



COUNCIL WORK SESSION

Tuesday, July 16, 2024 at 2:00 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)
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AGENDA

CALL WORK SESSION TO ORDER

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

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

1. 2:10PM - Employee Length of Service Recognition - Buck Tupper (15), Adam Raethke (5), Nick Ratliff (5), and Ryan Powers (5)
2. 2:20PM - Presentation of Strategic Networks Group Broadband Assessment and eStrategy Report - *Michael Curri, SNG Founder & President*
3. 2:45PM - Municipal Court Semi-Annual Report - *City Administrator John Walsh*
4. 3:00PM - Building Division Semi-Annual Report - *Building Official Mike De Roia*
5. 3:15PM - Discussion on Special Procurement for Undergrounding Electrical Services on the S. 1st Street – Strand Street Road and Utilities Extension Project - *Public Works Director Mouhamad Zaher and Engineering Manager Sharon Darroux*
6. 3:30PM - Discussion regarding Lumen's Refusal to Cooperate with Downtown Construction Projects - *Public Works Director Mouhamad Zaher and Engineering Manager Sharon Darroux*
7. 3:45PM - 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:

- July 16, 2:00PM, Council Work Session, Council Chambers/Zoom
- July 16, 7:00PM, Council Regular Session, Council Chambers/Zoom

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

- PH: September 18, 6:15PM, Development Code Amendments (City)

VIRTUAL MEETING DETAILS

Join: <https://us02web.zoom.us/j/81255623340?pwd=jfeYcjga2V9qWhrIAsHoGAoRnSzaga.1>

Passcode: 287808

Dial: 253-205-0468

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.



LENGTH OF SERVICE RECOGNITION

To: Mayor and City Council

From: Kathy Payne, Human Resources Coordinator/City Recorder

Date: July 16, 2024

I am happy to announce that we have several employees who have reached a milestone in their employment with the City of St. Helens. The following individuals will be recognized at the July 16 Work Session.

15 Years

Buck Tupper was hired term-limited Utility Worker I on June 10, 2009. Two years later, he was hired regular full-time as a Utility Worker I and became a Utility Worker II exactly three years later. In January of 2016, he was promoted to Water Systems Operator. In May of 2019, he was promoted to Public Works Field Supervisor/Safety Coordinator where he service for about three years. In January of 2022, he took on a new position with a new division created within the Public Works Department, and that was as a Facilities Maintenance Supervisor, where he continues to serve the City and makes sure that City buildings are safe and clean.

5 Years

Adam Raethke was hired as a Police Officer on June 10, 2019, where he continues to serve and protect citizens of St. Helens.

Nick Ratliff began his career as a St. Helens Public Works Utility Worker I on June 10, 2019, where he continues to serve, helping maintain and improve the City's vast infrastructure system.

Ryan Powers began his career as a St. Helens Public Works Utility Worker I on June 17, 2019. In May of 2022, he was promoted to Water Systems Operator, where he still service and helps maintain and improve the City's water system.

Congratulations Buck, Adam, Nick, and Ryan and thank you for your service!



strategic
networks group

advancing economies in a digital world

City of St. Helens Broadband Assessment and eStrategy Report

Prepared for:
City of St. Helens, Oregon

Final Report – Issued:
June 14, 2024



Project Acknowledgments

The SNG team would like to thank the following for their contributions to the success of this project:

John Walsh, City of St. Helens, City Administrator

Paul Vogel, Executive Director, Columbia Economic Team

Rick Scholl, City of St. Helens, Mayor

Patrick Birkle, City of St. Helens, City Councilor

Ginny Carlson, City of St. Helens, City Councilor

Keith Locke, City of St. Helens, City Councilor

Stephen Topaz, City of St. Helens, City Councilor

R Barry, City of St. Helens Government Affairs and Project Support Specialist

Doug Hayes, Port of Columbia County Executive Director

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1 Executive Summary

Broadband service gaps in the City of St. Helens exist and will continue until a viable solution aligns community needs with a viable business case for internet service providers. To bridge these gaps, the City of St. Helens can pivot to facilitating a digital infrastructure model, which like an airport authority, reduces the capital cost barrier for the private sector to provide broadband to unserved and underserved areas.

This **Broadband Assessment and eStrategy Report** identifies areas that are unserved with high-speed internet (broadband), as well as specific groups that are underserved and disadvantaged resulting in broadband gaps in St. Helens (see Section 6). The findings and insights were developed from data collected in St. Helens and broadband supply and demand analytics to identify gaps, barriers, and opportunities. The economic case and cost estimates in Section 5 are a basis for negotiating a public-private partnership and serve as a framework for mounting competitive grant applications for the significant state and federal broadband funds available (e.g. BEAD funding in 2024-25) and for attracting private investment. The recommendations in Section 10 are designed to chart a roadmap for short and longer-term community prosperity and resiliency, addressing both the needed infrastructure improvements and how different groups would benefit from better broadband.

Background

Areas unserved and underserved with broadband exist in St. Helens because private sector internet service providers, on their own or collectively, do not have enough of a business case to invest, otherwise they would have done so already. Private sector providers have a fiduciary obligation to only target areas they assess to be profitable. Furthermore, most of the payback from digital infrastructure investments are community benefits, which are off-balance sheet to private sector internet service providers. As a result, the City of St. Helens needs to find inclusive, long-term solutions that leverage economies of scale for sustainability, and that enable the private sector to provide internet service in the city and surrounding area in a less capital intensive and more cost-effective manner.

The City of St. Helens **can realize the full economic impacts and community benefits from digital infrastructure over the long term** by facilitating the process and investment in digital infrastructure. A core municipal network can be self-financed with the reallocation of existing telecommunication budgets in St. Helens. There is also sufficient unmet demand for broadband in St. Helens to make the case for investment from the incremental economic impacts and community benefits from digital infrastructure, such as smart-community services, local business retention and growth, and increased opportunities for remote working.

The City of St. Helens can facilitate a public-private partnership to bring investments in digital infrastructure and inclusion that are needed for network sustainability, local economic growth, and community benefits

Digital inclusion activities will be needed to transform the unmet potential demand¹ in St. Helens to grow the broadband market for private service providers and to drive local economic impacts and community benefits. This growth in broadband demand and resulting socio-economic benefits make a case for investing in digital infrastructure in the City of St. Helens.

A New Approach to Investing in Broadband – Digital Infrastructure

Digital infrastructure is more than simply fast broadband access. Digital infrastructure connects all anchor institutions, residents, and businesses in the community so that all can effectively participate in an

¹ See <https://sngroup.com/broadband-demand-definitions/>

increasingly online economy. Indirect community benefits (local job retention and growth, increased local GDP and tax base, etc.) are significant and primary drivers for public investment in infrastructure (roads, water and sewer systems, electric utilities). Like roads and electrical grids, digital infrastructure enables benefits to local economic vitality, competitiveness, resilience, and quality of life.

Ubiquitous, affordable broadband can be achieved through digital infrastructure by building enough critical mass and network scale that enables sustainability and partnerships with investors (public and private) in which network ownership is structurally separated from operations and retail internet service delivery. This enables competitive service offerings without increasing government liabilities or becoming a competitor to incumbent providers. Instead, digital infrastructure reduces barriers to entry, enables competition, and reduces capital costs for private providers to enhance internet service delivery to St. Helens residents, organizations, and businesses.

Key Findings for St. Helens

The broadband assessment and development of an eStrategy for St. Helens was conducted in phases: Phase 1: Scope, Vision, and Goals, and Phase 2: Community Engagement and Market Assessment. Each phase had steps with a go/no-go decision to proceed to the next step based on whether there was a strong enough case to move forward.

Key Findings from the City of St. Helens Broadband Assessment and eStrategy Report identified broadband gaps, including verification of areas where St. Helens had connectivity challenges:

- Analysis of FCC Data shows there are 1,073 unserved households at 25/3 Mbps whereas FCC broadband mapping reports the area is fully served with 25/3 Mbps
- 27% of St. Helens residents do not have access to the minimum level of broadband of at least 25/3 Mbps
- There are 14 community anchor institutions (schools, medical institutions, government facilities) located within 7 unserved census blocks
- Locations within “served areas” are still reporting low internet speed tests, and there is documented interest in better service and speed
- There is a strong interest among residents and businesses to participate in the digital economy as indicated by findings related to telehealth and teleworking utilization (See Section 6.3).

Table 1. Analysis of Unserved Locations by 25/3 with Fiber Cost Estimates

BroadbandAnalyzer® Overview Analysis				
Broadband Availability	Number of Locations	% of Locations Served/Unserved	Total Fiber Cost Estimate	Avg. Fiber Cost per HH
All Households	5,636	100%	-	-
Unserved: 25/3 Mbps	1,073	27%	\$3,123,495	\$2,911
Served: 25/3 Mbps	4,563	73%	-	-

St. Helens will need **capital investments of \$3.1 million to bridge identified broadband gaps** in the unserved and underserved areas within St. Helens, as summarized in Table 1 above (for details see Section 7: Analysis of Existing Digital Infrastructure and Broadband Service).

There is also an economic case for municipal investment towards upgrading broadband service to local community anchor facilities – including City Hall, Libraries, Public Works Facilities and Recreation Centers. These locations were identified during the Economic Case Analysis (see Section 5) and financial modeling shows that **St. Helens can self-finance up to 93% of a \$1.35 million core municipal network by reallocating existing internet service budgets to digital infrastructure**. This approach will enable the city to expand the existing broadband availability footprint within municipal boundaries, while also facilitating the development of digital infrastructure and network backbone to serve all St. Helens residents and businesses.

St. Helens has a vested interest in undertaking a broadband initiative and becoming a steward of its digital future because affordable, ubiquitous broadband is the key that unlocks local economic potential, sustainability, and community vitality. St. Helens has an important role as facilitator of the process for digital infrastructure investment and deployment. While providing internet service to all locations should be viewed as a priority, it is only part of the comprehensive solution needed to ensure the City’s digital competitiveness. There is also a benefit and compelling need to enhance the utilization of online practices (eLearning, telehealth, online civic services, etc.).

Based on the research and analysis from assessing digital needs and readiness, analyzing the economic case for self-financing digital infrastructure, and assessing the broadband market, the following recommendations and next steps are proposed (see **Section 10: Developing a Path Forward – eStrategy for St. Helens**):

- **Hire a Digital Economy Manager:** hire a half-to full-time position, or secure necessary expertise, to implement and coordinate eStrategy action items and promote innovative uses of the digital infrastructure by local businesses, organizations, and households.
- **Train Digital Navigators** to implement digital inclusion activities and thereby support local residents, organizations, and businesses by leveraging efforts of local stakeholder organizations and developing Digital Inclusion Hubs
- **Access Federal and State Funding:** pursue funding opportunities summarized in *Section 9.5*
- **Prioritize which Digital Gaps to Bridge:** based on eCheckup findings, develop targeted outreach strategies to bridge those gaps. This includes engaging local stakeholders in the process and raising awareness about offerings and opportunities.
- **Track Economic Impacts and Community Benefits:** regularly measure outcomes and impacts to enable the city to share success stories and demonstrate benefits from community investments. These efforts will not only build local and regional consensus, but can also enable feedback mechanisms needed to identify and address evolving digital needs in a timely and effective manner.

These eStrategy recommendations for St. Helens promote and support continued efforts to improve broadband availability, as well as the need for increased engagement from local stakeholders and leaders to support local household and business adoption of online practices (i.e. utilization).

It is critical to engage local leadership to support these activities and support stakeholders that are actively working to improve broadband service and utilization. The Digital Needs and Readiness Assessment (Section 4) showed that there is consensus among leadership and local stakeholders to address broadband issues and move forward in a collaborative approach. The coordination of increasing service availability while also supporting end-user utilization will help to develop a more innovative digital economy that supports local businesses while also improving the quality of life for St. Helens residents.

There are a number of funding / financing options from federal, state, and other capital funding partners to enable St. Helens to build-out digital infrastructure and drive digital inclusion so that all St. Helens residents and business can participate in new local economic opportunities and realize community benefits.

With this Broadband Assessment and eStrategy Report, St. Helens City Council, local leaders, and residents have actionable data and an analysis of consensus among leadership of their broadband state and the necessary information to make informed decisions regarding options going forward for broadband and digital infrastructure. By taking a **proactive and holistic approach with digital infrastructure and inclusion**, the City of St. Helens can foster local economic growth, cultivate local innovation, and enhance quality of life for all residents.

How to use this report: The findings and insights on broadband gaps, barriers, and opportunities (see Section 6) were developed using primary data collected in St. Helens and SNG's proprietary broadband supply and demand analytics. The recommendations in Section 10 are designed to chart a roadmap for short and longer-term community prosperity and resiliency. The economic case assessment and cost estimates (see Section 5) are a basis for negotiating a public-private partnership and serve as a framework for mounting competitive grant applications for available state and federal broadband funds and private investment.

2 Glossary of Terms

The following terms appear throughout this report. To provide clarity to the reader, the glossary provides a definition, along with an explanation and examples to help clarify.

Table 2. Glossary of Terms

Term	Definition / Explanation
Broadband 25/3 Mbps 100/20 Mbps 100/100 Mbps	Reliable, high-speed internet connectivity with a minimum speed that evolves with technology improvements. FCC-acknowledged minimum broadband speed. Anything below 100/20 Mbps is a priority for BEAD funding. Minimum broadband speed for future-ready broadband.
Cable	Internet connectivity over coaxial cable
Community Digital Infrastructure	Internet networks that are paid for with public investment and owned by localities. Like airport authorities, the locality can make substantial, longer-term capital investment. With structural separation of network ownership from operations and from retail services, the private sector can then operate and provide services over the network (based on negotiated service agreements and performance criteria). See <i>Section 8.5</i> for details.
Current Broadband Demand	Current demand is the current number of subscriptions to broadband services, also known as take rates or adoption rates. This is an indicator for the level at which broadband is currently being used. Please note that even if an end user has a subscription, they may not be using their broadband connection to its full potential.
Digital Economy Manager	A coordinator for the city who manages grant applications, broadband infrastructure funding and process, and collaborations with local service providers and who drive digital transformation through Digital Navigators.
Digital Equity	Digital equity is a condition in which all individuals and communities have the information technology capacity needed for full participation in our society, democracy, and economy. Digital equity is necessary for civic and cultural participation, employment, lifelong learning, and access to essential services.
Digital Inclusion	Digital Inclusion refers to the activities necessary to ensure that all individuals, including the most disadvantaged, have access to and use of Information and Communication Technologies. This includes five elements: affordable broadband service, internet enabled devices that meet user’s needs, access to digital literacy training, quality technical support, applications and online content designed to enable and encourage self-sufficiency, participation and collaboration.
Digital Innovation Hub	A location that is convenient for local residents and businesses to: <ul style="list-style-type: none"> • learn about and access new online practices for showcasing broadband speeds, new technologies, telehealth services, smart community services, online business practices, etc., • access trusted advice from vendor-neutral and technology-agnostic technical support accompanied by resources and support to successfully implement and use new online practices, and • become a community focal point for digital inclusion and transformation.
Digital Navigators	Individuals who address the whole digital inclusion process — including home connectivity, devices, and digital skills — with community members through

	repeated interactions. Navigators can be volunteers or cross-trained staff who already work in social service agencies, libraries, health, and more and who can offer remote and socially distanced, in-person guidance.
DSL (Digital Subscriber Line)	Internet connectivity over phone lines (copper pairs)
FCC (Federal Communications Commission)	The agency overseeing telecommunications regulation in the US
Fiber	A broadband connection that can reach speeds of up to 10 Gigabits per second (Gbps), with low latency. The technology uses fiber-optic cable that can send data as fast as about 70% the speed of light.
Fixed Wireless	Wireless communication devices or systems used to connect two fixed locations (e.g., building to building or tower to building) with a radio or other wireless link supporting point-to-point and point-to-multipoint transmissions through the air over a terrestrial microwave platform rather than through copper or optical fiber. Fixed wireless devices usually derive their electrical power from the public utility mains, unlike mobile wireless or portable wireless devices, which tend to be battery-powered.
Future-ready Broadband	At least 100 Mbps upload and 100 Mbps download
Internet Service Provider (ISP) / Service Provider	ISPs are organizations that provide services to personal and business customers for accessing, using, or participating in the internet. ISPs can be commercial, community-owned, non-profit (including electricity or telephone cooperatives), or otherwise privately owned.
Mbps (Megabits per second)	The speed that data can be downloaded or uploaded on a network. Bandwidth is the theoretical speed. Throughput is the actual speed. The type of connection and speed needed depend on number of users, types of use (video calls, telehealth, gaming, etc.), required reliability, etc. ²
Online Education	Online education and training, e-learning, distance education, virtual classrooms, etc. are all terms used interchangeably to describe educational programming delivered over the internet. It can be part of a formal degree or certification program or informal, self-initiated instruction. Interactive modes and increasingly rich graphic content are escalating bandwidth requirements.
Potential Broadband Demand	Potential demand is the demand that is nurtured and grown when end users understand the value of broadband and online services and personalize them to their needs. Potential demand becomes current demand by raising awareness with residents and businesses of what they could and should be doing online.
Remote work	Facilitated by broadband internet and digital communication technologies, remote work allows employees to work from home, coworking spaces, or other locations, offering flexibility and often leading to increased productivity, reduced commuting time, and a better work-life balance.
Smart Community Services	Include internet-facilitated emergency services, public safety, online permitting, registrations, bill paying, utility metering, etc.
Telehealth	Provision of health services remotely through internet technology platforms

² <https://broadbandnow.com/bandwidth-calculator>

3 Introduction

The City of St. Helens has taken an important step to better understanding its options for evolving its digital future and economic sustainability by commissioning this **Broadband Assessment and eStrategy Report**. Through the use of locally-derived data that provides critical insights on broadband needs and availability, St. Helens is provided with a holistic understanding of its broadband gaps, barriers, and opportunities.

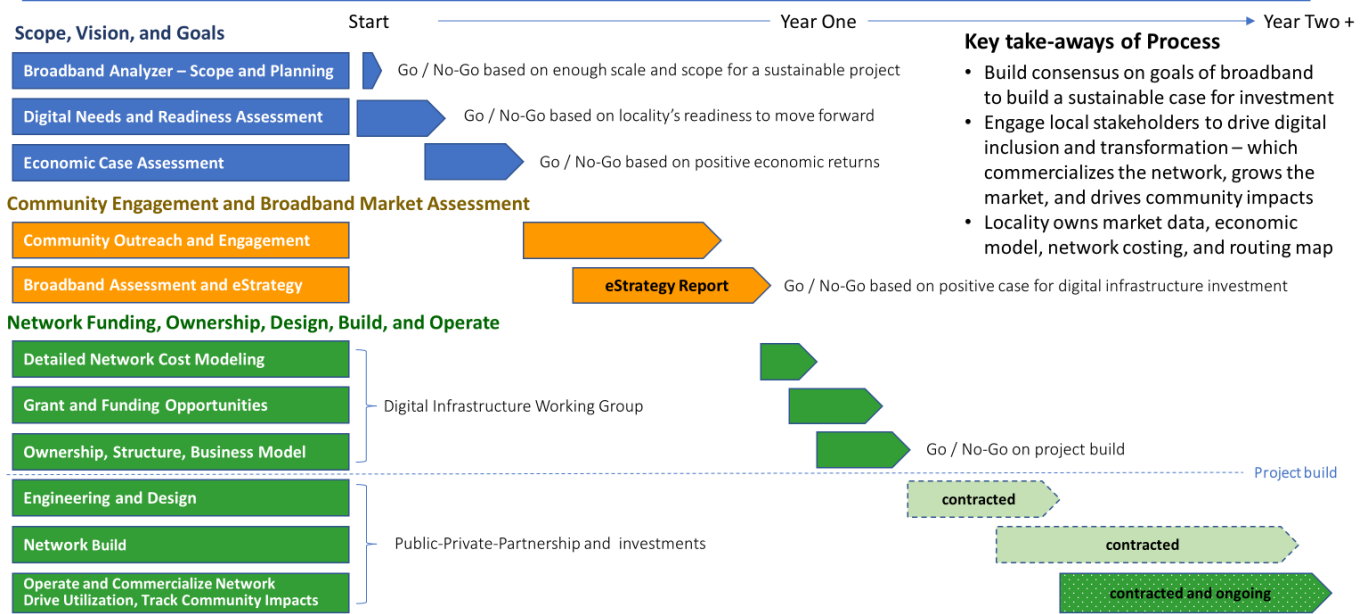
This report provides insights needed to bridge gaps in St. Helens’ broadband services and digital infrastructure, as well as to build the digital skills and capacity of businesses and residents to more effectively benefit from these technologies.

The broadband assessment and development of an eStrategy were conducted in phases: Phase 1: Scope, Vision, and Goals, and Phase 2: Community Engagement and Market Assessment. Each phase had steps with a go/no-go decision to proceed to the next step based on whether there was a strong enough case to move forward:

- **Digital Needs and Readiness Assessment** – Why do we need broadband? How will broadband address the locality’s goals and needs?
- **Broadband Economic Case Assessment** – Can this pay for itself? To what extent do community benefits outweigh costs?
- **Broadband Impact and Market Assessment** – Can a case for investment be made? What are the addressable market needs and benefits?



Digital Infrastructure Project Methodology



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Figure 1. Digital Infrastructure Project Methodology

The data and findings developed as part of the **Digital Infrastructure Project Methodology** (see above Figure 1) enabled St. Helens to make ‘go / no-go’ decisions in the discovery and analysis process of assessing its broadband needs and availability. The process informed local leaders of their options and helped them decide where to focus and allocate appropriate resources to drive community broadband benefits – which is a strategic approach to bridging gaps in St. Helens’ digital infrastructure and helping benefits for St. Helens’ residents, organizations, and businesses (i.e. Phase 3: Network Funding, Ownership, Design, Build, and Operate).

Digital Infrastructure Project Methodology Applied with the City of St. Helens

Extensive outreach and public engagement, rigorous analytics benchmarking local utilization, application of economic analysis, and state-of-the-art geospatial infrastructure mapping tools were used to produce this Broadband Assessment and eStrategy Report. The methodology addressed broadband challenges unique to the City of St. Helens. The concluding data-driven recommendations provide a roadmap for short and longer-term actions grounded in the St. Helens context and serve as a framework for mounting competitive grant applications for the significant state and federal broadband funds becoming available in 2024.

The methodologies and analysis used to prepare this broadband assessment identified broadband infrastructure gaps, barriers, and opportunities for the City of St. Helens, including strategies to build the digital skills and capacity of businesses and residents to more effectively use these technologies. Key methods included:

- **Engaging local leaders in the process from the outset:** Fostering a hands-on and inclusive planning process, involving community leaders to determine how broadband can achieve desired outcomes and make a meaningful impact. Starting with the end in mind ensures that broadband strategy aligns with local needs and goals.
- **Rigorous analysis of broadband availability:** To accurately assess the state of broadband access, analysis went beyond relying solely on FCC-reported data. Thorough evaluations of end-users were conducted using the eCheckup broadband assessment tool, covering various aspects of the experience of end-users like service quality, reliability, value, and tested speeds. Additionally, we examined demand for smart services like telehealth, distance learning, and public safety, which rely on broadband connectivity.
- **Estimating place-based fiber connection costs:** In order to facilitate budget and funding request estimates, costs were calculated at a granular level per premise by census block. This approach allows for aggregate estimated costs at the community, city, or regional level, aiding in the preparation of comprehensive budgets and funding proposals.
- **Mapping broadband demand:** Valuable insights can be provided to potential service providers by mapping the demand for broadband and online services. This information assists in identifying new markets that align with business interests and encourages investment in underserved areas.

This Broadband Assessment and eStrategy Report assesses both current and future broadband needs, and findings make a compelling case for investments (public and private) in digital infrastructure. The report that follows provides St. Helens with a roadmap for ensuring digital readiness through:

- Robust, affordable broadband infrastructure that will serve the existing and future connectivity demands of St. Helens, as well as regional accessibility, performance measures, community design, and smart mobility outcomes.
- Development of place and population-based strategies to optimize the capacity of businesses and residents to utilize broadband for economic and personal benefit.

3.1 The Context for Action

Broadband infrastructure and the capacity to utilize it are essential to full participation in all aspects of modern life, leaving those communities and individuals without digital resources severely disadvantaged. Left unaddressed, these gaps will inevitably weaken the competitiveness of the economy in the city, the sustainability of the region, and the quality of life of its residents. The urgency for action, combined with the increasing awareness of the need for broadband investment, **has made broadband funding a high priority for state and federal economic and community development grant programs**. The resulting convergence of need and opportunity provides the context in which the St. Helens Broadband Plan was developed.

Broadband technology and the increasingly sophisticated applications and services it delivers is extraordinarily dynamic, providing another context for approaching existing gaps in its availability, access, and use in St. Helens. As broadband evolves, the data-carrying capacity (bandwidth) and speed requirements steadily ratchet upwards, making the definition of “adequate” a moving target. The current FCC definition of competitive broadband is technology that supports data speeds of at least 100 Mbps download and 20 Mbps upload.

Future-ready broadband allows for interactive, content-rich applications, including many used in education, telehealth, and emergency management. For this reason, SNG recommends symmetrical (i.e. in both directions) upload and download speeds of at least 100 Mbps. Compared to this standard, many areas of St. Helens are unserved or underserved (See Section 7 – Analysis of Existing Digital Infrastructure and Broadband Service). These gaps are explained in large part by the economics of traditional broadband deployment, which do not favor low-density communities where the higher costs of deployment and lower returns on investments do not meet the internal business case requirement of private sector internet service providers (ISPs). Furthermore, digital literacy and inclusion challenges limit the addressable market and interest to invest by private internet service providers, which limit the ability for residents and businesses to access lower-priced and higher-bandwidth internet services.

Findings in this report provide St. Helens with actionable intelligence on the scale and scope of the challenge, options for addressing existing gaps, optimal placement of additional resources, and opportunities to optimize the benefits through targeted initiatives to increase digital skills and capacities. Bridging these gaps will require longer-term creative, public-private partnerships that leverage and pool together local resources, public grants, and/or favorable loan funds. No single stakeholder can bridge these gaps on their own – otherwise they would have done so already.

