



JOINT PLANNING COMMISSION & CITY COUNCIL

Wednesday, June 11, 2025 at 4:00 PM
HYBRID: Council Chambers & Zoom (details below)

AGENDA

1. **CALL TO ORDER**
2. **DISCUSSION TOPICS**
 - A. Discussion of the Parks Commission's Wood Reserve Proposal
 - B. Planning Commission Proactive Item – Architectural Standards
 - C. Planning Commission Proactive Item – Vacant and Underutilized Storefronts
3. **OTHER BUSINESS**
4. **ADJOURN**

ZOOM MEETING DETAILS

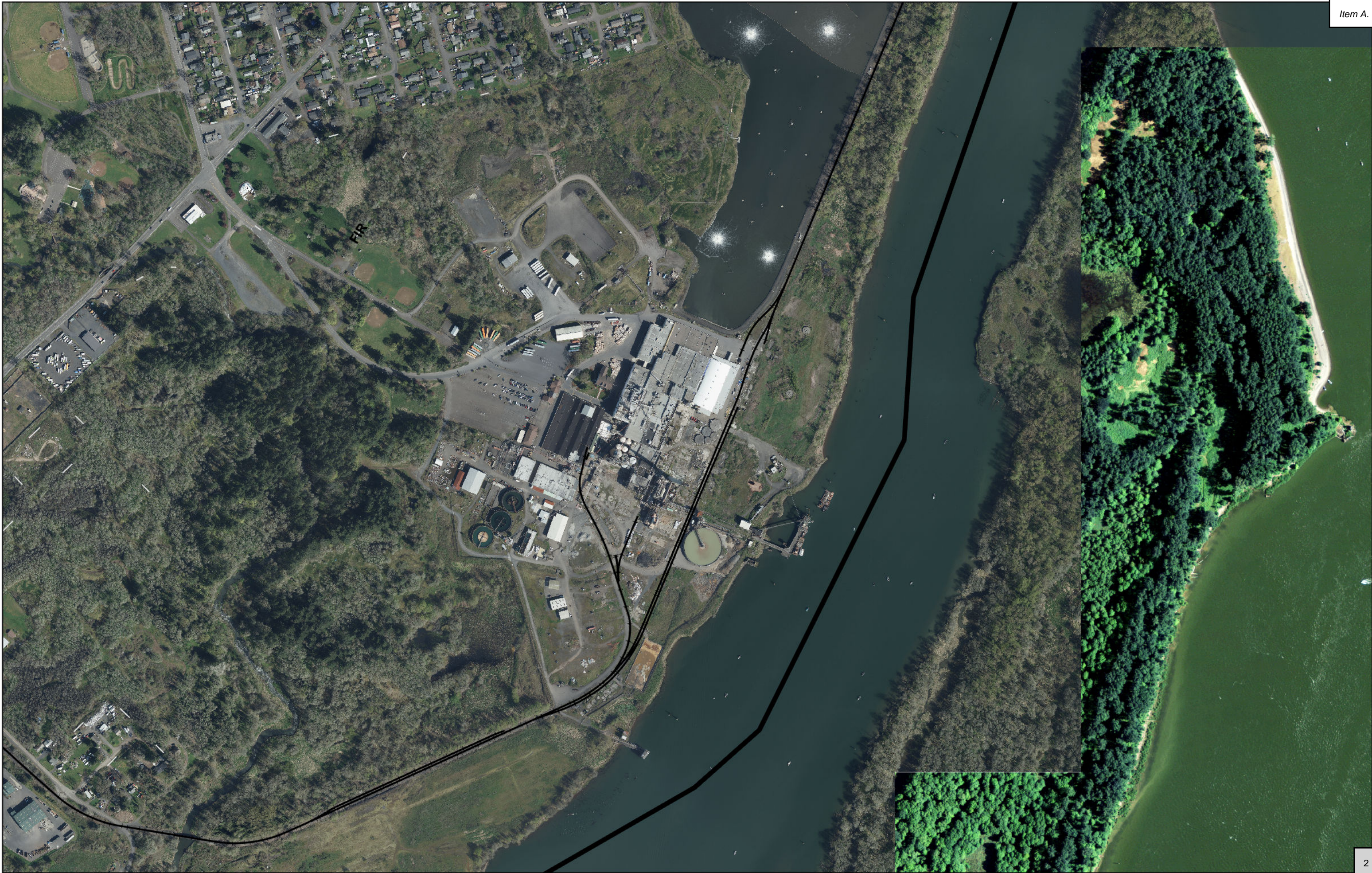
Join: <https://us06web.zoom.us/j/85908256708?pwd=eOmmNj2b9zIsKAPFHOIzqcmbvBTdbz.1>

