



COUNCIL WORK SESSION

Wednesday, January 15, 2025 at 2:00 PM

COUNCIL MEMBERS:

Mayor Jennifer Massey
Council President Jessica Chilton
Councilor Mark Gundersen
Councilor Russell Hubbard
Councilor Brandon Sundeen

LOCATION & CONTACT:

HYBRID: Council Chambers & Zoom (details below)
Website | www.sthelensoregon.gov
Email | kpayne@sthelensoregon.gov
Phone | 503-397-6272
Fax | 503-397-4016

UPDATED AGENDA

CALL WORK SESSION TO ORDER

VISITOR COMMENTS - *Limited to three (3) minutes per speaker*

COUNCIL ASSIGNMENTS

DISCUSSION TOPICS - *The Council will take a break around 4:00PM*

1. 2:10PM - Municipal Court Semi-Annual Report - *Judge Amy Lindgren & Prosecutor Sam Erskine*
2. 2:25PM - Planning Department Fee Schedule Update - *City Planner Jacob Graichen*
3. 2:35PM - Request to Proceed with Adoption of Economic Opportunities Analysis and Water, Storm Sewer, and Sanitary Sewer Master Plans into the Comprehensive Plan - *City Planner Jacob Graichen*
4. 2:45PM - Discussion of Ordinance No. 3306 - *City Planner Jacob Graichen*
5. 3:00PM - Review of Final Partition Plat for OYO Hotel/Village Inn - *City Planner Jacob Graichen*
6. 3:10PM - Discussion regarding Adoption of a Chronic Nuisance Premises Code (Beaverton's Code attached)
7. 3:25PM - Consideration of Application from Tamara Maygra of Odd Friday Talk Radio & St. Helens Update to Qualify as a Representative of the News Media to Attend Council Executive Sessions
8. 3:35PM - Discussion regarding Meeting Schedule
9. 3:50PM - Report from City Administrator John Walsh

ADJOURN

EXECUTIVE SESSION

Following the conclusion of the Council Work Session, an Executive Session is scheduled to take place to discuss:

- *Real Property Transactions, under ORS 192.660(2)(e); and*
- *Consult with Counsel/Potential Litigation, under ORS 192.660(2)(h).*

Representatives of the news media, staff and other persons as approved, shall be allowed to attend the Executive Session. All other members of the audience are asked to leave the Council Chambers.

FOR YOUR INFORMATION

Upcoming Dates to Remember:

- January 13, 4PM, Parks & Trails Commission, Council Chambers/Zoom
- January 13, 7:15PM, Library Board, Zoom
- ~~January 14, 6:30PM, Planning Commission, Council Chambers/Zoom~~ **CANCELLED**
- January 15, 2PM, Council Work Session, Council Chambers/Zoom
- January 15, 6:15PM, Council Public Hearing, Council Chambers/Zoom
- January 15, 7PM, Council Regular Session, Council Chambers/Zoom
- January 20, Martin Luther King Jr. Day, City Offices Closed

Future Public Hearing(s)/Forum(s):

- PH: January 15, 6:15PM, Appeal of Planning Commission Decisions to Build a Triplex with Multiple Variances on Wyeth Street (Dan Hatfield)

VIRTUAL MEETING DETAILS

Join: <https://us02web.zoom.us/j/89674950811?pwd=50uGZC1BUPiSuUozUZx01GIN5viiGW.1>

Passcode: 702803

Phone one-tap: +17193594580

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.

January 8, 2025

Semi-Annual Report for January 8, 2025 – July 7, 2025

City Prosecutor – Samuel Erskine

To: Mayor Massey and Council Members**Introductory statistics:**

As with previous reports, I will begin this memorandum with a brief snapshot of prosecution statistics that I have kept since beginning in my position as city prosecutor:

	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
Police reports received/processed	380	411	341	341	374	473
Total cases referred	242	290	232	250	262	351
Total cases charged	184	190	195	175	167	238*
Jury trials held	8	0	0	2	2	4

*There are still several cases pending further review or awaiting additional evidence, so this number may end up being slightly higher.

As anticipated, the final case numbers for 2024 (with a few cases still left to be processed) will be the highest of my tenure to date. I anticipate seeing elevated jury trial numbers in the coming year to correspond with this increase in cases charged as these cases finish working their way through the court process. It will be interesting to see whether these case number trends continue in 2025 to learn whether they represent a more typical picture for municipal court case numbers than the picture that developed during the COVID 19 pandemic and its aftermath.

Non-prosecution work:

Recent court-adjacent work has been relatively minimal and has involved providing legal research assistance for questions brought by the police department relating to legal issues relevant to enforcement of misdemeanor and traffic offenses.

Closing:

The municipal court continues to function well from my vantage point. One item that I would like to highlight in my closing remarks for this report is that the increase in case numbers seen during 2024 should be viewed in consideration of what information is given to the council regarding the staffing levels at the police department. In other words, I want to highlight that, should staffing in the police patrol ranks increase, it seems likely that there may also be a corresponding increase in case referrals beyond even where they were in 2024. This seems worthwhile to note as there may be additional need for allocation of financial resources to the court should case numbers increase substantially from where they were in 2024.

As always, I am more than happy to answer questions or respond to inquiries about any of the information contained in this report or anything else relevant to my role as prosecutor. I continue to be honored to serve the city in this capacity and look forward to continuing this work into the future.

Thank you,

Sam Erskine

City Prosecutor for the City of St. Helens



CITY OF ST. HELENS PLANNING DEPARTMENT

MEMORANDUM

TO: City Council
FROM: Jacob A. Graichen, AICP, City Planner
RE: Planning Department Fee Schedule Update – Resolution No. 2035
DATE: January 3, 2025

The Planning Department Fee Schedule was updated extensively in 2011 with increases and some revisions in 2013, 2014, 2015, 2016, 2017, 2019, 2021, 2022, and 2024.

Usually, a resolution for Planning Department fees is to increase rates and other amendments. This time, we are only adding one new category: “**Adjustment per SB 1537 (2024), Section 38.**”

Oregon Senate Bill 1537, Section 38 from the 2024 legislation can be thought of as the “governor’s variances” and continues Oregon’s push to address the housing. It requires local governments to accept requests for certain adjustments, which are deviations from existing land use regulations. Up to ten adjustments are possible for eligible housing projects. We have Variances which require a public hearing with the Planning Commission, but these adjustments are required to be administrative—decided at the staff level, with the commission as the appeal authority. These adjustments need their own fee type.

It does not mandate code amendments as a jurisdiction can apply state law directly for adjustment requests. The operative time for these adjustments is January 2025 through January 2032, so it is limited term. This limited duration makes doing a related code amendment clunky, but having a separate fee schedule item via resolution prepares the city for any such applications.

For more on SB 1537 see:

<https://olis.oregonlegislature.gov/liz/2024r1/Measures/Overview/SB1537>

Because the Section 38 provisions of SB 1537 apply beginning January 1, 2025, this resolution is intended to be effective ASAP; on January 16, 2025, the day following the January 15th regular session.

The current fee schedule can be found online here:

www.sthelensoregon.gov/sites/default/files/fileattachments/planning/page/268/res_no_2013_-_exhibit.pdf

If the Council concurs with these changes, please approve Resolution No. 2035 at the regular session.

Attached:

Draft fee schedule with new fee type **highlighted**.



PLANNING DEPARTMENT FEE SCHEDULE

Accessory Structure (detached)	\$159
Adjustment per SB 1537 (2024), Section 38	\$316 + \$63/adjustment
Amended decision (post amendment of proposed decision)	\$316
Amendment	
Quasi-judicial or Legislative	\$1,263
+Deposit for special notice (covers mailing expense); and/or	\$3,744 ^(D)
+Deposit for proposed text amendments	\$3,744 ^(D)
Annexation	
Annexation application (consent to annex)	\$1,263 + \$63/acre
+Election deposit (to cover election costs if applicable)	\$3,744 ^(D)
Appeal	
Administrative decision	\$250 ⁽¹⁾
Non-administrative decision (excludes cost of transcript, see below)	\$632
Expedited Land Partition or Subdivision	\$300 ^{(1) (D)}
Home Occupation	60% / applicable fee ⁽²⁾
+Transcript deposit (for non-administrative appeal)	\$500 ^{(1) (D)}
Building Permit Planning Release (fee associated with building permits)	\$63
Conditional Use Permit	
Minor Modification of Major CUP	\$316
Minor Modification of existing use (value of project <\$10,000)	\$316
Minor Modification of existing use (value of project >\$10,000)	\$380
Major (value of project is <\$250,000)	\$632
Major (value of project is \$250,000 to \$500,000)	\$821
Major (value of project \$500,000 to \$1,000,000)	\$1,010
Major (value of project >\$1,000,000)	Project Value x \$0.0008 + \$316 ⁽³⁾
Development Agreement or Contract (in add. to other application fees)	\$3,744
Easement Extinguishment (per ORS 221.725)	\$632
Expedited Land Division	Application fees same as Partition or Subdivision ⁽²⁾
Historic Resource Review	\$159

Home Occupation	\$190
Land Use Letter / Planning Director Signature	\$34
Lot Line Adjustment	\$316 + \$63/adj. acres
Measure 49	\$3,744
Notice (not as required, but requested—must be renewed annually)	\$127/calendar year
Parklet, Temporary	
Permit fee, administrative (excludes other permits needed for use of ROW)	\$190
Renewal (excludes other permits needed for use of ROW)	\$127
Partition	
Preliminary Plat	\$632 + \$34/parcel
Final Plat	\$63 + \$18/parcel
Planned Development (fee is same as use—e.g., SUB, SDR, CUP)	n/a
Preapplication Conference	\$127 ⁽⁴⁾
Public Passageway Permit	\$17 per 50' of street frontage used for street furniture ⁽⁵⁾
Recordation fee	Same as County Clerk
Referral of administrative decision to Planning Commission	+\$230 to base fee(s)
Revocation	\$316
Sensitive Lands Permit	
Administrative (except Tree Removal Permit—see below)	\$316
With public hearing	\$632
Sign Code Adjustment	\$569
Sign Permit	
Permanent [wall painted or adhered (i.e. sticks out less than 1”)]	\$63
Permanent (all except as above)	\$127
Temporary	\$34
Temporary (nonprofit organization)	\$0
Permit issued after sign has begun to be constructed	X2 base fee(s) ⁽²⁾
Sign Plan, Comprehensive	\$190 + \$34/sign
Site Development Review	
Minor Modification of Major SDR	\$159
Minor Modification of existing use (value of project <\$10,000)	\$159
Minor Modification of existing use (value of project >\$10,000)	\$316
Major (value of project is <\$250,000)	\$380

Major (value of project is \$250,000 to \$500,000)	\$569
Major (value of project \$500,000 to \$1,000,000)	\$757
Major (value of project >\$1,000,000)	Project Value x \$0.0008 ⁽³⁾
Scenic Resource	\$316
Street Vacation	
Application materials (provided by staff—optional)	\$63
Application fee	\$885 + Recordation fee ⁽⁶⁾
Subdivision	
Preliminary Plat	\$885 + \$34/lot
Final Plat	\$316 + \$18/lot
Supplemental Application pursuant to ORS 227.184	\$3,744
Temporary Use Permit	
One year	\$190 + ⁽⁷⁾
One month (within a 30 consecutive day time period)	\$63 + ⁽⁷⁾
One week (within a 7 consecutive day time period)	\$34
Time Extension	\$123 + ⁽⁸⁾
Tree Removal Permit (sensitive lands)	\$190/tree
Unlisted Use / Parking Use / Nonconforming Use Determination	\$190
Variance	\$569
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Development Code, etc.	Per Photocopy / Printout Fee (see Universal Fee Schedule)
Zoning District or Comprehensive Plan Map (hard copy)	\$29 each
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Notes:

- ^(D) Deposit to cover city time, materials, and expenses. Any portion not used is refundable.
- ⁽¹⁾ Indicates maximum per Oregon Revised Statutes.
- ⁽²⁾ Indicates per St. Helens Municipal Code.
- ⁽³⁾ Project value requires an estimate from a qualified professional. If value is determined to be greater at time of Building Permit issuance, the difference shall be paid prior to issuance. **Max project value fee is \$5,980** (additional CUP fee still applies).
- ⁽⁴⁾ Fee may be deducted from application fee(s) if application is submitted within six months of preapplication conference.
- ⁽⁵⁾ Fee is per 50 feet of street frontage used rounded up. For example, using 51 feet would count as 100 feet for the purpose of administering the fee. This does not include temporary parklets.
- ⁽⁶⁾ Base fee is required to accept an application. If approved, recordation fees are required to be paid in advance of recording final documents with the County Clerk.
- ⁽⁷⁾ For food/vender carts/trucks/trailers add \$63 per unit in addition to the first.
- ⁽⁸⁾ Add \$34 per 100' of notice area required by application type. For example, notice area less than 100' would not include this added fee, whereas a 300' notice area would triple this added fee.



CITY OF ST. HELENS PLANNING DEPARTMENT

MEMORANDUM

TO: City Council
FROM: Jacob A. Graichen, AICP, City Planner
RE: Request to initiate formal legislative proceedings to amend the Comprehensive Plan to include the St. Helens Economic Opportunities Analysis and related economic goals and policies and amend the Comprehensive Plan to include the St. Helens Wastewater Master Plan, St. Helens Water Master Plan, and St. Helens Stormwater Master Plan.
DATE: January 3, 2025

Per SHMC 17.20.020(2)(b) the City Council must approve the concept for a legislative application to proceed. Comprehensive Plan amendments are legislative.

Over the last several years, staff has been updating various master plans. This includes the stormwater (Resolution No. 1939 in 2021), wastewater (Resolution No. 1940 in 2021), and water (Resolution No. 1950 in 2022) master plans. Because it is a best practice to incorporate the utility master plans into the Comprehensive Plan, staff is proposing to include these utility plans as addendums to the Comprehensive Plan.

For context, other adopted Comprehensive Plan addendums to date include:

- Economic Opportunities Analysis
- Housing Needs Analysis
- Waterfront Development Prioritization Plan
- Transportation Systems Plan
- US30 & Columbia Boulevard/St. Helens Street Corridor Master Plan
- Parks & Trails Master Plan
- Riverfront Connector Plan

The last Economic Opportunities (EOA) Analysis was adopted in 2009 and staff have been working to update this over the last two years, with the bulk of the effort in 2024. This work was conducted under a Department of Land Conservation and Development (DLCD) awarded technical assistance grant. The baseline economic conditions and demographic forecasting in the 2009 EOA are outdated with the development of employment lands, re-zoning of employment lands, and the adoption of multiple long-range planning documents which inform economic development related policies, population growth, and changes in local industry (i.e., mill closures since 2009), at the least.

The EOA adoption effort will include the EOA document itself as well as updating text in the Comprehensive Plan. The economic section of the Comprehensive Plan has not undergone a comprehensive update in over a decade and new information provided in the EOA offers an updated fact base to guide future decision-making. The EOA document also includes an action plan to implement the Comprehensive Plan economic development goals and policies.

