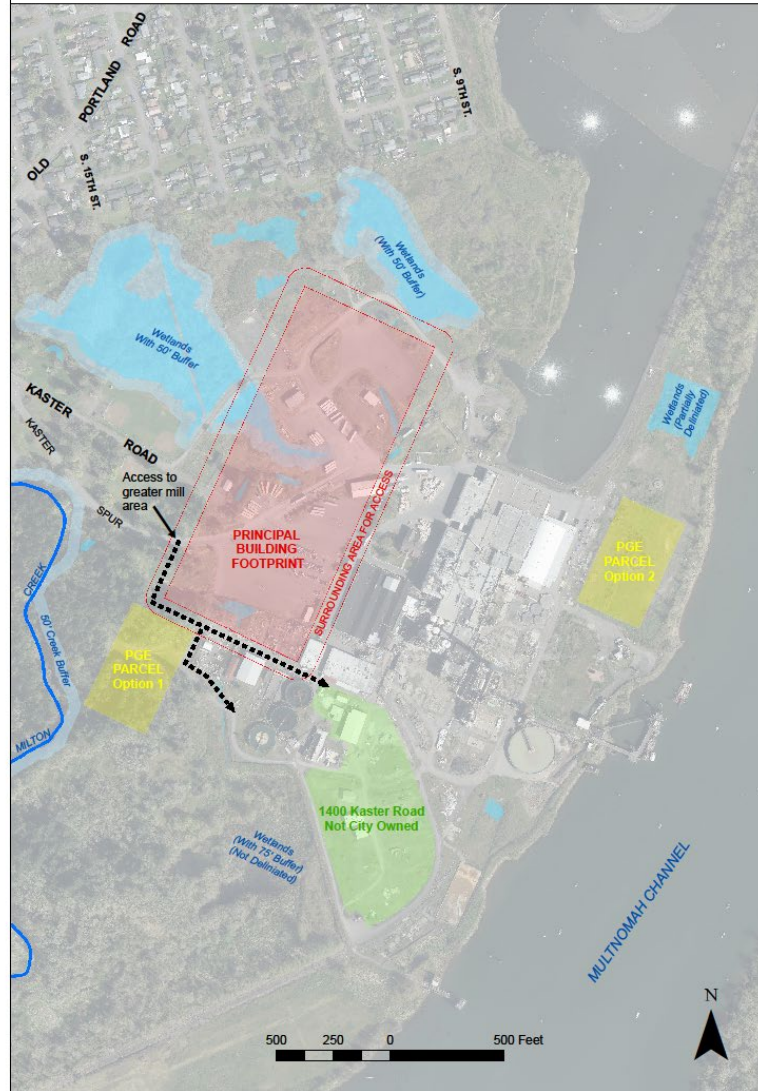
- St. Helens Housing Needs Analysis (2019) – residential code amendments part 2
- Measure 109 (2020) – psilocybin
- House Bill 4064 (2022) – manufactured and prefabricated structures
- House Bill 3109 (2021) – childcare facilities
- House Bill 4064 (2023) – single room occupancies
- Validity periods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



