



JOINT CITY COUNCIL & PLANNING COMMISSION

Wednesday, March 13, 2024 at 4:00 PM

COUNCIL MEMBERS:

Mayor Rick Scholl
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 | lscholl@sthelensoregon.gov
Phone | 503-397-6272
Fax | 503-397-4016

PLANNING COMMISSION MEMBERS:

Chair Dan Cary
Vice Chair Jennifer Shoemaker
Commissioner Ginny Carlson
Commissioner Charles Castner
Commissioner Scott Jacobson
Commissioner David B. Rosengard
Commissioner Brooke Sisco

AGENDA

CALL SPECIAL SESSION TO ORDER

DISCUSSION TOPICS

1. Vacant Store Fronts
- [2. Police Station Location](#)
- [3. 2024 Development Code Amendments Overview](#)
4. Architectural Standards

OTHER BUSINESS

ADJOURN

VIRTUAL MEETING DETAILS

Join: <https://us02web.zoom.us/j/86946876858?pwd=WFlxY1oyUEpXWk43WnhtdEhDbHFhZz09>
Meeting ID: 869 4687 6858
Passcode: 981649
Call in: 253-215-8782

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.



CITY OF ST. HELENS PLANNING DEPARTMENT

MEMORANDUM

TO: City Council & Planning Commission
FROM: Jacob A. Graichen, AICP, City Planner
RE: Police station location discussion at the March 13, 2024 CC/PC joint meeting
DATE: March 4, 2024

A couple of consultants from Mackenzie Inc. will be present to facilitate discussion about a potential location for the city's new police station. This is in response to the Council's desire for this discussion with the Planning Commission following the appeal of the proposed site at the intersection of Kaster Road and Old Portland Road.

We do not have materials in advance to put in the packet, but Mackenzie Inc. is preparing them for this meeting.

2024 Development Code Amendments

March '24 CC/PC Meeting

Item #3.