Disclaimer: this memo is an aid but not a substitute for review of the actual text amendments and other documents proposed. But remember, this is for the concept to proceed.

Attached to this memo is the memo dated December 17, 2024 from ECONorthwest, the consultant firm that assisted the city with this effort, that provides an overview of the Economic Development Goals, Policies, and Actions to provide some context for the EOA.

Utility plans can be found here: <https://www.sthelensoregon.gov/engineering/page/public-infrastructure-master-plans>

DATE: December 17, 2024
TO: St. Helens Planning Commission and City Council
CC: Jenny Dimsho and Jacob Graichen, City of St. Helens
FROM: Beth Goodman and Nicole Underwood, ECOnorthwest
SUBJECT: St. Helens EOA: Economic Development Goals, Policies, and Actions

The City of St. Helens is developing an Economic Opportunities Analysis (EOA), which evaluates whether the current supply of employment land will be sufficient for projected growth. The project will also establish updated economic development goals and policies to support business growth over the next 20 years. Additionally, it includes drafting an action plan to guide the implementation of these revised policies.

Purpose

This memorandum identifies goals, policies, and actions for economic development that prioritize business growth, job creation, and economic diversification. The goals and policies will be incorporated into the Comprehensive Plan, while the specific actions will serve as an action plan to guide the City's implementation efforts. A Technical Advisory Committee, consisting of city leaders, economic development professionals, representatives from the port, business owners, and commercial property owners, supported the development of these actions and policies.

We asked and received feedback about the goals, policies, and actions from the advisory committee, Planning Commission, and City Council. That feedback is reflected in this memorandum.

Draft Economic Development Goals, Policies and Actions

GOAL A: ENCOURAGE THE GROWTH OF A HEALTHY, STABLE, AND DIVERSIFIED ECONOMIC BASE FOR COMMERCIAL AND INDUSTRIAL BUSINESSES

Policies

- ◆ Support the growth, development, and retention of a diverse mix of industries that complement existing strengths and assets in the community, reducing reliance on any single sector.
- ◆ Attract businesses offering jobs that pay higher than Columbia County's average wage, to provide opportunities for people to live and work in St. Helens, focusing on industries such as manufacturing, healthcare, and high-tech.
- ◆ Coordinate economic development efforts with other jurisdictions and agencies such as the St. Helens Main Street Alliance, Columbia Economic Team, Small Business Development Center, and Port of Columbia County to identify and support the expansion of existing industries and attraction of new industries to the community.
- ◆ Foster entrepreneurship, new business creation, and expansion of existing businesses through strengthened partnerships and coordinated economic development efforts.
- ◆ Enhance the diversity of goods and services available to residents by attracting and supporting a wide range of enterprises, including but not limited to remote workers.
- ◆ Prioritize the attraction and growth of businesses that use less energy, focusing on sectors that promote energy efficiency and sustainability.
- ◆ Ensure adequate economic development staffing to implement economic development policy.
- ◆ Ensure adequate development review staffing such as those in Planning, Building and Engineering divisions to maximize responsiveness and optimum customer service for development proposals.

Actions

- ◆ Hire a community development specialist to improve coordination with organizations and businesses to make St. Helens a more business-friendly city. This role would supplement current staff by handling tasks they lack the time or expertise to advance. The specialist would collaborate with organizations like the Columbia Economic Team, Small Business Development Center, and Growing Rural Oregon (GRO) Greater, serving as a liaison between City staff, these organizations, and businesses. The focus of this position will be on enhancing coordination with existing



economic development efforts, not replacing them. Key responsibilities would include streamlining city functions, simplifying the development and permitting process, helping businesses understand the development and permitting process, and assessing why businesses fail. The City may be able to use Urban Renewal funds to partially fund this position as long as the position supports implementation of Urban Renewal priorities. Given budget constraints, it is possible this would be a component of a new position, rather than a specialist employee that only focuses on this issue.

- ◆ Ensure that any employee/staffing study for the city includes economic development staffing considerations and adequate staffing for the Planning, Building and Engineering divisions.
- ◆ Increase communication with and support for businesses, such as by proactively communicating about construction impacts such as road closures and help with navigating the development and permitting process.
- ◆ Develop a business growth and attraction strategy to attract identified target industries and other businesses that St. Helens lacks (such as more healthcare services) to ensure that there are goods, services, and other amenities to serve businesses and residents.
- ◆ Develop programs to attract businesses in identified target industries, considering tax incentives, land use controls, and capital improvement programming. Consider targeting incentives in Urban Renewal Areas.
- ◆ Create a "How to Do Business in St. Helens" packet, outlining general timelines and expectations. Coordinate with the Small Business Development Center to include relevant resources.
- ◆ Streamline development processes for commercial and industrial lands.
- ◆ Develop a checklist outlining the steps a developer must follow to navigate the development process.



GOAL B: ENSURE THAT ST. HELENS HAS SUFFICIENT LAND AND INFRASTRUCTURE CAPACITY TO SUPPORT A DIVERSE RANGE OF EMPLOYMENT OPPORTUNITIES

Policies

- ◆ Ensure that St. Helens has enough land zoned to provide industrial and commercial opportunities, periodically monitoring land development and updating the land use map to ensure that there is enough land in each designation to accommodate expected growth. Encourage land uses that are compatible with existing and planned transportation infrastructure, ensuring compatibility with residential uses.
- ◆ Coordinate capital improvement planning with economic development planning to ensure infrastructure availability to employment lands.
- ◆ Partner with providers of infrastructure not provided by the City, such as electricity, natural gas, and high-speed internet, to ensure service is available when needed.
- ◆ Collaborate with the Port of Columbia County to prioritize strategic infrastructure development that activates Port-owned properties in St. Helens
- ◆ Support the cleanup and remediation of key distressed properties and brownfields in St. Helens.

Actions

- ◆ Partner with Columbia River People’s Utility District (CRPUD) to increase access to electrical power throughout the City.
- ◆ Partner with Portland General Electric, which supplies power exclusively to a majority of the St. Helens Industrial Business Park.
- ◆ Continue to work with state partners and electrical companies to increase access to electrical power to St. Helens and other communities in the state.
- ◆ Continue to support regional and local internet feasibility studies and future implementation of regional high-speed internet.
- ◆ Monitor development in commercial and industrial areas. As development or rezoning occurs, evaluate whether the city continues to have enough commercial and industrial land as defined in the most recent adopted Economic Opportunity Analysis to support employment growth.
- ◆ Coordinate capital improvement planning with the City’s Public Works Department to ensure infrastructure availability on employment land and continue to pursue funding for needed infrastructure to support economic development activities.
- ◆ Conduct a code audit to ensure that zoning regulations are aligned with the City’s goals and policies. As a part of the code audit, conduct a review of the Light Industrial zone to determine whether and what types of commercial uses could be appropriately accommodated. This review should assess compatible commercial uses, their potential



impacts on industrial activities, and their consistency with the City’s objectives. Consider tools such as overlay zones, adjustments to permitted uses, or other mechanisms to support targeted commercial activity while maintaining the primary function of industrial land.

- ◆ As part of the code audit, identify barriers to development of healthcare and education facilities, such as the uses allowed in St. Helens commercial and industrial zones.

GOAL C: RETAIN AND ATTRACT INDUSTRIAL DEVELOPMENT THAT DIVERSIFIES ST. HELENS’ ECONOMIC BASE, SUPPORTS HIGHER-THAN-COUNTY-AVERAGE-WAGE JOB CREATION AND PROVIDES A BALANCED TAX BASE

Policies

- ◆ Encourage the redevelopment and repurposing of former industrial sites.
- ◆ Discourage the leapfrog development of industrial lands, unless there is a program to provide sewer and water to intervening properties.
- ◆ Preserve prime industrial land while considering opportunities for rezoning non-prime industrial areas along key commercial corridors.
- ◆ Work with applicable agencies at the state and federal levels in enacting controls and performance standards for industrial operators to reduce the possibility of adverse impacts on the environment.

Actions

- ◆ Define “prime industrial lands,”¹ identify those lands in St. Helens, and preserve them for industrial uses.
- ◆ Conduct a market study to identify key opportunities to rezone non-prime heavy or light industrial land to commercial land to ensure that St. Helens has enough commercial land to support growth.
- ◆ Determine if there is need to rezone heavy industrial land to light industrial to provide more flexibility for future uses.
- ◆ Prepare the St. Helens Industrial Business Park site for redevelopment, including acquiring funding for necessary infrastructure improvements.
- ◆ Work with the Port of Columbia County, Columbia Economic Team, and other partners to coordinate regional efforts around recruitment and strategies surrounding economic incentives.

¹ OAR 660-009 defines prime industrial land as: “... land suited for traded-sector industries as well as other industrial uses providing support to traded-sector industries. Prime industrial lands possess site characteristics that are difficult or impossible to replicate in the planning area or region. Prime industrial lands have necessary access to transportation and freight infrastructure, including, but not limited to, rail, marine ports and airports, multimodal freight or transshipment facilities, and major transportation routes.”



- ◆ Work with the Port of Columbia County, Columbia Economic Team, and other partners to promote St. Helens as a prime business location. Highlight key advantages, such as access to ample water supply, strong public safety supported by a local police force, and other benefits.
- ◆ Partner with Oregon Manufacturing Innovation Center (OMIC) and OMIC R&D in Scappoose for potential industrial businesses that may locate in St. Helens, and workforce training opportunities.

GOAL D: FOSTER SMALL BUSINESS GROWTH AND ENTREPRENEURSHIP

Policies

- ◆ Support the retention, growth and expansion of local small businesses.
- ◆ Encourage entrepreneurship and innovation in the community.

Actions

- ◆ Partner with organizations like Growing Rural Oregon (GRO) Greater, Main Street Alliance, the South Columbia County Chamber of Commerce, Columbia Economic Team, and the Small Business Development Center to provide resources and support for local entrepreneurs.
- ◆ Work with partners to support the creation of a business incubator or co-working space to support start-ups and small businesses.
- ◆ As staff capacity allows, develop a work plan for business outreach to understand unmet workforce needs and identify opportunities for workforce development to meet those needs. The outreach plan should focus either on a location for outreach each year (e.g., downtown) or should be sector focused (e.g., manufacturing or downtown commercial). Set a goal of number of businesses to reach out to each year and topics to discuss.
- ◆ Develop a strategy and materials about the ways that the City can help businesses, focusing on the value the City can provide to support businesses in St. Helens. These materials could be used on the City's webpage and in presentations to businesses about economic development.
- ◆ Explore opportunities with partner organizations to incentivize property owners to invest in their properties and encourage them to lease them.
- ◆ Continue to coordinate and partner with organizations that provide k-12 education and workforce development.



GOAL E: FOSTER VIBRANT COMMERCIAL ZONES WITH A MIX OF RETAIL AND SERVICE OPTIONS THAT SERVE THE NEEDS OF RESIDENTS AND ENHANCE DESTINATION APPEAL

Policies

- ◆ Make commercial designation large enough to accommodate a large variety of commercial development with sufficient buffers. Encourage a variety of retail shopping activities to concentrate in core commercial areas to enhance their attractiveness for a broad range of shoppers.
- ◆ Encourage in-filling of vacant lands within commercial areas.
- ◆ Prioritize the development of the Riverfront District as a key commercial and tourism hub.
- ◆ Support the revitalization of the Houlton Business District.
- ◆ Improve connections and encourage development to better connect the Riverfront and Houlton Business Districts.
- ◆ Enhance the aesthetic appeal, functionality, and economic vitality of key commercial corridors and districts through strategic public infrastructure investments and design standards.
- ◆ Support retail businesses that encourage foot traffic in the Riverfront District.

Actions

- ◆ Continue to implement the US 30 and Columbia Boulevard/St. Helens Street Corridor Master Plan and Riverfront Connector Plan to enhance and better connect the Riverfront and Houlton Business Districts through improved transportation links, wayfinding, and gateways.
- ◆ Work with mapping services (e.g., Google Maps) to ensure proper routing through the Houlton Business District rather than the industrial area.
- ◆ Develop and implement public facility designs and development standards to revitalize businesses and business districts in the US 30 and Columbia Boulevard/St. Helens Street Corridor Master Plan area.
- ◆ Create gateways and improve access and wayfinding signage to the Houlton Business and Riverfront Districts.
- ◆ Improve the appearance, attractiveness, and safety of the Houlton Business District and Riverfront District through an enhanced street design that includes street trees, landscaping, and more public spaces and pedestrian amenities. Explore opportunities for rezoning industrial land along key corridors where some conversions have already occurred, while preserving prime industrial land.



- ◆ Consider long-term rezoning options for the oversized wastewater treatment plant area to expand the Riverfront District. This is based on potential reduction of the wastewater lagoon size of relocation of the plant.
- ◆ As funding or resources are available, develop a parking management strategy for the Riverfront District using assistance from the Transportation Growth Management Program (a Joint Program of DLCDC and ODOT).

GOAL F: ENHANCE TOURISM AS A KEY ECONOMIC DRIVER

Policies

- ◆ Promote year-round tourism opportunities to extend beyond the popular Halloween season, through partnerships, development of infrastructure, and leveraging assets. Recognize and capitalize on the historical nature of St. Helens.
- ◆ Ensure Transient Lodging Tax spending aligns with the City's broader economic development and tourism goals.
- ◆ Integrate recreational opportunities into the Riverfront District, creating public spaces that promote access to and enjoyment of the Columbia River.

Actions

- ◆ Work with tourism consultant to develop a comprehensive tourism strategy that includes events and attractions for all seasons (beyond Halloweentown) building on St. Helens' unique history, supported by a marketing campaign to promote St. Helens as a year-round destination.
- ◆ Partner and coordinate with organizations such as Columbia Economic Team, the Main Street Alliance, and the Columbia County Museum Association to develop a Heritage Tourism strategy, with attention planning celebrations of historical milestones in St. Helens' history.
- ◆ Develop a plan for the allocation of Transient Lodging Tax (TLT) revenues, prioritizing initiatives that drive year-round tourism.
- ◆ Explore opportunities to leverage TLT funds to attract matching grants or private investment in tourism-related infrastructure and marketing efforts.
- ◆ Partner with the Columbia Economic Team (as the Destination Management Organization) to tap into tourism funding from agencies like Travel Oregon
- ◆ Partner with developer of a boutique hotel on City owned riverfront site and identify other opportunities for development of additional hotels.
- ◆ Explore the potential for St. Helens to become a destination for small ships such as local dinner cruises.
- ◆ Expand tourism opportunities for all seasons through initiatives such as:



- Creating a farmers' market
- Growing the summer concert series
- Developing water taxi service
- ◆ Investigate opportunities to grow sports fishing, kayaking, windsurfing activities, and other water-based activities, including the development of necessary onshore and in-water amenities.
- ◆ Support business uses in the Riverfront District that enhance recreational uses on the water.
- ◆ Continue partnering with and supporting the St. Helens Marina in managing Sand Island.
- ◆ Investigate opportunities and partnerships for bicycle sharing or renting bicycles, with a focus on opportunities for bicycling between the Houlton Business and Riverfront Districts. The City may be able to provide space for bicycle sharing or a “popup” rental business.
- ◆ Support development of multi-use trails and other recreational opportunities in St. Helens, including infrastructure necessary to support bicycling, such as between the Houlton Business and Riverfront Districts.
- ◆ Evaluate opportunities for seasonal transit or tram that connects the Houlton Business and Riverfront Districts.