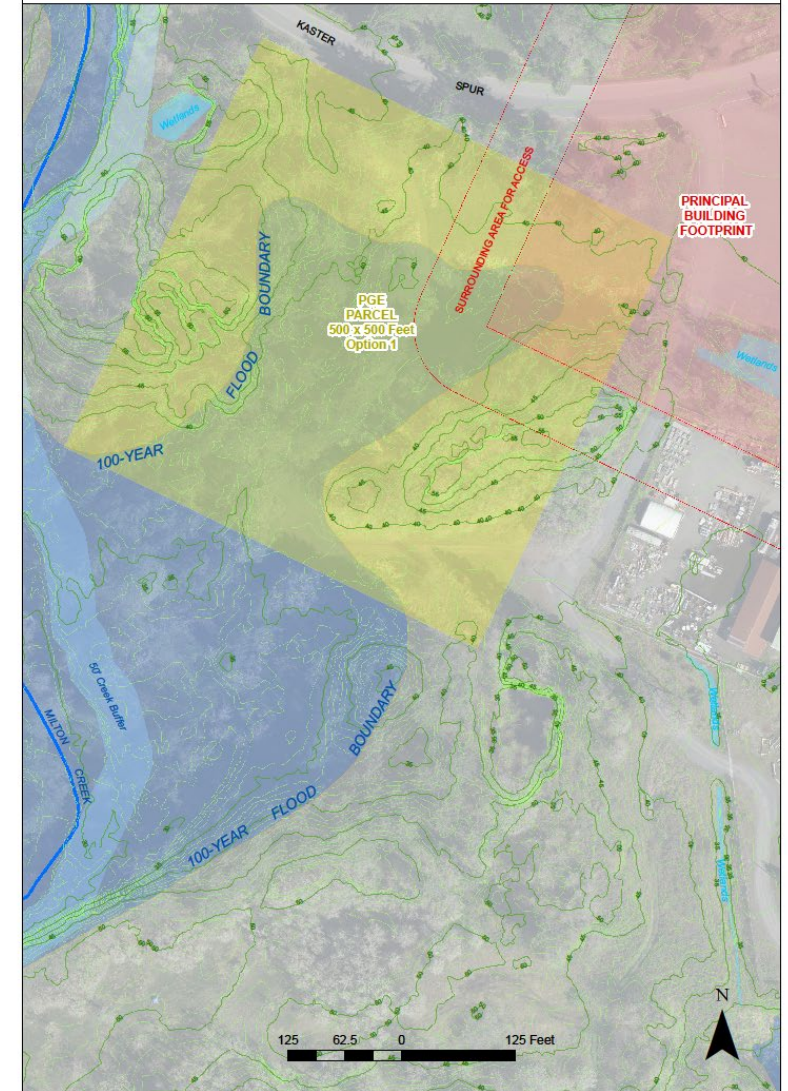
St. Helens Industrial Business Park  
PGE and Potential Development Test Fit  
November 29, 2023