Infrastructure should not be planned for in a vacuum. The **scale of broadband investment is best justified if done in a context of community impacts and returns on public investments**; this is especially true when limited public dollars are at stake. This report has presented broadband gaps, barriers, and opportunities in the context of a holistic approach that involves a hard examination of existing infrastructure against the current needs of the community, projected growth in demand for important applications, the digital capacity of local businesses and demographic groups to take advantage of better infrastructure, and local resources that can be leveraged to attract potential service providers and partners to build digital capacities.






4 Digital Needs and Readiness Assessment of City of St. Helens

Successful local planning efforts are predicated on a common understanding among local leaders and stakeholders of the rationale and benefits of the proposed undertaking. There is enormous benefit in curating a common understanding of the need for broadband and fueling the effort necessary for undertaking and aligning expectations, goals, and readiness to move ahead collectively. The Digital Needs and Readiness Assessment (DNRA) tool used in this assessment captured the current state of awareness, motivation, and readiness to undertake a broadband initiative, as well as assisting in building consensus for action with a broadband initiative.

The **Digital Needs and Readiness Assessment (DNRA)** provided community leaders an objective assessment of where key local stakeholders had consensus on goals and issues that could be addressed through digital infrastructure, as well as an assessment of the current state of broadband and readiness to move forward with an initiative. The DNRA uncovered varying perspectives across stakeholders – whether there was alignment on project success criteria, or whether there were gaps in perspectives or approach. Time, money, and political capital could be saved and common pitfalls avoided by identifying and addressing these gaps early in the planning process. Building a shared vision among elected officials, community leaders, and local stakeholders grows buy-in around strategies and commitments for the project participants.

The DNRA Report summarized the results of eight leaders participating from the City of St. Helens in December 2020. The intent of the DNRA scoring system is to reveal areas where the locality may be more ready, or less ready to move forward successfully, as well as areas where more agreement may be required. The following figures indicate the leadership reported scores and concordance³ towards goals and priorities for St. Helens.

Table 3. St Helens Top Five Goals

St Helens Top Five Goals		Score	Concordance	Responses
1	Expanded online education and training opportunities	100.0%	100.0%	
2	New opportunities for work and economic growth	100.0%	100.0%	
3	Access to robust and competitive broadband	95.8%	88.2%	
4	Remote and better integrated access to health services	83.3%	82.2%	
5	Smart community services - smart use of technologies to benefit residents and businesses	79.2%	75.2%	

³ For a definition and methodology of concordance calculations, see Appendix 3

Table 4. St Helens Top Five Issues and Needs

St Helens Top Five Issues and Needs		Score	Concordance	Responses
1	Increasing good-paying job opportunities	95.8%	78.0%	
2	Stimulating local business growth and innovation	95.8%	78.0%	
3	Retaining and attracting businesses and population	91.7%	71.1%	
4	Expanding local workforce skills	87.5%	67.7%	
5	Increasing opportunities and abilities to participate in the community (social inclusion)	83.3%	66.7%	

When asked to assess the city’s existing broadband service availability, city leaders indicated a majority negative view of the existing service (see Figure 3)⁴. Additionally, leadership were in agreement that 50% or more of St. Helens remains unserved or underserved by the existing broadband availability.

Table 5. St Helens Broadband Quality

Higher score means better quality or value

St Helens Broadband Quality	Score	Concordance	Responses	Consensus Value
Broadband Speed	31.3%	55.9%		Fair
Broadband Value	25.0%	66.7%		Fair

Other issues that were identified as important for the community as reported by leadership. The comments from elected officials and local leaders through the DNRA indicated that efforts have been made to determine how to address broadband needs, with key challenges still recognized amongst leaders.

⁴ Broadband quality options available for response included Excellent, Very Good, Good, Fair, and Poor

Table 6. DNRA Other Issues and Challenges

St Helens Other Issues and Challenges Identified by Participants
Create economic development opportunities, work from home digital infrastructure, improve education opportunities, digital equity for all users
Rural area left out, businesses not served well, schools are way behind with lack of access
More education/training
Alignment of efforts is needed between Columbia County and South County cities
The key challenge will be to clearly define the public investment roles with regard to ownership, operations and general control of the infrastructure investment.

4.1 Challenges and Aspirations – the Strategic Role of Broadband

Broadband and the digital skills to utilize it are essential to attracting and sustaining populations and firms in St. Helens and the region. Developing innovative practices and workforce will empower local competitiveness and growth in sectors cited as growth engines. In particular, access to healthcare in St. Helens will benefit greatly from broadband improvements, especially with aging populations. Additionally, the leisure and hospitality, professional and business services, and construction sectors could be unleashed from poor internet service to discover benefits from broadband access and the digital skills to effectively use online practices. The availability of improved broadband also removes barriers for telework, opening up broader opportunities both for St. Helens firms seeking skilled workers and for St. Helens residents seeking better employment.

St. Helens local leaders and key stakeholders noted the following challenges in their input to the Digital Needs and Readiness Assessment:

- Uneven economic development and opportunities across St. Helens.
- Lack of provider reinvestment in infrastructure.
- Absence of dedicated facilities and assistance to promote and support remote work.
- Disparities in opportunities between different demographic groups (gender, socioeconomic status, ethnicity, etc.).
- Improving smart community services — i.e., building climate control, lighting, water quality and wastewater treatment, power generation and smart grid services, traffic flow and mass transit controls, public safety, emergency response, and support of incubator labs for local innovation.
- Youth unemployment workforce training programs.
- Wage disparities and uneven earning potential.
- Training/pathway gap between existing skills and those demanded in the workplace.
- Patchy broadband service within community.

In every instance, a long-term community focused integration of better broadband enabled through digital infrastructure and targeted digital inclusion programming to increase the facilities and technical assistance needed for digital skills training is essential to effectively addressing these challenges.

4.2 Summary of DNRA Findings

The overall **Digital Needs and Readiness Assessment (DNRA) score of 63% for the City of St. Helens** indicated that broadband planning was in progress, with additional work required to take the next steps towards improving community broadband service and availability.

DNRA findings showed that leadership acknowledged broadband as an important and relevant issue deserving further attention and room for improvement. The primary emphasis of local leaders was on economic growth included focusing on enhancing workforce skills, attracting and retaining businesses, and improving job opportunities.

A key criterium for successful broadband initiatives is community engagement and creating community-wide awareness and support. This requires local leadership to develop a clear vision and understanding of the rationale for an initiative, as well as influencers and champions in the community who can help to communicate that vision.

Before taking action on a broadband initiative, the City of St. Helens leadership noted there should be an assessment of the cost of a broadband project and how to get it funded, as well as community engagement and getting the public on board.

The DRNA found that leaders considered the existing state of broadband as inadequate to meet the city's established goals and needs.

5 Broadband Economic Case Analysis

From July to September 2021, SNG conducted a Broadband Economic Case Analysis with guidance and input from City of St. Helens officials. The analysis yielded key findings indicating a neutral net cost to the city for the establishment of a core network connecting all existing municipal locations.

The estimated cost for a municipal core network, including capacity for future expansion, amounted to approximately \$1,350,000. This cost would be financed annually at 4% over 20 years, totaling \$99.3K per year. It's important to note that this estimate was based on aerial fiber construction and is subject to more detailed engineering and design.

Table 7. Economic Case Municipal Broadband Investment Options

Nominal Investment Amount	\$1,350,000	\$1,350,000	\$1,350,000
Investment Term (years)	25	25	20
Investment Rate	4.0%	5.0%	4.0%
Required Annual Payment	-\$86,416	-\$95,786	-\$99,335
Percent self-financed by St. Helens from existing budgets	94%	93%	93%

Based on the above cost analysis, **the City of St. Helens could self-finance 93 percent of the cost to connect its anchor institutions with core digital infrastructure by reallocating existing and planned municipal spending** on telecom and internet services. With this budget reallocation, the City of St. Helens would have sovereignty over its digital future.

A significant finding of the economic case analysis was the potential cost savings for the municipality based on current service spending. It was estimated that St. Helens could save \$101,543 per year solely from municipal locations, excluding schools or other community anchors. These cost savings would effectively offset the expenses of financing the network over the 20-year period, resulting in a neutral net cost for St. Helens. There are even greater potential benefits and cost offsets if the schools could allocate their budgets for internet services to the municipal network.

Table 8. Economic Case Municipal Broadband Costs and Savings

Municipal Spending	Monthly	Annual	Annual Cost	Annual Net Savings to St. Helens
Existing Services	\$8,461.88	\$101,543	-\$99,335	\$2,207

There are additional economic and community benefits above and beyond cost savings. The establishment of robust broadband infrastructure enables St. Helens to retain and expand the tax base, as well as encourages opportunities to attract investment from community partners. The outcomes include increased local economic activity, appealing to mobile workers and businesses seeking well-connected environments. An investment in local broadband infrastructure incentivizes the implementation of smart community services to enhance efficiency in the delivery of civic services, which improves quality of life and convenience for residents.

The Economic Case Analysis also underscored the cost of inaction, emphasizing the limited competitive ability of St. Helens if it fails to address its gaps in broadband infrastructure. Without such investment, the city would struggle to deliver services online, hindering its ability to attract new businesses and maintain competitive tax rates. Furthermore, the absence of adequate digital infrastructure would exacerbate existing digital divides within the community, impeding efforts to enhance resident’s quality of life and promote digital inclusion and adoption. With a net neutral investment cost, the economic case assessment recommended investments in future-ready digital infrastructure to ensure the long-term prosperity and competitiveness of St. Helens.

6 St. Helens Broadband Impact and Market Assessment

To develop a sustainable economic case for building digital infrastructure in St. Helens, it was necessary to identify and assess the existing market conditions and demand for broadband and online services, as well as identify gaps, barriers, and opportunities that need to be addressed by digital inclusion programming. In order to develop such granular market intelligence, residents and businesses in St. Helens were asked to complete SNG's proprietary broadband assessment (the eCheckup⁵) to collect data on how they are connected, using, and benefitting from the internet, as well as identifying digital inclusion gaps and barriers.

The City of St. Helens identified local stakeholder organizations and businesses to assist in the outreach of the broadband initiative and increase eCheckup participation. A coordinated effort was conducted to reach as many residents and businesses as possible, given the project timeline and available resources. Messaging for direct mailing was delivered through local stakeholder communication channels.

Data collection for the eCheckup occurred from October 2021 to May 2022, resulting in responses 580 households and 102 businesses in St. Helens. Based on Census data indicating 5,172 total households in St. Helens, the eCheckup respondent sample size represents a statistically significant 11.2% portion of households that participated in this assessment.

Data analysis and broadband benchmarking was used to identify gaps, barriers, and opportunities related to Internet connectivity and utilization. eCheckup results were analyzed using over 130 metrics and indicators on broadband usage and digital inclusion in the development of eCheckup findings. Results were compared against Digital Economy Database (DED)⁶ with responses from 90,000 households and businesses across North America.

Detailed findings from the eCheckup and broadband impact and market assessment were presented to city commissioners in December 2023.

⁵ <https://sngroup.com/broadband-demand-checkup/>

⁶ <https://sngroup.com/digital-economy-database/>

6.1 Connectivity and Affordability

Broadband infrastructure should be present and of a capability to deliver robust, high-speed service that is accessible and meets the needs of those who wish to be connected. A critical consideration is not only whether the infrastructure and technology employed meet current needs, but also whether it is capable of supporting anticipated demands — is the connection future proof? To assess the broadband service availability in St. Helens, the existing broadband connectivity among eCheckup participants was analyzed, including the technologies employed to deliver service and speeds and the cost of service.

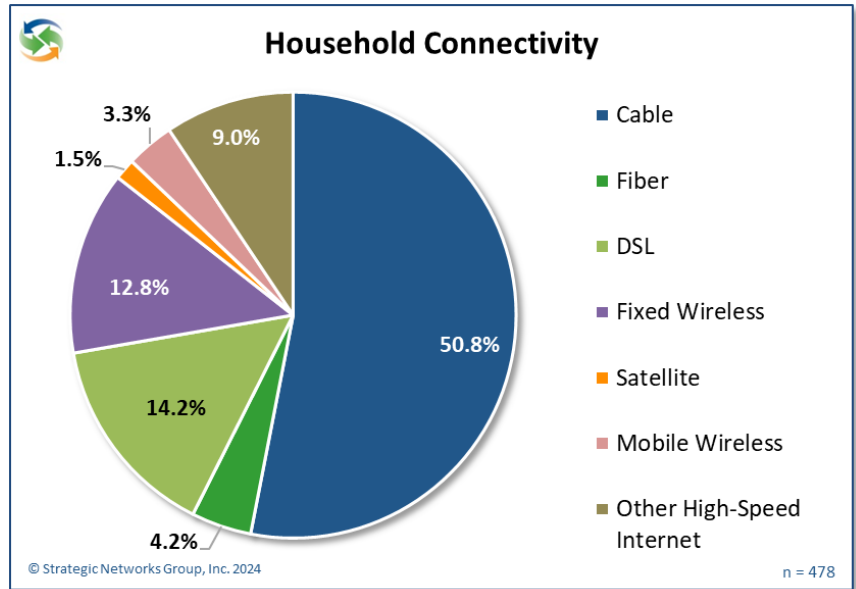


Figure 2. Household Connectivity

The majority of St. Helens residents and business eCheckup respondents reported using cable to connect to the internet. 51% of eCheckup households reported using cable, followed by DSL (14%) and fixed wireless (13%). There was a low amount of reported fiber use for their household internet connectivity at 4% of respondents.

Over half of household respondents to the eCheckup (51%) reported spending greater than the national average of \$75 on their monthly internet service (see Figure 3). This suggests a lack of competition in the local broadband service market, as providers do not have incentive to offer lower prices in the community.

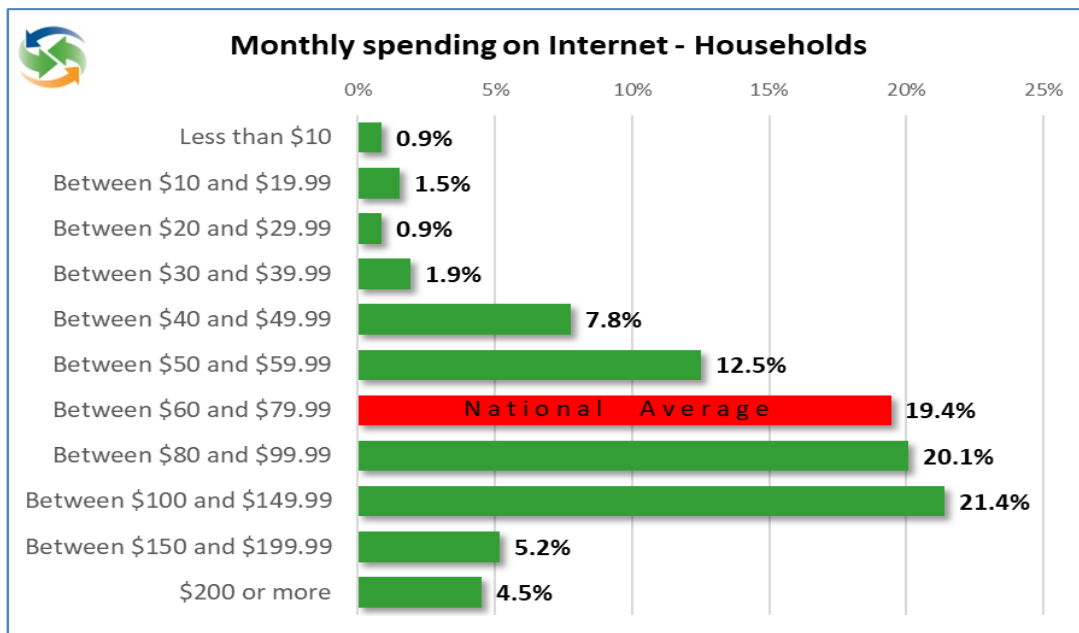


Figure 3. Household Monthly Spending on Internet

6.2 Reliability and Satisfaction

When asked about their interest in obtaining better broadband service, over 50% of households indicated that they “Want something better now”, with 40% of businesses responding the same way. This demand for improved service is further supported by 70% of both households and businesses stating they would be “Very likely” to change internet service providers. Analysis reveals that technology type is a strong indicator of broadband satisfaction levels, with the highest amounts of dissatisfaction from households with Satellite and DSL technologies.

Internet Speed Test Results

As a component of the eCheckup online assessment, participants were asked to conduct a speed test of their existing internet download and upload speeds. Results from St. Helens residents indicated that there were a significant number of households that should be considered underserved, with over one-third (34%) of household speed tests registering below the FCC minimum standard of 25/3 Mbps.

When assessing the available broadband in St. Helens as reported by the FCC, the speed tests gathered by the eCheckup suggested that the community is not as well ‘served’ as is depicted. There are many considerations to take into account when comparing a household’s reported speed to the available broadband internet speed of the area, including the household’s equipment used for connection. Additional research should be conducted to ensure that residents and businesses are receiving the broadband speeds they are paying for.

Risks of Relocation

There is a risk for St. Helens in not providing access high-speed internet services that are essential to participating in today’s digital economy. Among all eCheckup Household respondents, 52% reported that they would “Definitely” or “Very Likely” consider relocating without the availability of broadband service. This was especially true among younger age demographics and higher-income households, as indicated by Figure 4.

Additionally, households in St. Helens that earn a higher income were more likely to relocate for broadband service compared to other households in the community (see Figure 5). These findings indicate that the most vulnerable demographics to relocation for broadband services, include those high-income earners and younger population groups who support the local economy. There is also a consideration that providing enhanced access to high-speed broadband internet services can attract these groups to live and stay in St. Helens.

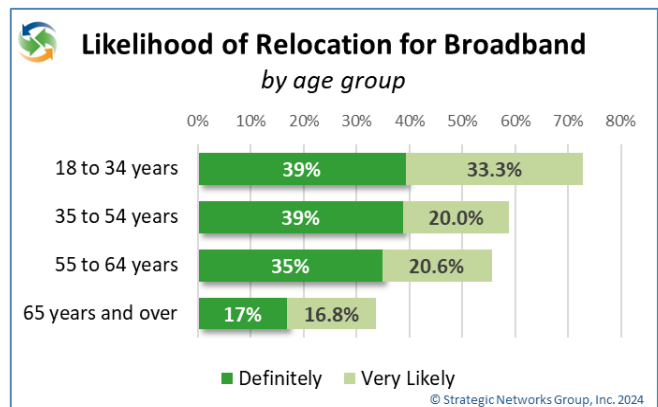


Figure 4. Likelihood of Relocation for Broadband by

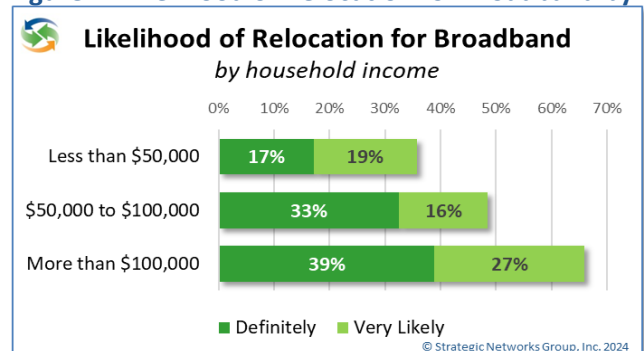


Figure 5. Likelihood of Relocation for Broadband by Household Income

6.3 Internet Utilization

The economic impacts and community benefits from broadband are a product of how households and businesses are utilizing their internet connection and online practices. Analysis of gaps, barriers, and opportunities in the use of online practices enables benchmarking the impacts of increasing the adoption of internet and online practices with targeted groups in the community.

Household Internet Utilization

Respondents to the eCheckup were asked to report on their utilization of existing internet service among their household, and also indicate if they have a plan to use the technology in the future. Among the utilization category for productivity (Figure 6), 62% of households were accessing the workplace with their internet connection. This was a significant number of residents that rely on internet service to maintain their livelihood. There are also figures related to a household member's 'Plan to use' internet services for productivity. 17% of participating households indicated that they planned to use the internet as a part of their home business. As the digital economy becomes more popular it can be expected that residents will access the internet to supplement or completely support their incomes. Lower speeds, high costs, unreliable connectivity are inhibitors to St. Helens residents realizing their full income potential.

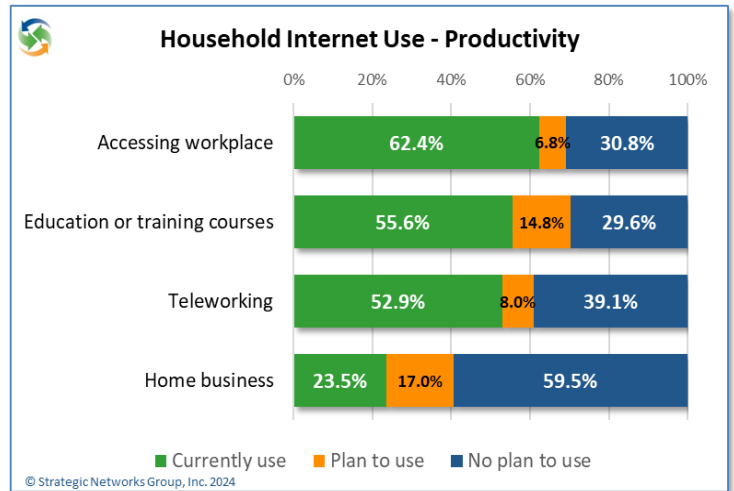


Figure 6. Household Internet Use for Productivity

As shown below in Figure 7, St. Helens' households were using the internet to contribute to their incomes at a lower rate than comparable communities in the Digital Economy Database (DED). This indicates that there is an opportunity to provide resources in the form of education and improved access, that would

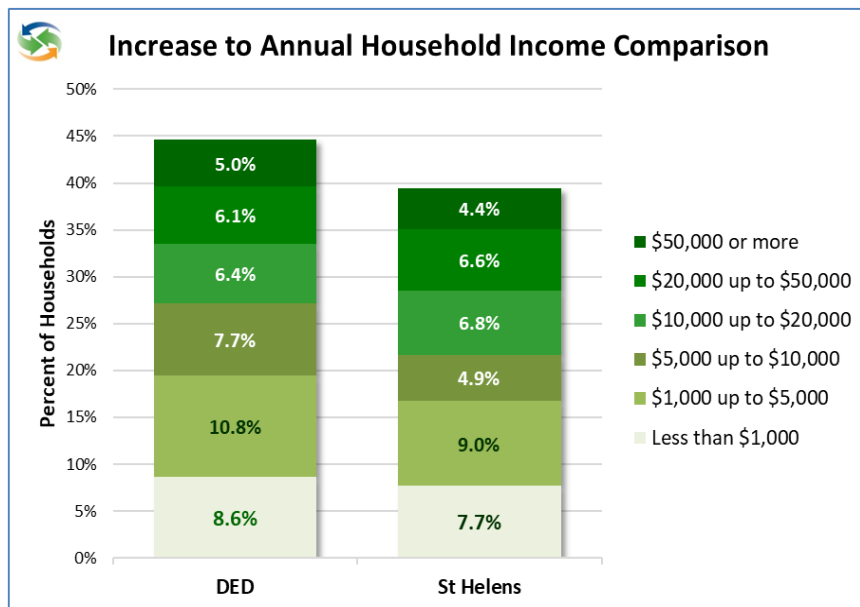


Figure 7. Increase to Annual Household Income DED Comparison

enable these types of utilization, and ultimately contribute to the local economy by increasing local household incomes.

Teleworking

Over 80% of eCheckup household respondents reported that they are teleworking or accessing the workplace using their internet connectivity. This is significantly higher compared to responses from other communities included in the DED, indicating that St. Helens has a strong incentive to support and enhance the ability of residents to continue these activities.

Among those households that were participating in Telework, Figure 8 indicates the reasons that

motivate residents to use the internet for working. Those most important aspects included life-work balance, reducing commuting time, and health and well-being. While there are a significant number of St. Helens residents that reported teleworking, this activity should be continually supported with the access of high-speed internet to enhance resident’s quality of life.

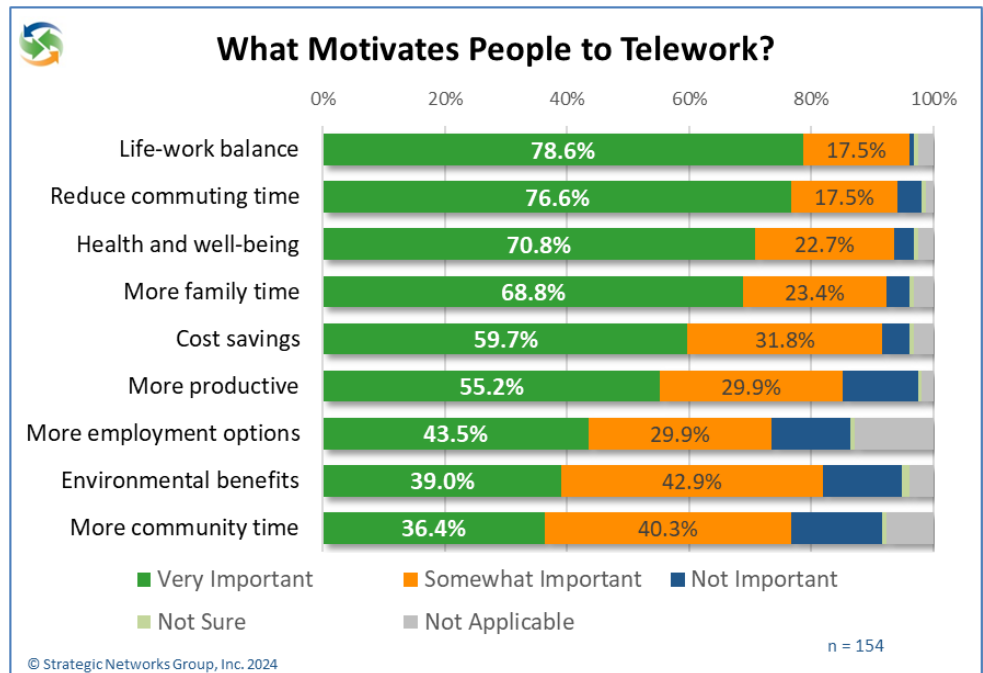


Figure 8. Telework Motivation for Households

Business eCheckup Findings

Those local businesses participating in the eCheckup included 66 respondents, a majority (82%) of which were small businesses with less than five employees. This participation in the eCheckup online assessment indicated an overall interest among local small businesses to participate in the digital economy and a desire to improve operations and business practices by adapting to using more online services.

