



JOINT CITY COUNCIL & PLANNING COMMISSION

Wednesday, June 12, 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 | kpayne@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. St. Helens Economic Opportunity Analysis Presentation
2. Discuss Planning Commission Proactive Items

OTHER BUSINESS

ADJOURN

VIRTUAL MEETING DETAILS

Join: <https://us06web.zoom.us/j/89391919804?pwd=1cwfjOiNhILvTHVC8ypIKOo8gWfaxh.1>
Meeting ID: 893 9191 9804
Passcode: 715916
Call in: 1-253-215-8782

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.



St. Helens Economic Opportunity Analysis

City Council and Planning
Commission Joint Quarterly
Meeting

June 12, 2024





CITY OF ST. HELENS

ECONOMIC OPPORTUNITIES ANALYSIS

November 12, 2008

Why do an EOA?

- Legal requirements (Goal 9: Economy)
- Understand existing conditions and forecast future conditions to inform:
 - ◆ Economic development strategy
 - ◆ Land use policy
 - ◆ Coordination
- Plan for long-term growth
 - ◆ Next 20 years



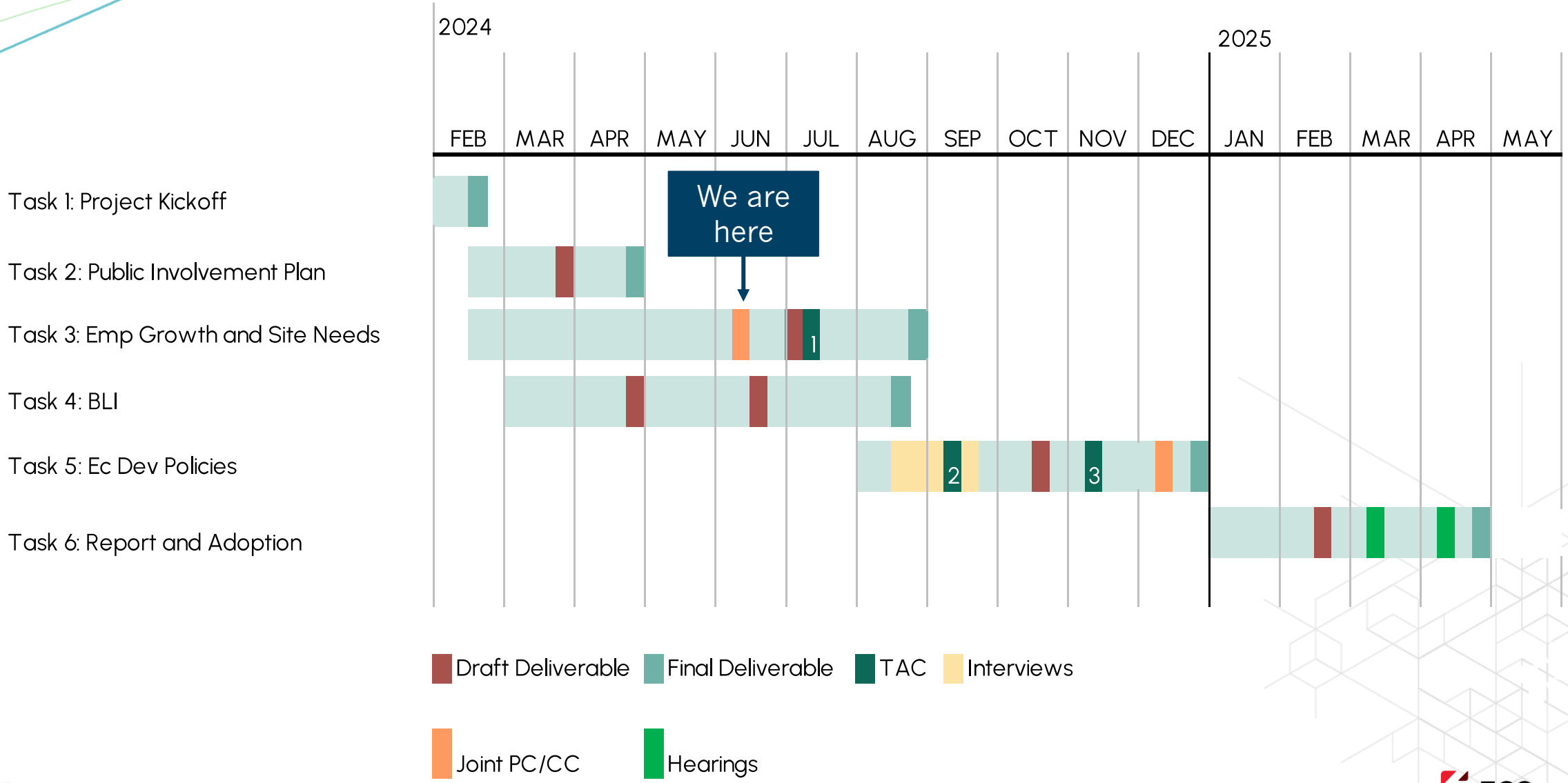
Image Source: St. Helens Main Street Alliance