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

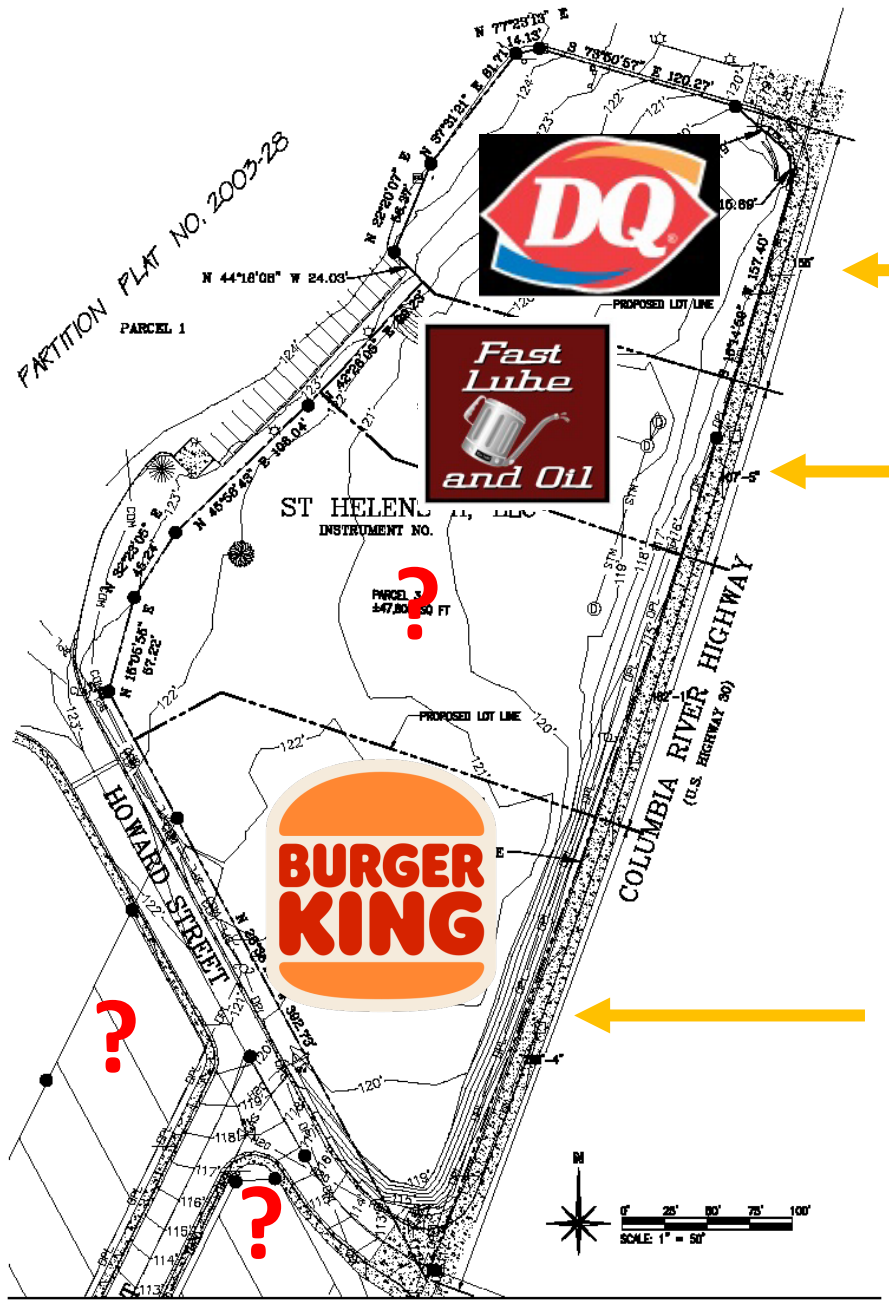
What has happened the last six **four** months?