Businesses were asked to report on their current utilization of online services, with 77% of eCheckup participating businesses indicating they have a website for their businesses (see Figure 9). Significantly, an additional 16% of businesses reported that they ‘Plan to use’ a website. This interest should be supported by the community by empowering local businesses and organizations that support the development of business websites and helps businesses transition from traditional marketing methods. There were also high rates of plan to use for services related to customer service and support, as well as delivering services and content.

By supporting business adoption of online practices, there is an increase in opportunities for residents to gain meaningful employment through these organizations. The city and local stakeholders should anticipate an increase in demand for online services by working to support both business and economic development through increasing online opportunities. This symbiotic relationship should allow the community to

continue to provide workforce training and local outreach to enable connections between the workforce and available job opportunities at local organizations.

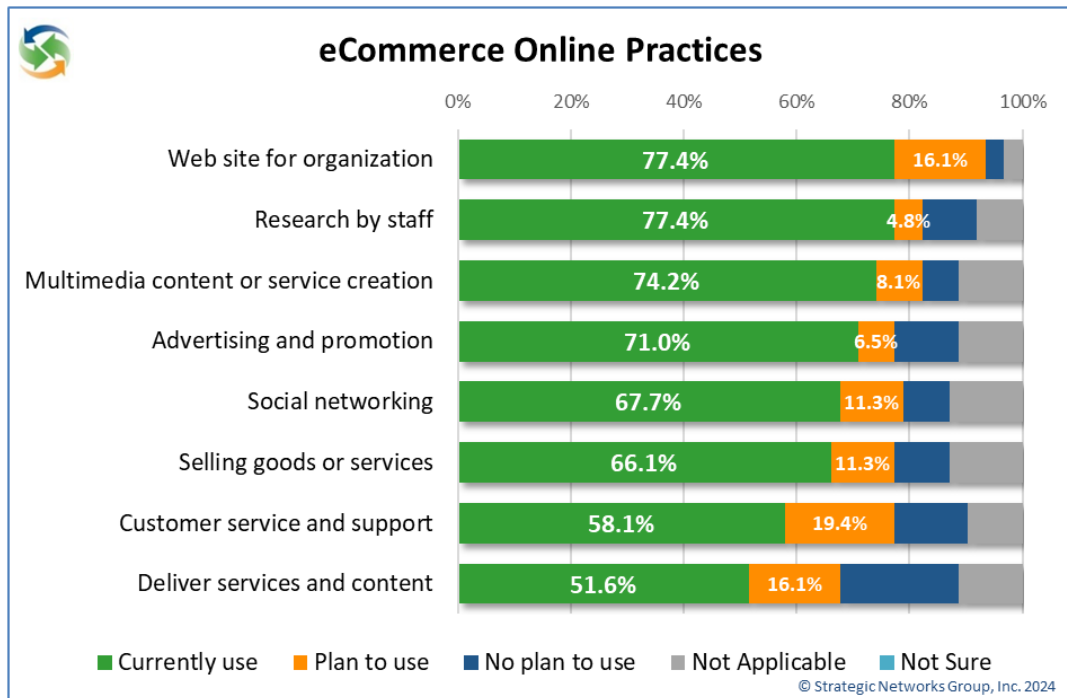


Figure 9. eCheckup Business Online Practices

Telehealth

The use of Telehealth service is vital for maintaining needed access to medical care that is increasingly become available online. In locations with limited access to healthcare options, telehealth can provide a cost-effective method of staying in contact with a healthcare provider, and also assist in emergency situations. While 46% of St. Helens residents participating in the eCheckup indicated that they ‘Currently use’ or ‘Plan to use’ telehealth services, there was also a significant amount (30%) that were ‘Willing to explore’ these options (see Figure 10).

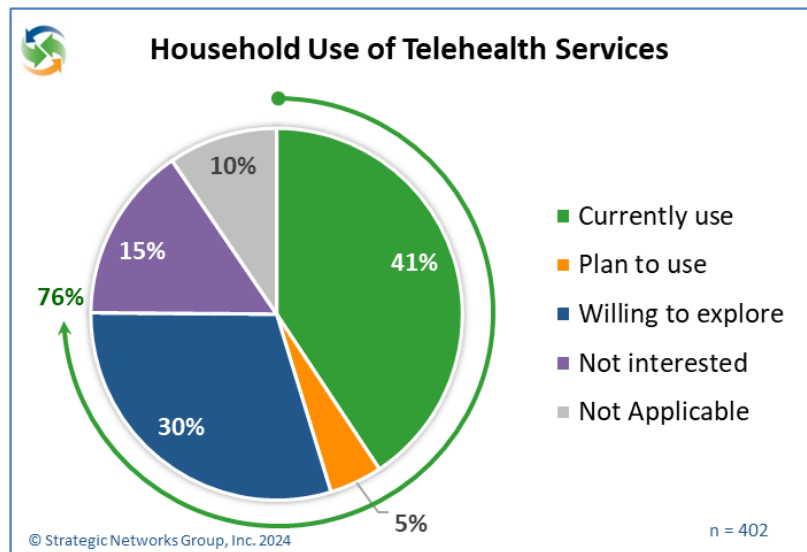


Figure 10. Household Use of Telehealth Services

Those who rely on these services should be supported with available access and speeds that allow for residents to utilize these services fully. For instance, many telehealth options require that residents participate in online video conferencing, which requires higher bandwidth than regular internet access. Residents that indicated they are interested in accessing telehealth, should be supported through raising awareness of the available services and providing information in the community about how to access and

benefit from these services. More robust connectivity would also support the availability of leading-edge imaging and monitoring tools and interactive consults with out-of-area specialists by local practitioners.

Benefits and Barriers of Internet Use

Households participating in St. Helens’ eCheckup realized the benefits of broadband compared to other localities responses in the Digital Economy Database (DED) (see Figure 11). As discussed in the previous section, this provides a tangible benefit to the residents of St. Helens and should be further enabled by increasing access to high-speed internet services and workforce development training to enhance the skills needed to compete in the digital economy. Additional findings related to the reported internet utilization from eCheckup participants can be found in the preliminary findings as presented to city council members as a part of this assessment.

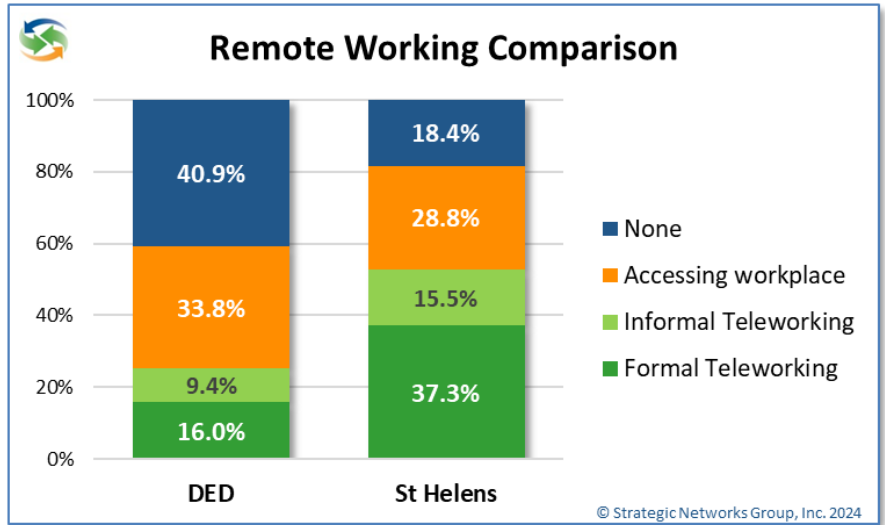


Figure 11. eCheckup and DED Remote Working Comparison

eCheckup respondents were also asked to report on any significant barriers that exist which inhibits their access or ability to take advantage of the internet. As shown in Figure 12, the most important noted barrier was the available ‘Connection speed or reliability’ of internet. This supports the previous eCheckup speed test findings that indicate many households in the community do not have existing high-speed internet service.

Additionally, the second highest reported barrier to using the internet was ‘Privacy and security concerns’. Notably, when eCheckup participants were asked specifically what is a barrier to their using telehealth, this was the primary reported barrier. This presents an opportunity for the community to engage with residents, first to understand their concerns as it relates to privacy and security on the internet, and also to provide educational and awareness outreach of best practices that can limit risks in these online areas. Addressing this barrier can help to increase overall utilization of the internet while supporting residents’ ability to participate in telehealth services and other available online platforms.

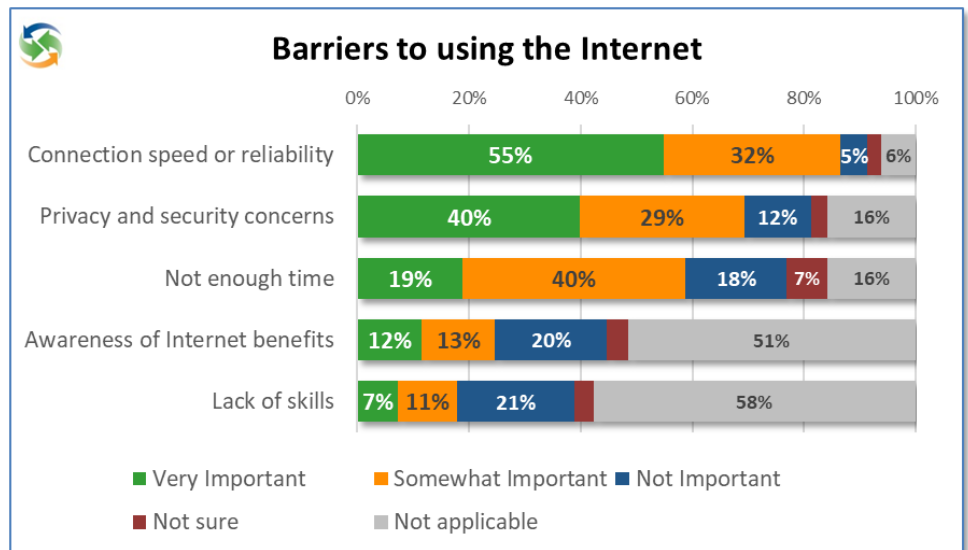


Figure 12. Household Barriers to Using the Internet

7 Analysis of Existing Digital Infrastructure and Broadband Service

The table below summarizes the available broadband services levels for households. The map below shows the distribution by Census Blocks – the darker the shading, the higher the percentage of unserved and underserved households in that Census Block.

Table 9. BroadbandAnalyzer: Unserved Households by Census Block

BroadbandAnalyzer® Scoping Report: St. Helens, Oregon				
	Housing (2020)	% of Households	Population (2020)	% of Population
All Households	5,636	100.0%	13,811	100.0%
Unserved: 25/3	3,936	69.8%	8,925	64.6%
Fully Served: 25/3	1,700	30.2%	4,886	35.4%

By utilizing reported broadband service availability, this analysis indicates that 70% of household are located in census blocks that include unserved broadband locations. A more granular analysis (see Table 10) indicates that of those locations, 1,073 broadband service locations are unserved with the existing broadband service availability.

Table 10. BroadbandAnalyzer: Fiber Deployment to Unserved Locations Cost Estimate

BroadbandAnalyzer® Scoping Report: Fiber Deployment Cost Estimates to Unserved Locations				
Housing in Unserved Census Blocks	Unserved Households	Road Miles / Sq. Miles	Total Fiber Cost Estimate	Avg. Fiber Cost per Premise
3,936	1,073	59.95 / 2.82	\$3,123,495	\$2,911

Applying a fiber deployment cost methodology (detailed in Appendix 2), the total cost to deploy fiber to all of the unserved locations would be \$3.1 million, at an average cost of \$2,911 per premise. This is a relatively low cost per premise which is due to the higher density within St. Helens and presents an opportunity to ensure that all broadband service locations in the municipal area are provided access to high-speed internet service.

Figure 13 below shows additional details about census block locations and broadband service levels.

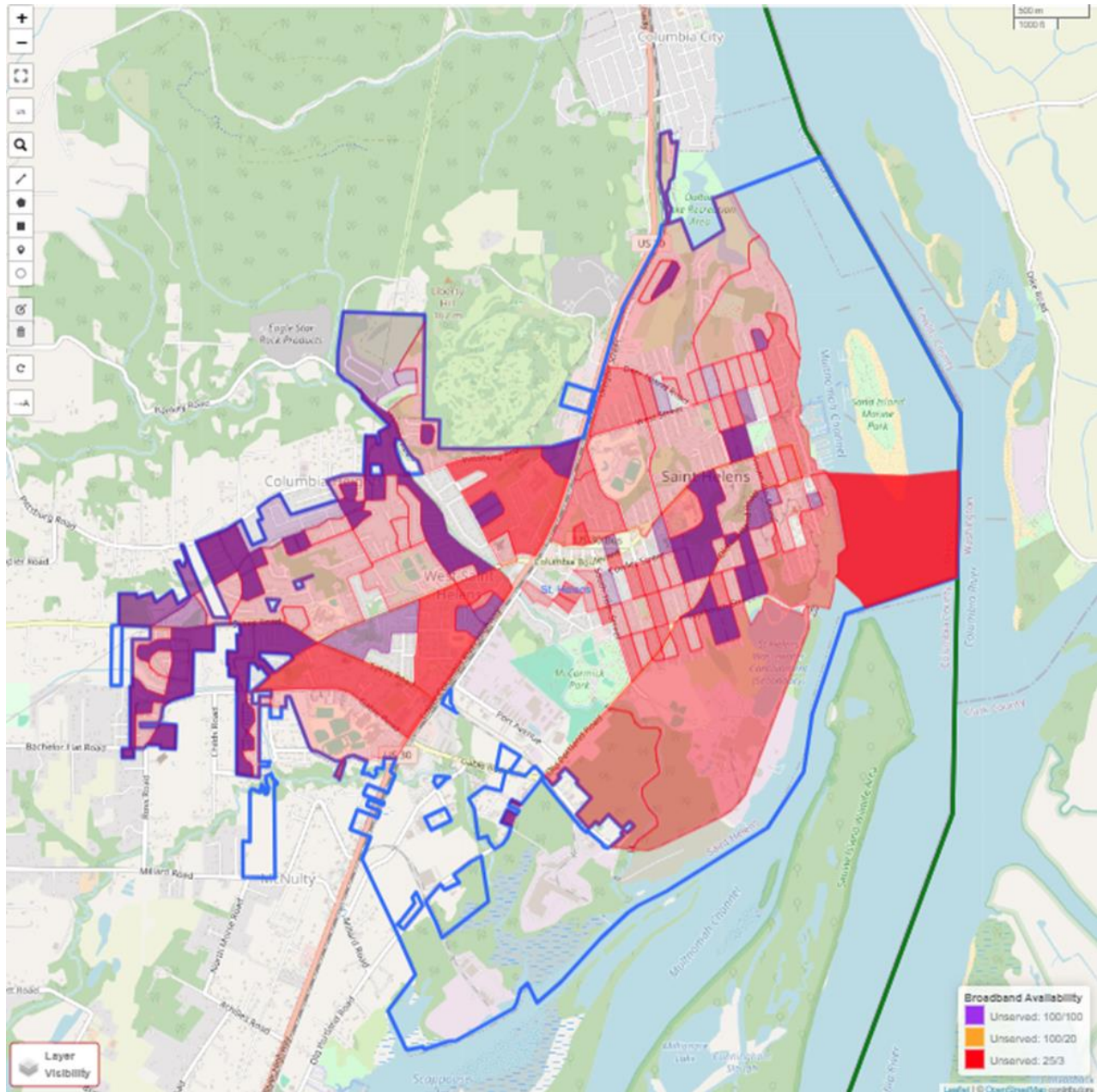


Figure 13. BroadbandAnalyzer Mapping: Unserved Census Block Locations

8 Digital Inclusion for Economic and Local Development

In St. Helens the digital landscape for access and inclusion reflects both challenges and opportunities. While the internet has become an indispensable tool for modern life, there remains a significant portion of households without access or ability to realize benefits from use of online practices. This absence of connectivity is not just about infrastructure; it is about ensuring that everyone, regardless of background or circumstance, can effectively participate in an increasingly digital world. Broadband technology opens doors to education, economic opportunities, healthcare, and social services. However, barriers such as socioeconomic status, educational attainment, and geographic location can limit access to these benefits, creating a digital divide that misses opportunities and stifles progress. By implementing collaborative strategies that involve government, educational institutions, non-profits, businesses, and ISPs in fostering digital inclusion, St. Helens can unlock the full potential of broadband, paving the way for economic growth, innovation, and community resilience.

8.1 Internet Adoption and Digital Inclusion

According to Census data, over 8% of St. Helens households are currently without an internet subscription.⁷ Households with an annual income below \$75,000 account for 96% unconnected households in St. Helens. Furthermore, 5% of households rely on satellite for internet connection and 11% of households use a cellular data plan without another type of internet subscription. Those households that do not have access to, or the ability to afford, broadband services may also lack the devices and digital skills that are needed to participate in today's digital economy. Improving high-speed and affordable internet service to address connectivity gaps is only part of the solution. This section will address digital inclusion and participation required to fully maximize the beneficial economic impacts of broadband.

Digital inclusion is the process to achieve digital equity goals so that all segments of society have opportunity to access and the skills to effectively use the technologies necessary to advance their circumstances and their local economies in a digital world. Universal access alone will not deliver digital equity. Too many residents lack the knowledge, skills, and financial capacity to benefit from the resources and services delivered by broadband. Too many businesses have not adopted the full range of online practices to enable them to be competitive.

Factors underlying digital inequities strongly correlate with poverty, low educational attainment, disabilities, and advanced age. Ethnicity also factors in, primarily as a function of the higher prevalence of the previously listed factors in minority populations, as well as from issues arising from English not being the dominant spoken language in the homes of some minority groups. The interplay of these factors compounds the challenge and underscores the need for creative and collaborative policy, investment, and targeted programming involving partnerships with schools and universities, non-profit organizations, other community anchor institutions, the business community, and the Internet Service Providers (ISPs).

8.2 Community Anchor Institutions in St. Helens

Leveraging existing community facilities and resources is an essential part of comprehensive, cost-effective solutions to address gaps in broadband services and utilization by households and businesses in St. Helens. Community assets can provide benefits to both the physical infrastructure build-out to improve broadband

⁷ Out of 5,172 total households in St. Helens, 423 are reported to not have an internet subscription. Census 2022 5-year Estimate Table: [S2801](#)

internet services as well as providing outreach services to the community that improve awareness and participation with targeted groups.

Community Anchor Institutions (CAIs) are local organizations with facilities that support the locality through public safety, education, municipal administration, health, and other vital services. There are 14 CAIs that are identified within St. Helens, including 6 fire and law enforcement facilities, 5 schools, 2 libraries, and a government facility (City Hall). A list of these locations with additional details is provided in Appendix 2. CAIs play a vital role in establishing a foundation of broadband service availability and ample community resources to achieve outreach and engagement with local residents and businesses. Their locations provide opportunities to provide enhanced public services for the community and improve the local infrastructure.

In an effort to raise awareness of available internet services, these locations serve as a focus to engage with the public and provide a platform for public engagement on broadband-related issues. CAIs, along with other available community facilities, can be used to educate the public and encourage adoption of telehealth, workforce development training, smart community services connectivity, and other opportunities. St. Helens should consider these locations to be utilized as local Digital Innovation Hubs. These facilities can provide community members an opportunity to engage with local resources allowing for access to internet service and other tools, as well as a chance for local businesses and social services to showcase available technologies to improve local adoption of their services (see Section 10.1 – Digital Innovation Hubs).

The FCC is currently working to ensure that CAIs are accurately and completely represented within communities as they develop broadband mapping. The spectrum of potential CAIs is broad and beyond local government-affiliated offices and service centers, and can include fire stations, community centers, churches and other faith organization facilities, drug stores, and other organizations. An important role of St. Helens and the State of Oregon going forward will be to **verify and expand the portfolio of local facilities that are able to assist in the improvement of broadband service and availability are included in future program-planning initiatives.**

8.3 Leadership with Digital Infrastructure in St. Helens

St. Helens has a vested interest in taking a leadership role on digital infrastructure and digital inclusion for local economic and community development. As a city government, St. Helens has a holistic, longer-term view to retaining and growing the tax base. Furthermore, as an established local entity that State and Federal funding agencies are most likely to recognize, the city has an opportunity to support the grant application process for BEAD and other funding opportunities.

Based on outreach, stakeholder engagement, and analysis of findings from SNG's research on broadband gaps, the following Principles for Public Investment in Digital Infrastructure can be followed to find an equilibrium between city needs and fiduciary responsibilities with private-sector market interests.

Principles for Public Investment in Digital Infrastructure for St. Helens

- Approach broadband as digital infrastructure – public investments in infrastructure should be owned by the locality so they can be stewards of their own future, whether roads, water or sewer or broadband. For St. Helens, this means connecting everyone in St. Helens as soon as possible with at least 100/100 Mbps with digital infrastructure investments.
- Public funds should not be used to subsidize one service provider's infrastructure (private or public) over other service providers' infrastructure, strengthening the market power of the provider receiving public funds. Instead, public funds should enable improved and competitive services through digital infrastructure that is open to all service providers.
- Competition is a means to enable competitive services and pricing, where markets are large enough to support multiple providers (with at least two internet service provider options for residents or businesses, three is better). Where markets are not large enough, public-private partnerships between the service provider and the locality can achieve competitive service and pricing levels (in such cases, long-term service contracts with performance metrics would be signed into agreements).
- For service providers that can and are interested in expanding their footprints, St. Helens can support providers with:
 - Affordable last-mile and middle-mile infrastructure that is built with an open-access design but may be operated as a public-private partnership with one provider under a performance contract when the market size does not support multiple providers.
 - Aggregation of demand, market intelligence, and qualified leads for more effective sales and marketing, customization of offerings, and better customer service by providers.
 - Faster and simpler access to easements.
 - Community engagement because service provider outcomes are always better when supported by local champions.
 - Defined population density that makes sense for digital infrastructure investments (fiber and fixed wireless).

9 Digital Infrastructure for St. Helens

Areas in St. Helens remain unserved, underserved, and overcharged with broadband because private sector internet service providers do not expect enough of a financial return from investing in those areas. Communities in this situation are often waiting for new funding, new technology, or a private sector provider to step-in and solve their broadband gaps. Even for areas that are considered ‘served’ based on the FCC’s 25/3 Mbps definition of broadband, COVID-19 shined a spotlight on the need for robust digital infrastructure in all areas because unequal access, degrading internet speeds, and instable reliability hurt the local economy.

Community initiatives that attempt to address their broadband gaps by becoming a service provider using a traditional broadband service provider approach are fundamentally flawed. If broadband were financially feasible in those areas, providers would be there already. Furthermore, communities attempting to provide broadband services to those areas are at several disadvantages, most notably competing with experienced incumbents while trying to serve low-profitability areas. The private sector business case for broadband is not flawed; it is correct, which is why those areas remain unserved, underserved, or overcharged.

Relying on traditional private-sector providers to step-in and invest in community digital infrastructure is also flawed. Although communities see significant benefits from broadband investments in terms of retention and growth of local jobs and businesses and quality of life, such community benefits do not accrue to traditional private-sector service providers. This results in underinvestment in broadband relative to a community’s needs. In contrast, from the service providers’ point of view, the level of investment is rational because they receive higher returns elsewhere with higher population densities and lower buildout costs. If, for example, investments into road infrastructure depended exclusively on the direct returns to private sector investors, how extensive and of what quality would our road networks be? Compounding that misalignment, the short-term time horizons for private sector service providers (typically 3-5 years) are not long enough to fully capture investment returns from local market growth.

9.1 Strategy for Broadband and Digital Infrastructure Investments

Broadband gaps will continue until localities and investors find a viable solution that better aligns community needs with investors’ returns on their investments. The **critical first step is to pivot to a digital infrastructure approach** in which the longer-term economic benefit to community growth and business success is taken into account. Growing the addressable market for service providers leads to a virtuous cycle that increases network revenue opportunities and returns on investment.

Community initiatives need to take an infrastructure investment approach in order to realize the full economic and community benefits from digital infrastructure over the long term. This can be operationally achieved by partnering with digital infrastructure⁸ investors (public and private), in which ownership and operations are structurally separated from retail service delivery. This enables competitive service offerings without becoming a direct competitor to incumbent providers.

Broadband that connects all in a community is digital infrastructure. Like roads and electrical grids, digital infrastructure enables benefits to local economic vitality, competitiveness, resilience, and quality of life. However,

Digital Infrastructure enables benefits to local economic vitality, competitiveness, resilience, and quality of life.

⁸ Digital infrastructure is a platform for broadband (high-speed internet) networks that are reliable, affordable, and future-ready with at least 100 / 100 Mbps download and upload speeds.

most of these benefits from digital infrastructure investments do not accrue to private sector internet service providers. This results in underinvestment in broadband as providers only target areas they assess to be profitable.

Digital infrastructure is more than simply fast broadband access. Digital infrastructure connects all anchor institutions, residents, and businesses in the community so that all can effectively participate in an increasingly online economy, rather than only serving the most profitable areas. Ubiquitous affordable broadband increases local innovation and grows the local economy, which, in turn, grows the local market for broadband and value-added services. There is attendant upswing in demand for broadband and the value-added services it delivers. These spillover effects (sustainable local economic growth, enhanced quality of life) are indirect benefits to communities and a primary driver for public investment in infrastructure (roads, water and sewer systems, electric utilities).

When localities take a digital infrastructure approach, they are better able to capture the full community benefits over the long term, while creating the potential for competitive service offerings without becoming a direct competitor to incumbent providers. As with road infrastructure, communities can enter into public-private partnerships in digital infrastructure and retain sovereignty over their digital future, while separating ownership from network operations and retail service delivery.

Ubiquitous high-quality broadband is a goal that is often best (or only) realized through a model driven by public-private partnership in the investment in digital infrastructure. This model builds on principles established in the public funding of roads, water and sewer systems, and electric utilities because the indirect benefits to communities are a primary driver for public investment in infrastructure whereas indirect benefits are off-balance sheet to private investors.

9.2 Path Forward Options for the City of St. Helens

There are a number of advantages to the City of St. Helens creating a public-private partnership for digital infrastructure. Enabling competition between multiple retail service providers leads to a greater choice of offerings. It also creates new opportunities for the city to retain and attract businesses for whom availability of robust and competitively priced broadband is increasingly a non-negotiable determinant of location. St. Helens has multiple use cases for digital infrastructure that can drive operational cost savings, including public safety communications, city networking needs, and redundancy for all networking and communications needs.