Project Products

- Economic Opportunities Analysis (EOA)
 - ◆ Technical document, meant to meet Goal 9 requirements
- Recommendations for Comprehensive Plan policy changes and actions to implement



Image Source: St. Helens Facebook page



Buildable Lands Inventory

St. Helens Buildable Land Inventory

Comprehensive Plan Designations



0 0.25 0.5 1 Miles

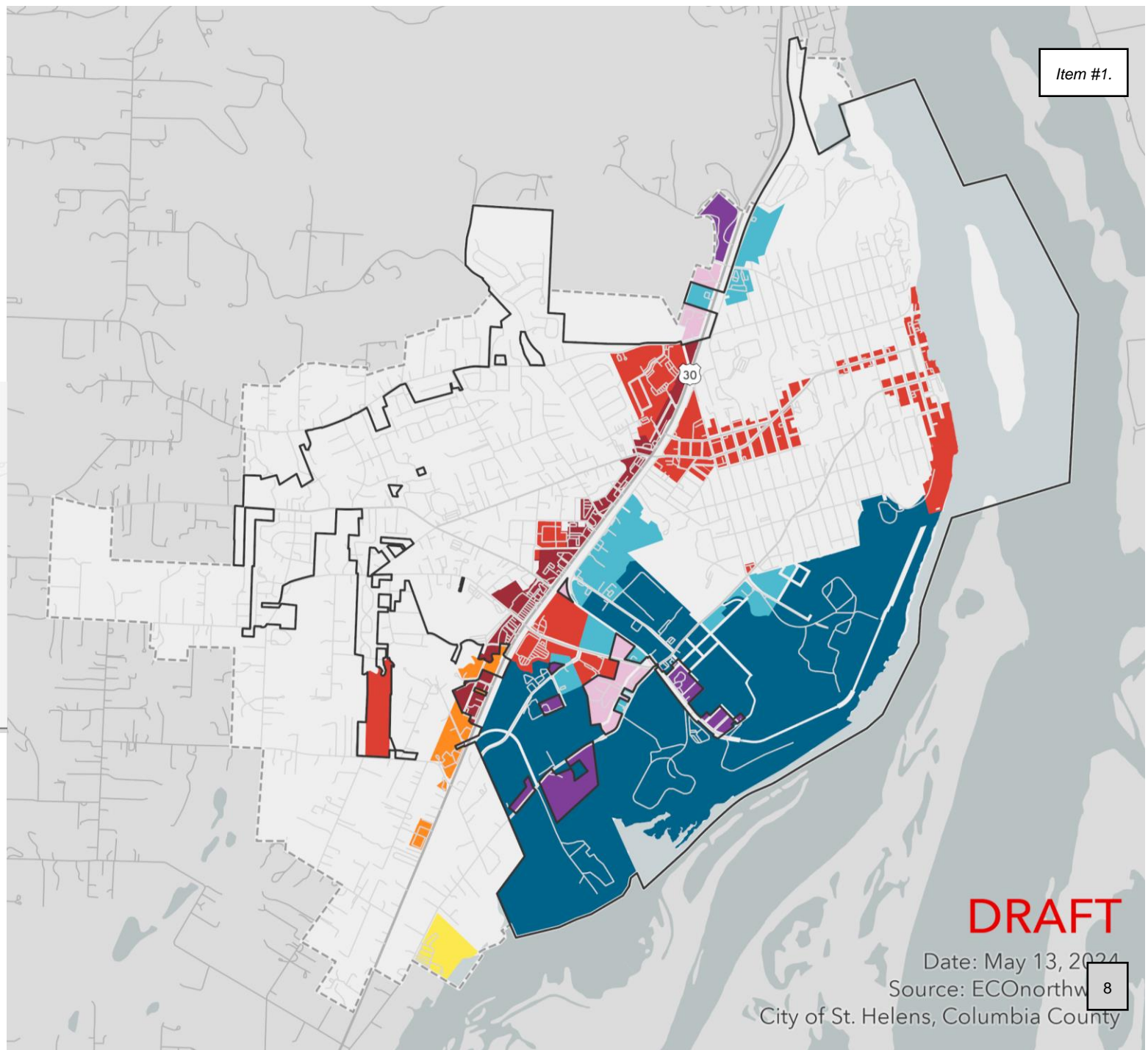
City Limits UGB

Incorporated

- General Commercial (GC)
- Highway Commercial (HC)
- Light Industrial (LI)