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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
(S)	STORM SEWER MANHOLE		ADJACENT PROPERTY LINE
(M)	SANITARY SEWER MANHOLE		CURB
FR	NEW CATCH BASIN		NEW MAJOR CONTOUR
WV	FIRE HYDRANT		NEW MINOR CONTOUR
WV	WATER VALVE		EXISTING MAJOR CONTOUR
WV	POWER POLE		EXISTING MINOR CONTOUR
WV	WATER METER		(E) FILL
WV	EXTERIOR LIGHTING		(E) WETLAND
WV	STORMWATER DISCHARGE		(E) WETLAND TO BE RESTORED
WV	CENTERLINE MONUMENT		(E) DRAINAGE CHANNEL
PWR	POWER LINE		(N) STORMWATER SWALE
STM	STORM LINE		(N) CREATED WETLAND
SAN	FENCE LINE		SIDEWALK
H2O	(N) SANITARY SEWER		
	(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**

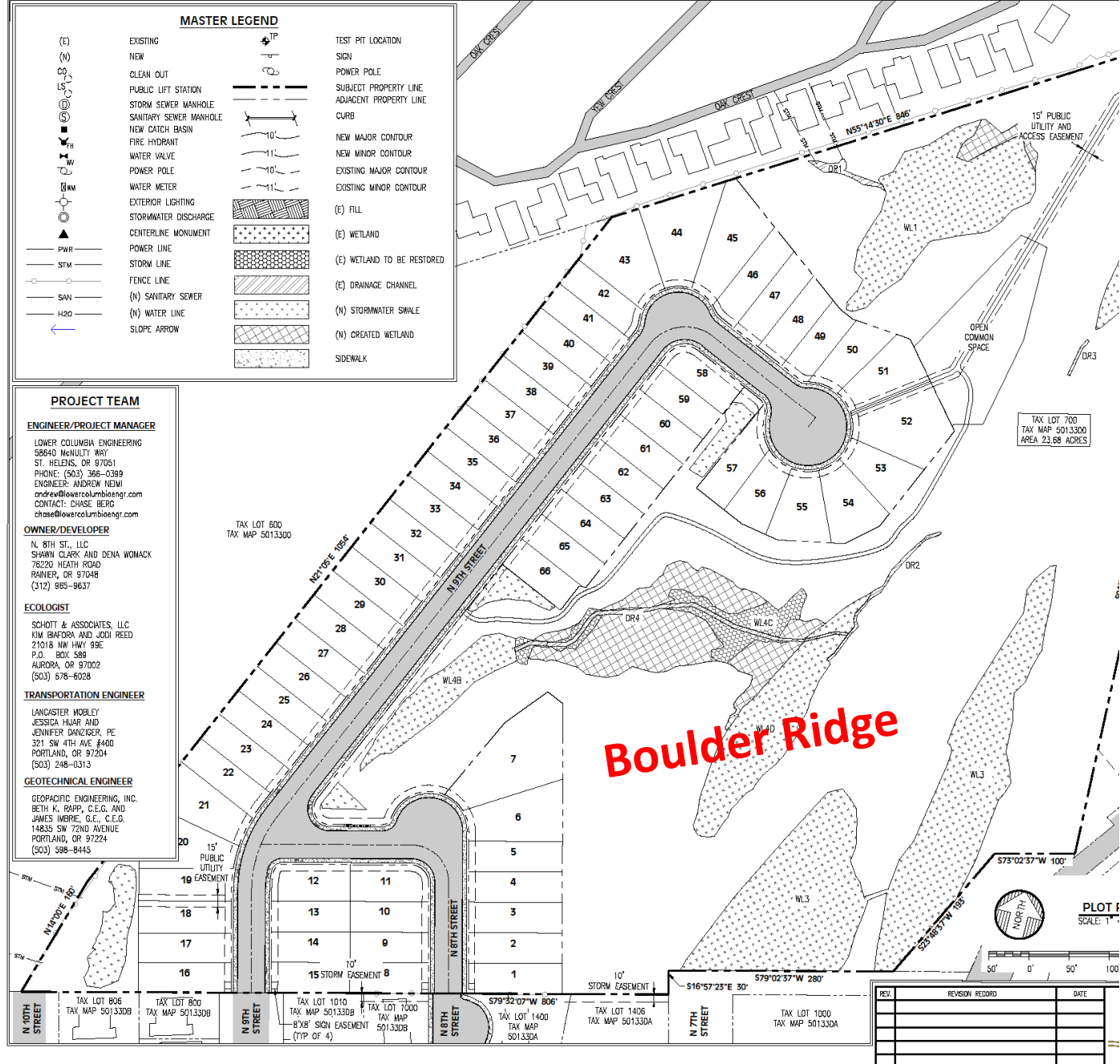
SCHOTT & ASSOCIATES, LLC  
 KIM BIAFORA AND JODI REED  
 21018 NW HWY 99C  
 P.O. BOX 589  
 ALDRORA, OR 97002  
 (503) 678-6028