Rather than attempting to directly compete with incumbent ISPs, St. Helens has a vested interest in **investing in a public-private partnership for digital infrastructure** in which options include using an existing utility or creating a Broadband Authority or Special Purpose Vehicle. This retains local assets and economic sovereignty, while enabling outsourcing operations and internet services. A similar model is an airport authority⁹ in which operations of the infrastructure are outsourced and services are provided by private airlines who pay gate fees. This proven model for airports mirrors the "open access" model for digital infrastructure. By enabling competition among broadband providers rather than subsidizing one provider, which can create a monopoly position, broadband subscribers across St. Helens get the added benefits arising from competition. The following table summarizes traditional options for addressing broadband gaps.

⁹ Airports are high-cost infrastructure investments that individual airlines would be challenged to build and operate. A proven model is for the locality to own the airport, but outsource the operations (with a performance contract) and charge gate fees to carriers like Air Canada, WestJet, etc.

Table 11. Options in Addressing Broadband Gaps

Traditional Options in Addressing Broadband Gaps for St. Helens			
Strategy	Cost	Projected Benefits	Expected Outcomes
Do Nothing – leave unserved and underserved market to private sector service providers	For unserved and underserved areas: <ul style="list-style-type: none"> • Reduced economic opportunities and quality of life • Reduced tax revenues and property values 	No financial implications to city because city is not involved	Unserved and underserved areas will persist where there is not enough of a private sector business case to serve them <ul style="list-style-type: none"> • Risk of continued digital divide • Limited ability to implement smart community services • Declining economy and population
Subsidize Provider Business Case (traditional approach to public-private partnerships)	Subsidy (e.g., financial, rights of way, market exclusivity) by city to attract private-sector partner investment in network	Service to designated unserved and underserved areas as part of partnership agreement	Subsidization of business case to a private-sector partner <ul style="list-style-type: none"> • Potentially limited competition to the provider under contract • City’s goals of economic vitality, community benefits, smart community services, and long-term planning may not align with provider’s goals (revenues, profitability, enough return on investment compared to other investment opportunities)
Become an internet service provider	<ul style="list-style-type: none"> • Resources to build, operate, and manage network • Continual need to acquire customers • Need to compete against incumbent and new providers • Legal challenges from incumbents 	<ul style="list-style-type: none"> • Ability to direct investments to neighborhoods, and potentially to generate positive cash flow if there is a business case • Control over technology updates 	Operating as a competitive provider in an incumbent provider market (i.e., pre-existing providers serving area), which means that demand in unserved and underserved neighborhoods may not be enough to sustain a business case for a municipal ISP
Public-Private Partnership to invest in digital infrastructure (outsourcing operations and using an open access model for retail internet services)	Resources to build a network and creation of a Broadband Authority/Utility or Special Purpose Vehicle (SPV)	Internet service improvements and lower costs for bandwidth because open access enables competition and ubiquitous community access	<ul style="list-style-type: none"> • City is a steward of its economic and political future • Open access network architecture offers greatest alignment between community needs and broadband services

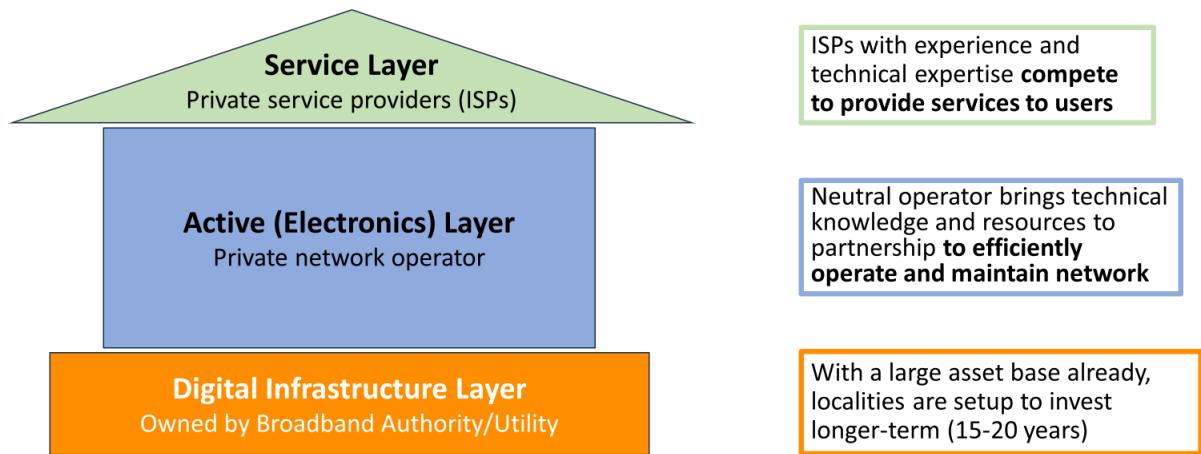
9.3 Digital Infrastructure Model to Enable Competition

Investments in digital infrastructure need to bridge broadband gaps identified in this report. To reduce barriers to entry for internet service providers (capital costs, technology compatibilities, etc.) to serve individual premises in St. Helens, a digital infrastructure network design should structurally separate network ownership (i.e. asset paid with taxpayer funds) from network operations and retail services. This enables the appropriate network operating model to be chosen (one provider, multiple providers via open access, etc.) based on local market circumstances, interest by private-sector partners, and network demand (current and potential)¹⁰. Providing high-capacity digital infrastructure to last mile (connecting premises) and middle mile enables competitive retail service providers to enter and operate within the locality.

Network operation revenues (primarily derived from customer subscriptions) can cover the network build and operations costs. For example, leasing the digital infrastructure can provide St. Helens the revenue to pay the costs of owning and maintaining the initial infrastructure, while retaining control over future investments, build-out phases, and network maintenance.



Structural Separation of Digital Infrastructure



Delivery of services by private sector, with local stewardship over digital infrastructure

Figure 14. Structural Separation of Digital Infrastructure

With structural separation of network ownership from operations and service, network operators can be contracted to manage network operations. Third-party retail providers can be invited to offer their internet services at competitive rates, while also providing an ongoing fee for access to the network. The cost for retail providers to access the market is minimal compared to the cost of building their own digital infrastructure, which is a financial incentive to participate. Furthermore, digital infrastructure increases local innovation and grows the local economy, which grows the local market for broadband and value-added service providers, and retail providers are well aware of these benefits.

¹⁰ <https://sngroup.com/broadband-demand-definitions/>

10 eStrategy for St. Helens

10.1 Recommendations and Next Steps for St. Helens

Priorities among elected officials, community leaders, and local stakeholders, as identified in the **Digital Needs and Readiness Assessment** (Section 2), showed a consensus on goals and issues that can be addressed through digital infrastructure and improving access to vital services that are enabled by broadband access, in particular expanded online education and new opportunities for work and economic growth.

Based on the gaps, barriers, and opportunities identified in the **Broadband Assessment** (Section 4), the following recommendations provide next steps for the City of St. Helens to address broadband and digital inclusion gaps. The following digital inclusion and transformation recommendations are designed to build an eStrategy for the City of St. Helens that:

- Raises digital awareness and builds capacity of local households and businesses to fully realize the benefits from online practices
- Leverages local stakeholder resources to sustainably meet the evolving digital needs
- Enables the community to fully realize economic impacts and community benefits from digital infrastructure and effective use of online practices

Successfully implementing an eStrategy will require a holistic approach that takes into account the needs of the community and projected growth in demand for online practices. This includes building a shared vision among elected officials, community leaders, and local stakeholders that grows buy-in around strategies and commitments for the project participants. The recommendations also include digital inclusion and transformation elements that address the digital capacity of local businesses and demographic groups.

eStrategy Recommendations for St. Helens

Broadband, Digital Infrastructure, and Digital Inclusion Need to be Managed as a Process

Technologies, community needs and expectations, and local circumstances will change and evolve. Therefore, implementing digital infrastructure and transformation is a process. This requires an ongoing effort and focus to identify evolving digital inclusion needs, strategically address them, measure outcomes and share performance stories to substantiate investments made to plan for future phases.

Digital Economy Management

Based on the findings from this study and discussions with stakeholders in St. Helens, it is recommended that a dedicated resource be designated, or necessary expertise be commissioned, for managing and coordinating broadband and digital inclusion initiatives. This includes promoting innovative uses of the digital infrastructure by local businesses, organizations, and households

This role would involve not only the oversight of these projects but also regular reporting to the City Councilors. Engaging with the Councilors is crucial, particularly when political leverage is required, such as staying updated with the State Broadband Office or coordinating with key local stakeholders.

Additionally, this resource would support the development and coordination of grant applications and help manage funding processes for broadband infrastructure. This position is important for driving the digital

transformation within the community, ensuring that collaboration with local service providers is optimized and that the benefits of digital advancements are accessible to all residents.

Digital Innovation Hubs

To enhance digital access and literacy in St. Helens, identifying local facilities that can serve as Digital Innovation Hubs will help the city build an inventory of resources that can serve the digital economy. These hubs would offer public access to computers and other internet access devices, thereby democratizing digital resources. Furthermore, these centers become meeting points for **Digital Navigators** to showcase and demonstrate existing technologies, helping individuals understand potential benefits firsthand. Activities could include 'test-driving' the speed of fiber broadband, exploring telehealth and remote monitoring, and examining the uses of precision agriculture. Alongside this, there should be a concerted effort to develop an outreach and engagement plan that informs all residents and businesses of these offerings. Local stakeholders will be vital to build local capacity and employ a train-the-trainer model, which will provide necessary resources and technical support to bridge digital inclusion gaps effectively.

St. Helens Broadband Planning

St. Helens should actively pursue Federal and State funding opportunities, with a particular focus on coordinating with regional partnerships to ensure scalability and sustainability of broadband initiatives. One strategic move could be joining regional broadband coalitions, such as Col-Pac¹¹ or other similar organizations, that would provide the ability to leverage assets and expertise that could contribute to Broadband Equity, Access, and Deployment (BEAD) funding. Regional planning can result in higher scoring in grant applications.

Ongoing Communication and Community Engagement

Implementing an ongoing communication process to keep local leaders and the public informed and aware of opportunities is vital. Communication and community engagement should highlight the benefits of digital inclusion and transformation initiatives throughout the city, while exploring opportunities to join other regional initiatives that serve similar interests. Outcomes and impacts from community outreach activities should be measured with performance stories shared among community members and leaders.

Track Economic Impacts and Community Benefits

Regularly measure outcomes and impacts to enable the city to share success stories and demonstrate benefits from community investments. These efforts will not only build local and regional consensus, but can also enable feedback mechanisms needed to identify and address evolving digital needs in a timely and effective manner.

¹¹ Col-Pac is an economic development district, currently representing nearby counties of Columbia, Clatsop, Tillamook, and Washington. <https://nworegon.org/>

Appendix 1 - Community Anchor Institutions in St. Helens

Table 12. Community Anchor Institutions: Location and Type

ENTITY NAME	ADDRESS	CATEGORY
OREGON STATE POLICE – ST. HELENS*	500 NORTH HIGHWAY SAINT HELENS, OR 97051	PUBLIC SAFETY
COLUMBIA COUNTY JAIL/SHERIFF*	901 PORT AVE ST. HELENS, OR 97051	PUBLIC SAFETY
COLUMBIA RIVER FIRE AND RESCUE – SAINT HELENS STATION*	105 SOUTH 12 TH STREET SAINT HELENS, OR 97051	PUBLIC SAFETY
COLUMBIA RIVER FIRE AND RESCUE – ADMINISTRATION*	270 COLUMBIA BLVD ST. HELENS, OR 97051	PUBLIC SAFETY
COLUMBIA RIVER FIRE AND RESCUE – TRAINING*	58555 MCNULTY WAY ST. HELENS, OR 97051	PUBLIC SAFETY
ST. HELENS POLICE DEPARTMENT*	150 S 13 TH STREET ST. HELENS, OR 97051	PUBLIC SAFETY
ST. HELENS CITY HALL*	265 STRAND STREET ST. HELENS, OR 97051	GOVERNMENT
ST. HELENS PUBLIC LIBRARY*	275 S 18 TH STREET, STE A ST. HELENS, OR 97051	LIBRARY
COLUMBIA COUNTY LAW LIBRARY*	270 S. FIRST STREET ST. HELENS, OR 97051	LIBRARY
MCBRIDE ELEMENTARY SCHOOL*	2774 COLUMBIA BLVD ST HELENS, OR 97051	SCHOOL AND EDUCATION
ST HELENS HIGH SCHOOL*	2375 GABLE RD ST HELENS, OR 97051	SCHOOL AND EDUCATION
CUBS CORNER	2375 GABLE RD ST HELENS, OR 97051	SCHOOL AND EDUCATION
THE TOT SPOT	2365 COLUMBIA BLVD ST HELENS, OR 97051	SCHOOL AND EDUCATION
SNOOPEELAND CHILD DEVELOPMENT CENTER	174 SUNSET DRIVE ST HELENS, OR 97051	SCHOOL AND EDUCATION
COLUMBIA COUNTY EDUCATION CAMPUS*	474 N 16 TH ST ST HELENS, OR 97051	SCHOOL AND EDUCATION
ST HELENS MIDDLE SCHOOL*	354 N 15 TH ST ST HELENS, OR 97051	SCHOOL AND EDUCATION
LEWIS & CLARK ELEMENTARY SCHOOL*	111 S 9 TH ST ST HELENS, OR 97051	SCHOOL AND EDUCATION
SPRING MEADOWS ASSISTED LIVING FACILITY	36070 PITTSBURG RD SAINT HELENS, OR 97051	MEDICAL AND HEALTHCARE INSTITUTIONS
LEGACY URGENT CARE CLINIC	500 NORTH COLUMBIA RIVER HIGHWAY SAINT HELENS, OR 97051	MEDICAL AND HEALTHCARE INSTITUTIONS
MEADOW PARK HEALTH AND SPECIALTY CARE CENTER	75 SHORE DRIVE SAINT HELENS, OR 97051	MEDICAL AND HEALTHCARE INSTITUTIONS
SEMLINGS PHARMACY, INC	1804 COLUMBIA BLVD SAINT HELENS, OR 97051	MEDICAL AND HEALTHCARE INSTITUTIONS
WALGREENS - 10056	175 SOUTH COLUMBIA RIVER HIGHWAY SAINT HELENS, OR 97051	MEDICAL AND HEALTHCARE INSTITUTIONS

AVAMERE AT ST HELENS	2400 GABLE RD SAINT HELENS, OR 97051	MEDICAL AND HEALTHCARE INSTITUTIONS
SAFEWAY	795 COLUMBIA RIVER HIGHWAY SAINT HELENS, OR 97051	MEDICAL AND HEALTHCARE INSTITUTIONS
RITE AID - 5333	785 SOUTH COLUMBIA RIVER HIGHWAY SAINT HELENS, OR 97051	MEDICAL AND HEALTHCARE INSTITUTIONS
WAL-MART - 2422	2295 GABLE ROAD SAINT HELENS, OR 97051	MEDICAL AND HEALTHCARE INSTITUTIONS

* = identified as CAI by Oregon Broadband Office

CELL TOWER INFORMATION

COLUMBIA 911 COMMUNICATIONS DISTRICT
Height: 38.1 meters
FCC License ID: 2524438
56811 MCNULTY WAY
SAINT HELENS, OR

Appendix 2 - Broadband Deployment Cost Calculation Methods

Fiber deployment cost is calculated per linear mile using the relevant row of the cost table using the formula:

$$\text{Fiber Cost} = (\# \text{ Unserved Households} \times \text{Fiber Cost per Household}) + (\# \text{ Linear Road Miles} \times \text{Fiber Cost per Lineal Mile})$$

Costs are determined using the following totals for fiber deployments.

Table 13. Fiber Deployment Cost Estimate Figures

Deployment Cost Estimates					
Fiber Density Group	Fiber per HH	Fiber Per Linear Mile	Wireless Per HH	Wireless Per Tower	Wireless Tower Range
Commercial	\$1,500	\$25,000	\$1,500	\$150,000	2.50
Subsidized	\$1,500	\$50,000	\$1,500	\$200,000	2.50
High-cost	\$3,000	\$100,000	\$3,000	\$350,000	2.50

Appendix 3 - Definition of Concordance

Inter-rater Concordance (r_L)

Numeric measurement of the level of agreement between between the responses to a categorical survey question, with $r_L = 1$ corresponding to complete agreement (all responses are the same), and $r_L = 0$ corresponding to complete disagreement (responses are equally split between the two extremes).

We use

$$r_L = \sqrt{r_{wg(j)}^*}$$

with $r_{wg(j)}^*$ as defined in O'Neill (2017):

$$r_{wg(j)}^* = 1 - (S_x^2 / \sigma_{mv}^2)$$

where:

- the observed variance of the responses is S_x^2 , and
- the maximum variation possible for the responses is σ_{mv}^2 , achieved when all of the responses are split between the minimum and maximum scale values:

$$\sigma_{mv}^2 = (X_U - X_L)^2 (p)(1 - p)$$

with

- X_U is the upper (maximum) value of the scale,
- X_L is the lower (minimum) value of the scale,
- $p = \frac{\lfloor \frac{N_x}{2} \rfloor}{N_x}$ is the proportion of values at one extreme, computed by dividing the total number of observations N_x by 2, and then applying the floor function ($\lfloor x \rfloor$) to round down



strategic

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www.sthelensoregon.gov

July 9, 2024

MUNICIPAL COURT REPORT

Unfortunately, I am unable to attend the city council session on July 16, 2024 due to a prior obligation in Oregon City Municipal Court. The municipal court continues to operate very efficiently. I continue to be proud of the work we have accomplish and the level of service the court provides to the citizens.

In the last fiscal year, the number of cases prosecuted, both crimes and violations, increased as shown below. However, the revenue for the cases went down. I do not have an explanation for the reduction, but I will be reviewing the data to see if there is an explanation.

FISCAL YEAR	CRIMES	REVENUE FOR CRIMES	VIOLATIONS	REVENUE FOR VIOLATIONS
2022-2023	227 cases	\$137,691.89	516 cases	\$92,574.57
2023-2024	360 cases	\$120,729.13	645 cases	\$82,055.75

The highest number of criminal cases prosecuted in the last two years were driving offenses, namely Driving Under the Influence of Intoxicants (DUII), Driving While Suspended, and Reckless Driving.

Lucy Heil, our longest standing defense attorney, is leaving this month. She has been a very valuable member of the team and provided excellent defense services for the defendants prosecuted in the court. Lance Quaranto will be taking over her caseload. He worked for the court a few years ago and I expect a smooth transition.

I will be happy to answer any questions and attend a different council session if city council would like any additional reports or information.

Amy Lindgren
Municipal Court Judge



Offense By Year Report

Municipal Court

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Violations For Filed Date From 07/01/2022 To 06/30/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
201201-033.045 CONTEMPT OF COURT				1									1
201201-162.145 Escape III								1					1
201201-162.235 Obstructing Governmental or Judicial Administration				1									1
201201-162.315 Resisting Arrest	1		1						2	1			5
201201-163.160 Assault IV	1		1										2
201201-163.160D\Assault IV - Domestic Violence								1					1
201201-163.190 Menacing			1									1	2
201201-163.190D\Menacing - Domestic Violence			1			2	2	1	1				5
201201-163.195 Reckless Endangering	5	4		1	2	2	2				2		18
201201-163.465 Public Indecency											1		1
201201-164.043 Theft III			2	2		1			1	3	1		10
201201-164.045 Theft II			1	1	1					2			5
201201-164.135 Attempted Unauthorized Use of a Vehicle			1										1
201201-164.245 Criminal Trespass II			3			1		2					6
201201-164.255 Criminal Trespass I	1												1
201201-164.345 Criminal Mischief III										1			1
201201-164.354 Criminal Mischief II	1		1	1						2			5
201201-164.805 Offensive Littering										1			1
201201-166.025 Disorderly Conduct II			1		1				1	1		3	8
201201-166.065 Harassment	1	4	1	2	1			2	3	2	1		17
201201-166.065A Harassment - A Misdemeanor				1									1
201201-166.240 Carrying a Concealed Weapon								1		1			2
201201-167.325 Animal Neglect II									2				2
201201-471.410 Providing Liquor to a Person Under 21				1								1	2
201201-811.140 Reckless Driving	3	2	1	6	1		3	3	3	5	2		29
201201-811.182 DRIVING WHILE SUSPENDED - MISC	4	2	1	1		1	1	7	2		3		22
201201-811.700 Failure to Perform Duties of a Driver		1								6	2		9
201201-813.010 Driving Under the Influence of Intoxicants	9	4	2	11	4	5	7	7	11	8	6	1	68

Offense By Year Report

Municipal Court
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Violations For Filed Date From 07/01/2022 To 06/30/2023

Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec Total

Report Totals:	26	17	18	29	10	3	14	27	26	33	18	6	227
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Offense By Year Report

Municipal Court
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Violations For Filed Date From 07/01/2022 To 06/30/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
201201-10.12.030(Violation Time Limits - RV on Street More Than 5 Days in 30-day Period	1						1						1
201201-471.430 Minor in Possession of Alcohol										1			1
201201-6.04.040(2Dog at Large					1						1		2
201201-6.04.060(1Aggressive Dog													1
201201-6.04.080 Animal Facility Licensing					1								1
201201-8.12.050(6Nuisance Violation - Odor					1								1
201201-8.12.150(2Keeping of Junk					1								1
201201-803.300 Fail to Register Vehicle		1	2			1	3		1				8
201201-803.455 Fail to Renew Vehicle Registration			1								1		3
201201-803.540 Fail to Display Plates								1					1
201201-803.550 Illegal/Alt Display of Plates		1						2	2	1		1	5
201201-803.560 Improper Display of Validating Stickers		1					2						3
201201-805.030 Violation of Registration Limit on Special Interest Vehicle								1					1
201201-806.010 Driving Uninsured	9	15	15	7	7	24	14	2	12	6	14	14	139
201201-806.012 Fail to Carry Proof of Insurance			3			2	5		5	1	4	2	22
201201-807.010 No Operator's License	1	3	1	1		2	2	1	2	1		1	15
201201-811.100 Violation of the Basic Rule					1								1
201201-811.111 Violation of Speed Limit	1	1	1	2	1	4	5		5	2	2	2	26
201201-811.135 Careless Driving		1			1		1	2	1				6
201201-811.135A Careless Driving - Class A			2	1				1		2			6
201201-811.145 Fail to Yield to Emergency Vehicle							1						2
201201-811.170 Open Container Violation										1	1		3
201201-811.175 Driving While Suspended - Violation	7	13	16	3	10	27	19	6	20	7	21	15	164
201201-811.210 Fail to Use Safety Belt			1				1	1					4
201201-811.265 Fail to Obey a Traffic Control Device	1		3	1	1	2		1	3	1			13
201201-811.275 Fail to Yield R-O-W at Uncontrolled Intersection						1							1
201201-811.280 Fail to Yield Right of Way										1			1



Offense By Year Report

Municipal Court
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Violations For Filed Date From 07/01/2022 To 06/30/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
201201-811.335 Unlawful or Unsignaled Turn			1						1				2
201201-811.350 Dangerous Left Turn							1		1				2
201201-811.355 Improperly Executed Right Turn								1					1
201201-811.365 Illegal U-Turn										1			1
201201-811.370 Fail to Drive within Lane										2			2
201201-811.410 Unsafe Passing on Left				1									1
201201-811.505 Fail to Stop When Emerging From Driveway					1								1
201201-811.507 Operating a Motor Vehicle While Using a Mobile Communication Device								1					1
201201-811.507-1 Driving While Using Mobile Communication Device - 1st offense										1			1
201201-811.700V Failure to Perform the Duties of a Driver - Reduced to Violation													1
201201-813.095 Refusal to Submit to Breath Test			1			2	1		4	1	1		11
201201-813.095(b)Refusal of Urine Test									1				1
201201-813.602(2)Failure to install Ignition Interlock Device										1	1		2
201201-814.020 Pedestrian Fail Obey Traffic Control Device						1			1				2
201201-815.222 Illegal Window Tinting							1						1
201201OT Parking Violation - Overtime											8		8
201201P100 Parking Violation \$100												5	5
201201P25 Parking Violation \$25											2	1	3
201201P250 Parking Violation \$250												1	1
201201P50 Parking Violation \$50											1	2	3

Report Totals:	26	38	64	20	34	66	57	18	62	34	52	45	516
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Revenue By Offense Type

St. Helens Municipal Court

7/9/2024 1:51:54 PM

Original Offense Type

Transaction Totals For Transaction Date From 07/01/2022 To 06/30/2023



Transaction Description	Trans Code	Count	Amount	Non cash	Disbursement	Total
NON-TRAFFIC MISD						
Adjustment of remaining balance	Adjustment	7	\$0.00	\$476.97	\$0.00	\$476.97
Applied Bond		47	\$6,601.25	\$0.00	\$0.00	\$6,601.25
Disbursement		31	\$0.00	\$0.00	(\$4,438.64)	(\$4,438.64)
Forfeited Bond		2	\$775.00	\$0.00	\$0.00	\$775.00
Payment Transfer		5	\$125.00	\$0.00	\$0.00	\$125.00
Payments	P	675	\$35,658.07	\$0.00	\$0.00	\$35,658.07
Work Crew	Work Crew	3	\$0.00	\$86.00	\$0.00	\$86.00
	NON-TRAFFIC MISD	770	\$43,159.32	\$562.97	(\$4,438.64)	\$39,283.65
TRAFFIC-MISD						
Adjustment of remaining balance	Adjustment	8	\$0.00	\$782.73	\$0.00	\$782.73
Applied Bond		49	\$8,950.00	\$0.00	\$0.00	\$8,950.00
Disbursement		3	\$0.00	\$0.00	(\$153.50)	(\$153.50)
Forfeited Bond		3	\$4,000.00	\$0.00	\$0.00	\$4,000.00
NSF/Hot Check	NSF	1	(\$150.00)	\$0.00	\$0.00	(\$150.00)
Payments	P	861	\$85,014.01	\$0.00	\$0.00	\$85,014.01
Refund of overage payment - manual check	Manual Refund	1	(\$35.00)	\$0.00	\$0.00	(\$35.00)
	TRAFFIC-MISD	926	\$97,779.01	\$782.73	(\$153.50)	\$98,408.24