ORDINANCE No. 3306

2024 Development Code Amendments – ZA.1.24

- 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

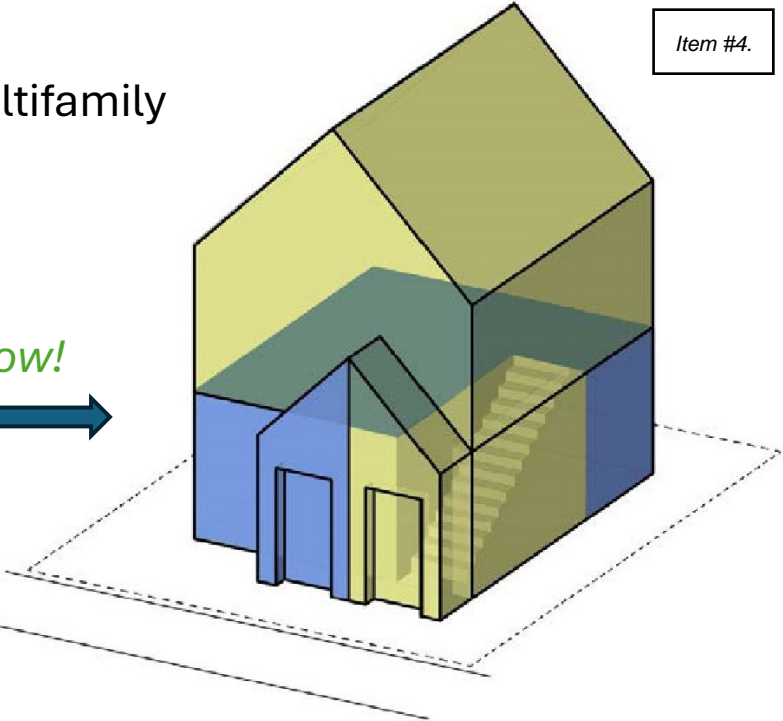
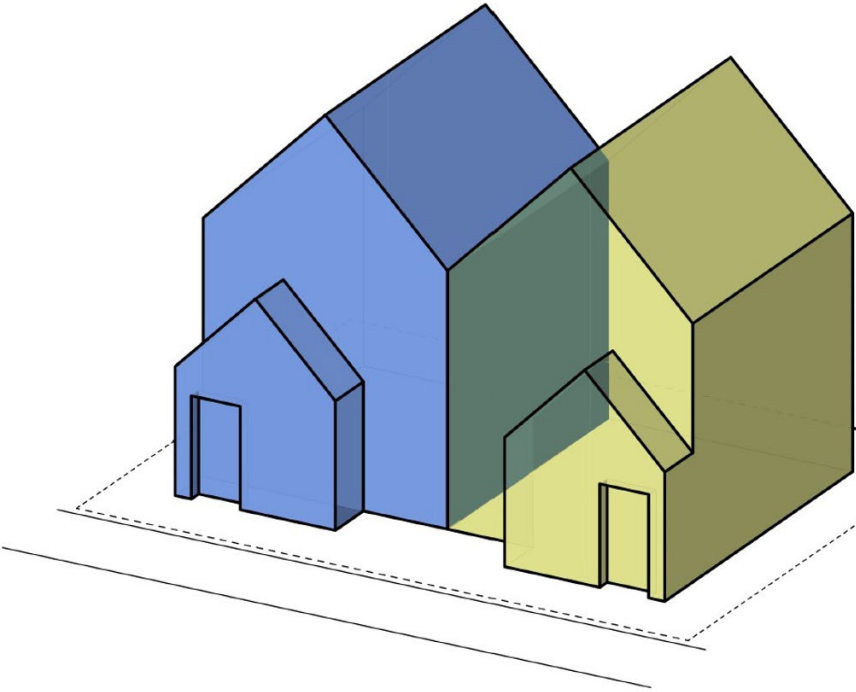
CPZA.1.24
(NOT ORD
No. 3306)



Attached Housing

1953 – Today as Duplex or *Multifamily
1999 – 2018 as ADU w/ CUP
2018 – 2021 as ADU w/ SDR
2021 – Today ADU as Duplex

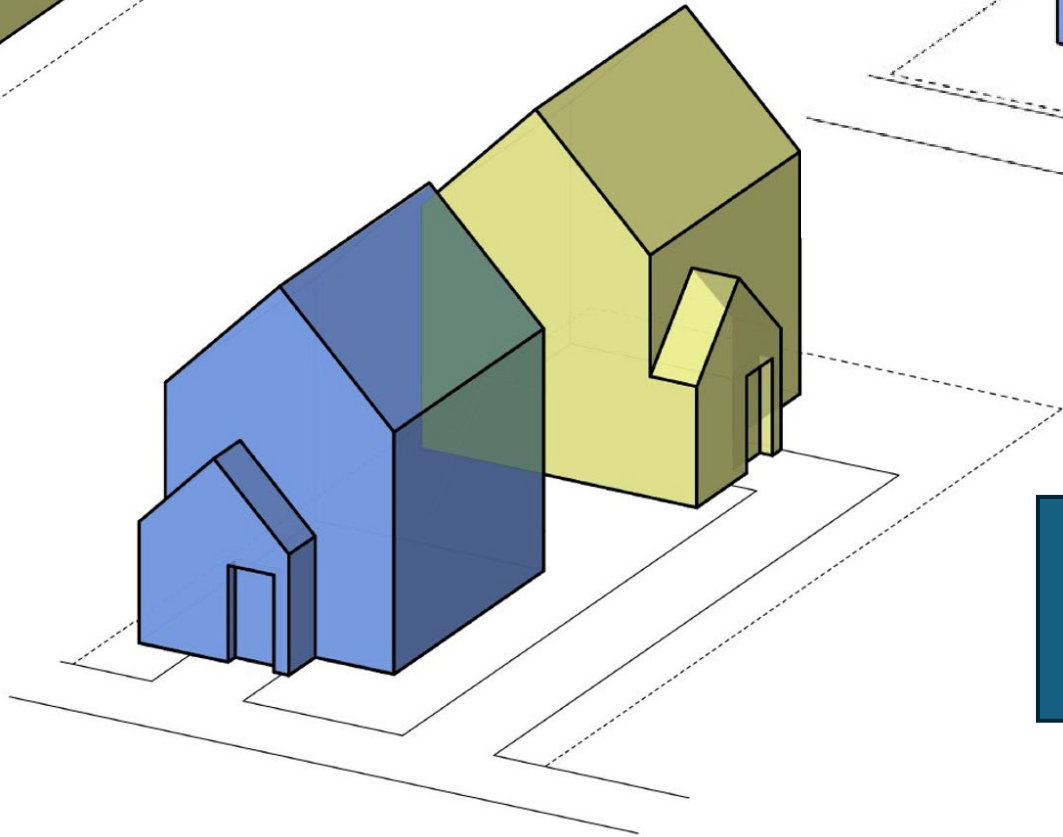
And duplexes less restricted now!



Detached Housing

1953 – 1999 Not allowed
1999 – 2018 as ADU w/ CUP
2018 – 2021 as ADU w/ SDR
2021 – Today ADU as Duplex

*But doesn't really apply to *multifamily... yet...*

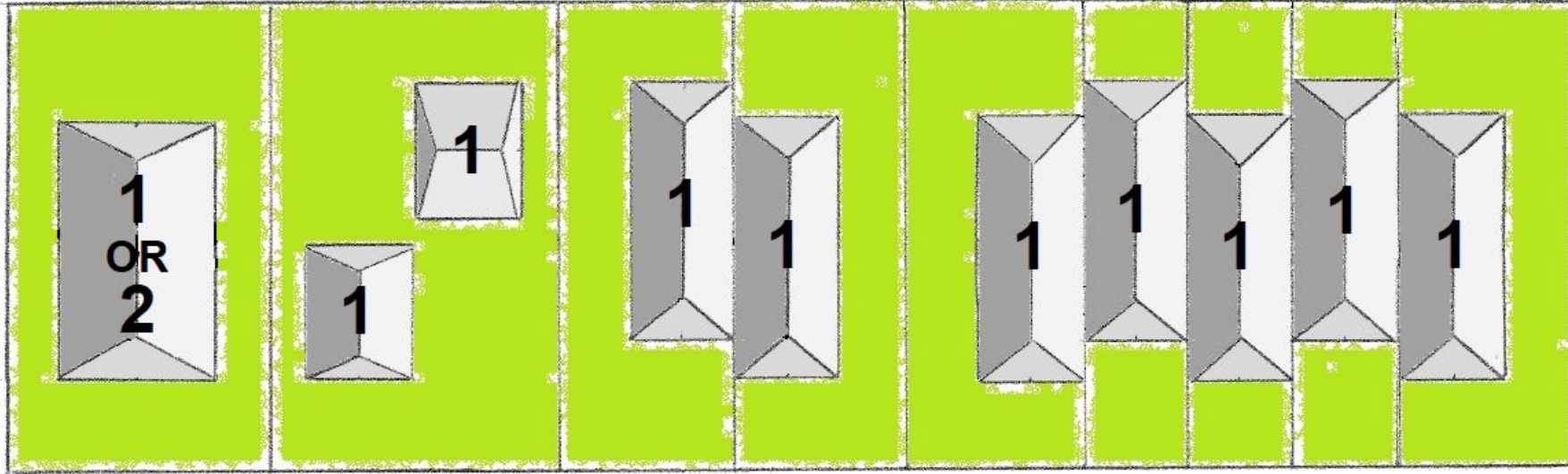


***Multifamily** means 3 or more dwelling units on a property

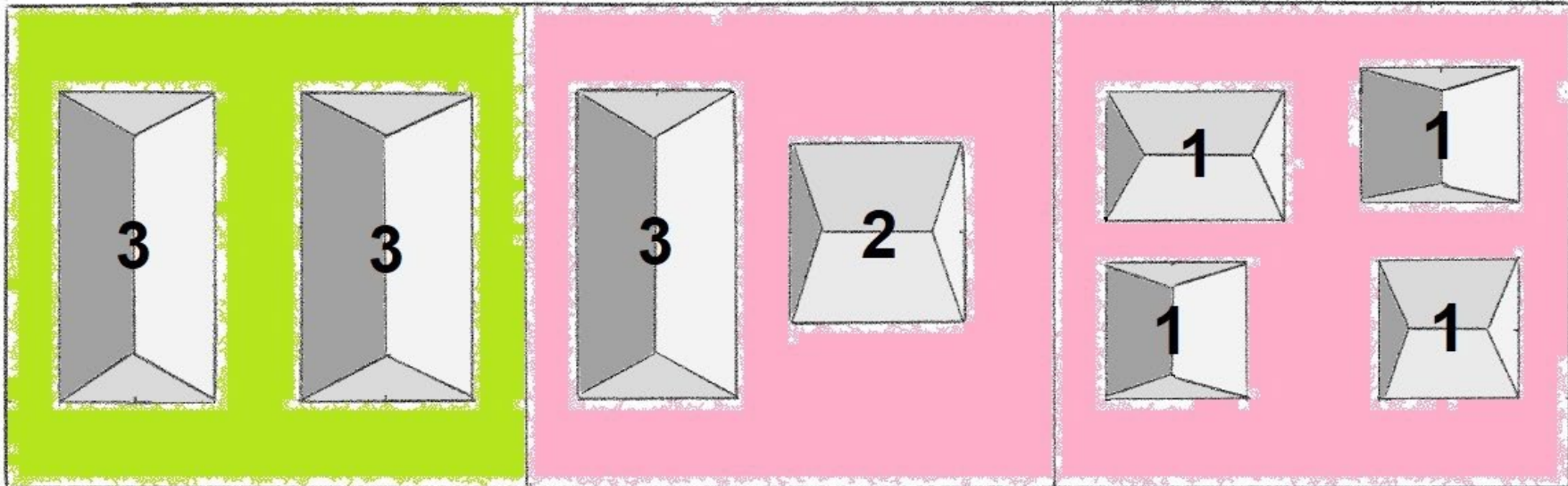
DETACHED SFD/DUPLEX

ATTACHED SINGLE FAMILY DWELLING (SFD)

Item #4.



ANY STREET



MULTIFAMILY

MUTIFAMILY???

MUTIFAMILY???

F
O
R
E
X
A
M
P
L
E

Figure 9. Attached Triplex Front and Back



Figure 10. Attached Triplex Side-by-Side



Figure 11. Stacked Quadplex

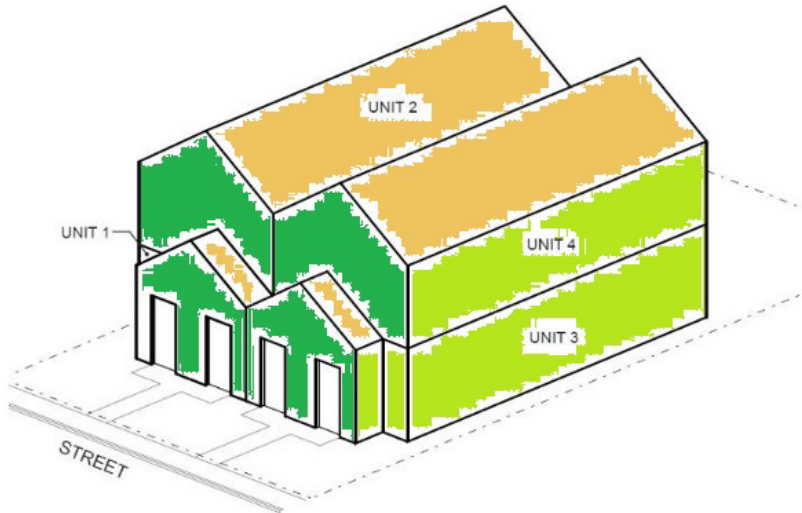
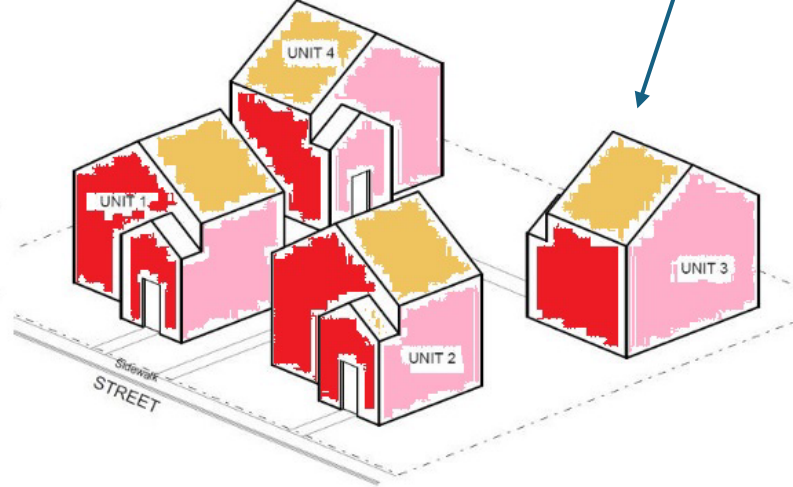


Figure 12. Detached Quadplex



Ordinance No. 3306 will allow a detached quadplex which is not allowed now. Item #4.