- Heavy Industrial (HI)

Unincorporated

- Unincorporated General Commercial (UGC)
- Unincorporated Highway Commercial (UHC)
- Unincorporated Light Industrial (ULI)
- Unincorporated Heavy Industrial (UHI)



DRAFT

Date: May 13, 2024

Source: ECONorthw

City of St. Helens, Columbia County

St. Helens Buildable Land Inventory

Constraints




0 0.25 0.5 1 Miles

 City Limits

 UGB


Constraints

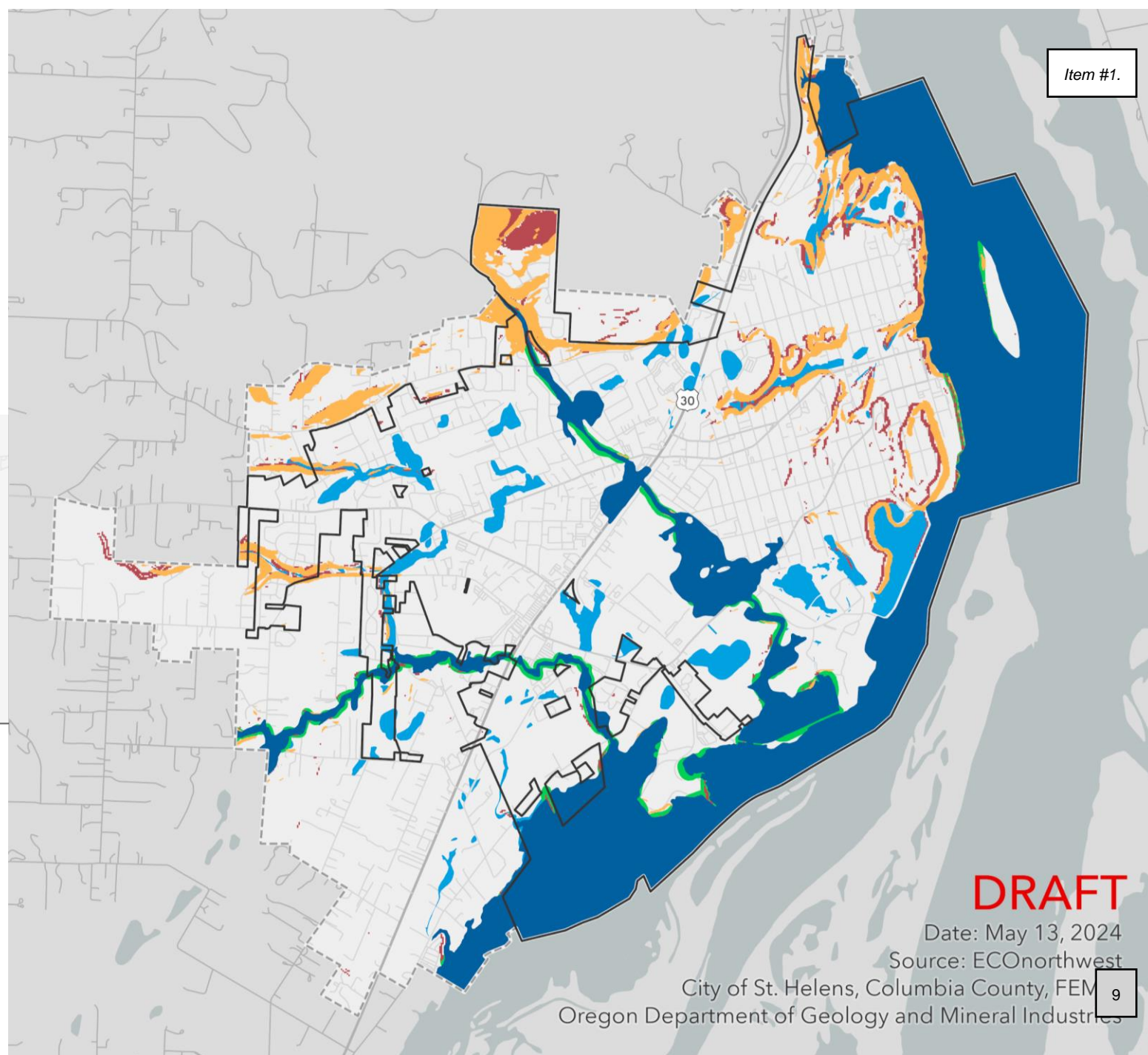
 FEMA Regulatory
Floodway and 100-Year
Floodplains