Report Totals:	1696	\$140,938.33	\$1,345.70	(\$4,592.14)	\$137,691.89
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Revenue By Offense Type

St. Helens Municipal Court

7/9/2024 1:54:22 PM

Original Offense Type



Transaction Totals For Transaction Date From 07/01/2022 To 06/30/2023

Transaction Description	Trans Code	Count	Amount	Non cash	Disbursement	Total
NON-TRAFFIC VIOL						
Adjustment of remaining balance	Adjustment	1	\$0.00	\$39.18	\$0.00	\$39.18
Payments	P	51	\$887.61	\$0.00	\$0.00	\$887.61
	NON-TRAFFIC VIOL	52	\$887.61	\$39.18	\$0.00	\$926.79
ORDINANCE						
Adjustment of remaining balance	Adjustment	2	\$0.00	\$1.28	\$0.00	\$1.28
Payments	P	21	\$1,129.97	\$0.00	\$0.00	\$1,129.97
	ORDINANCE	23	\$1,129.97	\$1.28	\$0.00	\$1,131.25
PARKING						
Adjustment of remaining balance	Adjustment	5	\$0.00	\$49.06	\$0.00	\$49.06
Payments	P	36	\$1,605.94	\$0.00	\$0.00	\$1,605.94
	PARKING	41	\$1,605.94	\$49.06	\$0.00	\$1,655.00
TRAFFIC						
Adjustment of remaining balance	Adjustment	121	\$0.00	\$4,567.64	\$0.00	\$4,567.64
Applied Bond		48	\$2,590.00	\$0.00	\$0.00	\$2,590.00
Distribution Adjustment		4	\$0.00	\$0.00	\$0.00	\$0.00
Payment Transfer		8	(\$125.00)	\$0.00	\$0.00	(\$125.00)
Payments	P	2313	\$81,252.64	\$0.00	\$0.00	\$81,252.64
TRANSFER TO A/P	XAP	1	(\$25.00)	\$0.00	\$0.00	(\$25.00)
Work Crew	Work Crew	10	\$0.00	\$601.25	\$0.00	\$601.25
	TRAFFIC	2505	\$83,692.64	\$5,168.89	\$0.00	\$88,861.53
Report Totals:		2621	\$87,316.16	\$5,258.41	\$0.00	\$92,574.57

Offense By Year Report

Municipal Court

7/9/2024 1:42:28 PM



Violations For Filled Date From 07/01/2023 To 06/30/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
201201-033.045 CONTEMPT OF COURT					1	1							2
201201-162.145 Escape III				1						2			3
201201-162.315 Resisting Arrest	1	2			1	1				2	1		9
201201-162.375 Initiating False Report					1	2							3
201201-162.385 False Information to Police for Citation or Warrant		2										2	4
201201-163.160 Assault IV		1	2	1		1						1	6
201201-163.160A Attempted Assault IV				1					1				2
201201-163.160D Assault IV - Domestic Violence	2	1	1	1	2				2	1		2	12
201201-163.190 Menacing				1									1
201201-163.190D Menacing - Domestic Violence									2				2
201201-163.195 Reckless Endangering	1	3						1		3			8
201201-163.208 Attempted Assault on a Public Safety Officer			1										1
201201-164.043 Theft III	5	1	3	2		5			2	4	3	2	27
201201-164.045 Theft II	5	3	2	3	2		1	1	2	3	2		24
201201-164.245 Criminal Trespass II	5	1	1	1	1	4		4		1		1	19
201201-164.255 Criminal Trespass I	1		1					1	1	2			6
201201-164.255A Attempted Criminal Trespass I			1										1
201201-164.272 Unlawful Entry into Motor Vehicle					1	1							2
201201-164.335 Reckless Burning					2	2							4
201201-164.354 Criminal Mischief II		2	2	1		1	2	2		1			11
201201-164.805 Offensive Littering							1						1
201201-165.572 Interfering with Making a Report										1			1
201201-166.025 Disorderly Conduct II	1	2	1	3	4	1	1		3	1			17
201201-166.065 Harassment	2	1	2	5	2	5	1	1	1	1		1	22
201201-166.065A Harassment - A Misdemeanor							1						1
201201-166.065D Harassment - Domestic Violence	2	1	1		2				3			2	11
201201-166.240 Carrying a Concealed Weapon									1				1
201201-166.250 Unlawful Possession of a Firearm									1	1			2

Offense By Year Report

Municipal Court

7/9/2024 1:42:28 PM



Violations For Filed Date From 07/01/2023 To 06/30/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
201201-166.270 Felon In Possession of a Restricted Weapon									2				2
201201-807.620 False Information to Police										2			2
201201-811.140 Reckless Driving	4	4	3	4	4	5	3	1	1	9	4	3	45
201201-811.182 DRIVING WHILE SUSPENDED - MISD	6	3	1	7			1	1	4	2	1	3	29
201201-811.540 Fleeing or Attempting to Elude							1						1
201201-811.700 Failure to Perform Duties of a Driver		2		2	1	2		1					8
201201-813.010 Driving Under the Influence of Intoxicants	7	8	7	4	8	11	5	1	4	10	5	3	73
201201-819.430 Trafficking in Vehicles with Destroyed/Altered ID Numbers						1							1

Report Totals:	42	38	28	37	28	43	19	14	29	46	16	20	360
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Offense By Year Report

Municipal Court

7/9/2024 1:45:39 PM



Violations For Filed Date From 07/01/2023 To 06/30/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
201201-162.385V False information to Police - reduced to violation			1										1
201201-471.430 Minor in Possession of Alcohol	1									2			5
201201-475B.260 Minor in Possession of Marijuana				1									2
201201-475C.377 Using Marijuana in a Public Place								1		1			2
201201-6.04.020(1)Unlicensed Dog					1					2			3
201201-6.04.020(2)Disease Control					1								1
201201-6.04.040(2)Dog at Large				4					1	1			6
201201-6.04.040(3)Dog as a Public Nuisance												1	1
201201-6.04.060(1)Aggressive Dog					1		1						3
201201-6.04.060(1)Aggressive Dog at Large								1					1
201201-6.04.060(5)Aggressive Dog Compliance					1								1
201201-609.095 Dog as Public Nuisance			1										1
201201-8.12.050(2)Debris on Private Property							1			1			2
201201-8.12.150(2)Keeping of Junk						1	1						2
201201-803.300 Fail to Register Vehicle		1		2	3	5	1		2	1			16
201201-803.455 Fail to Renew Vehicle Registration	1			1	1	2		1		3	1		11
201201-803.505 Fail to Carry Registration Card	2					1							3
201201-803.540 Fail to Display Plates		2		1	1	1							6
201201-803.550 Illegal/Alt Display of Plates	2					2							5
201201-803.560 Improper Display of Validating Stickers						2							3
201201-806.010 Driving Uninsured	17	11	25	15	12	26	11	10	15	13	14	12	181
201201-806.012 Fail to Carry Proof of Insurance	1	1		6	4	6		1	2	4	1		27
201201-806.055V False Information about Liability Ins. - Violation	1								1				2
201201-807.010 No Operator's License	5	3	2	6	2	5	3	1		3	4	5	39
201201-807.420 Fail to Change Address						1							1
201201-807.610 Providing MV to Unqualified Driver						1							1
201201-811.028 Failure to Stop and Remain Stopped for a Pedestrian				1									1

Offense By Year Report

Municipal Court

7/9/2024 1:45:39 PM



Violations For Filed Date From 07/01/2023 To 06/30/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
201201-811.100 Violation of the Basic Rule						9			1		1		11
201201-811.111 Violation of Speed Limit	3	4	1	7	9	10	1	2	2	4	3	1	47
201201-811.125 Speed Racing		1									1		2
201201-811.135 Careless Driving		1				4				1	1		7
201201-811.135A Careless Driving - Class A	1	1	1		1	1					3		8
201201-811.145 Fail to Yield to Emergency Vehicle							1					1	2
201201-811.170 Open Container Violation						1							1
201201-811.175 Driving While Suspended - Violation	15	14	21	9	13	15	4	12	14	10	11	8	146
201201-811.210 Fail to Use Safety Belt			1			1							2
201201-811.255 Permit Unlawful Operation of Vehicle								1			1		2
201201-811.265 Fail to Obey a Traffic Control Device	2		2	6	1	6		3	1	1			22
201201-811.350 Dangerous Left Turn					1								1
201201-811.370 Fail to Drive within Lane						2					1		3
201201-811.480 Illegal Backing				1									1
201201-811.507-1 Driving While Using Mobile Communication Device - 1st offense					1								1
201201-811.520 Unlawful or Fail to Use Lights		1		1									2
201201-813.095 Refusal to Submit to Breath Test		2				3			1		1	1	8
201201-813.602(2) Failure to Install Ignition Interlock Device	3		1	1					1		1		7
201201-814.020 Pedestrian Fail Obey Traffic Control Device						1							1
201201-815.020 Operation of Unsafe Vehicle			1										1
201201-818.300 Operating with Sifting or Leaking Load								1		1			1
201201-821.190 Unlawful Operation of ATV on Highway										1			1
201201OT Parking Violation - Overtime		16											16
201201P100 Parking Violation \$100	1	2		3			1			2			6
201201P25 Parking Violation \$25	1	3	2	3		2		1		1			12
201201P250 Parking Violation \$250					1					1			2
201201P50 Parking Violation \$50				2				3					5
202102-475C.317 MIP Marijuana												1	1

Offense By Year Report

Municipal Court

7/9/2024 1:45:39 PM



Violations For Filed Date From 07/01/2023 To 06/30/2024

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
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56	63	61	64	59	107	24	40	41	52	44	34	645
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Report Totals:

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Page 3 of

Item #3.

Revenue By Offense Type

St. Helens Municipal Court

7/9/2024 1:50:33 PM

Original Offense Type

Transaction Totals For Transaction Date From 07/01/2023 To 06/30/2024



Transaction Description	Trans Code	Count	Amount	Non cash	Disbursement	Total
NON-TRAFFIC MISD						
Adjustment of remaining balance	Adjustment	23	\$0.00	\$1,769.90	\$0.00	\$1,769.90
Applied Bond		59	\$7,851.00	\$0.00	\$0.00	\$7,851.00
Disbursement		9	\$0.00	\$0.00	(\$1,012.00)	(\$1,012.00)
Forfeited Bond		3	\$1,875.00	\$0.00	\$0.00	\$1,875.00
Payments	P	514	\$26,756.23	\$0.00	\$0.00	\$26,756.23
Work Crew	Work Crew	1	\$0.00	\$172.00	\$0.00	\$172.00
	NON-TRAFFIC MISD	609	\$36,482.23	\$1,941.90	(\$1,012.00)	\$37,412.13
TRAFFIC-MISD						
Adjustment of remaining balance	Adjustment	1	\$0.00	\$14.05	\$0.00	\$14.05
Applied Bond		31	\$8,960.00	\$0.00	\$0.00	\$8,960.00
Disbursement		4	\$0.00	\$0.00	(\$28,792.48)	(\$28,792.48)
Forfeited Bond		1	\$625.00	\$0.00	\$0.00	\$625.00
NSF/Hot Check	NSF	1	(\$100.00)	\$0.00	\$0.00	(\$100.00)
Payments	P	712	\$100,805.43	\$0.00	\$0.00	\$100,805.43
Work Crew	Work Crew	9	\$0.00	\$1,805.00	\$0.00	\$1,805.00
	TRAFFIC-MISD	759	\$110,290.43	\$1,819.05	(\$28,792.48)	\$83,317.00

Report Totals: 1368 \$146,772.66 \$3,760.95 (\$29,804.48) \$120,729.13

Revenue By Offense Type

St. Helens Municipal Court

7/9/2024 1:53:13 PM

Original Offense Type

Transaction Totals For Transaction Date From 07/01/2023 To 06/30/2024

Transaction Description	Trans Code	Count	Amount	Non cash	Disbursement	Total
NON-TRAFFIC VIOL						
Adjustment of remaining balance	Adjustment	1	\$0.00	\$11.64	\$0.00	\$11.64
Payments	P	63	\$1,220.66	\$0.00	\$0.00	\$1,220.66
	NON-TRAFFIC VIOL	64	\$1,220.66	\$11.64	\$0.00	\$1,232.30
ORDINANCE						
Adjustment of remaining balance	Adjustment	2	\$0.00	\$67.50	\$0.00	\$67.50
Payments	P	4	\$560.00	\$0.00	\$0.00	\$560.00
	ORDINANCE	6	\$560.00	\$67.50	\$0.00	\$627.50
PARKING						
Adjustment of remaining balance	Adjustment	2	\$0.00	\$83.90	\$0.00	\$83.90
Payments	P	47	\$1,929.22	\$0.00	\$0.00	\$1,929.22
	PARKING	49	\$1,929.22	\$83.90	\$0.00	\$2,013.12
TRAFFIC						
Adjustment of remaining balance	Adjustment	54	\$0.00	\$2,747.68	\$0.00	\$2,747.68
Applied Bond		6	\$650.00	\$0.00	\$0.00	\$650.00
Payments	P	2274	\$74,691.14	\$0.00	\$0.00	\$74,691.14
Refund of overage payment - manual check	Manual Refund	1	(\$78.00)	\$0.00	\$0.00	(\$78.00)
Work Crew	Work Crew	6	\$0.00	\$172.00	\$0.00	\$172.00
	TRAFFIC	2341	\$75,263.14	\$2,919.68	\$0.00	\$78,182.82

Report Totals:	2460	\$78,973.02	\$3,082.72	\$0.00	\$82,055.74
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Sam Erskine

July 9, 2024

Semi-Annual Report for January 11, 2024 – July 9, 2024

City Prosecutor – Samuel Erskine

To: Mayor Scholl 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	257
Total cases referred	242	290	232	250	262	190
Total cases charged	184	190	195	175	167	136*
Jury trials held	8	0	0	2	2	3

*Includes cases still pending further review/awaiting additional evidence

The data so far for this year suggest that the 2024 final tally will be substantially higher than previous years in all respects if referrals continue on the same pace. Additionally, the total jury trial number should end up being closer to the 2019 figure based on the matters currently scheduled for trial.

Non-prosecution work:

Recent court-adjacent work has included engaging with the police department to address issues related to trespass enforcement at area apartment complexes. This included an in-person legal update and question and answer session. Additional legal research assistance is ongoing relating to issues concerning firearm disposition and evidence releases, and for potential criminal prosecution for unlawful firearm purchasing.

Closing:

At the risk of repeating information from previous updates, I can report that – from the perspective of the role of city prosecutor – the municipal court continues to function in an efficient and professional manner. The police department also continues to excel in its investigatory standards, professionalism, and ability to respond in a flexible manner to law changes.

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

Sam Erskine

City Prosecutor for the City of St. Helens



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Greetings City Council,

We are pleased to present this semiannual Building Division report. This report will highlight some of the milestones we have crossed in this last term, look at what to expect in the next term and provide permitting statistics.

Building Program

Permit Activity

The Building Division, which was comprised of 2.4 FTE’s, has issued 190 permits from January 1st to June 30th, 2024. Within this term the division has completed 87 Plan Reviews and 767 inspections were performed. Please note, that this may not reflect all the reviews or inspections performed by all departments regarding building permits, see attached reports for more information.

Inter-Governmental Agreements

The City’s Building Division maintains Inter-Governmental Agreements with Columbia City and Columbia County. With Columbia City, we provide building code administration services to support their program. Our IGA with Columbia County is reciprocal in that either party can request plan review or inspection services based on the needs of the requesting jurisdictions. Below is a summary of work completed within this reporting period. See attached reports for more information.

Columbia City Permitting Data:

Permits issued = 33
 Completed Columbia City Inspections = 77
 Completed Columbia City Plan Reviews = 9
 Total Invoiced Revenue = \$5,388.10

Columbia County Permitting Data:

Columbia County Completed St. Helens Inspection = 146
 Columbia County Completed St. Helens Plan Review = 3
 Total Invoiced Expenditures = \$4,720



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Oregon State Building Codes Division Update

The Building Codes Division (BCD) adopts, amends, and interprets specialty codes that make up the Oregon State Building Code. The division delegates authority to the city of St. Helens to administer each code through specialized code programs. This portion of the report is to provide news and updates as they relate to BCD.

The 2023 Oregon Residential Specialty Code (ORSC) and the 2023 Oregon Plumbing Specialty Code (OPSC) adopted in Oct of 2023 became enforceable as of April 1, 2024. Part of the code adoption process includes mandatory training to maintain the required inspector certifications from the State. The inspector certification renewal training has been completed for the 2024 code cycles and we are re-certified for plan review and inspection as required by our program.

Our e-Permitting system is hosted by the state under an IGA the city has with BCD that began in 2020. As we have implemented our own plan reviewing software, the state agreed to re-imburse us up to \$7500 of the implementation costs. We have received the payment from state in the amount of \$7500. Which was only a few hundred short of a full reimbursement. On your agenda tonight is a new IGA with the state for e-Permitting software. This is updating some of the 3rd party “user” agreement with the state and is included as an exhibit in our IGA, as well as other language updates from the city’s legal counsel.

This year has also been an active year for rulemaking. BCD has produced three permanent rules in the first term of this year that will become active July 1st, 2024.

The first is a change to the rule for the specialized plumbing inspector certification in Oregon, OAR 918-098-1570. The rule language specifies what types of structures specialized plumbing inspectors may or may not conduct inspections in for plumbing and piping systems. The rule amendment expands the scope of the specialized plumbing inspector certification license under OAR 918-098-1570 to include water services two inches or less and to clarify the existing scope.

The second is action being taken at the state level as a result of SB 1537. This bill’s intent is to remove construction and regulation barriers to housing production in Oregon. These rules create a process for BCD to develop and publish permit-ready plans for public use. The rules define what permit-ready plans are and what they are used for. Included in the development process is an opportunity for local building officials to provide feedback on the impact of local conditions on the usability of any proposed plans in a specific geographic area. Additionally, the rules state the process for updating permit-ready plans when the code updates. During the 2024 legislative session the legislature passed, and the governor signed Senate Bill 1537. This new law, in part, directed the division to expand the use of permit-ready plans (the bill referred to these as typical drawings and specifications). These rules are needed



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to establish a process that can be used to develop, review, and publish new permit-ready plans to effectuate the directive in the new law.

Lastly, the Statewide Mechanical Minor Label Inspection Program Implementation will begin. Minor labels allow for some minor work to be completed and inspected using an alternative process to the normal permitting process. Several specialty codes have a minor label program. Starting in October 2020, the division piloted a mechanical minor label permitting program in select jurisdictions. Afterward, the division adopted OAR 918-440-0520, which created the Mechanical Minor Labels Phased Program. This program went into effect on Oct. 1, 2021. The rule extended the mechanical minor label inspection program to additional jurisdictions. Under this program, contractors in participating jurisdictions were able to purchase mechanical minor labels to cover certain minor repairs and installations covered by the Oregon Mechanical Specialty Code and the mechanical provisions of the Oregon Residential Specialty Code. Following these pilot programs, this amendment to the rule extends the program statewide. This will have a direct impact on our mechanical program revenue 20k reduction.

Projects

Here are some of the projects going on around the city:

St. Helens High School- First Phase is complete. A temporary certificate of occupancy has been issued for building A which includes altered administration, drama and sports departments, and the addition which includes new science labs, cafeteria and kitchen. Building B is currently in demolition phase.

John Gumm School – Finishes being completed. Elevator still being installed. Permits for TI basements occupancies are under review

Crooked Creek – Main level open except kitchen. Kitchen is currently being update and upper level apartment is being restored

12th Street Mixed Used – Final inspections have begun.

Sand Island – Project stopped due to lack of permitting. Water and sewer infrastructure appear to not in the scope.

American Mart – Opened for business with Temporary Occupancy. Other TI spaces being completed for future tenants.

Fast Lube & Oil – Temporary Occupancy Issued to open for business. Working through final connections to public right of way.

Residential – Elk Ridge Estates, 2nd Street Duplexes, 6th Street Duplexes, 7th Street

Broad Leaf Arbor Apartments- Complete!

Burger King – Complete!

Columbia Hills Retirement – Complete!



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What's Next

Beyond keeping up with daily services in the second half of 2024, we will be reviewing and proposing changes to our fee schedule to the council, based on the state approved methodologies and current service costs. We have been talking about municipal code amendments for some time now and the workload finally seems to be allowing for more this. We will break the proposed code amendments down to four areas of chapter 15; Building Code (15.04), Fire Code (15.08), Moorages and Floating Structures Code (15.16) and Code for the Abatement of Dangerous Buildings (15.20). The proposed updates will include expanding the scope of St. Helens building code to accommodate scope changes at the state level, updating the fire code administration section with current standards, updated floating structures code, adding clarity to language and format of the dangerous building codes and a general focus on cleaning duplicate, conflicting or obsolete language.

Please let me know if you have any comments or questions.
Thank you

Michael De Roia
Building Official
City of St. Helens, OR
Office: 503-366-8228
Fax: 503-397-4016
mderoia@sthelensoregon.gov





Building Data Request Information

For 01/01/2024 through 6/30/24

www.sthelensoregon.gov

buildingsafety@sthelensoregon.gov

Permit Type	Count	Valuation
Commercial Mechanical	12	\$393,940.00
Commercial Plumbing	12	
Commercial Structural - New	8	\$345,500.00
Commercial Structural - Other	19	\$1,107,806.00
Residential Mechanical	71	
Residential Plumbing	38	
Residential Structural - Manufactured Dwelling	1	\$241,436.90
Residential Structural - Multi-Family	1	\$8,666.00
Residential Structural - New 1 and 2 Family	4	\$872,124.40
Residential Structural - Other	17	\$512,640.00
Residential Structural Non-Classified	1	\$60,000.00

Inspections:	Count
Commercial Mechanical Inspection	72
Commercial Plumbing Inspection	55
Commercial Structural - New Inspection	46
Commercial Structural - Other Inspection	83
Commercial Structural Non-Classified	19
Residential Mechanical Inspection	110
Residential Plumbing Inspection	143
Residential Structural - Manufactured Dwelling Inspection	1
Residential Structural - Multi-Family Inspection	21
Residential Structural - New 1 and 2 Family Inspection	131
Residential Structural - Other Inspection	81
Residential Structural Non-Classified	5

Report Description:**Permits Types Included:**

Records Types Include: Residential Manufactured Dwelling, Commercial Alarm or Suppression Systems, Residential Electrical Limited Energy, Residential Electrical Renewable Energy, Residential Electrical, Commercial Electrical Limited Energy, Commercial Electrical Renewable Energy, Commercial Electrical, Residential Mechanical, Commercial Mechanical, Residential Plumbing, Commercial Plumbing, Residential Phased Project, Commercial Phased Project, Residential Structural, Commercial Structural, 1 & 2 Family Dwelling, Residential Sign, Commercial Sign

Permits Issued Portion

The First_Issued_Date must fall between the Start and End Dates

Permit Status must not be Void or Withdrawn

Permit must have a applied payment for at least one Building State Surcharge

Categorization Process:

1. Permits are categorized as Commercial and Residential (using b1_per_type)
2. Permits are categorized as Electrical, Mechanical, Plumbing and Structural based on the Surcharge fee paid (1 & 2 Fam Dwelling will count in multiple categories)
3. Structural Permits are categorized by Custom Fields Type of Work and Category of Construction

Inspections Portion (Inspection Trips Completed)

The Inspection Completed Date must fall between the Start and End Dates

The Inspection Status must be 'Insp Completed' with a Result of 'Accepted', 'Approved', 'Approved with Conditions' or 'Not Required' OR Inspection Status must be 'Insp Cancelled' with a Result of 'Denied', 'Information Only', 'No Access' 'Not Ready', or 'Partial'

Inspections must have starting numbers between 1000 and 5999 or 6900 and 6999 or 8000 and 8999

Categorization Process:

1. Permits are categorized as Commercial and Residential (using b1_per_type)
2. Permits are categorized as Electrical, Mechanical, Plumbing and Structural based the beginning number of the inspection
3. Structural Permits are categorized by Custom Fields Type of Work and Category of Construction

PERMITS ISSUED SUMMARY

Item #4.