But only where multifamily is allowed now.

And no change in density requirements.

No micro lots.

No density bonus.

This is space inefficient but better quality of life with no shared walls (more Windows; noise control).

Allows options, including this less dense one. Page 22

SINGLE ROOM OCCUPANCIES

SECTION 16. Section 17 of this 2023 Act and ORS 197.758 are added to and made a part of ORS 197.286 to 197.314.

SECTION 17. (1) As used in this section “single room occupancy” means a residential development with no fewer than four attached units that are independently rented and lockable and provide living and sleeping space for the exclusive use of an occupant, but require that the occupant share sanitary or food preparation facilities with other units in the occupancy.

 (2) Within an urban growth boundary, each local government shall allow the development of a single room occupancy:

(a) With up to six units on each lot or parcel zoned to allow for the development of a detached single-family dwelling; and

(b) With the number of units consistent with the density standards of a lot or parcel zoned to allow for the development of residential dwellings with five or more units.

SRO Example



Do you want staff to
have the tools or not?

SITING MANUFACTURED HOMES AND PREFABRICATED STRUCTURES

SECTION 1. ORS 197.314 is amended to read:

197.314. (1) *[Notwithstanding ORS 197.296, 197.298, 197.299, 197.301, 197.302, 197.303, 197.307, 197.312 and 197.313, within urban growth boundaries each city and county shall amend its comprehensive plan and land use regulations for all land zoned for single-family residential uses to allow for siting of manufactured homes as defined in ORS 446.003. A local government may only subject the siting of a manufactured home allowed under this section to regulation as set forth in ORS 197.307 (8).]* **Notwithstanding any other provision in ORS 197.286 to 197.314, within an urban growth boundary, a local government shall allow the siting of manufactured homes and prefabricated structures on all land zoned to allow the development of single-family dwellings.**

[(2) Cities and counties shall adopt and amend comprehensive plans and land use regulations under subsection (1) of this section according to the provisions of ORS 197.610 to 197.651.]

[(3)] **(2)** *[Subsection (1) of]* This section does not apply to any area designated in an acknowledged comprehensive plan or land use regulation as a historic district or residential land immediately adjacent to a historic landmark.

Manufactured Home



*Built to current HUD standards
(Source: Oregon Manufactured
Housing Association)*

Mobile Home



*Built in early 1970s
(Source: RMLS)*

Residential Trailer



Item #4.

*Built before 1962
(Source: Thomas's Pics, CC BY 2.0
<<https://creativecommons.org/licenses/by/2.0>>, via Wikimedia Commons)*

Manufactured Homes

← Multi-Section

versus

Single-Wide →



Page 26

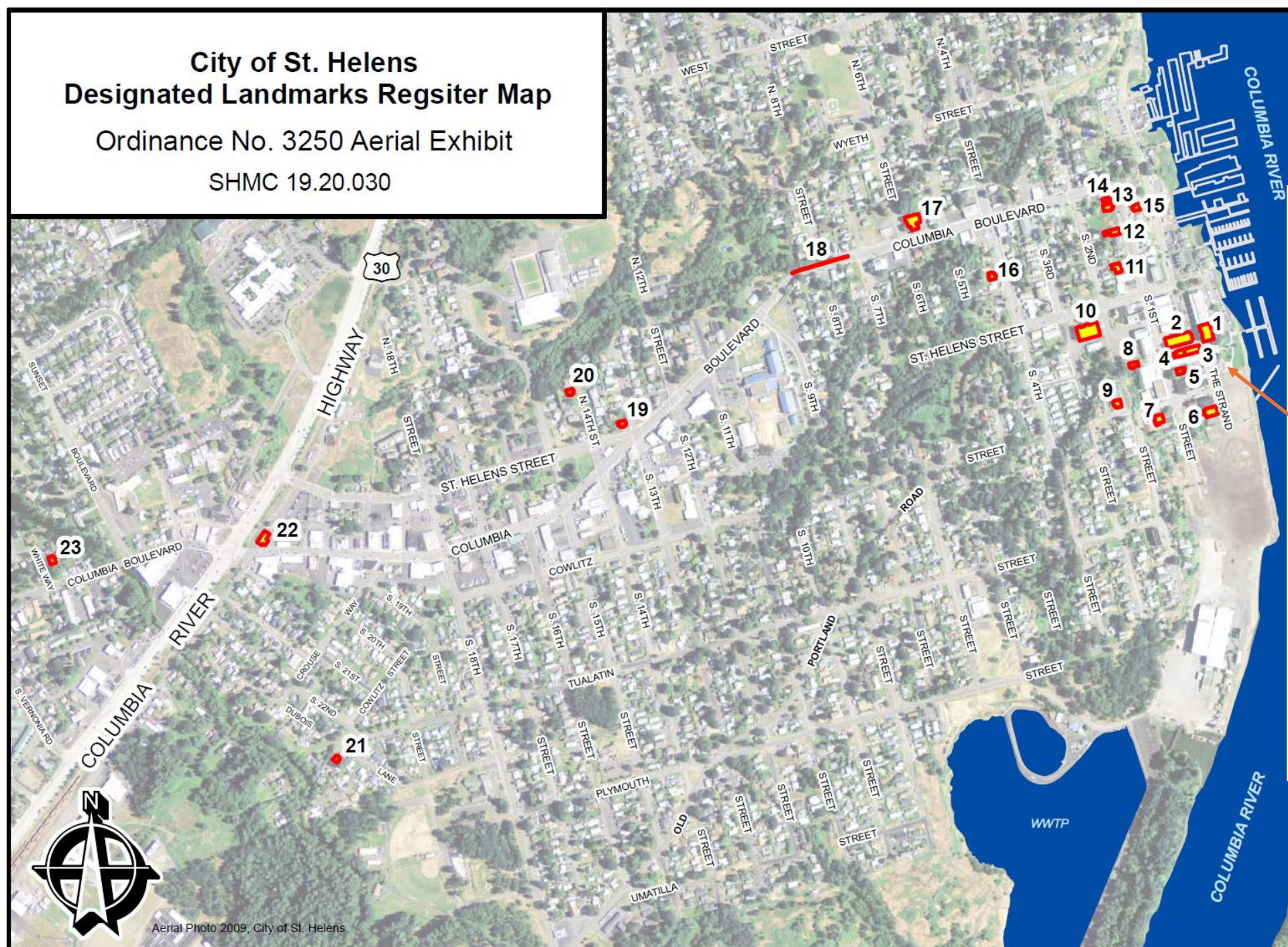


City of St. Helens Designated Landmarks Register Map

Ordinance No. 3250 Aerial Exhibit

SHMC 19.20.030

Item #4.



ST. HELENS DOWNTOWN HISTORIC DISTRICT

Primary Significant	Vacant or outside Historic District
Secondary Significant	Historic District Boundary
Historic, Non-contributing	Riverfront District (RD) Zoning District Plaza Subdistrict
Compatible, Non-contributing	Designated Landmark
Non-compatible, Non-contributing	

Feb 2019 / jgg

St. Helens Downtown Historic District boundary and designations as filed on the National Register of Historic Places in 1984. The National Register documentation has not been updated since. RD Zoning District and Designated Landmarks are per the City of St. Helens and not part of the National Register. Source: Columbia County, City of St. Helens, and National Register of Historic Places.

NORTH
SCALE
200 FEET



Aerial Photo 2009, City of St. Helens.

Long Term Residential Uses by Zoning District – 2024 Code Amendment Proposal

Item #4.

Zone Use	R10	R7	R5	AR	MHR	MU	RD, Marina	RD, Plaza	RD, Mill	HBD	GC	HC	LI	HI	PL
1-2 Units Attached/Detached	P/P	P/P	P/P	P/P	P/P	P/P	N/N	N/N ¹	N/N	P/P	N/N	N/N	N/N	N/N	N/N
3+ Units Attached/Detached (Proposed)	N/N	N/N	C/N (C/C)	P/N (P/P)	C/N (C/C)	C/N (C/C)	C/N	N/N	P/N	C/N (C/C)	C/N	N/N	N/N	N/N	N/N
1-2 Units Upper Floors ² (Proposed)	N	N	N	N	N	S (P)	S (P)	P	P	S (P)	S (P)	S (C)	N	N	N
3+ Units Upper Floors ² (Proposed)	N	N	N	N	N	S (C)	S (C)	P	P	S (C)	S (C)	S (N)	N	N	N
Single Room Occupancy (Proposed)	S (P 4-6)	S (P 4-6)	S (P 4-6) (C > 6)	S (P 4-6) (P > 6)	S (P 4-6) (C > 6)	S (P 4-6) (C > 6)	S (C ≥ 4)	S (P ≥ 4 Upper Only)	S (P ≥ 4)	S (P 4-6) (C > 6)	S (C ≥ 4)	S (N)	N	N	N
Unit, Same Level as Non-Residential (Proposed) (DU-Attached/Detached)	N	N	N	N	N	C (C/C DU) (N SRO)	S (N/N DU) (N SRO)	S (C ³ /N DU) (N SRO)	S (C/N DU) (N SRO)	C (C/C DU) (N SRO)	S (C/N DU) (N SRO)	S (N)	N	N	N
Attached SFD	N	N	P	P	N	P	N	N	P	P	N	N	N	N	N
M Home Park	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N
RV Park	N	N	N	N	C	C	C	N	N	N	C	C	C	C	C
Houseboat	N	N	N	N	N	N	P	N	P	N	N	N	N	N	N
Caretaker	N	N	N	N	N	N	N	N	N	N	N	N	C	C	N

¹ Except for historic residential structures ³ Except not allowed on first floor

² Attached housing all zones

P - Permitted
N - Not Allowed

C - Conditional Use
S - Silent

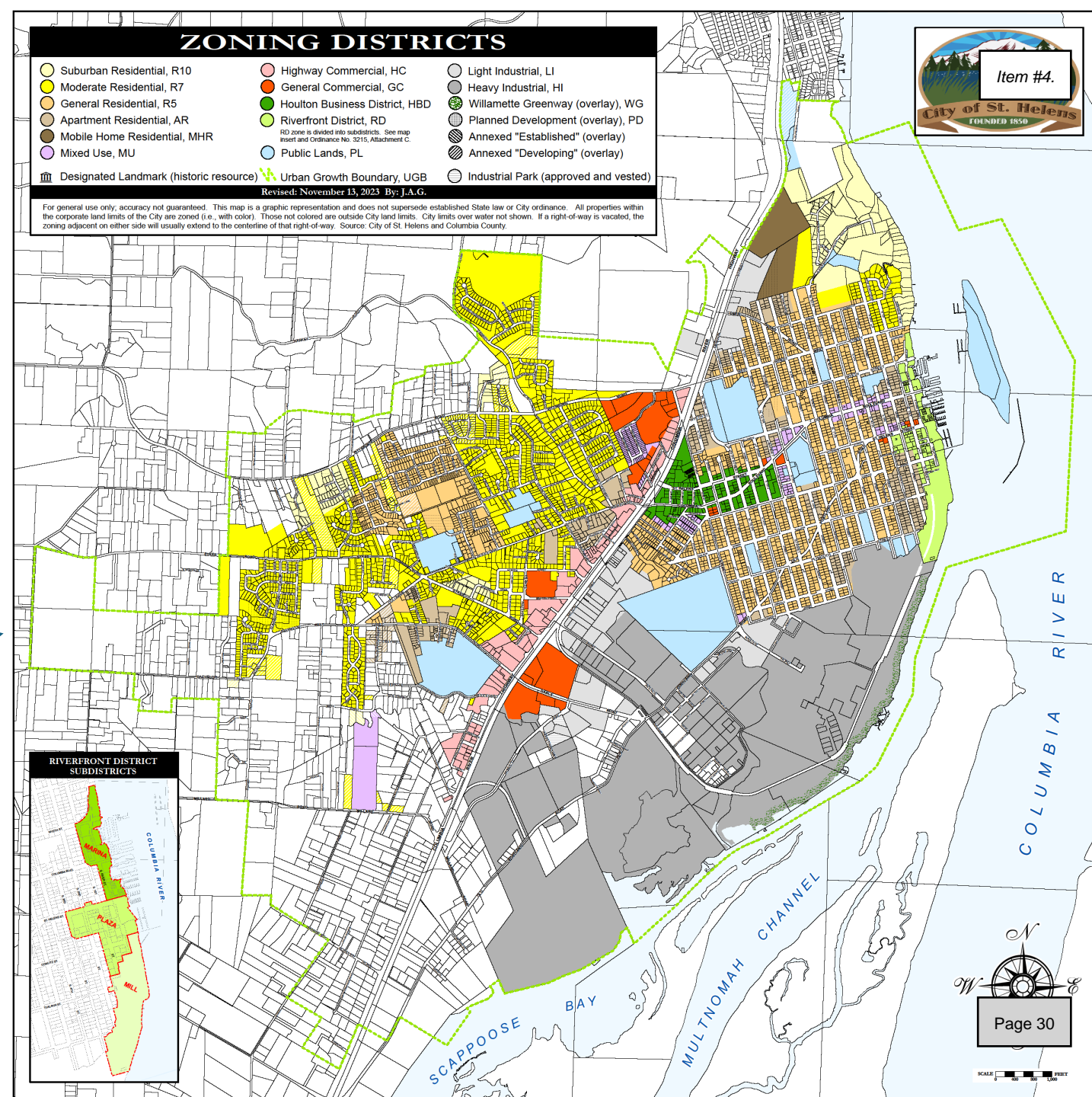
DU - Dwelling Unit
SRO - Single Room Occupancy

Special notice per ORS 227.186?

Due to SRO and more defined attached/detached housing parameters:
R-10, R-7, R-5, AR, MHR, MU, GC, RD-Marina, RD-Plaza, Rd-Mill (city owned), and HBD

Due to clarification of density, at least:
HC

Approx 5,200 notices sent. Every property within St. Helens' city limits not dark or light grey (Industrial) or blue (public lands).



ORDINANCE No. 3306

What if rejected?

- St. Helens Housing Needs Analysis (2019) – residential code amendments “part 2”
 - ~Code would remain the same as far as residential detached and attached.
 - ~Duplexes may be detached but not multifamily.
 - ~No state law compliance issues.
 - ~Years of concern by staff and hours/days of proactive effort in 2024, much past 5pm demonstrating staff cares, wasted.
- House Bill 4064 (2022) – manufactured and prefabricated structures
 - ~Code would remain the same and not align with state law.
 - ~Prohibition within historic districts and adjacent to designated landmarks questionable.
 - ~Future inefficiency for future staff cross referencing state and local law.
 - ~Hours/days of proactive effort in 2024, much past 5pm demonstrating staff cares, wasted.
- House Bill 4064 (2023) – single room occupancies (SROs)
 - ~Code would remain silent as to SROs.
 - ~State law would still apply, which requires allowance of the use, but little other provisions like parking.
 - ~Staff would have no tools other than addressing via existing law such as number of dwelling units.
 - ~Since residential development is supposed to be clear and objective in Oregon, this is limiting.
 - ~ Hours/days of proactive effort in 2024, much past 5pm demonstrating staff cares, wasted.