 Landslide Susceptibility
"High" or "Very High"

 Riparian Corridors

 Slopes Greater Than 15%

 Wetlands & Protection
Zones



Item #1.

DRAFT

Date: May 13, 2024

Source: ECONorthwest

City of St. Helens, Columbia County, FEMA
Oregon Department of Geology and Mineral Industries

St. Helens Buildable Land Inventory

Unconstrained Vacant and Partially Vacant* by Comprehensive Plan Designation



City Limits



UGB

Comprehensive Plan Designations

Incorporated

- General Commercial (GC)
- Highway Commercial (HC)
- Light Industrial (LI)
- Heavy Industrial (HI)

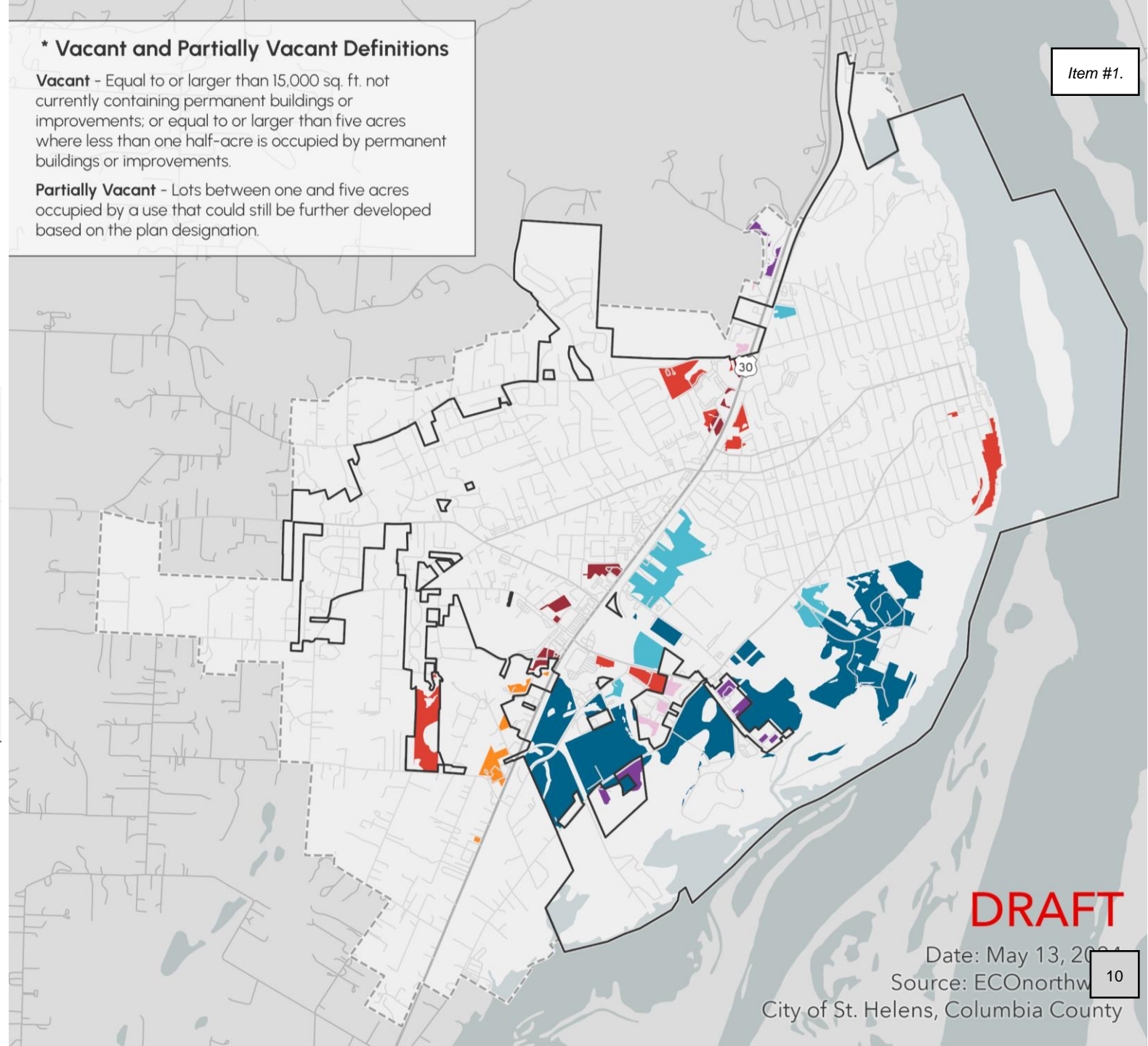
Unincorporated

- Unincorporated Highway Commercial (UHC)
- Unincorporated Light Industrial (ULI)
- Unincorporated Heavy Industrial (UHI)

* Vacant and Partially Vacant Definitions

Vacant - Equal to or larger than 15,000 sq. ft. not currently containing permanent buildings or improvements; or equal to or larger than five acres where less than one half-acre is occupied by permanent buildings or improvements.

Partially Vacant - Lots between one and five acres occupied by a use that could still be further developed based on the plan designation.



Item #1.