Report parameters:

Date start from 1/1/2024 to 6/30/2024

Minimum valuation is \$0.00

Record type	Permits issued	Fees paid	Job value
Commercial Plumbing	12	\$2,495.88	\$37,700.00
Commercial Alarm or Suppression Systems	7	\$7,015.23	\$351,666.00
Residential Site Development	1	\$571.56	\$0.00
Residential Manufactured Dwelling	1	\$27,145.79	\$241,436.90
Commercial Revision	1	\$1,269.79	\$88,000.00
Residential Mechanical	62	\$7,174.02	\$400,118.10
Commercial Mechanical	12	\$7,712.93	\$393,940.00
Commercial Structural	21	\$19,135.70	\$1,110,306.00
Commercial Deferred Submittal	12	\$4,077.36	\$417,939.00
Residential Revision	2	\$866.66	\$7,000.00
Residential 1 & 2 Fam Dwelling (New Only) Limited	3	\$34,062.84	\$865,574.40
Residential Plumbing	35	\$7,334.57	\$153,561.22
Commercial Site Development	2	\$2,154.10	\$0.00
Commercial Demolition	1	\$303.76	\$0.00
Residential Structural	18	\$23,551.18	\$564,990.00
<hr/>			
<i>Overall summary</i>			
Total	190	\$144,871.37	\$4,632,231.62



Building Reviews Completed

www.sthelensoregon.gov

1/1/2024-6/30/2024

buildingsafety@sthelensoregon.gov

		Bird	Darroux	Davis	De Roia	Dimsho	Elder	Graichen	Hansen	Sullivan	Underwood	Total
Commercial	Additional Review		1			5		4				10
	Building Review				42					2		44
	Infrastructure Review						5					5
	Mechanical Review				10							10
	Planning Review					13		13				26
	Plumbing Review				1				2			3
	Site Review	3	2								2	7
	Total	3	3		53	18	5	17	2	2	2	105
Residential	Additional Review	1	5									6
	Building Review			1	25					2		28

		Bird	Darroux	Davis	De Roia	Dimsho	Elder	Graichen	Hansen	Sullivan	Underwood	Total
Residential	Infrastructure Review						18					18
	Planning Review					11		5		2		18
	Site Review	4	9								1	14
	Total	5	14	1	25	11	18	5		4	1	84
Total		8	17	1	78	29	23	22	2	6	3	189



Building Data Request Information

For 01/01/2024 through 6/30/24

www.columbia-city.org

bldg@columbia-city.org

Permit Type	Count	Valuation
Residential Mechanical	15	
Residential Plumbing	12	
Residential Structural - Other	4	\$149,966.40

Inspections:	Count
Commercial Mechanical Inspection	1
Commercial Plumbing Inspection	2
Commercial Structural - Other Inspection	1
Residential Mechanical Inspection	20
Residential Plumbing Inspection	30
Residential Structural - New 1 and 2 Family Inspection	4
Residential Structural - Other Inspection	18
Residential Structural Non-Classified	1

Report Description:**Permits Types Included:**

Records Types Include: Residential Manufactured Dwelling, Commercial Alarm or Suppression Systems, Residential Electrical Limited Energy, Residential Electrical Renewable Energy, Residential Electrical, Commercial Electrical Limited Energy, Commercial Electrical Renewable Energy, Commercial Electrical, Residential Mechanical, Commercial Mechanical, Residential Plumbing, Commercial Plumbing, Residential Phased Project, Commercial Phased Project, Residential Structural, Commercial Structural, 1 & 2 Family Dwelling, Residential Sign, Commercial Sign

Permits Issued Portion

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Inspections Portion (Inspection Trips Completed)

The Inspection Completed Date must fall between the Start and End Dates

The Inspection Status must be 'Insp Completed' with a Result of 'Accepted', 'Approved', 'Approved with Conditions' or 'Not Required' OR Inspection Status must be 'Insp Cancelled' with a Result of 'Denied', 'Information Only', 'No Access' 'Not Ready', or 'Partial'

Inspections must have starting numbers between 1000 and 5999 or 6900 and 6999 or 8000 and 8999

Categorization Process:

1. Permits are categorized as Commercial and Residential (using b1_per_type)
2. Permits are categorized as Electrical, Mechanical, Plumbing and Structural based the beginning number of the inspection
3. Structural Permits are categorized by Custom Fields Type of Work and Category of Construction



Building Reviews Completed

		De Roia	Johnson	Scott	Total
Residential	Building Review	5			5
	Fire Review		1		1
	Planning Review			3	3
	Total	5	1	3	9
Total		5	1	3	9



3rd Party Provider Report

CITY OF COLUMBIA CITY

1840 S Item #4.

Columbia City, OR 97018

503-397-4010

FAX: 503-366-2870

www.columbia-city.org

1/1/2024 00:00:00 - 6/30/2024 23:59:59

bldg@columbia-city.org

		Columbia City	St. Helens	Total
191-23-000078-STR	Land Use Plan Review - Residential	\$25.00		\$25.00
	Structural plan review fee	\$120.95	\$362.86	\$483.81
	Technology Fee	\$9.53	\$28.58	\$38.10
	State of Oregon Surcharge - Bldg (12% of applicable fees)	\$89.32		\$89.32
	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Structural building permit fee	\$186.08	\$558.25	\$744.33
	Total	\$441.38	\$981.18	\$1,422.56
191-24-000001-STR	Structural plan review fee	\$32.24	\$96.71	\$128.95
	Land Use Plan Review - Residential	\$25.00		\$25.00
	Technology Fee	\$2.77	\$8.31	\$11.08
	Copies - 8.5x11, black and white, single sided	\$16.50		\$16.50
	State of Oregon Surcharge - Bldg (12% of applicable fees)	\$23.81		\$23.81
	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Structural building permit fee	\$49.60	\$148.79	\$198.38
	Total	\$160.41	\$285.31	\$445.72
191-24-000003-PLM	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - plumbing	\$9.10	\$27.30	\$36.40
	Tub/shower/shower pan	\$6.65	\$19.95	\$26.60

		Columbia City	St. Helens	Total
191-24-000003-PLM	State of Oregon Surcharge -Plumb (12% of applicable fees)	\$7.56		
	Total	\$34.60	\$81.11	\$115.71
191-24-000004-MECH	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - mechanical	\$9.56	\$28.67	\$38.22
	Air conditioner	\$3.10	\$9.29	\$12.39
	Furnace - up to 100,000 BTU	\$3.10	\$9.29	\$12.39
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-24-000005-MECH	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - mechanical	\$9.56	\$28.67	\$38.22
	Furnace - up to 100,000 BTU	\$3.10	\$9.29	\$12.39
	Heat pump	\$3.10	\$9.29	\$12.39
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-24-000006-MECH	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - mechanical	\$12.65	\$37.96	\$50.61
	Furnace - up to 100,000 BTU	\$3.10	\$9.29	\$12.39
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-24-000007-PLM	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15

Item #4.

		Columbia City	St. Helens	Total
191-24-000007-PLM	Balance of minimum permit fees - plumbing	\$9.10	\$27.30	Item #4.
	Backflow preventer	\$6.65	\$19.95	\$26.60
	State of Oregon Surcharge -Plumb (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-24-000008-PLM	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - plumbing	\$9.10	\$27.30	\$36.40
	Tub/shower/shower pan	\$6.65	\$19.95	\$26.60
	State of Oregon Surcharge -Plumb (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-24-000009-PLM	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - plumbing	\$9.10	\$27.30	\$36.40
	Tub/shower/shower pan	\$6.65	\$19.95	\$26.60
	State of Oregon Surcharge -Plumb (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-24-000010-PLM	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - plumbing	\$9.10	\$27.30	\$36.40
	Clothes washer	\$6.65	\$19.95	\$26.60
	State of Oregon Surcharge -Plumb (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-24-000011-STR	CET - St Helens SD 502 - Admin Fee - Res Use	\$27.46		\$27.46
	CET - St Helens SD 502 - Res Use	\$658.94		\$658.94

		Columbia City	St. Helens	Total
191-24-000011-STR	Bus Lic - Non-Resident Business - Annual	\$100.00		Item #4.
	Technology Fee	\$5.30	\$15.90	\$21.20
	State of Oregon Surcharge - Bldg (12% of applicable fees)	\$48.33		\$48.33
	Structural plan review fee	\$65.44	\$196.33	\$261.77
	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Structural building permit fee	\$100.68	\$302.05	\$402.73
	Total	\$1,016.66	\$545.78	\$1,562.43
191-24-000012-MECH	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - mechanical	\$13.43	\$40.29	\$53.72
	Flue vent for water heater or gas fireplace	\$2.32	\$6.96	\$9.28
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-24-000013-MECH	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - mechanical	\$12.65	\$37.96	\$50.61
	Furnace - up to 100,000 BTU	\$3.10	\$9.29	\$12.39
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-24-000014-MECH	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - mechanical	\$13.43	\$40.29	\$53.72
	Attic/crawl space fans	\$2.32	\$6.96	\$9.28
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56

		Columbia City	St. Helens	Total
191-24-000014-MECH	Total	\$34.60	\$81.11	Item #4.
191-24-000015-PLM	Clothes washer	\$6.65	\$19.95	\$26.60
	Sink/basin/lavatory	\$33.25	\$99.75	\$133.00
	Tub/shower/shower pan	\$13.30	\$39.90	\$53.20
	Technology Fee	\$2.60	\$7.81	\$10.41
	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Water service - Total linear feet	\$16.38	\$49.15	\$65.53
	State of Oregon Surcharge -Plumb (12% of applicable fees)	\$36.59		\$36.59
	Water heater	\$6.65	\$19.95	\$26.60
	Total	\$125.93	\$268.01	\$393.93
191-24-000016-PLM	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Sanitary sewer - Total linear feet	\$16.38	\$49.15	\$65.53
	State of Oregon Surcharge -Plumb (12% of applicable fees)	\$7.86		\$7.86
	Technology Fee	\$0.81	\$2.42	\$3.23
	Total	\$35.55	\$83.07	\$118.62
191-24-000017-PLM	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - plumbing	\$9.10	\$27.30	\$36.40
	Backflow preventer	\$6.65	\$19.95	\$26.60
	State of Oregon Surcharge -Plumb (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-24-000018-PLM	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - plumbing	\$9.10	\$27.30	\$36.40

		Columbia City	St. Helens	Total
191-24-000018-PLM	Tub/shower/shower pan	\$6.65	\$19.95	Item #4.
	State of Oregon Surcharge -Plumb (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-24-000020-PLM	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - plumbing	\$2.45	\$7.35	\$9.80
	Tub/shower/shower pan	\$13.30	\$39.90	\$53.20
	State of Oregon Surcharge -Plumb (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-24-000021-MECH	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - mechanical	\$10.33	\$31.00	\$41.33
	Flue vent for water heater or gas fireplace	\$2.32	\$6.96	\$9.28
	Furnace - up to 100,000 BTU	\$3.10	\$9.29	\$12.39
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-24-000022-MECH	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - mechanical	\$12.65	\$37.96	\$50.61
	Furnace - up to 100,000 BTU	\$3.10	\$9.29	\$12.39
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-24-000023-MECH	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15

		Columbia City	St. Helens	Total
191-24-000023-MECH	Balance of minimum permit fees - mechanical	\$9.56	\$28.67	Item #4.
	Air conditioner	\$3.10	\$9.29	\$12.39
	Furnace - up to 100,000 BTU	\$3.10	\$9.29	\$12.39
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-24-000024-STR	Copies - 8.5x11, black and white, single sided	\$3.25		\$3.25
	Land Use Plan Review - Residential	\$25.00		\$25.00
	Structural plan review fee	\$68.42	\$205.25	\$273.67
	Bus Lic - Non-Resident Business - Annual	\$100.00		\$100.00
	Technology Fee	\$5.53	\$16.58	\$22.10
	State of Oregon Surcharge - Bldg (12% of applicable fees)	\$50.52		\$50.52
	Structural building permit fee	\$105.26	\$315.77	\$421.03
	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Total	\$368.47	\$569.10	\$937.57
191-24-000025-MECH	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - mechanical	\$9.56	\$28.67	\$38.22
	Furnace - up to 100,000 BTU	\$3.10	\$9.29	\$12.39
	Heat pump	\$3.10	\$9.29	\$12.39
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-24-000026-PLM	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - plumbing	\$2.45	\$7.35	\$9.80

		Columbia City	St. Helens	Total
191-24-000026-PLM	Tub/shower/shower pan	\$13.30	\$39.90	Item #4.
	State of Oregon Surcharge -Plumb (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-24-000027-MECH	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - mechanical	\$9.56	\$28.67	\$38.22
	Furnace - up to 100,000 BTU	\$3.10	\$9.29	\$12.39
	Heat pump	\$3.10	\$9.29	\$12.39
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-24-000028-INV	Technology Fee	\$1.88	\$5.63	\$7.50
	State of Oregon Surcharge - Bldg (12% of applicable fees)	\$30.00		\$30.00
	Structural investigation fee	\$62.50	\$187.50	\$250.00
	Total	\$94.38	\$193.13	\$287.50
191-24-000029-STR	Structural plan review fee	\$20.34	\$61.03	\$81.37
	Total	\$20.34	\$61.03	\$81.37
191-24-000030-STR	Structural plan review fee	\$65.44	\$196.33	\$261.77
	Total	\$65.44	\$196.33	\$261.77
191-24-000031-MECH	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - mechanical	\$12.65	\$37.96	\$50.61
	Air conditioner	\$3.10	\$9.29	\$12.39
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71

		Columbia City	St. Helens	Total
191-24-000032-MECH	City Permit Administration Fee	\$10.50	\$31.50	Item #4.
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - mechanical	\$12.65	\$37.96	\$50.61
	Mini split system	\$3.10	\$9.29	\$12.39
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-24-000033-MECH	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - mechanical	\$9.56	\$28.67	\$38.22
	Air conditioner	\$3.10	\$9.29	\$12.39
	Furnace - up to 100,000 BTU	\$3.10	\$9.29	\$12.39
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-24-000034-PLM	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$2.51	\$7.53	\$10.04
	State of Oregon Surcharge -Plumb (12% of applicable fees)	\$35.11		\$35.11
	Clothes washer	\$6.65	\$19.95	\$26.60
	Dishwasher	\$6.65	\$19.95	\$26.60
	Water closet	\$13.30	\$39.90	\$53.20
	Garbage disposal	\$6.65	\$19.95	\$26.60
	Ice maker	\$6.65	\$19.95	\$26.60
	Sink/basin/lavatory	\$13.30	\$39.90	\$53.20
	Tub/shower/shower pan	\$13.30	\$39.90	\$53.20
	Fixture cap	\$6.65	\$19.95	\$26.60

		Columbia City	St. Helens	Total
191-24-000034-PLM	Total	\$121.27	\$258.48	Item #4.
191-24-000035-MECH	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - mechanical	\$12.65	\$37.96	\$50.61
	Air conditioner	\$3.10	\$9.29	\$12.39
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
Total for All Records		\$3,280.16	\$5,388.10	\$8,668.26

07/05/2024

Inspections

Menu Manage Inspections Delete Search Route Sheet Show Locations on Map View Log Reports Help My Filters --Select--

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<input type="checkbox"/>	<u>Inspection Type</u>	<u>Address</u>	<u>Record Number</u>	<u>Status</u>	<u>Record Type</u>	<u>In</u>
<input type="checkbox"/>	2999 Final Mechanical	115 N 18TH ST, ST HELENS, O...	749-21-000172-MECH-01	Approved	Commercial Mechanical	Don Var
<input type="checkbox"/>	2520 Duct Work	115 N 18TH ST, ST HELENS, O...	749-21-000172-MECH-01	Approved	Commercial Mechanical	Don Var
<input type="checkbox"/>	2999 Final Mechanical	115 N 18TH ST, ST HELENS, O...	749-23-000466-MECH	Approved	Commercial Mechanical	Don Var
<input type="checkbox"/>	2300 Rough Mechanical	251 ST HELENS ST, ST HELENS...	749-23-000138-MECH-01	Partial	Commercial Mechanical	Don Var
<input type="checkbox"/>	2300 Rough Mechanical	251 ST HELENS ST, ST HELENS...	749-23-000138-MECH-01	Partial	Commercial Mechanical	Don Var
<input type="checkbox"/>	3500 Rough Plumbing	444 S 6TH ST, ST HELENS, OR...	749-24-000187-PLM	Approved	Residential Plumbing	Don Var
<input type="checkbox"/>	3500 Rough Plumbing	455 GREY CLIFFS DR, ST HELE...	749-23-000422-PLM	Approved	Residential Plumbing	Don Var
<input type="checkbox"/>	6010 Preliminary Erosion Con...	795 S COLUMBIA RIVER HWY, S...	749-23-000209-STR	Denied	Commercial Structural	Don Var
<input type="checkbox"/>	2999 Final Mechanical	1804 COLUMBIA BLVD, STE# A S...	749-21-000548-MECH	Approved	Commercial Mechanical	Don Var
<input type="checkbox"/>	2020 Underground Gas	2250 GABLE RD, BLDG# A ST HE...	749-24-000002-MECH	Denied	Commercial Mechanical	Don Var
<input type="checkbox"/>	2250 Gas Piping/Pressure Test	2250 GABLE RD, BLDG# A ST HE...	749-24-000002-MECH	Denied	Commercial Mechanical	Don Var
<input type="checkbox"/>	1600 Ceiling Grid	2375 GABLE RD, ST HELENS, O...	749-21-000463-STR-04	Partial	Commercial Structural Phased	Don Var
<input type="checkbox"/>	3400 Storm Sewer	2375 GABLE RD, ST HELENS, O...	749-22-000155-PLM	Partial	Commercial Plumbing	Don Var
<input type="checkbox"/>	8500 Ceiling Cover	2375 GABLE RD, ST HELENS, O...	749-23-000181-FIRE	Partial	Commercial Alarm or Suppression Systems	Don Var
<input type="checkbox"/>	3200 Sanitary Sewer	35056 SYKES RD, ST HELENS, ...	749-24-000133-PLM	Approved	Residential Plumbing	Don Var
<input type="checkbox"/>	3300 Water Service	35056 SYKES RD, ST HELENS, ...	749-24-000133-PLM	Approved	Residential Plumbing	Don Var
<input type="checkbox"/>	2999 Final Mechanical	35285 MILLARD RD, ST HELENS...	749-23-000430-MECH	Approved	Commercial Mechanical	Don Var
<input type="checkbox"/>	2100 AC/Furnace/Heat Pump/HVAC	36050 PITTSBURG RD, ST HELE...	749-23-000025-MECH-01	Approved	Commercial Mechanical	Don Var
<input type="checkbox"/>	2180 Fire/Smoke Damper	36050 PITTSBURG RD, ST HELE...	749-23-000025-MECH-01	Approved	Commercial Mechanical	Don Var
<input type="checkbox"/>	2520 Duct Work	36050 PITTSBURG RD, ST HELE...	749-23-000025-MECH-01	Approved	Commercial Mechanical	Don Var
<input type="checkbox"/>	2300 Rough Mechanical	36050 PITTSBURG RD, ST HELE...	749-23-000025-MECH-01	Approved	Commercial Mechanical	Don Var
<input type="checkbox"/>	2999 Final Mechanical	36050 PITTSBURG RD, ST HELE...	749-23-000025-MECH-01	Approved ...	Commercial Mechanical	Don Var

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Inspections

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<input type="checkbox"/>	<u>Inspection Type</u>	<u>Address</u>	<u>Record Number</u>	<u>Status</u>	<u>Record Type</u>
<input type="checkbox"/>	3999 Final Plumbing	77 SUNSET PL, ST HELENS, OR...	749-24-000117-PLM	Approved ...	Residential Plumbing
<input type="checkbox"/>	3200 Sanitary Sewer	77 SUNSET PL, ST HELENS, OR...	749-24-000117-PLM	Approved	Residential Plumbing
<input type="checkbox"/>	1600 Ceiling Grid	115 N 18TH ST, ST HELENS, O...	749-21-000172-STR	Informati...	Commercial Structural
<input type="checkbox"/>	1600 Ceiling Grid	115 N 18TH ST, ST HELENS, O...	749-21-000172-STR	Approved	Commercial Structural
<input type="checkbox"/>	3999 Final Plumbing	115 N 2ND ST, ST HELENS, OR...	749-23-000330-PLM-01	Accepted	Residential Plumbing
<input type="checkbox"/>	1999 Final Building	115 N 2ND ST, ST HELENS, OR...	749-23-000330-STR-01	Approved	Residential Structural
<input type="checkbox"/>	1999 Final Building	124 S 2ND ST, UNIT# B ST HEL...	749-22-000115-DWL	Informati...	Residential 1 & 2 Fam Dwelling (New Only) Limited
<input type="checkbox"/>	1410 Underfloor Insulation	124 S 2ND ST, UNIT# B ST HEL...	749-22-000115-DWL	Approved	Residential 1 & 2 Fam Dwelling (New Only) Limited
<input type="checkbox"/>	3999 Final Plumbing	124 S 2ND ST, UNIT# B ST HEL...	749-22-000115-DWL	Partial	Residential 1 & 2 Fam Dwelling (New Only) Limited
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<input type="checkbox"/>	1999 Final Building	125 S 1ST ST, ST HELENS, O...	749-22-000116-DWL	Informati...	Residential 1 & 2 Fam Dwelling (New Only) Limited
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<input type="checkbox"/>	2999 Final Mechanical	134 S 2ND ST, UNIT# A ST HEL...	749-22-000108-DWL	Partial	Residential 1 & 2 Fam Dwelling (New Only) Limited
<input type="checkbox"/>	1410 Underfloor Insulation	134 S 2ND ST, UNIT# A ST HEL...	749-22-000108-DWL	Approved	Residential 1 & 2 Fam Dwelling (New Only) Limited
<input type="checkbox"/>	3999 Final Plumbing	135 S 1ST ST, ST HELENS, OR...	749-22-000117-DWL	Approved	Residential 1 & 2 Fam Dwelling (New Only) Limited
<input type="checkbox"/>	3410 Rain Drains	135 S 1ST ST, ST HELENS, OR...	749-22-000117-DWL	Approved	Residential 1 & 2 Fam Dwelling (New Only) Limited
<input type="checkbox"/>	2999 Final Mechanical	135 S 1ST ST, ST HELENS, OR...	749-22-000117-DWL	Approved	Residential 1 & 2 Fam Dwelling (New Only) Limited
<input type="checkbox"/>	1410 Underfloor Insulation	135 S 1ST ST, ST HELENS, OR...	749-22-000117-DWL	Approved	Residential 1 & 2 Fam Dwelling (New Only) Limited
<input type="checkbox"/>	1999 Final Building	135 S 1ST ST, ST HELENS, OR...	749-22-000117-DWL	Informati...	Residential 1 & 2 Fam Dwelling (New Only) Limited
<input type="checkbox"/>	1440 Insulation Ceiling	135 S 1ST ST, ST HELENS, OR...	749-22-000117-DWL	Approved	Residential 1 & 2 Fam Dwelling (New Only) Limited
<input type="checkbox"/>	1530 Exterior Shearwall	135 S 3RD ST, ST HELENS, OR...	749-23-000122-STR	Accepted	Residential Structural
<input type="checkbox"/>	3500 Rough Plumbing	175 BOWLING ALLEY LN, ST HE...	749-24-000142-PLM	Approved	Commercial Plumbing
<input type="checkbox"/>	1999 Final Building	234 TRILLIUM ST, ST HELENS, ...	749-24-000042-STR	No Access	Residential Structural
<input type="checkbox"/>	3500 Rough Plumbing	251 ST HELENS ST, ST HELENS...	749-23-000138-PLM-01	Approved	Commercial Plumbing
<input type="checkbox"/>	3400 Storm Sewer	251 ST HELENS ST, ST HELENS...	749-23-000138-PLM-01	Partial	Commercial Plumbing
<input type="checkbox"/>	1600 Ceiling Grid	251 ST HELENS ST, ST HELENS...	749-23-000138-STR	Partial	Commercial Structural
<input type="checkbox"/>	8610 Fire Sprinkler Rough	251 ST HELENS ST, ST HELENS...	749-23-000347-FIRE	Partial	Commercial Alarm or Suppression Systems
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<input type="checkbox"/>	1440 Insulation Ceiling	295 S 7TH ST, ST HELENS, OR...	749-24-000084-STR	Approved	Residential Structural
<input type="checkbox"/>	1999 Final Building	295 S 7TH ST, ST HELENS, OR...	749-24-000084-STR	Informati...	Residential Structural
<input type="checkbox"/>	1110 Footing	314 S 3RD ST, ST HELENS, OR...	749-24-000094-STR	Approved ...	Residential Structural
<input type="checkbox"/>	3150 Underslab Plumbing	343 S 1ST ST, ST HELENS, OR...	749-23-000206-PLM	Approved	Commercial Plumbing
<input type="checkbox"/>	1120 Foundation	345 N 10TH ST, ST HELENS, O...	749-23-000490-STR	Approved ...	Residential Structural
<input type="checkbox"/>	3300 Water Service	345 N 10TH ST, ST HELENS, O...	749-24-000124-PLM	Approved	Residential Plumbing
<input type="checkbox"/>	3999 Final Plumbing	345 N 10TH ST, ST HELENS, O...	749-24-000124-PLM	Approved	Residential Plumbing
<input type="checkbox"/>	3500 Rough Plumbing	465 N COLUMBIA RIVER HWY, S...	749-23-000069-PLM-01	Approved	Commercial Plumbing
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<input type="checkbox"/>	3500 Rough Plumbing	495 N COLUMBIA RIVER HWY, S...	749-24-000005-PLM	Approved	Commercial Plumbing
<input type="checkbox"/>	3999 Final Plumbing	495 N COLUMBIA RIVER HWY, S...	749-24-000005-PLM	Approved	Commercial Plumbing
<input type="checkbox"/>	3999 Final Plumbing	495 N COLUMBIA RIVER HWY, S...	749-24-000005-PLM	Partial	Commercial Plumbing
<input type="checkbox"/>	3500 Rough Plumbing	835 MATZEN ST, ST HELENS, O...	749-23-000187-PLM-01	Approved	Residential Plumbing
<input type="checkbox"/>	1260 Framing	835 MATZEN ST, ST HELENS, O...	749-23-000187-STR	Partial	Residential Structural
<input type="checkbox"/>	3400 Storm Sewer	1170 COLUMBIA BLVD, ST HELE...	749-23-000087-PLM	Approved	Commercial Plumbing
<input type="checkbox"/>	3999 Final Plumbing	1465 COLUMBIA BLVD, ST HELE...	749-22-000615-PLM-01	Informati...	Commercial Plumbing
<input type="checkbox"/>	3999 Final Plumbing	1804 COLUMBIA BLVD, STE# A S...	749-21-000523-PLM	Denied	Commercial Plumbing
<input type="checkbox"/>	3999 Final Plumbing	1804 COLUMBIA BLVD, STE# A S...	749-21-000523-PLM	Approved	Commercial Plumbing
<input type="checkbox"/>	3610 Grease Trap/Interceptor	1804 COLUMBIA BLVD, STE# A S...	749-21-000523-PLM	Approved	Commercial Plumbing
<input type="checkbox"/>	3999 Final Plumbing	1804 COLUMBIA BLVD, STE# A S...	749-21-000523-PLM	Denied	Commercial Plumbing
<input type="checkbox"/>	1999 Final Building	2013 COLUMBIA BLVD, ST HELE...	749-23-000445-STR	Accepted	Commercial Structural
<input type="checkbox"/>	3999 Final Plumbing	2250 GABLE RD, BLDG# A ST HE...	749-21-000180-PLM-01	Partial	Commercial Plumbing
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<input type="checkbox"/>	3999 Final Plumbing	2375 GABLE RD, ST HELENS, O...	749-22-000272-PLM	Approved	Commercial Plumbing
<input type="checkbox"/>	3150 Underslab Plumbing	2375 GABLE RD, ST HELENS, O...	749-22-000272-PLM	Approved	Commercial Plumbing