Meeting ID: 859 0825 6708

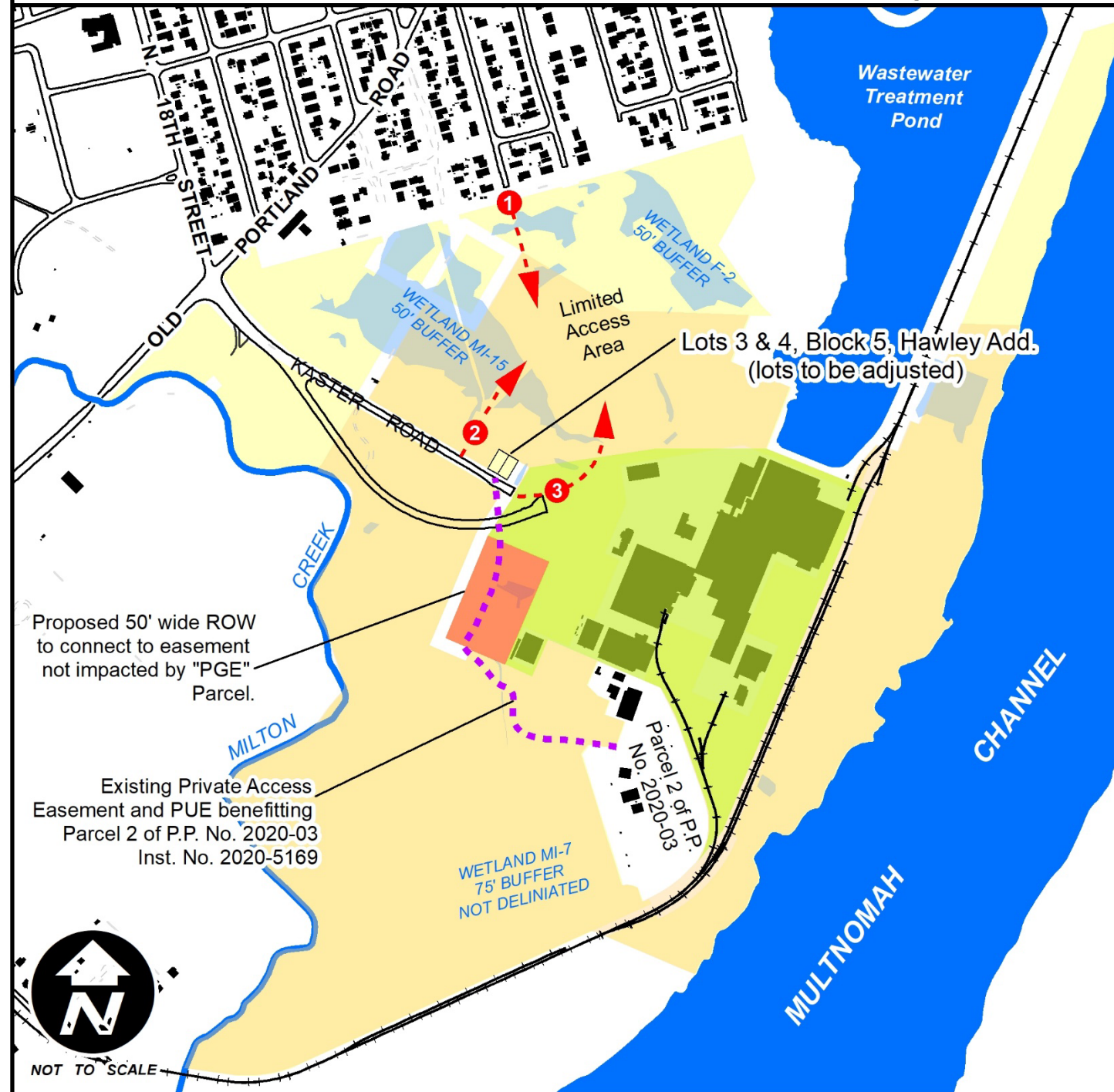
Call in: +13462487799

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to City Hall at 503-397-6272.

Be a part of the vision and get involved...volunteer for a City Board or Commission! For more information or for an application, go to www.sthelensoregon.gov or call 503-366-8217.



LLA.3.24 & LLA.4.24 EXHIBIT 1: SHIBP Mill and PGE Parcel Concept - Oct. 2024



- Proposed "Mill" Parcel - adjusted from said Lot 3 - Approx 35.73 ac.
- Proposed "PGE" Parcel - adjusted from said Lot 4 - Approx 3.44 ac.
- Parcel 1 of P.P. No. 2020-03 - Approx 161.93 ac. before Lot Line Adjustments
- Other St. Helens Industrial Business Park property.

- ❶ Northern SHIBP access: via S. 12th, 13th, or 14th Streets
- ❷ Northern SHIBP access: via Kaster Road to existing one-lane gravel road between wetlands
- ❸ Northern SHIBP access: via "Mill" Parcel past vehicle weigh station infrastructure

jag/Oct. 2024

LLA.3.24 & LLA.4.24 EXHIBIT 2: SHIBP Mill and PGE Parcel Easements - Oct. 2024

Item A.



- Proposed "Mill" Parcel - adjusted from said Lot 3 - Approx 35.73 ac.