DRAFT

Date: May 13, 2024

Source: ECONorthw

City of St. Helens, Columbia County

Total Unconstrained Buildable Acres: 302

80% of buildable land is Industrial, mostly in the Heavy Industrial designation

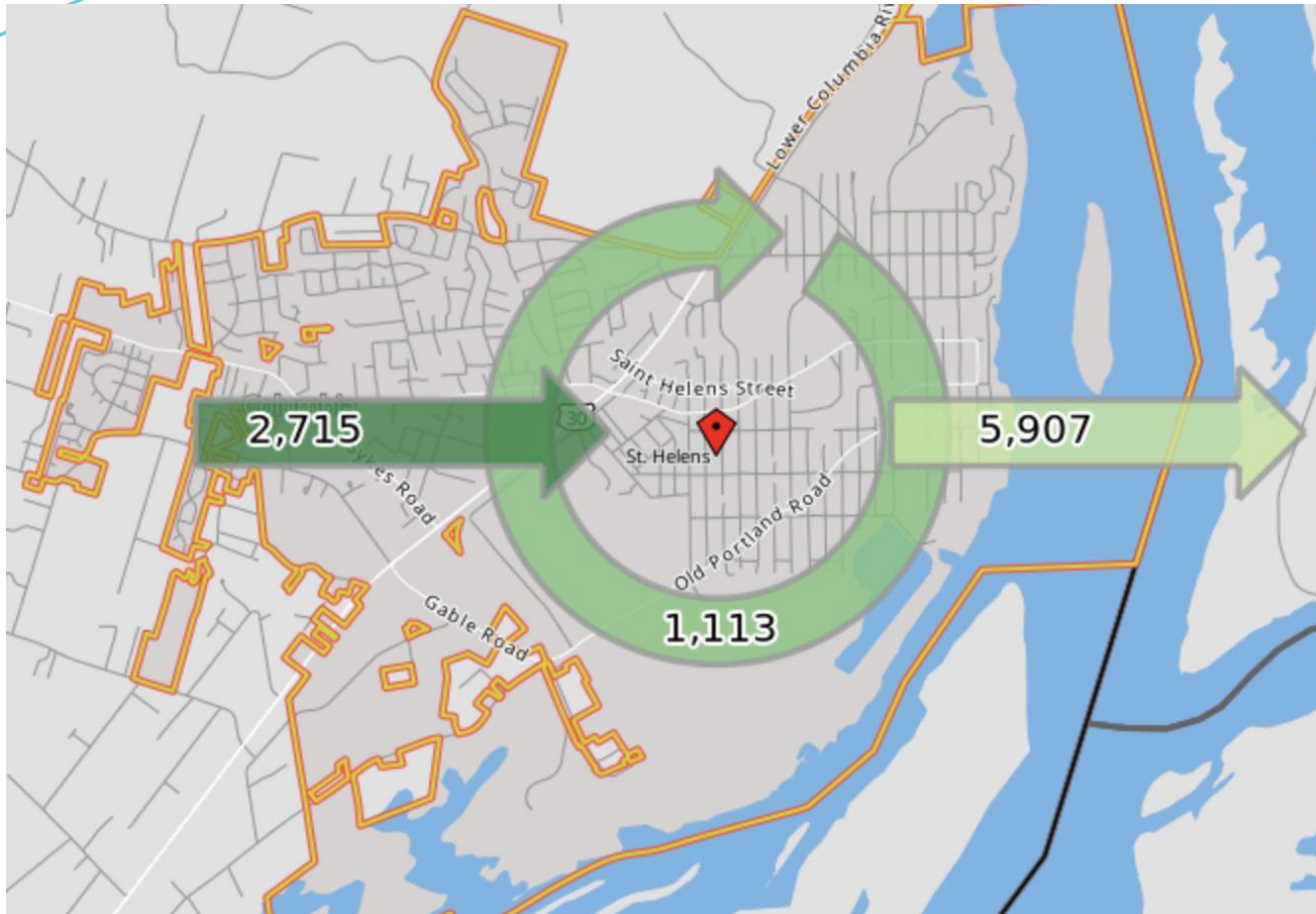
| Plan Designation | Total Buildable Acres |
|---|-----------------------|
| Incorporated | 280 |
| General Commercial (GC) | 42 |
| Highway Commercial (HC) | 10 |
| Light Industrial (LI) | 46 |
| Heavy Industrial (HI) | 181 |
| Unincorporated | 22 |
| Unincorporated Highway Commercial (UHC) | 6 |
| Unincorporated Light Industrial (ULI) | 5 |
| Unincorporated Heavy Industrial (UHI) | 11 |
| Total | 302 |

Employment Growth Opportunities and Forecast

- Slowing labor force growth offset by increased productivity gains
- Shifts in Oregon's high growth industries
 - ◆ Slowing job growth in high tech and timber industries
- Increases in automation across sectors
 - ◆ AI is expanding automation possibilities
 - ◆ Lower and middle wage jobs at higher risk
- Aging population driving the need for replacement workers

- Continued transformation of the retail sector
 - ◆ Growth of ecommerce
- Increased remote work trends
- Rising energy prices and shifting sources
- Potential impacts of climate change