- 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



Attached Housing

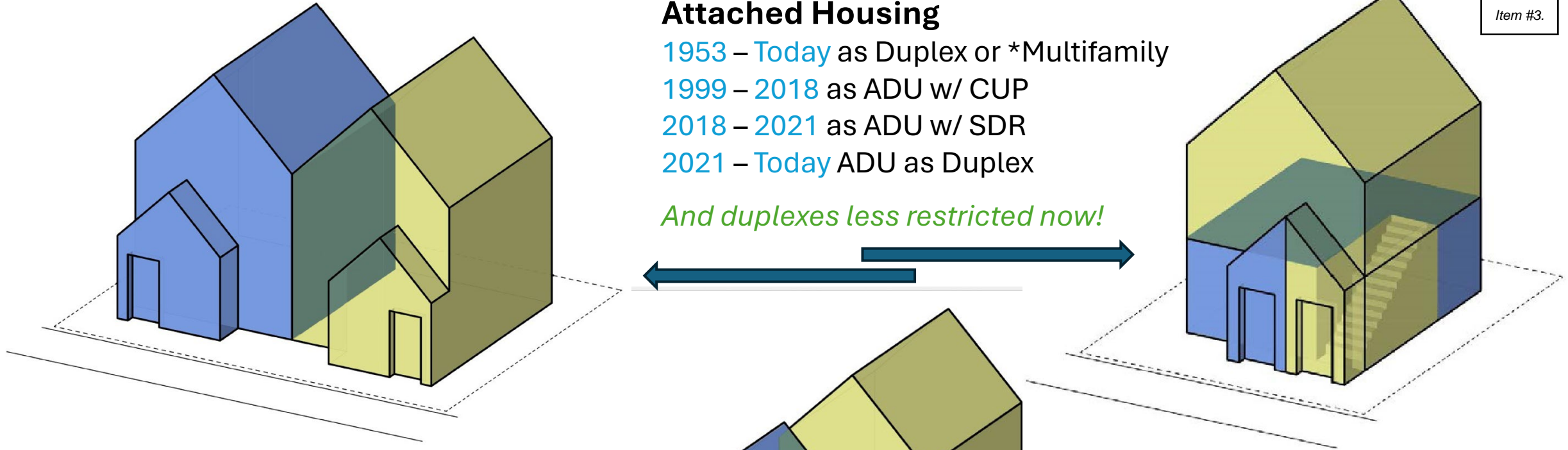
1953 – Today as Duplex or *Multifamily

1999 – 2018 as ADU w/ CUP

2018 – 2021 as ADU w/ SDR

2021 – Today ADU as Duplex

And duplexes less restricted now!