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<input type="checkbox"/>	3999 Final Plumbing	2375 GABLE RD, ST HELENS, O...	749-22-000272-PLM	Partial	Commercial Plumbing
<input type="checkbox"/>	3410 Rain Drains	2375 GABLE RD, ST HELENS, O...	749-22-000272-PLM	Approved	Commercial Plumbing
<input type="checkbox"/>	1110 Footing	2375 GABLE RD, ST HELENS, O...	749-24-000081-STR	Partial	Commercial Structural
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<input type="checkbox"/>	2999 Final Mechanical	2646 COLUMBIA BLVD, ST HELE...	749-23-000351-MECH	No Access	Residential Mechanical
<input type="checkbox"/>	2999 Final Mechanical	34731 CASCADE ST, ST HELENS...	749-24-000173-MECH	Approved	Residential Mechanical
<input type="checkbox"/>	3400 Storm Sewer	35410 PORTLAND VIEW DR, ST ...	749-24-000038-DWL	Approved ...	Residential 1 & 2 Fam Dwelling (New Only) Limited
<input type="checkbox"/>	3170 Underfloor Plumbing	35410 PORTLAND VIEW DR, ST ...	749-24-000038-DWL	Approved	Residential 1 & 2 Fam Dwelling (New Only) Limited
<input type="checkbox"/>	1220 Underfloor Framing/Post...	35410 PORTLAND VIEW DR, ST ...	749-24-000038-DWL	Approved	Residential 1 & 2 Fam Dwelling (New Only) Limited
<input type="checkbox"/>	3410 Rain Drains	35410 PORTLAND VIEW DR, ST ...	749-24-000038-DWL	Approved	Residential 1 & 2 Fam Dwelling (New Only) Limited
<input type="checkbox"/>	3300 Water Service	35410 PORTLAND VIEW DR, ST ...	749-24-000038-DWL	Approved	Residential 1 & 2 Fam Dwelling (New Only) Limited
<input type="checkbox"/>	3200 Sanitary Sewer	35410 PORTLAND VIEW DR, ST ...	749-24-000038-DWL	Approved ...	Residential 1 & 2 Fam Dwelling (New Only) Limited
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<input type="checkbox"/>	3999 Final Plumbing	35420 PORTLAND VIEW DR, ST ...	749-23-000372-DWL	Approved	Residential 1 & 2 Fam Dwelling (New Only) Limited
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<input type="checkbox"/>	3620 Backflow Device	35420 PORTLAND VIEW DR, ST ...	749-23-000372-DWL	Approved ...	Residential 1 & 2 Fam Dwelling (New Only) Limited
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<input type="checkbox"/>	2999 Final Mechanical	35420 PORTLAND VIEW DR, ST ...	749-23-000372-DWL	Denied	Residential 1 & 2 Fam Dwelling (New Only) Limited
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<input type="checkbox"/>	3999 Final Plumbing	35430 PORTLAND VIEW DR, ST ...	749-23-000373-DWL	Approved	Residential 1 & 2 Fam Dwelling (New Only) Limited
<input type="checkbox"/>	1999 Final Building	35430 PORTLAND VIEW DR, ST ...	749-23-000373-DWL	Approved	Residential 1 & 2 Fam Dwelling (New Only) Limited
<input type="checkbox"/>	3620 Backflow Device	35430 PORTLAND VIEW DR, ST ...	749-23-000373-DWL	Approved ...	Residential 1 & 2 Fam Dwelling (New Only) Limited
<input type="checkbox"/>	1999 Final Building	35430 PORTLAND VIEW DR, ST ...	749-23-000373-DWL	Not Ready	Residential 1 & 2 Fam Dwelling (New Only) Limited
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<input type="checkbox"/>	3300 Water Service	35441 PORTLAND VIEW DR, ST ...	749-22-000344-DWL	Approved	Residential 1 & 2 Fam Dwelling (New Only) Limited
<input type="checkbox"/>	3650 Shower Pan	35441 PORTLAND VIEW DR, ST ...	749-22-000344-DWL	Approved	Residential 1 & 2 Fam Dwelling (New Only) Limited
<input type="checkbox"/>	3500 Rough Plumbing	35441 PORTLAND VIEW DR, ST ...	749-22-000344-DWL	Denied	Residential 1 & 2 Fam Dwelling (New Only) Limited
<input type="checkbox"/>	3130 Footing/Foundation Drains	35441 PORTLAND VIEW DR, ST ...	749-22-000344-DWL	Approved	Residential 1 & 2 Fam Dwelling (New Only) Limited

Inspections

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<input type="checkbox"/>	<u>Inspection Type</u>	<u>Address</u>	<u>Record Number</u>	<u>Status</u>	<u>Record Type</u>	<u>Inspect</u>
<input type="checkbox"/>	2999 Final Mechanical	40 DUBOIS LN, ST HELENS, OR...	749-24-000125-MECH	Denied	Residential Mechanical	Jean Paul Pe
<input type="checkbox"/>	1220 Underfloor Framing/Post...	345 N 10TH ST, ST HELENS, O...	749-23-000490-STR	Approved	Residential Structural	Jean Paul Pe
<input type="checkbox"/>	2999 Final Mechanical	424 S 4TH ST, ST HELENS, OR...	749-24-000112-MECH	Approved	Residential Mechanical	Jean Paul Pe
<input type="checkbox"/>	2999 Final Mechanical	34858 WILLIE LN, ST HELENS,...	749-24-000040-MECH	Cancelled	Residential Mechanical	Jean Paul Pe
<input type="checkbox"/>	2999 Final Mechanical	34858 WILLIE LN, ST HELENS,...	749-24-000040-MECH	Approved	Residential Mechanical	Jean Paul Pe
<input type="checkbox"/>	3999 Final Plumbing	34946 ROBERTS LN, ST HELENS...	749-24-000221-PLM	Approved	Residential Plumbing	Jean Paul Pe
<input type="checkbox"/>	3200 Sanitary Sewer	35056 SYKES RD, ST HELENS, ...	749-24-000133-PLM	Approved	Residential Plumbing	Jean Paul Pe
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<input type="checkbox"/>	3500 Rough Plumbing	35056 SYKES RD, ST HELENS, ...	749-24-000133-PLM	No Access	Residential Plumbing	Jean Paul Pe
<input type="checkbox"/>	2999 Final Mechanical	58915 EVERGREEN LOOP, ST HE...	749-23-000358-MECH	Approved	Residential Mechanical	Jean Paul Pe
<input type="checkbox"/>	2999 Final Mechanical	59011 ELIZABETH LN, ST HELE...	749-24-000093-MECH	Approved	Residential Mechanical	Jean Paul Pe

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Department of Consumer
and Business Services

Specialized Plumbing Inspector Certification Update

Purpose of the rule:

The purpose of the rule is to specify the requirements and scope of the specialized plumbing inspector certification.

Citation:

Amends OAR 918-098-1570

This rule is effective July 1, 2024.

Background:

OAR 918-098-1570 is the rule for the specialized plumbing inspector certification in Oregon. The rule language specifies what types of structures specialized plumbing inspectors may or may not conduct inspections in for plumbing and piping systems.

Summary:

The rule amendment expands the scope of the specialized plumbing inspector certification license under OAR 918-098-1570 to include water services two inches or less and to clarify the existing scope.

Contact:

If you have questions or need further information, contact Andy Skinner, plumbing program chief, at 503-373-7448, or andrew.j.skinner@oregon.gov.



OFFICE OF THE SECRETARY OF STATE

LAVONNE GRIFFIN-VALADE
SECRETARY OF STATE

CHERYL MYERS
DEPUTY SECRETARY OF STATE
AND TRIBAL LIAISON



ARCHIVES DIVISION

STEPHANIE CLARK
DIRECTOR

800 SUMMER STREET NE
SALEM, OR 97310
503-373-0701

Item #4.

PERMANENT ADMINISTRATIVE ORDER

BCD 6-2024

CHAPTER 918
DEPARTMENT OF CONSUMER AND BUSINESS SERVICES
BUILDING CODES DIVISION

FILED
06/26/2024 10:31 AM
ARCHIVES DIVISION
SECRETARY OF STATE
& LEGISLATIVE COUNSEL

FILING CAPTION: Updates the scope of the specialized plumber inspector certification

EFFECTIVE DATE: 07/01/2024

AGENCY APPROVED DATE: 06/24/2024

CONTACT: Andy Boulton
971-375-7027
andrew.boulton@dcbs.oregon.gov

1535 Edgewater St NW
Salem, OR 97306

Filed By:
Andrew Boulton
Rules Coordinator

AMEND: 918-098-1570

NOTICE FILED DATE: 04/25/2024

RULE SUMMARY: These rules expand the scope of the specialized plumbing inspector certification license under OAR 918-098-1570. These changes allow inspections of plumbing systems in buildings with water services two inches or less.

CHANGES TO RULE:

918-098-1570
Specialized Plumbing Inspector Certification ¶

(1) Specialized plumbing inspectors may inspect plumbing and piping systems conveying potable water, storm, or domestic sanitary sewage in new commercial buildings ¶

(a) ~~Less than 75 feet above grade in height as defined in the Oregon Structural Specialty Code and~~ ¶

(b) ~~Containing a building water service less than two inches or less in nominal interior diameter;~~ and ¶

(2c) ~~As That do not contain any of the plumbing and piping systems listed in section (4).~~ ¶

(2) ~~Specialized plumbing inspectors may not conduct inspections in new structures with~~ inspect plumbing and piping systems conveying potable water, storm, or domestic sanitary sewage in existing commercial buildings less than 75 feet above grade in height as defined in the Oregon Structural Specialty Code, except for they may not inspect the specific systems listed in section (4). ¶

(3) ~~Specialized plumbing inspectors may conduct inspections on plumbing or piping systems containing any of the items in (a) through (g) in new or existing residential buildings that a residential plumbing inspector may inspect under OAR 918-098-1210.~~ ¶

(4) ~~Specialized plumbing inspectors cannot inspect the following plumbing and piping systems:~~ ¶

(a) Installation or alteration of a medical gas and vacuum system for health care facilities; ¶

(b) Installation or alteration of chemical drainage, waste and vent systems containing chemical agents potentially detrimental to the integrity of a plumbing system; ¶

(c) Installation or alteration of waste water pre-treatment systems for building sewers; ¶

(d) Installation of vacuum drainage, waste and vent systems; ¶

(e) Installation or alteration of reclaimed water systems; ¶

(f) Installation of a commercial booster pump system needed to maintain minimum residual water pressure in a structure supplied by a municipal source; or ¶

(g) Food service plumbing systems.¶

~~(3) Existing structures with plumbing systems containing any of the items in 2(a) through (g) may be inspected by specialized plumbing inspectors. But specialized plumbing inspectors may not inspect any of the items in 2(a) through (g).¶~~

(45) As a condition of entering a training program, an applicant must:¶

(a) Hold valid Oregon Code Certification as a one- and two-family or residential plumbing inspector;¶

(b) Have been employed as an inspector and performed inspections as a one- and two-family or residential plumbing inspector for a minimum of one year prior to applying for Specialized Plumbing Inspector Certification.¶

(c) Complete a specialized plumbing inspection training program that meets the minimum requirements established by the division, consisting of:¶

(A) Instructional coursework; and¶

(B) Supervised fieldwork inspections.¶

(d) Pass a division-approved examination.

Statutory/Other Authority: ORS 455.720, 455.730, 455.735

Statutes/Other Implemented: ORS 455.720, 455.730, 455.735

Permit-ready plans

Purpose of the rule:

These rules create a process for the division to develop and publish permit-ready plans for public use. The rules define what permit-ready plans are and what they are used for. Included in the development process is an opportunity for local building officials to provide feedback on the impact of local conditions on the usability of any proposed plans in a specific geographic area. Additionally, the rules state the process for updating permit-ready plans when the code updates.

Citation:

Adopts: OAR 918-001-0500, 918-001-0505, 918-001-0510, 918-001-0515, 918-001-0520, 918-001-0525, 918-001-0530

This rule is effective July 1, 2024.

Background:

During the 2024 legislative session the legislature passed and the governor signed Senate Bill 1537. This new law, in part, directed the division to expand the use of permit-ready plans (the bill referred to these as typical drawings and specifications). These rules are needed to establish a process that can be used to develop, review, and publish new permit-ready plans to effectuate the directive in the new law. A rulemaking advisory committee met to discuss the rulemaking on May, 22, 2024. A public hearing was held to receive testimony on the rulemaking on June 18, 2024.

Summary:

OAR 918-001-0500: Identifies the purpose of the rules to establish a process for developing and publishing permit-ready plans.

OAR 918-001-0505: Defines key terms used in the rules.

OAR 918-001-0510: Explains who develops permit-ready plans.

OAR 918-001-0515: Creates the consultation and review process for permit-ready plans.

OAR 918-001-0520: Explains how permit-ready plans are used.

OAR 918-001-0525: Explains what happens to a permit-ready plan when a new code is adopted and the usability of permit-ready plans based on previous code versions.

OAR 918-001-0530: Clarifies that permit-ready plans are not able to be modified beyond any options that are included in the permit-ready plans.

Contact:

If you have questions or need further information, contact Tony Rocco, housing and building safety manager, at anthony.j.rocco@dcbs.oregon.gov or at 503-910-1678.

OFFICE OF THE SECRETARY OF STATE

LAVONNE GRIFFIN-VALADE
SECRETARY OF STATE

CHERYL MYERS
DEPUTY SECRETARY OF STATE
AND TRIBAL LIAISON



ARCHIVES DIVISION

STEPHANIE CLARK
DIRECTOR

800 SUMMER STREET NE
SALEM, OR 97310
503-373-0701

Item #4.

PERMANENT ADMINISTRATIVE ORDER

BCD 9-2024

CHAPTER 918
DEPARTMENT OF CONSUMER AND BUSINESS SERVICES
BUILDING CODES DIVISION

FILED
06/26/2024 10:48 AM
ARCHIVES DIVISION
SECRETARY OF STATE
& LEGISLATIVE COUNSEL

FILING CAPTION: Establishing a process for creating and publishing permit-ready plans

EFFECTIVE DATE: 07/01/2024

AGENCY APPROVED DATE: 06/24/2024

CONTACT: Andy Boulton
971-375-7027
andrew.boulton@dcbs.oregon.gov

1535 Edgewater St NW
Salem, OR 97306

Filed By:
Andrew Boulton
Rules Coordinator

RULES:

918-001-0500, 918-001-0505, 918-001-0510, 918-001-0515, 918-001-0520, 918-001-0525, 918-001-0530

ADOPT: 918-001-0500

NOTICE FILED DATE: 05/09/2024

RULE SUMMARY: Identifies the purpose of the rules to establish a process for developing and publishing permit-ready plans.

CHANGES TO RULE:

918-001-0500

Purpose

Rules 918-001-0500 to 918-001-0530 establish a process that the division will use to develop permit-ready plans and make those plans available for public use. The intent of the permit-ready plans program is to create a more efficient pathway for approval of publicly accessible building plans by building departments. The division intends for the permit applications using permit-ready plans to be less expensive to process and to require less time to process by building departments.

Statutory/Other Authority: ORS 455.030

Statutes/Other Implemented: ORS 455.062

ADOPT: 918-001-0505

NOTICE FILED DATE: 05/09/2024

RULE SUMMARY: Defines key terms used in the rules.

CHANGES TO RULE:

918-001-0505

Definitions

(1) "Local code expert" means a certified building official, an A-level structural inspector, or an A-level structural plans examiner that is working as either a building official, inspector, or as a plans examiner for a building department.

(2) "Permit-ready plan" means a set of drawings and specifications that have been developed by the division that are available for use and have been determined to meet the requirements of the state building code.

Statutory/Other Authority: ORS 455.030

Statutes/Other Implemented: ORS 455.062

ADOPT: 918-001-0510

NOTICE FILED DATE: 05/09/2024

RULE SUMMARY: Explains who develops permit-ready plans.

CHANGES TO RULE:

918-001-0510

Development of Permit-Ready Plans

Permit-ready plans are developed by a division employee, or group of division employees, acting within their scope of employment. During the development process the division may consult with local municipalities, other agencies, as well as industry and other stakeholders to help develop plans to be applicable in as broad an area of the state and to as many customers as is technically and economically feasible.

Statutory/Other Authority: ORS 455.030

Statutes/Other Implemented: ORS 455.062

ADOPT: 918-001-0515

NOTICE FILED DATE: 05/09/2024

RULE SUMMARY: Creates the consultation and review process for permit-ready plans.

CHANGES TO RULE:

918-001-0515

Consultation and Review Process for Permit-Ready Plans

(1) Prior to publishing permit-ready plans the division will make any proposed plans available for review by building departments in the state for not less than 30 days.¶

(2) The purpose of this review period is for local building departments to identify any areas where the proposed plans conflict with specific local requirements.¶

(3) After this review period ends, the division will publish the plans for general use.¶

(4) The division may designate areas of the state where the plans are not available for use based on the responses from building departments during the review period.

Statutory/Other Authority: ORS 455.030

Statutes/Other Implemented: ORS 455.062

ADOPT: 918-001-0520

NOTICE FILED DATE: 05/09/2024

RULE SUMMARY: Explains how permit-ready plans are used.

CHANGES TO RULE:

918-001-0520

Use of Permit-Ready Plans

- (1) Permit-ready plans that have been published to the division's website are available for use by the public.¶
- (2) A permit-ready plan is exempt from local plan review for code compliance on all elements addressed by, and included as part of, the permit-ready plan.¶
- (3) Plan review fees may still be assessed on applications using permit-ready plans for verification that the plan is a state approved plan, compliance with plan specific options selected, and compliance with specific local requirements not addressed by the plan in accordance with Section (4). Plan review fees should be assessed to compensate staff time and resources expended and cannot equal or exceed standard plan review fees.¶
- (4) A permit-ready plan may be subject to additional local review of specific items, including but not limited to, the following:¶
- (a) Required permit application submittal.¶
- (b) Local site conditions such as soils, slopes, location on property, land-use setbacks, fire separation distances, flood hazard areas, and applicability of the geographic and climatic design criteria used in the permit-ready plan design.

Statutory/Other Authority: ORS 455.030

Statutes/Other Implemented: ORS 455.062

ADOPT: 918-001-0525

NOTICE FILED DATE: 05/09/2024

RULE SUMMARY: Explains what happens to a permit-ready plan when a new code is adopted and the usability of permit-ready plans based on previous code versions.

CHANGES TO RULE:

918-001-0525

Expiration and Renewal of Permit-Ready Plans

(1) Permit-ready plans are approved for a specific edition of a code and may be used while that edition of the code is effective.¶

(2) When a new edition of a code is adopted the division will review existing permit-ready plans for compliance with the new code edition and use the local consultation and review process before making a permit-ready plan available for statewide use again.¶

(3) Permit-ready plans that were approved under an edition of a code that is no longer effective are required to comply with local building official approval and acceptance prior to use. This may include compliance with current adopted code standards, local plan submittal requirements, and local plan review approval processes.

Statutory/Other Authority: ORS 455.030

Statutes/Other Implemented: ORS 455.062

ADOPT: 918-001-0530

NOTICE FILED DATE: 05/09/2024

RULE SUMMARY: Clarifies that permit-ready plans are not able to be modified beyond any options that are included in the permit-ready plans.

CHANGES TO RULE:

918-001-0530

Modification of Permit-Ready Plans

(1) Permit-ready plans may not be modified, changed, or adjusted in any way without additional local review and local building official approval.¶

(2) Permit-ready plans may include options which are permissible to select under standard use of the plans, without additional local review or approval.¶

(3) The division will not field or respond to any inquiries regarding modifications, or changes to any permit-ready plan, as all permit-ready plans are considered by the division to be as-is designs.¶

(4) Any inquiries regarding modifications, or changes to any permit-ready plan must be directed to the local building department, and may be subject to compliance with current adopted code standards, local plan revision submittal requirements, and local plan review approval processes.

Statutory/Other Authority: ORS 455.030

Statutes/Other Implemented: ORS 455.062

Statewide Mechanical Minor Label Inspection Program Implementation

Purpose of the rule:

This rule amendment updates the division's mechanical minor label inspection program under OAR 918-440-0520 to make the program available statewide.

Citation:

Amends OAR 918-440-0520

This rule is effective July 1, 2024.

Background:

Minor labels allow for some minor work to be completed and inspected using an alternative process to the normal permitting process. Several specialty codes have a minor label program. Starting in October 2020, the division piloted a mechanical minor label permitting program in select jurisdictions. Afterward, the division adopted OAR 918-440-0520, which created the Mechanical Minor Labels Phased Program. This program went into effect on Oct. 1, 2021. The rule extended the mechanical minor label inspection program to additional jurisdictions. Under this program, contractors in participating jurisdictions were able to purchase mechanical minor labels to cover certain minor repairs and installations covered by the Oregon Mechanical Specialty Code and the mechanical provisions of the Oregon Residential Specialty Code. Following these pilot programs, this amendment to the rule extends the program statewide.

Summary:

These rule amendments expand the scope of the mechanical minor label inspection program under OAR 918-440-0520 to allow the program to go statewide.

Contact:

If you have questions or need further information, contact the Mechanical and Energy Code Engineer, Mark Heizer, at mark.r.heizer@dcbs.oregon.gov or 971-600-6821, or the Field/Statewide Services Manager, Warren Jackson, at warren.d.jackson@dcbs.oregon.gov or 503-373-7755.

OFFICE OF THE SECRETARY OF STATE
LAVONNE GRIFFIN-VALADE
SECRETARY OF STATE

CHERYL MYERS
DEPUTY SECRETARY OF STATE
AND TRIBAL LIAISON



ARCHIVES DIVISION
STEPHANIE CLARK
DIRECTOR

800 SUMMER STREET NE
SALEM, OR 97310
503-373-0701

Item #4.

PERMANENT ADMINISTRATIVE ORDER

BCD 7-2024
CHAPTER 918
DEPARTMENT OF CONSUMER AND BUSINESS SERVICES
BUILDING CODES DIVISION

FILED
06/26/2024 10:35 AM
ARCHIVES DIVISION
SECRETARY OF STATE
& LEGISLATIVE COUNSEL

FILING CAPTION: Amends the mechanical minor label inspection program to allow for statewide implementation

EFFECTIVE DATE: 07/01/2024

AGENCY APPROVED DATE: 06/24/2024

CONTACT: Andy Boulton
971-375-7027
andrew.boulton@dcbs.oregon.gov

1535 Edgewater St NW
Salem, OR 97306

Filed By:
Andrew Boulton
Rules Coordinator

AMEND: 918-440-0520

NOTICE FILED DATE: 04/25/2024

RULE SUMMARY: These rules expand the scope of the phased mechanical minor label inspection program under OAR 918-440-0520 to allow the program to go statewide.

CHANGES TO RULE:

918-440-0520

~~Phased~~ Statewide Mechanical Minor Label Inspection Program

(1) The statewide mechanical minor label inspection program ~~goes in addition to any local jurisdiction minor label program authorized by OAR 918-100-0020~~ (2) to effect on July 1, 2024. This program does not supersede, replace, or modify a local jurisdiction's mechanical minor label program in any way.¶

(2) Minor labels issued under this rule will be administered by using the definitions in OAR 918-100-0010, the fees in 918-100-0030, and the process described in section ~~(132)~~ of this rule.¶

(3) The scope of work allowed under this program does not include any new construction except as allowed under subsection (d), (e), and (f) of this section. The scope of work allowed under this program is limited to the following:¶

(a) Moving or replacing ductwork not involving fire dampers or penetrations of firewalls, fire assemblies or floors;¶

(b) Relocating grilles and air distribution inlets or outlets;¶

(c) Replacing existing heating, cooling, and ventilation equipment, including minor alterations of fuel piping or appliance connectors downstream of an appliance shutoff valve;¶

(d) Adding a central air conditioning unit to existing ductwork in one- and two-family dwellings;¶

(e) Installing new mini-split heat pumps in one- and two-family dwellings; and¶

(f) Installing a mechanical exhaust fan for radon mitigation systems in one- and two-family dwellings.¶

(4) Minor mechanical installations do not include:¶

(a) Mechanical replacements where the fuel type changes;¶

(b) Replacement of fuel burning equipment which requires replacement of the existing venting system; or¶

(c) Replacement of commercial systems or equipment that:¶

(A) Exceeds 2,000 cubic feet per minute of air movement capability;¶

(B) Weighs more than 400 pounds, except packaged rooftop equipment up to 5-ton cooling capacity being replaced with packaged rooftop equipment not exceeding the existing unit's cooling capacity; or¶

- (C) Exceeds 5-ton cooling capacity.¶
- (5) Unused minor labels issued under this rule shall expire one year after they are purchased.¶
- (6) Work performed under the mechanical minor label program shall be to the current Oregon Mechanical Specialty Code or the current Oregon Residential Specialty Code, as applicable.¶
- (7) Only one mechanical minor label shall be used on any single project per job site. For the purpose of this rule, a job site means work at the same address.¶
- (8) A minor label is only required when the work otherwise requires a permit. No new permit requirements are created by this rule.¶
- (9) The following people may purchase and use state mechanical minor labels ~~in participating jurisdictions~~.¶
- (a) For commercial and industrial mechanical minor labels, the contractor doing the work, who holds a Construction Contractors Board license.¶
- (b) For residential mechanical minor labels, a contractor licensed by the Construction Contractors Board.¶
- (10) A contractor performing work under a minor label must still comply with all applicable licensing requirements for the work performed.¶
- (11) ~~The following local jurisdictions are participating in the mechanical minor label inspection program~~.¶
- (a) ~~City of Albany~~;¶
- (b) ~~City of Central Point~~;¶
- (c) ~~City of Medford~~;¶
- (d) ~~City of Salem~~;¶
- (e) ~~Coos County~~;¶
- (f) ~~Deschutes County~~;¶
- (g) ~~Jackson County~~;¶
- (h) ~~Linn County~~;¶
- (i) ~~Marion County~~; and¶
- (j) ~~Umatilla County~~.¶
- (12) A person performing work under a minor label may elect to have this work inspected virtually. To have the work inspected virtually, the work must be documented with images, and those images must be uploaded to the division's mechanical minor label software system.¶
- (13) The local jurisdiction where the minor label is used shall be the inspecting jurisdiction. If pictures of the work performed under the minor label have been uploaded to the division's mechanical minor label software system, then inspections shall be conducted remotely through that system. If pictures of the work performed under the minor label have not been uploaded, or if the uploaded pictures are insufficient to complete a virtual inspection, then inspections shall be conducted using the minor label process in OAR 918-100-0060.¶
- (a) The division shall assign the initial inspection of a minor label lot to the local jurisdiction at the start of the calendar month. The local jurisdiction shall perform the assigned minor label inspection before the end of the calendar month in which the inspection was assigned. If the local jurisdiction fails to perform an assigned inspection within the calendar month that it was assigned, then the division shall perform the inspection.¶
- (b) No less than 10 percent of each minor label lot shall be inspected either by the local jurisdiction or by the division. The inspection shall verify the minor installation.¶
- (c) If any minor label inspections beyond the initial inspection in a lot are required, the additional inspections will be performed in accordance with OAR 918-100-0060.¶
- (d) The division shall compensate each inspecting jurisdiction \$75 per inspection for the first minor label installation inspected by the local jurisdiction in a lot. If the first minor label installation fails the inspection, the division shall perform an inspection on a second minor label from the same lot. If the second minor label fails the division's inspection, then the division shall inspect a third minor label of the same lot.¶
- (e) If any minor label fails an inspection, then the contractor that purchased the minor label is required to pay the local jurisdiction for an on-site inspection of the same work at the local jurisdiction's hourly inspection rate.¶
- (f) The division shall, upon notice of three failed inspections in the same lot of labels, notify the contractor and the jurisdictions affected by the remaining labels in the same lot. Each jurisdiction shall then notify the contractor that a permit is necessary for each of the remaining installations within the jurisdiction in the same lot of labels, and work shall follow the normal permit and inspection procedures for that jurisdiction.
- Statutory/Other Authority: ORS 455.046, ORS 455.154, ORS 455.155
 Statutes/Other Implemented: ORS 455.046, ORS 455.154, ORS 455.155