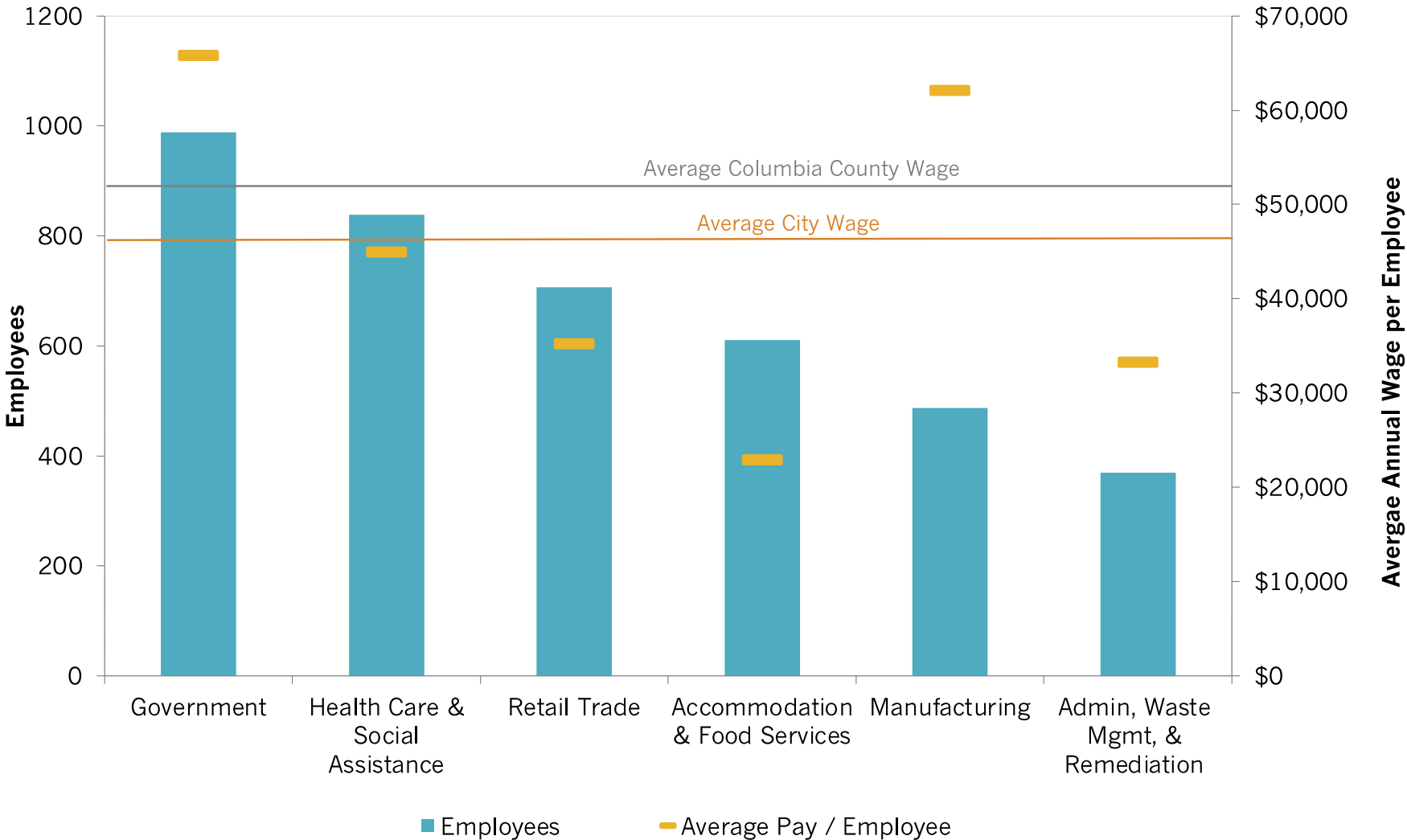


Source: Census OnTheMap, 2021

Commuting out of St. Helens is common

- 29% of jobs in St. Helens are held by people who live and work in St. Helens
- 71% of people who work at businesses in St. Helens live elsewhere
 - ◆ Portland
 - ◆ Scappoose
 - ◆ Columbia City
- Of the employed residents in St. Helens, 16% work within the city limits. Common work destinations for St. Helens residents include:
 - ◆ Portland
 - ◆ Hillsboro
 - ◆ Scappoose