Detached Housing

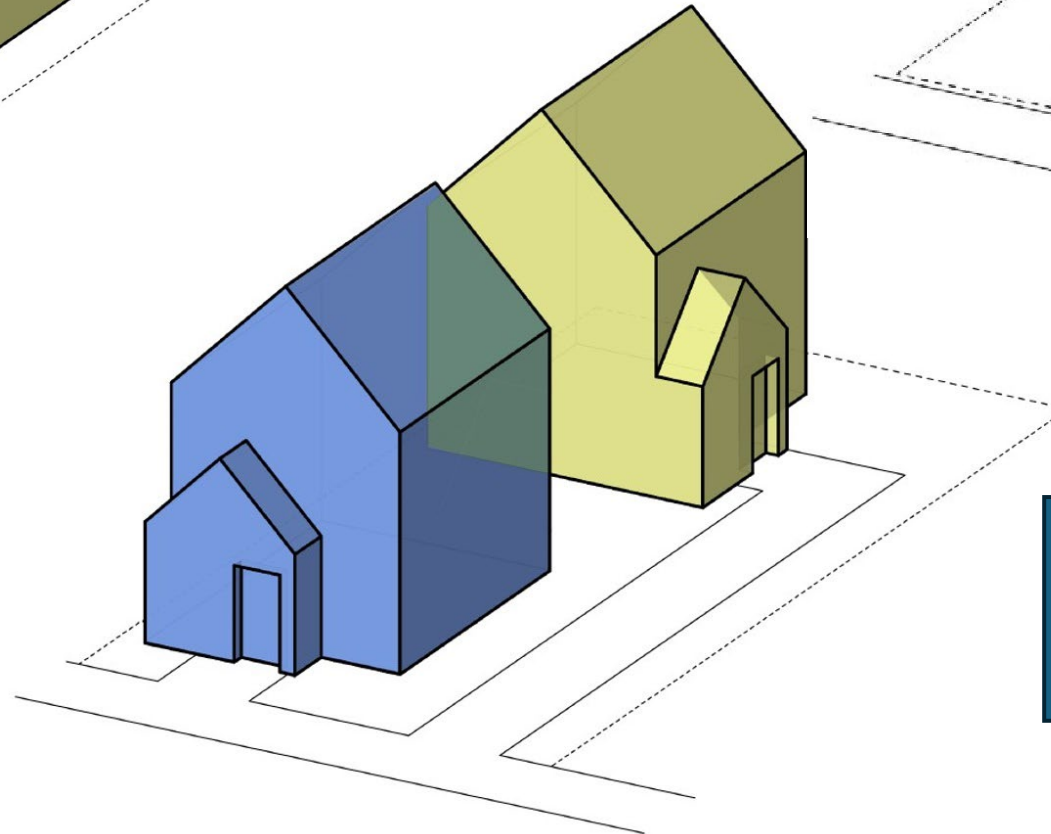
1953 – 1999 Not allowed

1999 – 2018 as ADU w/ CUP

2018 – 2021 as ADU w/ SDR

2021 – Today ADU as Duplex

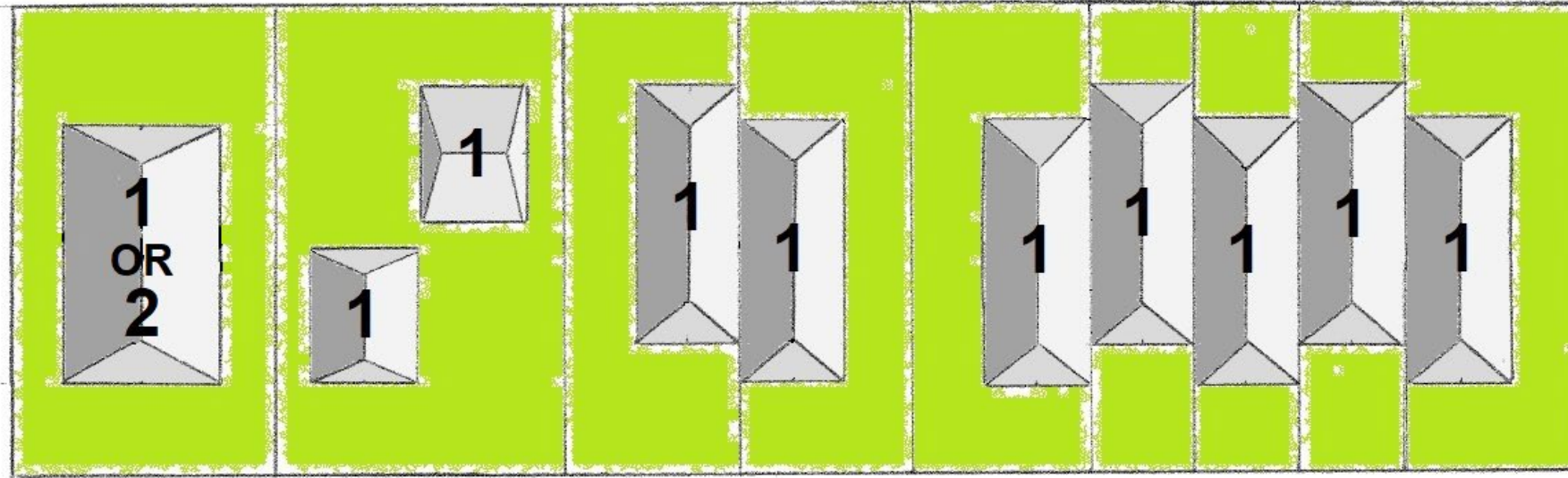
*But doesn't really apply to
multifamily... yet...