**TRANSPORTATION ENGINEER**

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

**GEOTECHNICAL ENGINEER**

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



**Boulder Ridge**

REV.	REVISION RECORD	DATE

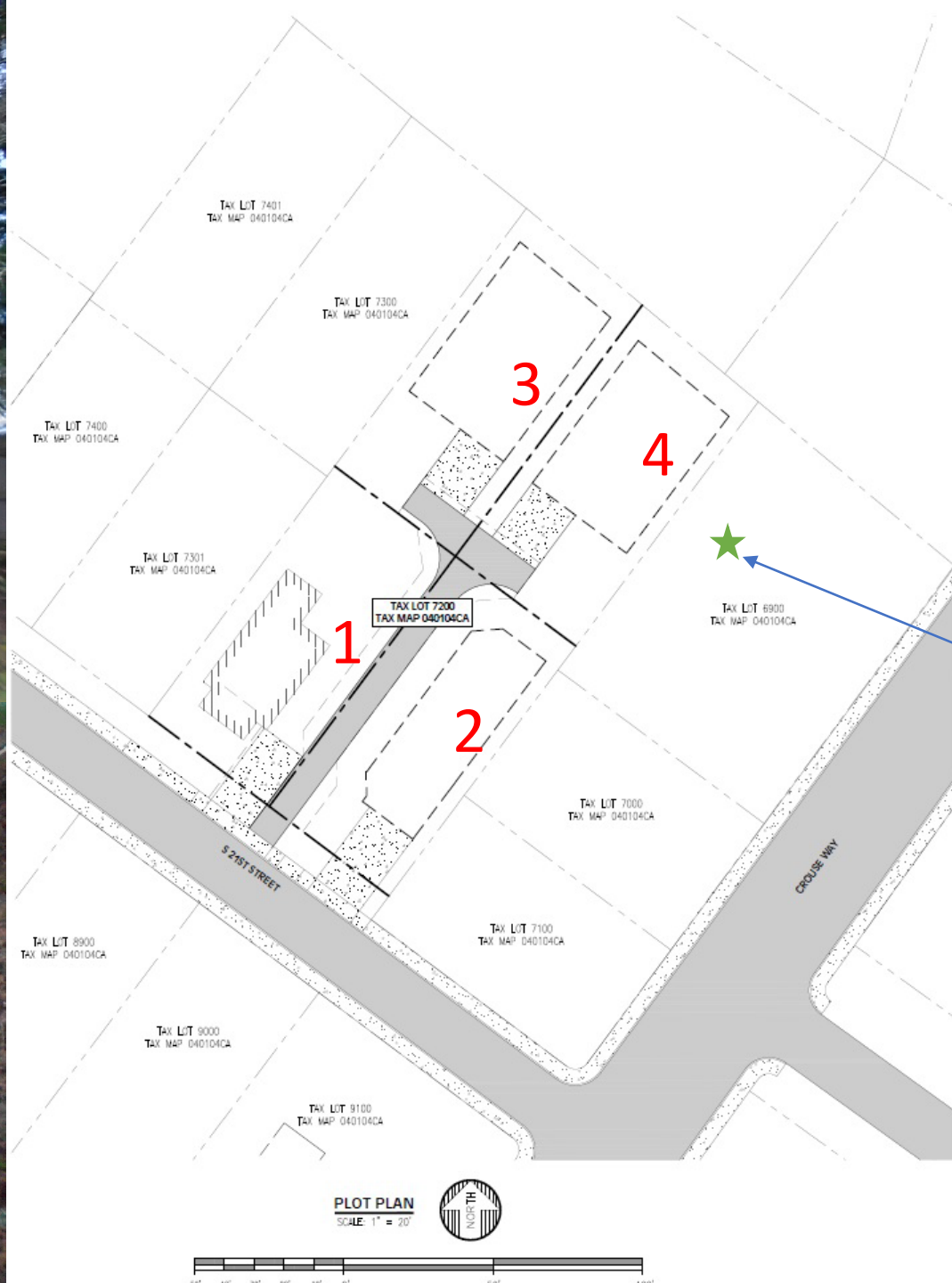


**100 lots waiting...**

**Comstock**

46 Lot Preliminary Plot





VICINITY MAP  
SCALE: NTS