ORDINANCE No. 3306

**What if rejected?
Continued...**

At the absolute least, adopt the non-controversial “housekeeping amendments.”

- **Housekeeping**

- ~Keep change of definition of Travel Trailer Park to Recreational Vehicle Park.
- ~Keep changes to definition of Travel Trailer.
- ~Keep Highway Commercial residential density clarification.
- ~Keep Mixed Use zone clarification about AR standards for multifamily and the yard requirement based on the first floor use.
- ~Keep building height clarification of the Riverfront District – RD, Marina zone.
- ~Keep removal of home occupation and transient housing from Riverfront District – RD, Plaza zone.
- ~Keep changes to 17.32.172(2)(b)(i)-(v) in the Riverfront District – RD, Plaza zone.
- ~Keep addition of Family child care home in Riverfront District – RD, Mill zone.
(this is a leftover from the other batch of 2024 Development Code Amendments)
- ~Keep Congregate housing fix in Riverfront District – RD, Mill zone
- ~Keep Houlton Business District zone clarification about AR standards for multifamily and the yard requirement based on the first floor use.

Chapter 5.07

CHRONIC NUISANCE PREMISES

Sections:

- 5.07.005** Short title.
- 5.07.010** Legislative findings.
- 5.07.020** Definitions.
- 5.07.030** Chronic nuisance prohibited.
- 5.07.035** Penalty.
- 5.07.040** Abatement of chronic nuisance.
- 5.07.050** Notice of potential chronic nuisance.
- 5.07.055** Notice of existing chronic nuisance.
- 5.07.060** Notice - Manner of service.
- 5.07.065** Burdens of proof - Affirmative defenses.
- 5.07.070** Closure during pendency of action - Emergency closures.
- 5.07.080** Enforcement of closure order - Costs.
- 5.07.090** Remedies cumulative.
- 5.07.100** Severability.

5.07.005 Short title.

BC [5.07.005](#) to [5.07.100](#) shall be known and may be cited as the “chronic nuisance ordinance” and may be referred to herein as “this ordinance”. [BC 5.07.005, added by Ordinance No. 4020, 7/20/98]

5.07.010 Legislative findings.

The city council finds that:

- A. By virtue of its authority to protect the health, safety and welfare of the community, the City has the power to abate a public nuisance by way of an injunctive decree or order and to impose a penalty upon the person responsible for creating or maintaining a public nuisance.
- B. The abatement of a single nuisance is ineffective in protecting the health, safety and welfare of the community at large when conditions or activities related to the use of property give rise to a series of public nuisances over time.

C. A process and means to hold property owners accountable for adverse conditions and activities that repeatedly occur in connection with their property is needed to help maintain and improve the quality of life in the city.

D. Pursuant to the City's regulatory authority to help maintain and improve the quality of life in the city, this ordinance is enacted to establish the rights, duties and procedures necessary to hold property owners and persons in charge of property accountable for adverse conditions and activities that repeatedly occur in connection with their property. [BC 5.07.010, added by Ordinance No. 4020, 7/20/98]

5.07.020 Definitions.

As used in this ordinance, the following mean:

A. *Chronic Nuisance*. Premises at or near which any combination of:

1. Three or more of the nuisance activities listed in subsection [B](#) of this section occurs during any 30-day period; or
2. Four or more of the nuisance activities listed in subsection [B](#) of this section occurs during any 90-day period; or
3. Six or more of the nuisance activities listed in subsection [B](#) of this section occurs during any 365-day period.

If nuisance activity occurs near the premises, acts or conditions on the premises must have substantially contributed to bring about the nuisance activity.

B. *Nuisance Activity*. To commit, to attempt to commit, to conspire to commit, or to solicit, coerce or intimidate another person to commit any conduct that constitutes a crime, as defined in ORS [161.515](#), under any of the following provisions of the Beaverton Code or the Oregon Revised Statutes:

1. BC [5.02.015\(A\)](#) or ORS [471.410](#), relating to furnishing liquor to minors;
2. BC [5.02.015\(B\)](#) or ORS [471.412](#), relating to serving liquor to visibly intoxicated persons;
3. BC [5.02.025](#) or ORS [471.430](#), relating to possession of liquor by minors;
4. BC [5.02.050](#) or ORS [471.478](#) to [471.482](#), relating to the sale of liquor by minors;
5. BC [5.02.055](#), 5.02.070 or ORS [471.405](#), relating to the unlicensed sale or delivery of liquor;
6. BC [5.02.083](#), relating to the consumption of liquor in public places;
7. BC [5.08.100](#) or ORS [163.160](#) through [163.185](#), relating to assault;
8. BC [5.08.105](#) or ORS [163.190](#), relating to menacing;

9. BC [5.08.110](#) or ORS [163.195](#), relating to reckless endangerment;
 10. BC [5.08.115](#) or ORS [166.025](#), relating to disorderly conduct;
 11. BC [5.08.127](#) or ORS [166.155](#) to [166.165](#), relating to intimidation;
 12. BC [5.08.130](#) or ORS [166.065](#), relating to harassment;
 13. BC [5.08.225](#) or ORS [166.630](#), relating to discharge of a weapon;
 14. BC [5.08.300](#), relating to indecent exposure;
 15. BC [5.08.305](#) or ORS [163.465](#), relating to public indecency;
 16. BC [5.08.320](#) or ORS [163.415](#), relating to sexual abuse;
 17. BC [5.08.325](#) or ORS [167.007](#) to [167.017](#), relating to prostitution;
 18. BC [5.08.415](#) to 5.08.420 or ORS [164.345](#) to [164.365](#), relating to criminal mischief;
 19. BC [5.08.424](#) or ORS [164.315](#) to [164.335](#), relating to arson and related offenses;
 20. BC [5.08.500](#) or ORS [163.575](#), relating to the endangerment of the welfare of a minor;
 21. BC [5.08.710](#) or ORS [164.805](#), relating to littering;
 22. ORS [163.305](#) to [163.465](#), relating to sexual offenses;
 23. ORS [167.117](#) or ORS [167.122](#) to [167.127](#), relating to gambling offenses;
 24. ORS [475.005](#) to [475.285](#) and [475.940](#) to [475.995](#), relating to the Uniform Controlled Substances Act.
- C. *Person in Charge.* A person, a representative or employee of the person who has lawful control of premises by ownership, tenancy, official position or other legal relationship, including but not limited to:
1. A person authorized to manage premises; and
 2. A person authorized to enter into a rental agreement on behalf of another person in charge of premises.
- D. *Premises.* Includes any building and any real property, whether privately or publicly owned. [BC 5.07.020, added by Ordinance No. 4020, 7/20/98]

5.07.030 Chronic nuisance prohibited.

- A. No person in charge of premises shall allow those premises to become a chronic nuisance.

B. No person in charge of premises shall fail to prevent those premises from becoming a chronic nuisance. [BC 5.07.030, added by Ordinance No. 4020, 7/20/98]

5.07.035 Penalty.

A. Any person who violates BC [5.07.030](#) commits a non criminal offense punishable by a fine of not less than \$250 and not more than \$1250. Every combination of nuisance activities constituting a chronic nuisance is a separately punishable offense.

B. An action to impose a penalty for violation of BC [5.07.030](#) may be brought on behalf of the City by the city attorney. The action shall be brought in any court of competent jurisdiction, including the Beaverton Municipal Court. The trial of any alleged violation under this section shall be provided by Oregon Laws 1993, Chapter 379, sections 1 to 5. However, no action to impose a penalty under this ordinance may be commenced against a government or governmental subdivision or agency, including a county, city or special district.

C. In determining the appropriate amount of any fine under this section, and in addition to any other factor the court deems relevant to consider, the court shall consider the following:

1. The nature and location of the chronic nuisance;
2. The frequency of the conduct constituting or principally contributing to the chronic nuisance;
3. The effect of the chronic nuisance upon the enjoyment of life, health and property on members of the community;
4. The efforts of any person in charge of premises to prevent, mitigate or eliminate the chronic nuisance;
5. The actual results of any actions taken by any person in charge of premises to prevent, mitigate or eliminate the chronic nuisance; and
6. The cost to the City of investigating and correcting or attempting to correct the chronic nuisance, including bringing an enforcement proceeding. [BC 5.07.035, added by Ordinance No. 4020, 7/20/98]

5.07.040 Abatement of chronic nuisance.

A. A chronic nuisance is a public nuisance and may be enjoined or abated as provided by this ordinance.

B. An action to enjoin or abate a chronic nuisance within the City may be brought on behalf of the City by the city attorney. The action shall be brought in any court of competent jurisdiction, including the Beaverton Municipal Court. The action shall be commenced and the complaint shall be served as provided in ORS [105.565\(1\)](#) and [105.565\(2\)](#). However, no action to enjoin or abate a chronic nuisance under this ordinance may be commenced against a government or governmental subdivision or agency, including a county, city or special district. The trial of any action to enjoin or abate a chronic nuisance shall be by the court without a jury.

- C. A pleading to enjoin or abate a chronic nuisance may include an additional or alternative count or claim that a person has violated BC [5.07.030](#) and is subject to the penalty provided under BC [5.07.035\(A\)](#).
- D. A person residing or doing business in the City may not bring an action under this ordinance on behalf of the City to enjoin or abate a chronic nuisance. However, nothing herein limits any statutory or common-law right of a person to bring an action or other proceeding on the person's behalf related to such chronic nuisance.
- E. If the existence of a chronic nuisance is established in an action under this section, the court may enjoin the use giving rise to the chronic nuisance and abate such use as a public nuisance. The court issuing any injunction or abatement order shall retain jurisdiction over the subject matter and parties of the case for all purposes connected with the subject matter in dispute.
- F. The court may enjoin or abate a chronic nuisance under such terms and conditions as it deems appropriate. An order, decree or judgment enjoining or abating a chronic nuisance under this section shall be in writing. The court shall prepare written findings of facts and conclusions of law to support the relief granted under this section to remedy the chronic nuisance.
- G. An order enjoining or abating a chronic nuisance may direct that for up to 180 days, unless sooner released, the premises be closed and that the person in charge of the premises or their agent secure the premises against all use and occupancy.
- H. In determining the appropriate means to enjoin or abate a chronic nuisance, and in addition to any other factors the court deems relevant, the court shall consider the following:
1. The nature and location of the chronic nuisance;
 2. The frequency of the conduct constituting or principally contributing to the chronic nuisance;
 3. The effect of the chronic nuisance upon the enjoyment of life, health and property on members of the community;
 4. The efforts of any person in charge of premises to prevent, mitigate or eliminate the chronic nuisance;
 5. The actual results of any actions taken by any person in charge of premises to prevent, mitigate or eliminate the chronic nuisance; and
 6. The cost to the City of investigating and correcting or attempting to correct the chronic nuisance, including bringing an enforcement proceeding. [BC 5.07.040, added by Ordinance No. 4020, 7/20/98]

5.07.050 Notice of potential chronic nuisance.

- A. When any lieutenant or other officer of greater rank of the Beaverton police department has reasonable grounds to believe any combination of:

1. Two or more of the nuisance activities listed in BC [5.07.020\(B\)](#) of this ordinance have occurred at or near a premises during any 30-day period; or
2. Three or more of the nuisance activities listed in BC [5.07.020\(B\)](#) of this ordinance have occurred at or near a premises during any 90-day period; or
3. Four or more of the nuisance activities listed in BC [5.07.020\(B\)](#) of this ordinance have occurred at or near a premises during any 365-day period;

The lieutenant or other officer of greater rank may give written notice to a person in charge of the premises that the premises are in danger of becoming a chronic nuisance.

B. The notice allowed under this section shall contain information to the following effect:

1. The street address or a legal description sufficient to identify the premises.
2. A statement that (a) the premises are in danger of becoming a chronic nuisance, together with (b) a concise description of the nuisance activity upon which the statement is based and (c) a warning that failure to prevent the premises from becoming a chronic nuisance may result in the closure of the business for up to 180 days under the provisions of this ordinance.
3. A statement that a person in charge of the premises may meet with a representative of the police department and discuss ways that may prevent or eliminate the nuisance activity giving rise to the threatened chronic nuisance.
4. A statement that if a person in charge desires to meet and discuss the prevention or elimination of the nuisance activity giving rise to the threatened chronic nuisance, the person must respond to the lieutenant or other officer of higher rank within 10 days from the date of the notice to arrange the meeting.
5. A statement that a person in charge is not obligated to meet and discuss the prevention or elimination of the nuisance activity giving rise to the threatened chronic nuisance, but that the failure to promptly do so may increase the financial penalty or length of closure imposed by a court should the premises ever become a chronic nuisance. [BC 5.07.050, added by Ordinance No. 4020, 7/20/98]

5.07.055 Notice of existing chronic nuisance.

A. After providing notice of a potential chronic nuisance under BC [5.07.050](#), if the lieutenant or other officer of higher rank has reasonable grounds to believe the premises have become a chronic nuisance, the lieutenant or other officer of higher rank shall give written notice to a person in charge of the premises that the City considers the premises a chronic nuisance. The notice shall contain the following information:

1. The street address or a legal description sufficient to identify the premises.

2. A statement that the premises are considered a chronic nuisance, together with a concise description of the nuisance activity upon which the statement is based.
 3. A statement that a person in charge of the premises may meet with a representative of the police department to devise a written plan to attempt to prevent or eliminate future nuisance activity at or near the premises.
 4. A statement that if a person in charge of the premises desires to meet with a representative of the police department to devise a written plan to attempt to prevent or eliminate future nuisance activity at or near the premises, the person must respond to the lieutenant or other officer of higher rank within 10 days from the date of the notice to arrange the meeting.
 5. A statement that the failure of a person in charge of the premises to promptly meet, discuss and devise a plan to prevent or eliminate future nuisance activity giving rise to a chronic nuisance may be a factor that increases the penalty or length of closure imposed by a court should the premises be found to be a chronic nuisance.
 6. If after notification as provided in this section, but prior to the commencement of any action by the City pursuant to this ordinance, a person in charge of the premises prepares and submits to the City a written plan that the City believes is likely to prevent or eliminate future nuisance activity at or near the premises, the City may delay commencement of an action related to the chronic nuisance for not more than 90 days.
 - a. The City may elect to indefinitely postpone commencement of any action to enjoin or abate the chronic nuisance if, while the City is delaying commencement of an action related to the chronic nuisance, no new nuisance activity occurs at or near the premises. However, the decision to indefinitely postpone commencement of an action to enjoin or abate a chronic nuisance does not require the City to postpone commencement of an action to impose a penalty under this or any ordinance of the City.
 - b. The City may immediately commence an action to enjoin or abate the chronic nuisance and/or to impose a penalty under this ordinance if (1) a person in charge of the premises fails to prepare and submit a written plan that the City believes is likely to prevent or eliminate future nuisance activity at or near the premises, or (2) for any reason whatsoever, new nuisance activity occurs at or near the premises while the City is delaying commencement of an action related to the chronic nuisance.
- B. The opportunity to meet and negotiate under this section does not compel a person to agree to a proposal or require the making of a concession. A person in charge of premises has the burden to prepare and submit the written plan provided for in this section. [BC 5.07.055, added by Ordinance No. 4020, 7/20/98]

5.07.060 Notice – Manner of service.

Any notice required under this ordinance shall be delivered in a manner reasonably calculated, under all the circumstances, to apprise a person in charge of premises of the contents of the notice and to afford the person a reasonable opportunity to respond to the notice.