Covered Employment and Average Pay for Six Largest Sectors, St. Helens UGB, 2022



Average Wage (2022)
 Columbia County: \$51,135
 St. Helens: \$46,490

Change in Covered Employment by Industry, St. Helens UGB, 2008-2022

| Sector | Employees | | Change in Employment 2008-2022 | | |
|---|--------------|--------------|--------------------------------|-----------|--------------|
| | 2008 | 2022 | Number | Percent | AAGR* |
| Ag, Forestry, Fishing, Hunting, and Mining | 65 | 25 | (40) | -62% | -6.6% |
| Construction | 126 | 113 | (13) | -10% | -0.8% |
| Manufacturing | 1,000 | 487 | (513) | -51% | -5.0% |
| Wholesale Trade | 39 | 85 | 46 | 118% | 5.7% |
| Retail Trade | 662 | 707 | 45 | 7% | 0.5% |
| Transportation and Warehousing | 86 | 80 | (6) | -7% | -0.5% |
| Information | 49 | 12 | (37) | -76% | -9.6% |
| Finance and Insurance | 133 | 148 | 15 | 11% | 0.8% |
| Real Estate and Rental and Leasing | 80 | 51 | (29) | -36% | -3.2% |
| Professional Services and Mgmt. of Companies | 137 | 156 | 19 | 14% | 0.9% |
| Admin., Waste Mgmt, & Remediation | 143 | 370 | 227 | 159% | 7.0% |
| Health Care and Social Assistance | 575 | 839 | 264 | 46% | 2.7% |
| Arts, Entertainment, and Recreation | 27 | 19 | (8) | -30% | -2.5% |
| Accommodation and Food Services | 462 | 611 | 149 | 32% | 2.0% |
| Other Services (except Public Administration) | 185 | 179 | (6) | -3% | -0.2% |
| Government | 1,013 | 988 | (25) | -2% | -0.2% |
| Total | 4,782 | 4,870 | 88 | 2% | 0.13% |

St. Helens had 4,870 covered jobs in 2022.

St. Helens added 88 jobs at an average annual growth rate of 0.13% between 2008 and 2022.

St. Helens sectors with the higher-than-average city wages (\$46,490) in 2022 are highlighted in blue

Source: Oregon Employment Department, Quarterly Census of Employment and Wages, 2008-2022.

- **What are the advantages and disadvantages for economic development in St. Helens?**
- **What are your goals for economic development in St. Helens?**
- **What are the barriers to achieving these goals?**



Image Source: St. Helens Facebook page

Employment Base: Estimate 2022 Total
 In 2022 there were about 7,164 jobs in St. Helens

| Year | Jobs grow at the rate of... | | |
|---------------------|---|---|------------------------------------|
| | City's Historic Employment Growth (2008-22) (0.13%) | Population Growth Forecast for the City (2025-45) (0.47%) | Regional Employment Growth (0.89%) |
| 2025 | 7,192 | 7,266 | 7,356 |
| 2045 | 7,382 | 7,982 | 8,777 |
| Change 2025 to 2045 | | | |
| Employees | 190 | 716 | 1,421 |
| Percent Rate (AAGR) | 3% | 10% | 19% |
| | 0.13% | 0.47% | 0.89% |

Two “safe harbor” options

1. OED growth rate for Columbia Region (0.89%)
2. PSU population growth rate for St. Helens (0.47%)

Conclusion: St. Helens likely has enough industrial land but may be low on commercial land depending on growth scenario.

Next Steps

- Finalize employment forecast and land sufficiency
- First Technical Advisory Committee (TAC) meeting: July 10, 2024
- Next Joint PC/CC Meeting: TBD
 - ◆ Discuss Comprehensive Plan policy changes and actions to implement