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

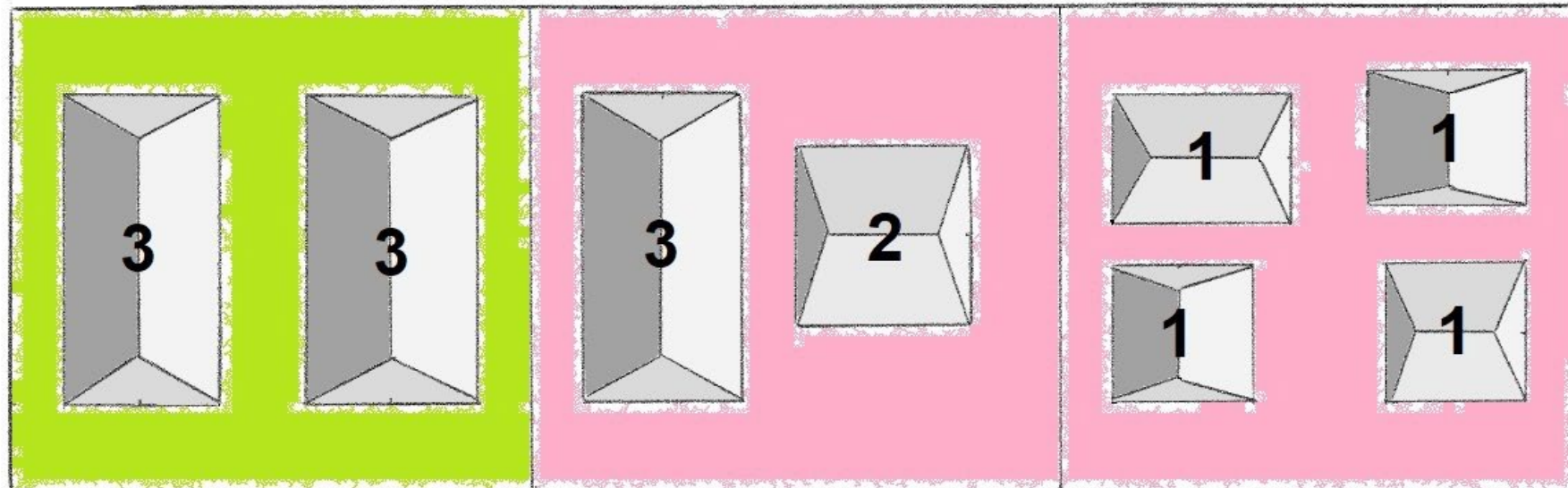
DETACHED SFD/DUPLEX

ATTACHED SINGLE FAMILY DWELLING (SFD)



Item #3.

ANY STREET



MULTIFAMILY

MUTIFAMILY???

MUTIFAMILY???

as a whole or any part thereof, shall be null and void.

Item #3.

PART II

SECTION 13. DEFINITIONS: The following words and phrases when used in this ordinance shall have meanings respectively ascribed to them in this section, excepting in those instances where the context clearly indicates a different meaning.

Words used in the present tense include the future, the singular number, includes the plural; and the plural the singular, the word lot includes the word plot and word building includes the word structure.

DWELLINGS, SINGLE FAMILY: A single family dwelling is a building used or arranged for use as the home or abode of but one family in which not more than four boarders or lodgers are accommodated.

DWELLINGS, TWO FAMIL: A two family dwelling is a building used or arranged for use as the home or abode of but two families, living independently of each other, and in which not more than four boarders or lodgers shall be accommodated by each family.

DWELLING, MULTIPLE FAMILY: A multiple family dwelling is a building used or arranged for use as the home or abode of three or more families, living independently of each other and doing their own cooking in said building and shall include flats and apartments.

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

Item #3.

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 > 6)	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