- A. Service of a notice may be made by:
1. Delivering the notice to the person to be served; or
 2. Mailing the notice to the person to be served by first class mail, return receipt requested, postage prepaid, addressed to a person in charge at the address of the premises believed to be a chronic nuisance.
- B. A copy of the notice required under BC [5.07.055](#) of this ordinance shall be posted at the premises if ten days has elapsed from the delivery or mailing of the notice to the person in charge and the person in charge has not responded.
- C. Concurrent with the notice required under BC [5.07.055](#) of this section, the lieutenant or other officer of greater rank shall send a copy of the violation notice to the police chief. Any other documentation which the lieutenant or other officer of greater rank believes supports the closure of the premises and the imposition of civil penalties may be sent as well. The police chief may then request the city attorney to commence civil proceedings in a court of competent jurisdiction seeking such relief as may be deemed appropriate.
- D. Failure to comply with provisions of this section relating to the service of notice shall not affect the validity of the notice or the existence of jurisdiction over the parties or subject matter if the court determines that a person in charge of the premises:
1. Had actual knowledge of the substance of the contents of the notice or
 2. Deliberately avoided delivery or receipt of the notice. [BC 5.07.060, added by Ordinance No. 4020, 7/20/98]

5.07.065 Burdens of proof – Affirmative defenses.

- A. In any action under this ordinance, the City shall first bear the burden of producing sufficient evidence that a reasonable fact finder could find by a preponderance of the evidence that a violation of the ordinance has occurred or that a chronic nuisance exists. The burden of producing evidence shall then shift to the defendant.
- B. The City has the burden of proving by clear and convincing evidence its entitlement to a remedy enjoining the use giving rise to a chronic nuisance and abating such use as a public nuisance. However, in all proceedings, the City has the burden of proving only by a preponderance of the evidence its entitlement to a fine for violation of this ordinance.
- C. In any action under this ordinance, it is an affirmative defense to be established by a preponderance of the evidence by a defendant that:
1. The defendant had no knowledge of the existence of the alleged chronic nuisance and a reasonable person under similar circumstances likewise would not; and

2. The defendant had no control of the alleged underlying nuisance activity and that a reasonable person under similar circumstances likewise would not.

D. It is no defense under this section that the chronic nuisance is contributed to by the acts of others over whom defendant has no control, if there still would be a chronic nuisance without such contribution. [BC 5.07.065, added by Ordinance No. 4020, 7/20/98]

5.07.070 Closure during pendency of action – Emergency closures.

The City may institute an action for a temporary restraining order or preliminary injunction pursuant to ORCP 78 if a threatened or existing nuisance under this ordinance creates an emergency that requires immediate action to protect the public health, safety or welfare. In such instances, the notice requirements of this ordinance need not be fulfilled. [BC 5.07.070, added by Ordinance No. 4020, 7/20/98]

5.07.080 Enforcement of closure order – Costs.

The court may authorize the City to physically secure the premises against use or occupancy in the event that the person in charge of premises fails to do so within the time specified by the court. In the event that the City is authorized to secure the premises, all costs incurred by the City to effect a closure shall be allowed and recovered as provided under ORCP 68. As used in this subsection, “costs” include those reasonable and necessary expenses incurred by the City for the physical securing of the premises. [BC 5.07.080, added by Ordinance No. 4020, 7/20/98]

5.07.090 Remedies cumulative.

Any penalty or remedy imposed pursuant to this ordinance is in addition to, and not in lieu of, any other civil, criminal or administrative penalty, sanction or remedy otherwise authorized by law. The abatement of a nuisance under this ordinance does not prejudice the right of any person to recover damages for its past existence. [BC 5.07.090, added by Ordinance No. 4020, 7/20/98]

5.07.100 Severability.

The sections and subsections of this ordinance are severable. If any part of this ordinance is held unconstitutional or otherwise invalid, the remaining parts shall remain in force unless:

A. The remaining parts are so essentially and inseparably connected with and dependent upon the unconstitutional or invalid part that it is apparent that the remaining parts would not have been enacted without the unconstitutional or invalid part; or

B. The remaining parts, standing alone, are incomplete and incapable of being executed according to the legislative intent. [BC 5.07.100, added by Ordinance No. 4020, 7/20/98]

The Beaverton Code is current through Ordinance 4858, passed September 3, 2024.

Disclaimer: The City Recorder's Office has the official version of the Beaverton Code. Users should contact the City Recorder's Office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.beavertonoregon.gov](http://www.beavertonoregon.gov)

[Hosted by General Code.](#)

City of St. Helens

Recognized News Media Representative Application

Pursuant to the City of St. Helens' Executive Session News Media Attendance Policy, those claiming to be representatives of the news media are requested to complete this form. Please provide the requested information below, complete and sign the certification section, and submit the completed form to the City Recorder in advance by: (1) personal delivery to the City Recorder; (2) sending the completed form via e-mail to CR@sthelensoregon.gov; or (3) delivering a completed copy to City Hall located at 265 Strand Street, St. Helens, OR 97051.

NOTE: If the City is unable to verify this information prior to the start of an executive session, your attendance at the executive session may be denied or the executive session may be postponed.

Tamara Maygra

Odd Friday Talk Radio, St Helens Update

Print Name

Name of News Media Organization Represented

CERTIFICATION OF REPRESENTATION:

I, Tamara Maygra, certify the following to be true and accurate:

I represent the following:

- A daily newspaper, non-daily, or small-market newspaper/publication, or publication that is released as a digital or multiplatform product.
- A newspaper or publication that the City uses for publication of public notices and meets the requirements of ORS 193.020.
- A news media organization that is organized and operated to regularly and continuously publish, broadcast, transmit via the internet, or otherwise disseminate news to the public, and that regularly reports on activities of the City or matters of the nature under consideration by the City Council.

The news media organization that I represent is committed to complying with the requirement that confidential executive session information be undisclosed.

I have provided the following credentials sufficient to allow the City to determine that I am a representative of the above identified news media organization: (select all that apply)

- A press badge or identification issued by the news media organization, plus proof of my identity;
- A copy of a recently published news article showing my name as a member of the news gathering staff of the news media organization, plus proof of my identity;
- A letter on letterhead from an editor of the news media organization that states that I am covering the meeting for the news media organization, plus proof of my identity; or

The following evidence sufficient to show that I am a representative of the above identified news media organization: I have been doing a weekly publication on the St Helens update since the 1990's sthelensupdate.com Odd friday radio shows can be relistened to at cleancolumbiacounty.info I was the reasearch de

As a representative of the news media, I agree to comply with ORS 192.660(4).

Tamara K. Maygra
Signature

Dec. 13th, 2024
Date Signed

From 1/8/25 Email:

Kathy, city council, Mayor and all others,

I am an **independent contractor with KOHI**, and require no letter head. As you well know along with Columbia County listeners, city, county, local heads of departments that we report the news local, national, international, weekly on our radio show **Odd Friday**. The show has been airing for 10 years, every week, every Friday live at 9a.m. to 10 a.m.

I have been a co-host for approximately 5 years, prior to that I was the head research person for the show, and still do a lot of our research, I stepped up when one host decided to leave. Odd And can be heard re-broadcasted at KOHI by the following Monday. Check KOHI's website for the times as it varies by direction of the stationers owner.

We have had shows representing people running for all elected positions throughout the county and state offices, including and not limited to city council, and mayor. These people came on to the show to further enhance their prospects of winning their position. Or to inform the voters on ballot measures or other issues facing the area. Many contacting us to be on our show. Aka that is what media does. Make information available to the citizens.

Their participation in the radio which is broadcasted locally by KOHI radio at 1600 a.m. or by tunein.com throughout the county, state and country, clearly demonstrates these people who will make the decision of recognizing me as a person of the press considered Odd Friday as an important mechanism of reaching out to people with their thoughts on issues. And helped them reach voters. And helped them gain their seats through our broadcasts. That is what news media and reporters do, REPORT and give the citizens a clear understanding on what their government and communities are doing.

I have written articles for the **sthelensupdate.com** as I have explained on the application since the 1990's most generally every week. And have a following of readers. Again an independent reporter. Reporting on issues important to the citizens of Columbia County, the state, the country. You can view all of my **Tammy's Take at sthelensupdate.com there are 851 of them**. In order to save time, money, resources in printing out thousands of pages of articles, you can view them easily. On the Updates homepage are the newest ones, scroll down the page to find the older ones. Enjoy!

There is nothing more necessary to provide the city with, to be considered a news source. The elected officials of the county, state and city who they themselves used Odd Friday as a means to reach citizens, communicate with citizens, explain levy's, ballot measures, and other important issues, have already demonstrated by using Odd Friday as a tool to inform the citizens, they themselves have confirmed and validated Odd Friday as an important media outlet.

I look forward in participating in Executive Session's.

What is media?

the main means of mass communication (broadcasting, publishing, and the internet) regarded collectively. The means of communication, as radio and television, newspapers, magazines, and the internet, that reach or influence people widely. I have fulfilled this requirement.

ORS 44.510

Definitions for ORS 44.510 to 44.540

As used in ORS 44.510 (Definitions for ORS 44.510 to 44.540) to 44.540 (Effect of informant as witness), unless the context requires otherwise:

(1)

“Information” has its ordinary meaning and includes, but is not limited to, any written, oral, pictorial or electronically recorded news or other data.

(2)

“Medium of communication” has its ordinary meaning and includes, but is not limited to, any newspaper, magazine or other periodical, book, pamphlet, news service, wire service, news or feature syndicate, broadcast station or network, or cable television system. Any information which is a portion of a governmental utterance made by an official or employee of government within the scope of the official’s or employee’s governmental function, or any political publication subject to ORS 260.532 (False publication relating to candidate or measure), is not included within the meaning of “medium of communication.”

(3)

“Processing” has its ordinary meaning and includes, but is not limited to, the compiling, storing and editing of information.

(4)

“Published information” means any information disseminated to the public.

(5)

“Unpublished information” means any information not disseminated to the public, whether or not related information has been disseminated. “Unpublished information” includes, but is not limited to, all notes, outtakes, photographs, tapes or other data of whatever sort not themselves disseminated to the public through a medium of communication, whether or not published information based upon or related to such material has been disseminated. [1973 c.22 §2; 1979 c.190 §398; 2001 c.965 §18; 2005 c.797 §50]

Regards,

Tammy Maygra
Contributor
Host Odd Friday radio
St Helens Update
Clean Columbia County
503-397-1967
503-410-1861



Memorandum

To: Mayor and City Council

From: John Walsh, City Administrator

Subject: **Administration & Community Development Dept. Report**

Date: January 15, 2025

Planning Division Report attached.

Business License Report attached.

CITY OF ST. HELENS PLANNING DEPARTMENT ACTIVITY REPORT



To: City Council
From: Jacob A. Graichen, AICP, City Planner
cc: Planning Commission

Date: December 30, 2024

This report does not indicate all *current planning* activities over the past report period. These are tasks, processing and administration of the Development Code which are a weekly if not daily responsibility. The Planning Commission agenda, available on the City’s website, is a good indicator of *current planning* activities. The number of building permits issued is another good indicator as many require Development Code review prior to Building Official review.

ASSOCIATE PLANNER/PROJECT MANAGER—*In addition to routine tasks, the Associate Planner/Community Development Project Manager has been working on: See attached.*

PLANNING ADMINISTRATION—PREAPPLICATIONS MEETINGS

Had a preliminary Q&A meeting for a food cart pod at the running dogs brewery brewing facility sort of by the St. Helens Street/US30 intersection. The brew facility was partially constructed and done so contrary to approved plans, so there are challenges.

PLANNING ADMINISTRATION—MISC.

We got a recent population estimate from PSU, as we usually do in November, but the numbers look off. The preliminary estimate (for 2024) document v. the 2023 preliminary estimate document.

	2024 Estimate Document	2023 Estimate Document
Total population → 2024	14,492	n/a
2023	14,383	15,009
2022	14,223	14,506
2021	14,238	14,492
2020	14,067	14,413

Sent message to PSU to understand the issue on November 26, 2024. They responded on Dec 2nd: *“Thanks for reaching out to us. With each new release of the annual estimates, the entire time series is revised for all years back to the beginning of the decade (for the state, all counties, and all cities) to reflect the increased data availability, specifically for the COVID-19 period. These revisions increase the accuracy of net changes since the census benchmark (2020 Census).”* So, we are not at 15K population yet, after all.

Spent some of Thanksgiving eve catching up on Oregon Senate Bill 1537 which takes effect 2025 to 2032. Based on this, I will present a fee schedule change for Planning fee’s early next year to add an “administrative variance” type category.

Attended meetings, prepared for, and participated in depositions related to a legal matter the city is dealing with. My first disposition.

Attended December 18, 2024 City Council work session for the Parks/Trails Commission presentation regarding the “woodland reserve” concept for certain land along Milton Creek on both city and port property.

Planning staff have started working on the adoption materials and process for the Economic Opportunities Analysis effort. Public hearings are anticipated in March and April.

Conducted the last final inspection for the Fast Lube & Oil business by the new Burger Kind on the north side of town. The site was mostly finished, but there was a walkway issue to be resolved.

We have several annexations eligible for processing in 2025. These will likely be delayed due to the vacant Community Development Administration Assistant position. But drafted a legal description for one, which I knew would take a little more time and so used the holiday “slow” season to get ahead on this.

PLANNING COMMISSION (& acting HISTORIC LANDMARKS COMMISSION)

December 10, 2024 meeting (outcome): The Commission held three public hearings and (1) approved a CCMH campus expansion, (2) denied a nonconforming use triplex rebuild, and (3) approved a pair of Variances related to some residential development along N. 6th Street just off Columbia Boulevard.

The Commission also conducted candidate interviews with success in finding a new member.

As the Historic Landmarks Commission, they reviewed some details and potential options for the County Courthouse clock tower restoration effort, which they previously reviewed.

We had the department’s semi-annual report on the agenda too, but the meeting was long enough nobody was interested in hearing it—electing to watch the previous presentation before the Council.

January 14, 2024 meeting (upcoming): This meeting has been cancelled at the request of staff. Staff proposed this because there are no public hearings and to buy some time as the city looks to replace the Community Development Administration Assistant, whose last day was the December Planning Commission meeting.