- Proposed "PGE" Parcel - adjusted from said Lot 4 - Approx 3.44 ac.

- Proposed 40' wide private access and public utility easement within "Mill" parcel

This easement can connect to a street from the north ❶ or connect to Kaster Road ❷

- Truck weigh station area associated with the mill. An easement or agreement should be in place that allows access to the 40' wide easement to the east and the northern limited access portion of the St. Helens Industrial Business Park. This could be temporary until access is improved to the northern limited access area of the SHIBP.

Aerial photo April 2022 by City of St. Helens

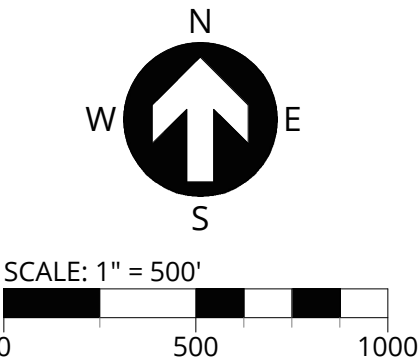
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SITE NOTES

SITE MAP HAS BEEN PREPARED USING DATA FROM EXISTING TAX MAPS AND RLIS GIS DATA. THIS MAP HAS BEEN PREPARED FOR ILLUSTRATIVE PURPOSES ONLY. ALL BOUNDARY AND DIMENSIONAL INFORMATION SHOULD BE VERIFIED BY A PROFESSIONAL LAND SURVEYOR.

THE NET ACREAGE FOR EACH PARCEL HAS BEEN CALCULATED BY REMOVING PUBLIC RIGHT-OF-WAY, JURISDICTIONAL WETLANDS AND THEIR ASSOCIATED PROTECTION ZONES, AND WATERWAYS AND THEIR ASSOCIATED RIPARIAN PROTECTION ZONES.