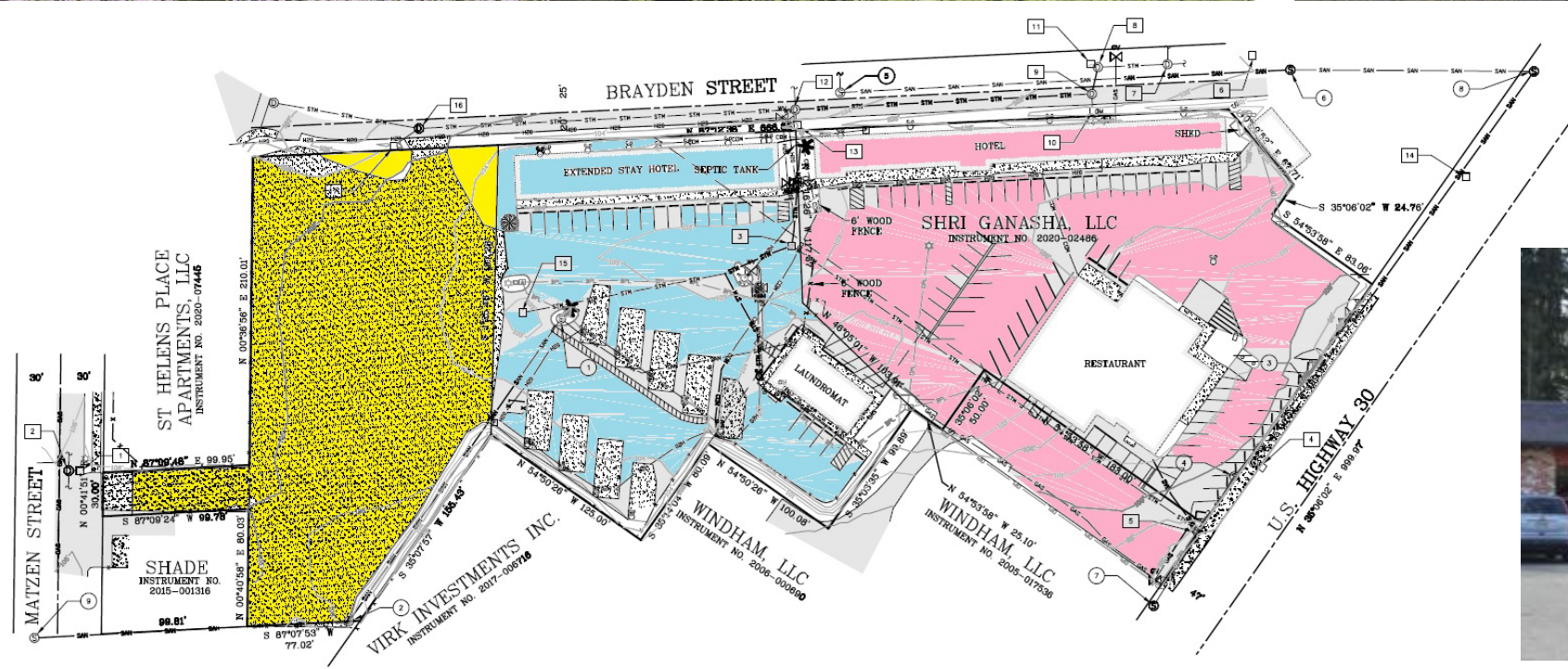


Big D. Fir

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

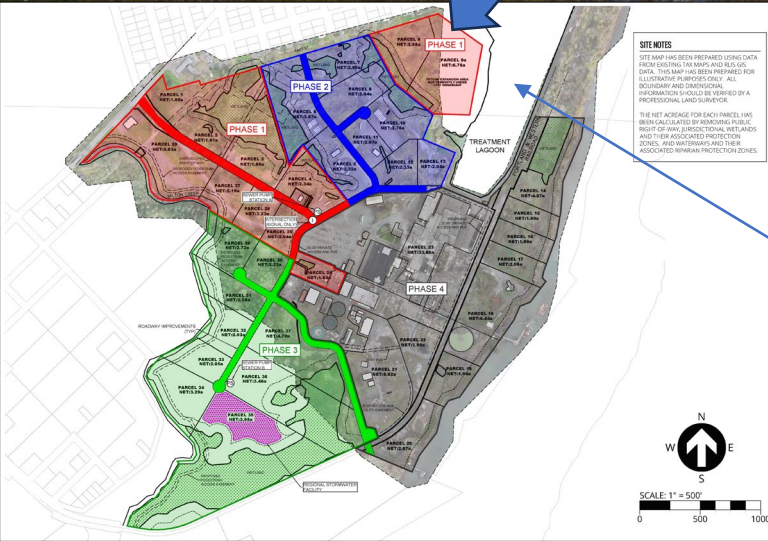






**DEER MEADOW RV  
PARK**  
58551 KAVANAUGH ST  
ST HELENS, OR 97051





Sanitary sewer lagoon





SSHS

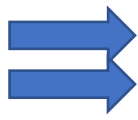


*Next 6 months?*

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!!!