ZONING DISTRICTS

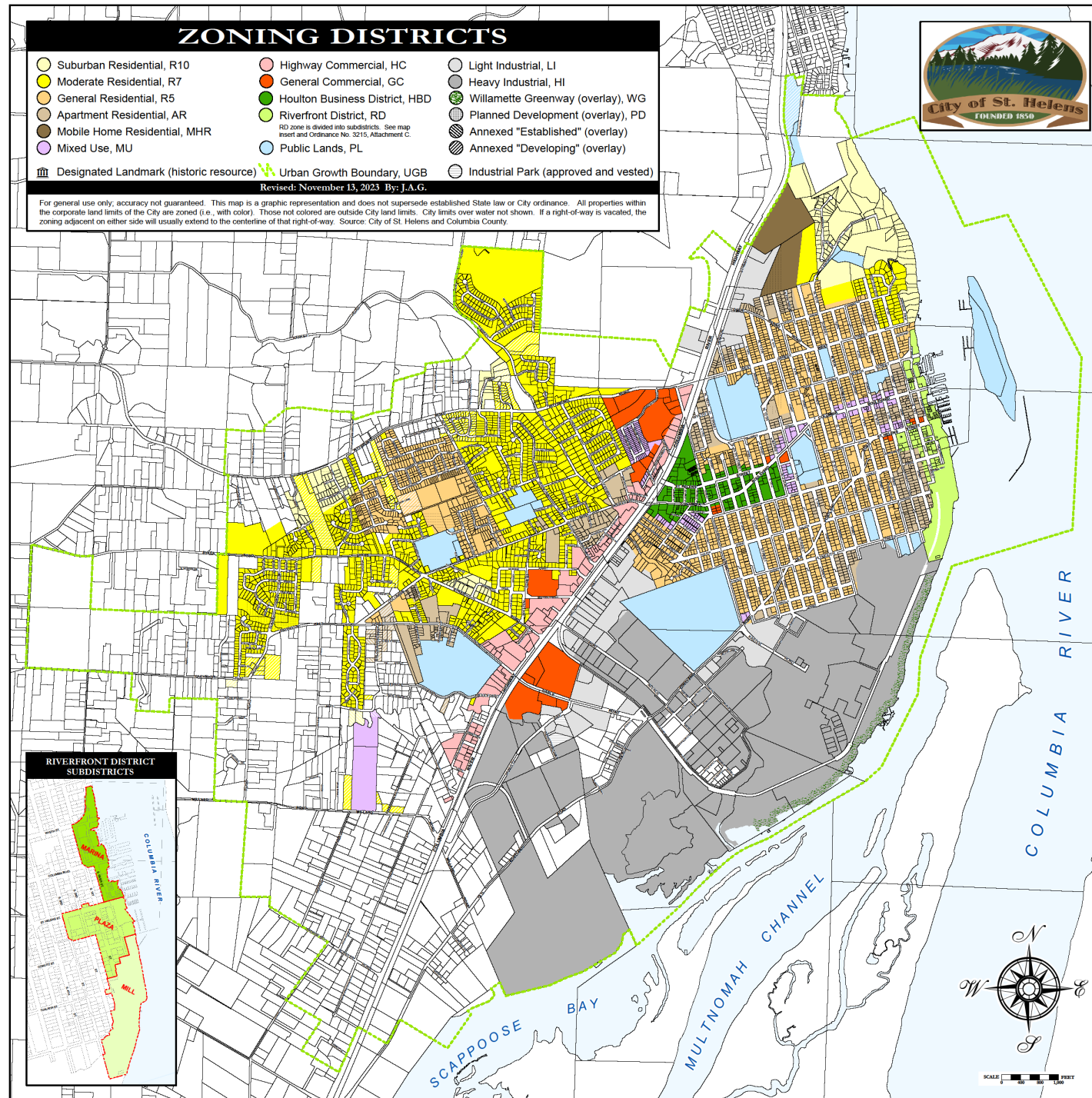
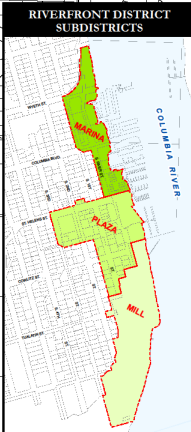
- | | | |
|---|--|---------------------------------------|
| Suburban Residential, R10 | Highway Commercial, HC | Light Industrial, LI |
| Moderate Residential, R7 | General Commercial, GC | Heavy Industrial, HI |
| General Residential, R5 | Houlton Business District, HBD | Willamette Greenway (overlay), WG |
| Apartment Residential, AR | Riverfront District, RD | Planned Development (overlay), PD |
| Mobile Home Residential, MHR | RD zone is divided into subdistricts. See map insert and Ordinance No. 3215, Attachment C. | Annexed "Established" (overlay) |
| Mixed Use, MU | Public Lands, PL | Annexed "Developing" (overlay) |
| Designated Landmark (historic resource) | Urban Growth Boundary, UGB | Industrial Park (approved and vested) |

Revised: November 13, 2023 By: J.A.G.

For general use only; accuracy not guaranteed. This map is a graphic representation and does not supersede established State law or City ordinance. All properties within the corporate land limits of the City are zoned (i.e., with color). Those not colored are outside City land limits. City limits over water not shown. If a right-of-way is vacated, the zoning adjacent on either side will usually extend to the centerline of that right-of-way. Source: City of St. Helens and Columbia County.



Item #3.



Special notice per ORS 227.186?

YES

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

and **NO**

LI is affected but only for child care and with less restriction.