GEOGRAPHIC INFORMATION SYSTEMS (GIS)

Because the GIS software we use daily ArcGIS/ArcMap is being retired in 2026, I installed the new version, ArcGIS pro the Friday after Christmas, to hopefully increase familiarity of this new software over time in 2025. Luckily, IT staff was in (though they didn’t intend to be) to get installation authorization. My plan was to do this before Christmas; I’m thankful to get this installed before New Year’s Day.

COUNCIL ACTIONS RELATED TO LAND USE

Council approved 2nd batch of 2024 Development Code amendments and the final reading for the first batch's ordinance was passed. So, though it took longer than anticipated, this effort will not encumber 2025 much.

At the December 18, 2024 regular session, the council acknowledged the Parks/Trails Commission's "woodland reserve" concept and directed staff to help. The next focus for the Council will probably be the exact boundaries of the woodland reserve area.

From: [Jennifer Dimsho](#)
To: [Jacob Graichen](#)
Subject: December Planning Department Report
Date: Friday, January 3, 2025 11:38:48 AM
Attachments: [image001.png](#)

Here are my additions to the December Planning Department Report.

GRANTS

1. **Riverwalk Project (OPRD Grants x2)** – Shoreline bank revetment is complete, along with all retaining walls. Cantilever has been poured with masonry work beginning. Concrete pours will continue to occur weather permitting. Construction timeline looks on track for an early completion. Contract is approximately 65% expended. Submitted & received our first LWCF grant disbursement of approximately 750k and our first and final LGGP reimbursement request for 338.5k. Coordinated with Communications on E-newsletter content and timing of drone footage. Reviewing/tracking submittals and RFIs. Attending bi-weekly check-ins with contractor and design team.
2. **Community Development Block Grant (CDBG): Sanitary Sewer Improvement Project** – \$2.5 million grant award to fund design/engineering/permitting for 3 sanitary sewer basins identified as deficient in the adopted Wastewater Master Plan. Received our 60% design package. Prepared for and submitted our 3rd disbursement request in December for work through November. At approximately 54% expended.
3. **DLCD Technical Assistance Program** – 60k will fund a new Economic Opportunities Analysis (EOA). Attended for an held last Joint PC/CC Meeting of 2024 where the final EOA draft and goals & policies were reviewed. Preparing staff report for 2025 adoption public hearings for DLCD in February, March PC, and April CC.
4. **ODOT Community Paths Program: St. Helens Scappoose Trail Refinement Project** – 405k to study a trail route refinement project (30% design) from St. Helens to Scappoose. Prepared for consultant selection. RFP closes on 1/9 for consultants to submit proposals.
5. **2024 Travel Oregon Grant Program: Riverwalk Project** - 100k grant for Riverwalk Project. Anticipated to receive remaining 50k when project is complete by April 2025.
6. **ODOT TGM Program: Transportation Systems Plan** – Consultant selection is likely for late February or early March.
7. **2025 Travel Oregon Grant Program** - Letter of Interest available online December 2 with a deadline for January 15. Preparing a letter of interest for County Courthouse plaza accessibility improvements. Final grant applications due end of February 27, 2025.

PROJECTS & MISC

8. **Business Oregon – Infrastructure Finance Authority** – Low-interest loan for Streets & Utilities Project and Riverwalk improvements. Loan amendment coordinated and approved by Council on 11/20. Submitted Disbursement Request #4 which put us at about 85% complete with expenditures on the loan. Preparing for Disbursement Request #5.

Attending regular check-ins. Reviewed regular Waterfront E-newsletter content regarding construction updates, closures, progress, etc. Follow the [City's Waterfront E-newsletter](#) for timely updates.

9. **OAPA Legal Issues Workshop 2024** – Attended a legal issues workshop to keep up-to-date on recent LUBA cases and upcoming state legislation held in Portland, OR.
10. **CIS Trainings** – Attended a workplace culture of civility and respect training, a stress management training, and a mandatory cyber security class.
11. **Community Development Administrative Assistant** – With Christina's last day on December 10, I have been covering all of the Planning Department secretarial duties which includes file creation, notice mailings, planning commission packets/minutes, 2024 annual reporting, and creating all new 2025 planning file tracking systems. The deadline for applications for her position is 1/24/25.

Jenny Dimsho, AICP | Community Development Project Manager

City of St. Helens | Planning Department
265 Strand Street, St. Helens, OR 97051 | www.sthelensoregon.gov
P: (503) 366-8207 | jdimsho@sthelensoregon.gov



John
1/2/25

PACKET: 00961 1-2-2025 Approvals 1-2-2025 Approvals
SEQUENCE: License #

ID	PERIOD	-----NAME-----	LICENSE CODE	BALANCE
00043	8/08/24- 8/08/25	*GODELBROT INC	CONSULT CONSULTING	0.00
00044	8/08/24- 8/08/25	ALL FUEL INSTALLATION & SERVIC	CONTMECH CONTRACTOR-MECHANICA	0.00
00047	8/14/24- 8/14/25	BIGFOOD CART & BREW LLC	RESTAURA RESTAURANT	0.00
00048	8/15/24- 8/15/25	CC POD LLC	RENTCOMM RENTAL - COMMERICAL	0.00
00074	9/19/24- 9/19/25	*NEOTERIC WOOD ART	ART ART	0.00
00075	9/18/24- 9/18/25	RENNER TRUCKING & EXCAVATING	EXCAV EXCAVATION	0.00
00100	1/04/25- 1/04/26	REX D MURRAY D.M.D	DENTAL DENTAL CARE	0.00
00104	1/04/25- 1/04/26	LIBERTY BOOKKEEPING & TAX	ACCOUNT ACCOUNTING	0.00
00107	1/04/25- 1/04/26	*J.S HOME IMPROVEMENTS	CONTGEN CONTRACTOR-GENERAL	0.00
00114	1/03/25- 1/03/26	D.R. GARRISON CPA & P.C	ACCOUNT ACCOUNTING	0.00
00115	1/04/25- 1/04/26	SUNSET EQUIPMENT	RETFARM RETAIL - FARM&GARDEN	0.00
00116	1/03/25- 1/03/26	HIEBERT FAMILY DENTAL PC	DENTAL DENTAL CARE	0.00
00117	1/04/25- 1/04/26	SCANDALOUS HAIR DESIGN	BEAUTYSH BEAUTY/BARBER SHOP	0.00
00119	1/04/25- 1/04/26	SANDY'S BARBER SHOP	BEAUTYSH BEAUTY/BARBER SHOP	0.00
00122	1/04/25- 1/04/26	JOHNSTUN INJURY LAW LLC	LAW LAW OFFICES	0.00
00123	1/04/25- 1/04/26	OR. HEALTHCARE CTR/MEADOW PARK	ASSTLIVE ASSISTED LIVING FACI	0.00
00126	1/04/25- 1/04/26	SELIX CABINETS INC	CABINETS CABINETS	0.00
00127	1/04/25- 1/04/26	UPS INC.	DELIVERY DELIVERY SERVICE	0.00
00130	1/04/25- 1/04/26	HEATHER EPPERLY AGENCY INC	MISC MISCELLANEOUS	0.00
00132	1/04/25- 1/04/26	*RICK SCHOLL YARD MAINTENANCE	LANDSCAP LANDSCAPING	0.00
00133	1/04/25- 1/04/26	*TONY MANDELLA'S FIN CARPENTRY	CONTMISC CONTRACTOR-MISC.	0.00
00137	1/04/25- 1/04/26	JAVALATION	CATER CATERING/MISC FOOD E	0.00
00139	1/03/25- 1/03/26	PELLHAM CUTTING	MISC MISCELLANEOUS	0.00
00141	1/03/25- 1/03/26	COLUMBIA HEARING CENTER	PHYSICIA PHYSICIAN/HEALTH CAR	0.00
00149	11/03/24-11/03/25	AERO INVESTMENT STRATEGIES	MANUF MANUFACTURING	0.00
00152	1/03/25- 1/03/26	MARK A. GORDON P.C.	LAW LAW OFFICES	0.00
00154	1/04/25- 1/04/26	FANCY NAILS BY CINDY	BEAUTYSH BEAUTY/BARBER SHOP	0.00
00157	1/03/25- 1/03/26	PACIFIC STAINLESS PRODUCTS	MANUF MANUFACTURING	0.00
00159	1/04/25- 1/04/26	RAINSHADOW LABS	MANUF MANUFACTURING	0.00
00162	1/04/25- 1/04/26	PURE SERENITY HEALTH SPA	MASSAGE MASSAGE	0.00
00163	1/04/25- 1/04/26	WALGREENS #10056	RETVARI RETAIL - VARIETY	0.00
00166	1/04/25- 1/04/26	DUTCH BROS OF COL COUNTY	CATER CATERING/MISC FOOD E	0.00
00169	1/03/25- 1/03/26	STARBUCKS COFFEE 13327	CATER CATERING/MISC FOOD E	0.00
00170	1/04/25- 1/04/26	YOGA YOUNION LLC	PHYSFIT PHYSICAL FITNESS	0.00
00173	1/04/25- 1/04/26	SHERLOCKS GROCERY	GROCERY GROCERY	0.00
00176	1/03/25- 1/03/26	*HOLMES HEATING & COOLING	CONTMECH CONTRACTOR-MECHANICA	0.00
00177	1/04/25- 1/04/26	EASY 2 WASH LLC	CARWASH CAR/TRUCK WASH	0.00
00178	1/04/25- 1/04/26	O'REILLY AUTO PARTS #5509	AUTOTIRE AUTO/TIRE SERVICE	0.00
00180	1/04/25- 1/04/26	*AUTOMOTIVE SERVICES	AUTO AUTO REPAIR	0.00
00181	1/04/25- 1/04/26	*SIMPLY THE BEST CLEANING SERV	JANITOR JANITORIAL SERVICES	0.00
00188	1/03/25- 1/03/26	CARLSON'S HEATING & AC INC	CONTHVAC CONTRACTOR-HVAC	0.00
00189	1/03/25- 1/03/26	SRDH PLUMBING INC.	CONTPLUM CONTRACTOR-PLUMBING	0.00
00194	1/04/25- 1/04/26	HOCRAFFER LAW P.C.	LAW LAW OFFICES	0.00
00195	1/03/25- 1/03/26	MORE POWER COMPUTERS INC	COMPUTE COMPUTER	0.00
00196	1/04/25- 1/04/26	EDWARD D JONES & CO L.P.	INVEST INVESTING	0.00
00199	1/04/25- 1/04/26	WELL WITHIN ACUPUNCTURE	HEALTHCA HEALTH CARE CENTER	0.00
00201	1/04/25- 1/04/26	COINSTAR ASSET HOLDINGS LLC	MISC MISCELLANEOUS	0.00
00202	1/04/25- 1/04/26	COINSTAR ASSET HOLDINGS LLC	MISC MISCELLANEOUS	0.00
00206	1/03/25- 1/03/26	STORAGE PAL LLC	STORAGE STORAGE UNITS	0.00
00207	1/03/25- 1/03/26	NORTH LAKE PHYSICAL THERAPY	THERAPY THERAPY/HEALING	0.00

PACKET: 00961 1-2-2025 Approvals 1-2-2025 Approvals

SEQUENCE: License #

ID	PERIOD	-----NAME-----	LICENSE CODE	BALANCE
00209	1/04/25- 1/04/26	K & B STORAGE	STORAGE STORAGE UNITS	0.00
00210	1/04/25- 1/04/26	*BADASS BITCH PR	CONSULT CONSULTING	0.00
00212	1/04/25- 1/04/26	MOD PIZZA	RESTAURA RESTAURANT	0.00
00213	1/04/25- 1/04/26	HACIENDA LAS JUANITS MEXICAN	RESTAURA RESTAURANT	0.00
00221	1/04/25- 1/04/26	TAP INTO WINE LLC	RETAIL RETAIL	0.00
00226	1/04/25- 1/04/26	ROOTED RELAXATION MASSAGE	MASSAGE MASSAGE	0.00
00232	1/03/25- 1/03/26	FOREST PARK ADULT CARE HOME	HOME HOME HEALTH CARE	0.00
00239	1/04/25- 1/04/26	NW SELF STORAGE 2014	STORAGE STORAGE UNITS	0.00
00244	1/04/25- 1/04/26	MCMULLEN WATER SYSTEMS INC.	CONTMISC CONTRACTOR-MISC.	0.00
00245	1/04/25- 1/04/26	*REYES LAWN MAINTENANCE	LANDSCAP LANDSCAPING	0.00
00247	1/04/25- 1/04/26	BERRY GLOBAL	MANUF MANUFACTURING	0.00
00249	1/04/25- 1/04/26	*WEST COAST OFF ROAD	SALESMKT INTERNET SALES/MARKE	0.00
00251	1/04/25- 1/04/26	COLUMBIA RIVER AUTO GLAS LLC	AUTO AUTO REPAIR	0.00
00255	1/04/25- 1/04/26	JLJ EARTHMOVERS LLC	CONTCEN CONTRACTOR-GENERAL	0.00
00256	1/03/25- 1/03/26	ST HELENS MARINA	FOODCART FOOD TRUCK	0.00
00261	1/04/25- 1/04/26	DRAKES TOWING & RECOVERY LLC	AUTOTOW AUTO TOWING/WRECKING	0.00
00276	1/04/25- 1/04/26	ABSOLUTLY U	BEAUTYSH BEAUTY/BARBER SHOP	0.00
00279	1/04/25- 1/04/26	FEATHERS & LEATHERS BY HEIDI	RETCLOTH RETAIL - CLOTHING	0.00
00282	1/04/25- 1/04/26	THE JANE GARCIA TEAM	REALEST REAL ESTATE	0.00
00285	1/04/25- 1/04/26	ROYALTY PRODUCTS LLC	STORAGE STORAGE UNITS	0.00
00286	1/04/25- 1/04/26	*ERIKS TRANSMISSION SERVICES	AUTO AUTO REPAIR	0.00
00292	1/03/25- 1/03/26	MAILBOXES NORTHWEST	MAIL MAIL ORDER	0.00
00294	1/04/25- 1/04/26	COL. CO. HABITAT FOR HUMANITY	CONTCEN CONTRACTOR-GENERAL	0.00
00296	1/04/25- 1/04/26	EMMERT AUTO GLASS	GLASS GLASS	0.00
00297	1/04/25- 1/04/26	AVAMERE AT ST. HELENS	ASSTLIVE ASSISTED LIVING FACI	0.00
00301	1/10/25- 1/10/26	JUSTICE ALLICANCE COL CNTY LLC	LAW LAW OFFICES	0.00
00302	1/04/25- 1/04/26	NEW SYSTEM LAUNDRY LLC	LAUNDRY LAUNDROMAT/CLEANING	0.00
00331	2/03/24- 2/03/25	DEAN K WOSHNAK REVOCABLE TRUST	RENTDUPL RENTAL - DUPLEXES	0.00
00423	12/23/24-12/23/25	ECONOMIC CONSULTANTS OREGON	CONSULT CONSULTING	0.00
00427	1/25/25- 1/25/26	INLAND ELECTRIC INC	CONTELEC CONTRACTOR-ELECTRICA	0.00
00430	1/26/25- 1/26/26	INDUSTRIAL TIRE SERVICE INC	DELIVERY DELIVERY SERVICE	0.00
00431	1/26/25- 1/26/26	STANLEY C KENNEDY ENTERPRISES	CONTMISC CONTRACTOR-MISC.	0.00
00432	1/26/25- 1/26/26	I & E CONSTRUCTION INC	CONTCEN CONTRACTOR-GENERAL	0.00
00434	1/29/25- 1/29/26	VEE-LEE AMUSEMENT	AMUS AMUSEMENT GAMES	0.00
00440	1/28/25- 1/28/26	APOLLO MECHANICAL CONTRACTORS	CONTMECH CONTRACTOR-MECHANICA	0.00
00442	1/29/25- 1/29/26	WILLEMSE GLASS	GLASS GLASS	0.00
00443	1/30/25- 1/30/26	COLUMBIA RIVER FLOOR COVER INC	CARPET CARPETS/FLOORING/DRA	0.00
00445	1/30/25- 1/30/26	LOY CLARK PIPELINE CO	CONTMISC CONTRACTOR-MISC.	0.00
00446	1/30/25- 1/30/26	MALETIS BEVERAGE	DELIVERY DELIVERY SERVICE	0.00
00450	1/30/25- 1/30/26	ADAIR HOMES INC	CONTCEN CONTRACTOR-GENERAL	0.00
00452	1/29/25- 1/29/26	BLAIRCO INC	CONTMECH CONTRACTOR-MECHANICA	0.00
00453	1/29/25- 1/29/26	ARIEL TRUSS CO INC	DELIVERY DELIVERY SERVICE	0.00
00454	1/30/25- 1/30/26	FELTONS HEATING & COOLING INC	CONTMECH CONTRACTOR-MECHANICA	0.00
00455	1/29/25- 1/29/26	COSCO FIRE PROTECTION INC	CONTMISC CONTRACTOR-MISC.	0.00
00457	1/30/25- 1/30/26	CECO INCO	SALESERV SALES/SERVICE/MAINT	0.00
00460	1/30/25- 1/30/26	WOOD FAMILY HEATING LLC	CONTMISC CONTRACTOR-MISC.	0.00
00464	1/29/25- 1/29/26	GLV ENTERPRISE INC	CONTMISC CONTRACTOR-MISC.	0.00
00466	1/29/25- 1/29/26	PACWEST ELECTRIC INC	CONTELEC CONTRACTOR-ELECTRICA	0.00
00467	1/30/25- 1/30/26	PRAIRIE ELECTRIC INC	CONTELEC CONTRACTOR-ELECTRICA	0.00
00468	1/29/25- 1/29/26	AMERICAN SPRINKLERS INC	CONTMISC CONTRACTOR-MISC.	0.00