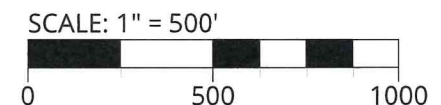
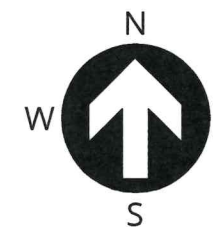


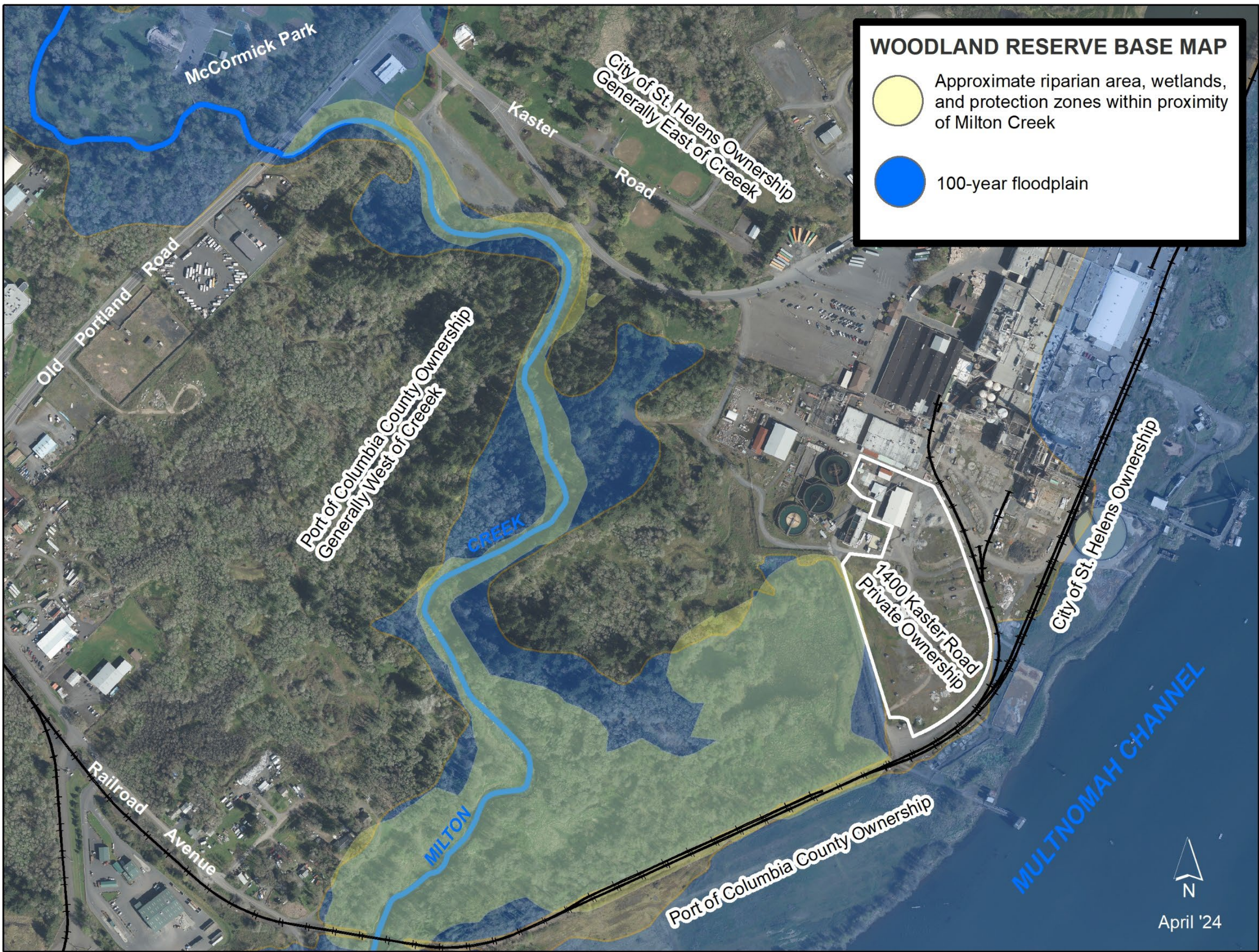
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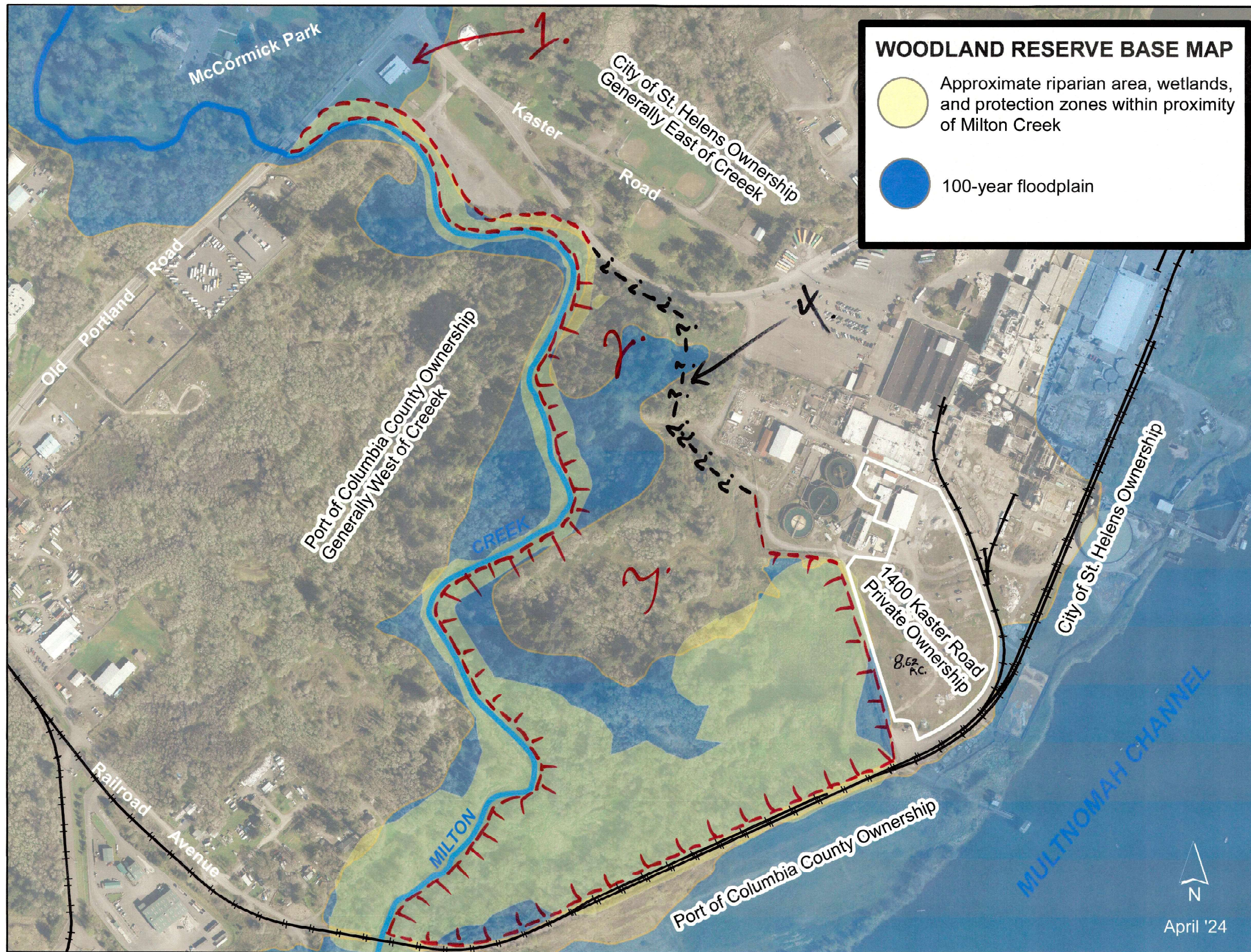
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ASSUMED PGE
PARCEL 13
OF JUNE 2,
2025







1. POTENTIAL AREA W/ DEVELOPMENT / USE OF BLDG TO SUPPORT WOODLAND RESERVE (BUT OUTSIDE OF RESERVE)

2. AGE PARCEL / DEV. OTHER PARCELS?

3. OTHER PARCELS?

4. FINE TUNE BOUNDARY

MAR. 21, 2025 NOTES