ID	PERIOD	-----NAME-----	LICENSE CODE	BALANCE
00469	1/30/25- 1/30/26	POINTE PEST CONTROL-OR LLC	PEST PEST CONTROL	0.00
00472	1/30/25- 1/30/26	ALPHA ENVIRONMENTAL SERVICES	CONSULT CONSULTING	0.00
00473	1/29/25- 1/29/26	EAGLE STAR ROCK PRODUCTS LLC	ROCKPROD ROCK PRODUCTS	0.00
00475	1/30/25- 1/30/26	HONEYWELL INTERNATIONAL INC	SALESERV SALES/SERVICE/MAINT	0.00
00479	1/30/25- 1/30/26	SHEAR PERFECTION	BEAUTYSH BEAUTY/BARBER SHOP	0.00
00489	2/01/25- 2/01/26	TRADEMARK LANDSCAPES INC	LANDSCAP LANDSCAPING	0.00
00548	2/11/24- 2/11/25	PACIFC STARS GENERAL CONTRACT	CONTCNC CONTRACTOR-CONCRETE	0.00
00622	3/03/24- 3/03/25	CHUBB'S CHEVRON	GASSVCS GAS/SERVICE STATION	0.00
00656	2/28/24- 2/28/25	FIRESIDE CONTRACTING SERVICES	WHOLESAW WHOLESALE	0.00
00680	4/03/24- 4/03/25	YO PLACE INC.	RESTAURA RESTAURANT	0.00
00683	4/03/24- 4/03/25	ST. HELENS PROFESSIONAL CENTER	RENTCOMM RENTAL - COMMERCIAL	0.00
00689	4/03/24- 4/03/25	WEST STREET GROCERY	GROCERY GROCERY	0.00
00699	4/03/24- 4/03/25	OLSEN, HORN & TAYLOR	LAW LAW OFFICES	0.00
00701	4/03/24- 4/03/25	MAYER/REED INC.	LANDSCAP LANDSCAPING	0.00
00704	4/03/24- 4/03/25	POWER SPECIALISTS ASSOC. INC.	CONSULT CONSULTING	0.00
00705	4/03/24- 4/03/25	FIRESYSTEMS WEST INC.	CONTMISC CONTRACTOR-MISC.	0.00
00721	3/12/24- 3/12/25	*BEARDED INNOVATIONS LLC	GUNS GUNS	0.00
00734	4/03/24- 4/03/25	ST HELENS RIVERFRONT LLC	RENTAPT RENTAL - APARTMENTS	0.00
00735	4/03/24- 4/03/25	ST HELENS MARINA, LLC	RENTRESI RENTAL - RESIDENTIAL	0.00
00737	4/03/24- 4/03/25	APPLE FOODS INC	DELIVERY DELIVERY SERVICE	0.00
00740	4/03/24- 4/03/25	AMERICAN PROPERTY MANAGEMENT	RENTCOMM RENTAL - COMMERCIAL	0.00
00741	4/03/24- 4/03/25	VANDEHEY PROPERTY MANAGEMENT	RENTRESI RENTAL - RESIDENTIAL	0.00
00751	4/03/24- 4/03/25	DON DWORSCHAK (COMM'L)	RENTCOMM RENTAL - COMMERCIAL	0.00
00754	4/03/24- 4/03/25	DON DWORSCHAK (APT)	RENTRESI RENTAL - RESIDENTIAL	0.00
00767	3/03/24- 3/03/25	METRO OVERHEAD DOOR, INC.	DOORS DOORS	0.00
00809	3/14/24- 3/14/25	ROFINOT HEATING INC	CONTHVAC CONTRACTOR-HVAC	0.00
00863	4/03/24- 4/03/25	COLUMBIA COMMONS	RENTCOMM RENTAL - COMMERCIAL	0.00
00867	4/03/24- 4/03/25	THE DOORWORKS COMPANY	DOORS DOORS	0.00
00868	4/03/24- 4/03/25	MACDONALD MILLER FACILITY SOL.	CONTMECH CONTRACTOR-MECHANICA	0.00
00903	4/25/24- 4/25/25	BASIC FIRE PROTECTION IN	CONTMISC CONTRACTOR-MISC.	0.00
00914	5/06/24- 5/06/25	DAVIS-RICH PROPERTIES	RENTCOMM RENTAL - COMMERCIAL	0.00
00915	5/06/24- 5/06/25	FAMILY VISION OF OREGON	OPTOMETR OPTOMETRY	0.00
00934	7/03/24- 7/03/25	DBA ST HELENS GROCERY OUTLET	GROCERY GROCERY	0.00
00979	9/13/24- 9/13/25	*GUN TOTING GRANNY LLC	RETAIL RETAIL	0.00
00980	12/16/24-12/16/25	*SOLOMIA HOME CARE LLC	ASSTLIVE ASSISTED LIVING FACI	0.00
01013	12/06/24-12/06/25	*SMARTS N ARTS CHILDCARE LLC	CHILDCAR CHILD CARE	0.00
01016	12/10/24-12/10/25	PREMIER RESTORATION PARTNERS	CONTGEN CONTRACTOR-GENERAL	0.00
01059	2/18/24- 2/18/25	ALAN C FERGUSON CONSTRUCTION	CONTGEN CONTRACTOR-GENERAL	0.00
01088	4/13/24- 4/13/25	SAINT HELLIONS GRILL	FOODCART FOOD TRUCK	0.00
01090	4/13/24- 4/13/25	LEATHERWOOD FAMILY ENTERPRISES	MISC MISCELLANEOUS	0.00
01130	8/28/24- 8/28/25	MAUL FOSTER & ALONGI, INC	ENG ENGINEERING	0.00
01254	9/12/24- 9/12/25	DIA DE LOS MUERTOS ST. HELENS	NONPROFI NON-PROFIT ORGANIZAT	0.00
01262	9/15/24- 9/15/25	TWO RIVERS APARTMENTS STHELENS	RENTAPT RENTAL - APARTMENTS	0.00
01264	9/15/24- 9/15/25	BIG RIVER APARTMENTS LLC	RENTAPT RENTAL - APARTMENTS	0.00
01284	12/02/24-12/02/25	BANYEN THAI KITCHEN LLC	RESTAURA RESTAURANT	0.00
01285	12/10/24-12/10/25	*BOYET & FILIPINA SHIP/LOGIST	MAILBOX MAIL BOXES/PKG. SHIP	0.00
01339	5/23/24- 5/23/25	B&B TILE AND MASONRY CORP.	CONTCNC CONTRACTOR-CONCRETE	0.00
01392	11/18/24-11/18/25	*SAINT HELENS COFFEE ROASTERS	RETAIL RETAIL	0.00
01393	11/20/25-11/20/26	ARBOR E&T LLC	EMPSVCS EMPLOYMENT SERVICES	0.00
01397	12/10/24-12/10/25	RIVERSIDE GRILL & CATERING LLC	RESTAURA RESTAURANT	0.00

1-02-2025 3:36 PM

F O R M S R E G I S T E R

Item #9.

PACKET: 00961 1-2-2025 Approvals 1-2-2025 Approvals

SEQUENCE: License #

ID	PERIOD	-----NAME-----	LICENSE CODE	BALANCE
01400	12/20/24-12/20/25	EDISON & IVES	2NDHAND 2ND HAND DEALER/PAWN	0.00

PACKET: 00961 1-2-2025 Approvals 1-2-2025 Approvals

SEQUENCE: License #

LICENSE CODE	TOTAL	BALANCE
2NDHAND 2ND HAND DEALER/PAWN	1	0.00
ACCOUNT ACCOUNTING	2	0.00
AMUS AMUSEMENT GAMES	1	0.00
ART ART	1	0.00
ASSTLIVE ASSISTED LIVING FACI	3	0.00
AUTO AUTO REPAIR	3	0.00
AUTOTIRE AUTO/TIRE SERVICE	1	0.00
AUTOTOW AUTO TOWING/WRECKING	1	0.00
BEAUTYSH BEAUTY/BARBER SHOP	5	0.00
CABINETS CABINETS	1	0.00
CARPET CARPETS/FLOORING/DRA	1	0.00
CARWASH CAR/TRUCK WASH	1	0.00
CATER CATERING/MISC FOOD E	3	0.00
CHILDCAR CHILD CARE	1	0.00
COMPUTE COMPUTER	1	0.00
CONSULT CONSULTING	5	0.00
CONTCNC CONTRACTOR-CONCRETE	2	0.00
CONTELEC CONTRACTOR-ELECTRICA	3	0.00
CONTGEN CONTRACTOR-GENERAL	7	0.00
CONTHVAC CONTRACTOR-HVAC	2	0.00
CONTMECH CONTRACTOR-MECHANICA	6	0.00
CONTMISC CONTRACTOR-MISC.	10	0.00
CONTPLUM CONTRACTOR-PLUMBING	1	0.00
DELIVERY DELIVERY SERVICE	5	0.00
DENTAL DENTAL CARE	2	0.00
DOORS DOORS	2	0.00
EMPSVCS EMPLOYMENT SERVICES	1	0.00
ENG ENGINEERING	1	0.00
EXCAV EXCAVATION	1	0.00
FOODCART FOOD TRUCK	2	0.00
GASSVCS GAS/SERVICE STATION	1	0.00
GLASS GLASS	2	0.00
GROCERY GROCERY	3	0.00
GUNS GUNS	1	0.00
HEALTHCA HEALTH CARE CENTER	1	0.00
HOME HOME HEALTH CARE	1	0.00
INVEST INVESTING	1	0.00
JANITOR JANITORIAL SERVICES	1	0.00
LANDSCAP LANDSCAPING	4	0.00
LAUNDRY LAUNDROMAT/CLEANING	1	0.00
LAW LAW OFFICES	5	0.00
MAIL MAIL ORDER	1	0.00
MAILBOX MAIL BOXES/PKG. SHIP	1	0.00
MANUF MANUFACTURING	4	0.00
MASSAGE MASSAGE	2	0.00
MISC MISCELLANEOUS	5	0.00
NONPROFI NON-PROFIT ORGANIZAT	1	0.00
OPTOMETR OPTOMETRY	1	0.00
PEST PEST CONTROL	1	0.00
PHYSFIT PHYSICAL FITNESS	1	0.00

PACKET: 00961 1-2-2025 Approvals 1-2-2025 Approvals

SEQUENCE: License #

LICENSE CODE	TOTAL	BALANCE
PHYSICIA PHYSICIAN/HEALTH CAR	1	0.00
REALEST REAL ESTATE	1	0.00
RENTAPT RENTAL - APARTMENTS	3	0.00
RENTCOMM RENTAL - COMMERICAL	6	0.00
RENTDUPL RENTAL - DUPLEXES	1	0.00
RENTRESI RENTAL - RESIDENTIAL	3	0.00
RESTAURA RESTAURANT	6	0.00
RETAIL RETAIL	3	0.00
RET CLOTH RETAIL - CLOTHING	1	0.00
RETFARM RETAIL - FARM&GARDEN	1	0.00
RETVARI RETAIL - VARIETY	1	0.00
ROCKPROD ROCK PRODUCTS	1	0.00
SALESERV SALES/SERVICE/MAINT	2	0.00
SALES MKT INTERNET SALES/MARKE	1	0.00
STORAGE STORAGE UNITS	4	0.00
THERAPY THERAPY/HEALING	1	0.00
WHOLESALE WHOLESALER	1	0.00
 TOTAL ALL CODES:	 151	 0.00

*** SELECTION CRITERIA ***

License Range: thru ZZZZZZZZZZ
License Codes: All
Balance: 9999999999R thru 9999999999
Fee Codes: All
Fee Paid Status: Paid and Unpaid
Origination Dates: 0/00/0000 thru 99/99/9999
Effective Dates: 0/00/0000 thru 99/99/9999
Expiration Dates: 0/00/0000 thru 99/99/9999
Renewal Dates: 0/00/0000 thru 99/99/9999
Payment Dates: 0/00/0000 thru 99/99/9999
Print Dates: 0/00/0000 thru 99/99/9999
License Status: Active
Termination Code:
Paid Status: Paid
City Limits: Inside and Outside
Printed: No
Comment Code:

** END OF REPORT **