BUILDING REPORT JAN-JUN, 2024



Workload



Building Data Request Information

CITY OF ST. HELENS
265 Strand St.
St. Helens, OR 97051
503-397-6272
FAX: 503-397-4016

For 01/01/2024 through 6/30/24

www.sthelensoregon.gov

buildingsafety@sthelensoregon.gov

Permit Type	Count	Valuation
Commercial Mechanical	12	\$393,940.00
Commercial Plumbing	12	
Commercial Structural - New	8	\$345,500.00
Commercial Structural - Other	19	\$1,107,806.00
Residential Mechanical	71	
Residential Plumbing	38	
Residential Structural - Manufactured Dwelling	1	\$241,436.90
Residential Structural - Multi-Family	1	\$8,666.00
Residential Structural - New 1 and 2 Family	4	\$872,124.40
Residential Structural - Other	17	\$512,640.00
Residential Structural Non-Classified	1	\$60,000.00

Inspections:	Count
Commercial Mechanical Inspection	72
Commercial Plumbing Inspection	55
Commercial Structural - New Inspection	46
Commercial Structural - Other Inspection	83
Commercial Structural Non-Classified	19
Residential Mechanical Inspection	110
Residential Plumbing Inspection	143
Residential Structural - Manufactured Dwelling Inspection	1
Residential Structural - Multi-Family Inspection	21
Residential Structural - New 1 and 2 Family Inspection	131
Residential Structural - Other Inspection	81
Residential Structural Non-Classified	5



Building Reviews Count

Item #4.

www.sthelensoregon.gov

1/1/2024-6/30/2024

	Bird	Darroux	Davis	De Roia	Dimsho	Elder	Graichen	Hansen	Sullivan	Underwood	Total	
Commercial	Additional Review		1		5		4				10	
	Building Review				42				2		44	
	Infrastructure Review					5					5	
	Mechanical Review				10						10	
	Planning Review					13	13				26	
	Plumbing Review				1			2			3	
	Site Review	3	2							2	7	
	Total	3	3		53	18	5	17	2	2	2	105
	Residential	Additional Review	1	5								6
Building Review				1	25				2		28	
Residential	Infrastructure Review					18					18	
	Planning Review				11		5		2		18	
	Site Review	4	9							1	14	
	Total	5	14	1	25	11	18	5	2	4	1	84
Total	8	17	1	78	29	23	22	2	6	3	100	

Workload

PERMITS ISSUED SUMMARY

Report parameters:

Date start from 1/1/2024 to 6/30/2024

Minimum valuation is \$0.00

Record type	Permits issued	Fees paid	Job value
Commercial Plumbing	12	\$2,495.88	\$37,700.00
Commercial Alarm or Suppression Systems	7	\$7,015.23	\$351,666.00
Residential Site Development	1	\$571.56	\$0.00
Residential Manufactured Dwelling	1	\$27,145.79	\$241,436.90
Commercial Revision	1	\$1,269.79	\$88,000.00
Residential Mechanical	62	\$7,174.02	\$400,118.10
Commercial Mechanical	12	\$7,712.93	\$393,940.00
Commercial Structural	21	\$19,135.70	\$1,110,306.00
Commercial Deferred Submittal	12	\$4,077.36	\$417,939.00
Residential Revision	2	\$866.66	\$7,000.00
Residential 1 & 2 Fam Dwelling (New Only) Limited	3	\$34,062.84	\$865,574.40
Residential Plumbing	35	\$7,334.57	\$153,561.22
Commercial Site Development	2	\$2,154.10	\$0.00
Commercial Demolition	1	\$303.76	\$0.00
Residential Structural	18	\$23,551.18	\$564,990.00

Overall summary

Total	190	\$144,871.37	\$4,632,231.62
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Building Codes Division

Better Buildings for Oregon



2023 Oregon Residential Specialty Code (ORSC)

- **Administrative provisions (Chapter 1):**
 - Chapter 1 provisions
 - Effective and mandatory Oct. 1, 2023
- **Construction provisions (Chapters 2 - 44 and appendices):**
 - Effective Oct. 1, 2023 with *six-month phase-in period
 - Mandatory April 1, 2024
- Based on 2021 International Residential Code (IRC)
- [Adoption process for the 2023 ORSC](#)

*During the phase-in period, use of the 2021 ORSC or the 2023 ORSC is permitted.
The integrated codebook is going through the publishing process and will be available soon.

2023 Oregon Plumbing Specialty Code (OPSC) New

- Effective Oct. 1, 2023
- Based on the 2021 OPSC / 2021 Uniform Plumbing Code (UPC)
- [Code amendment summary](#)
- [Adoption process for the 2023 OPSC](#)

UPDATED SCOPE FOR PLUMBING INSPECTOR CERTIFICATION

918-098-1570

Specialized Plumbing Inspector Certification

(1) Specialized plumbing inspectors may inspect plumbing and piping systems conveying potable water, storm, or domestic sanitary sewage in new commercial buildings:

(a) Less than 75 feet above grade in height as defined in the Oregon Structural Specialty Code;

(b) Containing a building water service two inches or less in nominal interior diameter; and

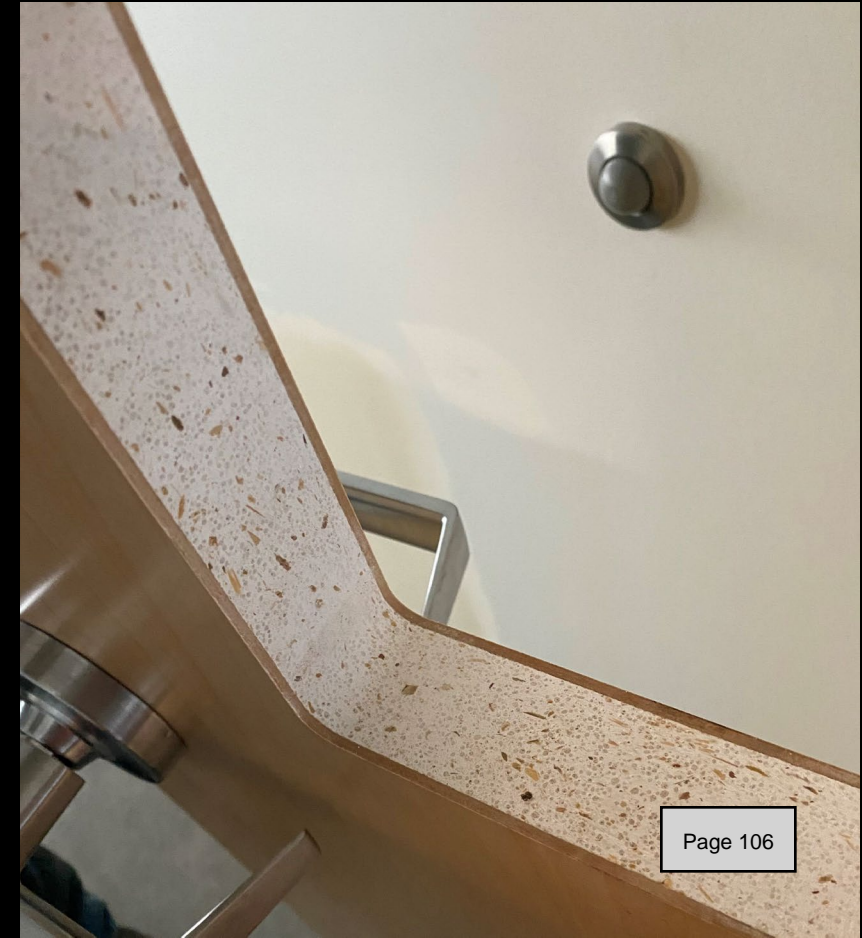
(c) That do not contain any of the plumbing and piping systems listed in section (4).

(2) Specialized plumbing inspectors may inspect plumbing and piping systems conveying potable water, storm, or domestic sanitary sewage in existing commercial buildings less than 75 feet above grade in height as defined in the Oregon Structural Specialty Code, except for they may not inspect the specific systems listed in section (4).

(3) Specialized plumbing inspectors may conduct inspections on plumbing or piping systems in new or existing residential buildings that a residential plumbing inspector may inspect under OAR 918-098-1210.

(4) Specialized plumbing inspectors may not inspect the following plumbing and piping systems:

Highschool Renovation



John Gumm School



Item #4.



Page 107

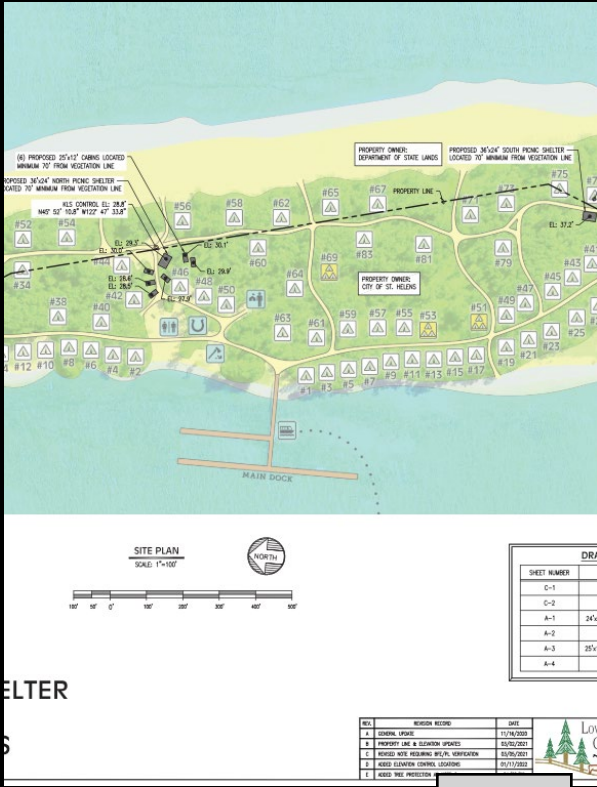
Crooked Creek Brewery



12th Street Apartments



Sand Island



American Mart



Fast Lube & Oil



Residential



Burger King



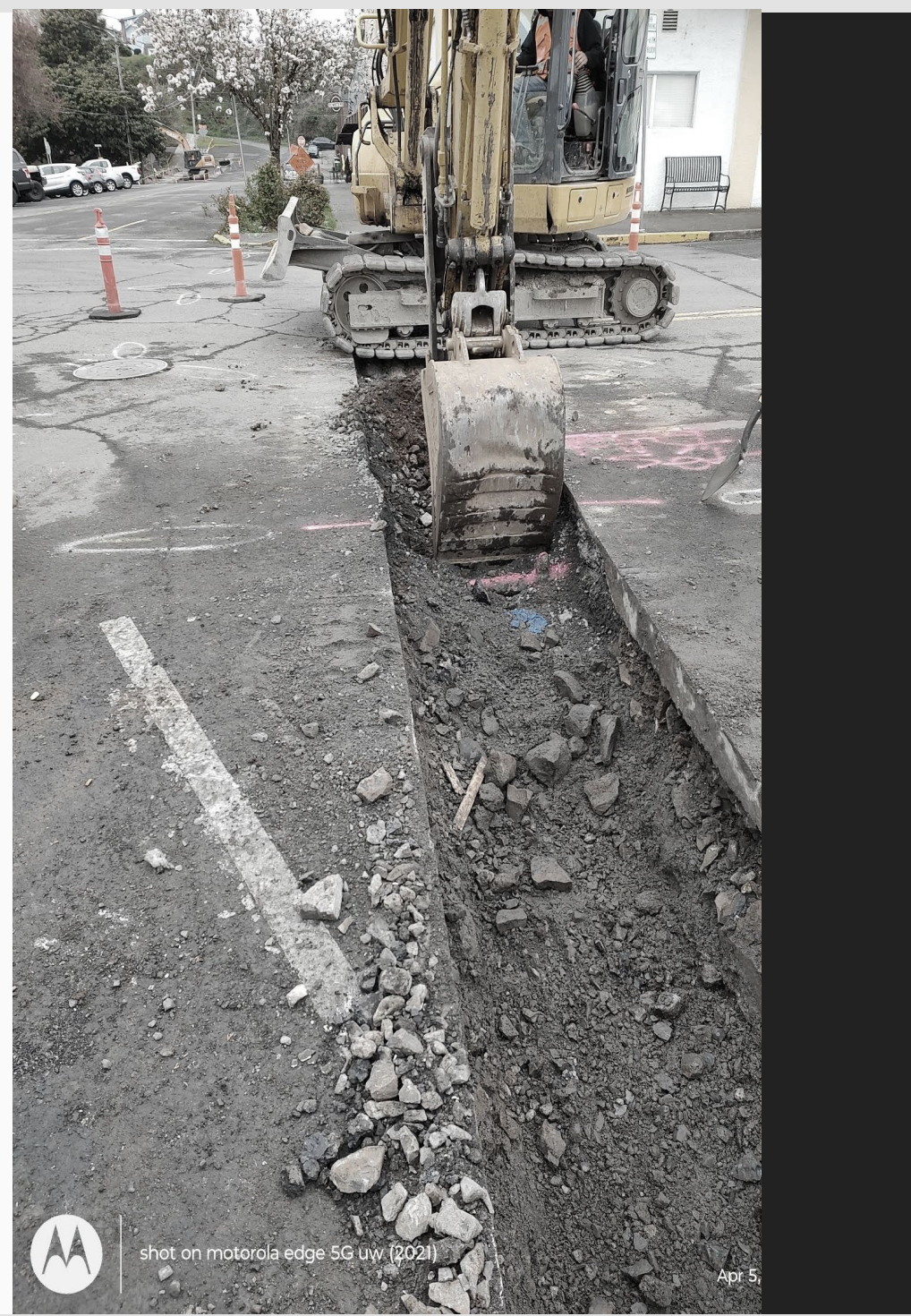
Broadleaf Arbor Apartments



Columbia Hills Retirement



Special Procurement for Undergrounding the Electrical Services on the Waterfront



shot on motorola edge 5G uw (2021)

Apr 5,

Mouhamad Zaher, Public Works Director
Sharon Darroux, Engineering Manager

OVERVIEW



Special Procurements	003
Waterfront Project Status	005
Electrical Services Procurement Timeline	008
Price Negotiations	011
Findings for Special Procurement	013
Staff Recommendation	015





SPECIAL PROCUREMENTS

Special Procurements are allowable by statute in circumstances where **standard procurement methods are not appropriate**. An agency must have delegated authority and must evaluate all other methods of procurement prior to conducting a Special Procurement.

ORS 279B.085 requires findings for Special Procurements meet two conditions,

- 1) the procurement is unlikely to encourage favoritism in the awarding of public contracts or to substantially diminish competition for public contracts and,
- 2) the procurement is reasonably expected to result in substantial cost savings to the contracting agency or to the public





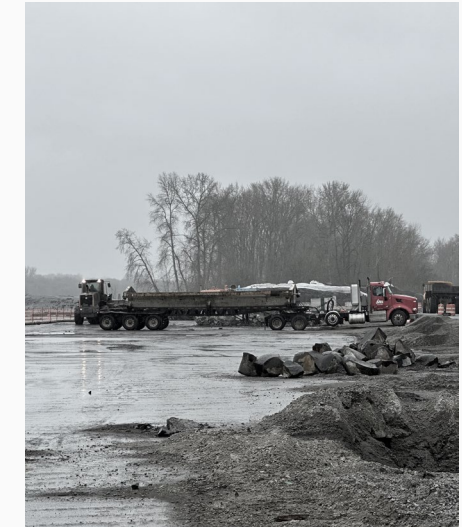
WATERFRONT PROJECT STATUS



- ✓ SEWER PUMP STATION
- ✓ WATER MAINS
- ✓ SEWER MAINS
- ✓ STORM DRAINS
- ✓ JOINT UTILITY TRENCH
- ✓ BLUFF TRAIL
- ✓ TUALATIN STAIRS

70%
Completion

We're almost there!



007

- Strand Street Improvements
- S 1st Street Improvements
- Cowlitz Circle
- Completion of all intersection improvements
- Decommissioning of Pump Station #1
- Completion of water quality basins
- Electrical services undergrounding
- Power and Telecommunications Switch Over to JUT

COMING UP





ELECTRICAL SERVICES

PROCUREMENT TIMELINE

SOLUTION

Secure a contractor to underground the electrical services.



PROBLEM

Before the poles can be removed and power switched over to the joint utility trench, the electrical services being fed from those power lines has to be relocated underground.

PROCUREMENT TIMELINE FOR UNDERGROUNDING ELECTRICAL SERVICES

OCT 2022



REQUEST FOR PROPOSALS FOR ELECTRICAL CONTRACTOR TO UNDERGROUND THE ELECTRICAL SERVICES ON THE WATERFRONT. ONE PROPOSAL RECEIVED FROM MOORE EXCAVATION. PROPOSAL REJECTED BY STAFF



WORKED WITH OTAK TO DEVELOP FULL CONSTRUCTION PLANS FOR THE ELECTRICAL UNDERGROUNDING

FEB 2023

JULY 2023



CONSTRUCTION PLANS COMPLETE AND BIDS SOLICITED. NO BIDS WERE RECEIVED



CONSTRUCTIONS PLANS WERE SPLIT BETWEEN S 1ST ST/ST. HELENS ST INTERSECTION AND S 1ST ST/STRAND ROAD & UTILITIES PROJECT. COUNCIL APPROVED EMERGENCY PROCUREMENT FOR THE S 1ST ST/ST. HELENS ST INTERSECTION

DEC 2023

JAN 2024



DIRECT SOLICITATION OF BIDS FOR S 1ST ST/ST. HELENS ST INTERSECTION AND AWARDED BID TO LANDIS & LANDIS CONSTRUCTION.



PRICE NEGOTIATIONS

Started at
\$871,726.00

Staff determined certain prices were over three to four times industry standard.

Price Reduced to
\$695,326.00

Staff worked with contractor to lower costs of certain prices even more.

Final Price:
\$602,891.00





FINDINGS FOR SPECIAL PROCUREMENT



SUMMARY OF FINDINGS

1. Competition

Special procurement is unlikely to encourage favoritism in the awarding of public contracts or to substantially diminish competition for public contracts because the City has exhausted all channels to secure competitive bids for this work and has found no other contractor willing to bid or propose on the project except for Moore Excavation Inc.

2. Substantial Cost Savings

Staff has succeeded in working with MEI to lower their bid on the work by over \$260,000. There is substantial cost savings in having the contractor already mobilized on site which will reduce project delays and project startup costs.



STAFF RECOMMENDATION

Staff recommends that the City Council exempt Undergrounding the Electrical Services on the S 1st Street – Strand Street Road and Utilities Extension Project from competitive bidding and approve the use of a Special Procurement method of delivery by directly contracting with Moore Excavation, Inc. to perform the services for the agreed upon price of \$602,891.00 plus standard contingency under a standard public improvement contract at the Regular Council Session this evening.





Any Questions?

City of St. Helens
RESOLUTION NO. 2016

A RESOLUTION REQUIRING LUMEN TECHNOLOGIES INC. TO RELOCATE
 ITS FACILITIES UNDERGROUND WITHIN THE WATERFRONT PUBLIC
 IMPROVEMENT CONSTRUCTION PROJECT AREAS

WHEREAS, the City of St. Helens has identified the public improvement projects, S. 1st Street – Strand Street Road and Utilities Extension Project and the S. 1st Street – St. Helens Street Intersection Improvements, on the St. Helens Waterfront as a catalyst for redevelopment of the prime riverfront property (former Boise Veneer Property) along the Columbia River; and

WHEREAS, the Waterfront public improvements projects include constructing joint utility trenches to relocate overhead utilities underground; and

WHEREAS, the work of relocating overhead utilities underground also includes the work of undergrounding of the existing customer services in the project area; and

WHEREAS, Lumen Technologies, Inc. has communication lines, service lines, fixtures, and facilities located above ground within the portion of the Waterfront public improvement projects; and

WHEREAS, the City of St Helens has complied with the requirements of ORS 758.025 for the relocation of utilities in highway right-of-ways, including providing notice and coordinating scope and schedule, and has discussed the plans, goals, options and objectives of the projects with Lumen Technologies, Inc.; and

WHEREAS, Lumen Technologies, Inc. does not have an operative franchise agreement with the City of St. Helens; and

WHEREAS, Lumen Technologies, Inc., despite multiple oral and written requests to do so, has failed to move its communication lines, service lines, fixtures, and facilities located within the portion of the Waterfront public improvement projects underground; and

WHEREAS, Lumen Technologies, Inc’s failure to locate its communication lines, service lines, fixtures, and facilities underground is negatively impacting the S. 1st Street – Strand Street Road and Utilities Extension Project and the S. 1st Street – St. Helens Street Intersection Improvements, to the detriment of the public interest; and

WHEREAS, SHMC 12.20.010(3) defines “public rights-of-way” to include, but not limited to, streets, roads, highways, bridges, alleys, sidewalks, trails, paths, public easements, and all other public ways or areas, including subsurface and air space over these areas; and

WHEREAS, SHMC 12.20.020 grants the City of St. Helens jurisdiction and regulatory control over all public rights-of-way within the City under the authority of the City Charter and state law; and

WHEREAS, under SHMC 12.20.040, no person may occupy or encroach on a public right-of-way without the permission of the City of St. Helens, and the City grants permission to use rights-of-way by franchises, licenses, and permits; and

WHEREAS, under SHMC 12.20.045, no person may place any obstruction on, in, or over a public right-of-way; and

WHEREAS, under SHMC 3.12.010 (1) & (3), all persons, firms, co-partnerships, associations, corporations, districts, or people's utility districts operating a within the corporate limits of the City of St. Helens shall obtain a franchise regulating use of city streets and rights-of-way, and if any utility operates unregulated upon streets and rights-of-way within the corporate limits of the City without a franchise, the City Council may take action to refuse to allow such utility the use of City streets and rights-of-way; and

WHEREAS, the St. Helens City Council, in the interest of the public, wishes to order Lumen Technologies, Inc. to relocate its communication lines, service lines, fixtures, and facilities within the portion of the Waterfront public improvement projects; now therefore,

NOW, THEREFORE, THE CITY OF ST. HELENS RESOLVES AS FOLLOWS:

- Section 1.** IT IS HEREBY ORDERED that Lumen Technologies, Inc. is denied permission to occupy the airspace over any public right-of-way within the portion of the Waterfront public improvement project areas that is inconsistent with the plans, goals, and objectives of the projects.
- Section 2.** IT IS HEREBY ORDERED that Lumen Technologies, Inc. is granted temporary permission to use the public right-of-way within the portion of the Waterfront public improvement project only as is consistent with the plans, goals, and objectives of the projects.
- Section 3.** IT IS HEREBY ORDERED that Lumen Technologies, Inc. shall relocate its communication lines, service lines, fixtures, and facilities within the portion of the Waterfront public improvement project areas consistent with the plans, goals, and objectives of the projects within 30 days of the date of this order.
- Section 4.** IT IS FURTHER ORDERED that if Lumen Technologies, Inc. fails to relocate its communication lines, service lines, fixtures, and facilities within the portion of the Waterfront public improvement project areas within 30 days of the date of this order, Lumen Technologies, Inc. communication lines, service lines, fixtures, and facilities within the portion of the Waterfront public improvement project areas that are inconsistent with the plans, goals, and objectives of the projects are deemed a nuisance and shall be abated accordingly. The City may cause Lumen Technologies, Inc.'s communication lines, service lines, fixtures, and facilities to be removed, relocated, altered, or undergrounded at Lumen Technologies, Inc.'s sole expense. Upon receipt of a detailed invoice from the City, Lumen Technologies, Inc. shall reimburse the City for the costs the City incurred within 180 days.

Section 5. IT IS FURTHER ORDERED that Lumen Technologies, Inc. shall obtain franchise agreement from the City of St. Helens to cover its use of all right of ways in the City of St. Helens.

Section 6. This Resolution is effective immediately upon its adoption.

APPROVED AND ADOPTED by the City Council on July 16, 2024, by the following vote:

Ayes:

Nays:

Rick Scholl, Mayor

ATTEST:

Kathy Payne, City Recorder



Memorandum

To: Mayor and City Council

From: John Walsh, City Administrator

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

Date: July 16, 2024

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: June 26, 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 and provided information to the developer the Council selected for the Millard Road property.

Had a preliminary Q&A meeting for potential redevelopment/remodel of the icehouse property along S. 1st Street.

Had a preliminary Q&A meeting for remodel of the “Gracie’s annex” building along Strand Street. This follows the Planning Commission denial of a parking variance that included a new building replacing the existing.

Had a preliminary Q&A meeting to discuss options for Elk Ridge Estates Phase 7. Currently up to phase 6, Elk Ridge is the development up Hankey Road. Due to historic landslide activity and geotechnical challenges, the additional lots possible may be significantly reduced.

PLANNING ADMINISTRATION—MISC.

Gave permission to remove hazardous trees near/in the creek for property along DuBois Lane close to Milton Way.

As mentioned in the March and April reports, the city and county have taken effort to get a RARE AmeriCorps person to assist with DEQ mandated TMDL efforts. Since the last time this was reported the City of St. Helens and Columbia County as a joint applicant was selected as a potential RARE person host. Five interviews conducted this month. Fingers crossed for the best person! If we get a person, start for 11-month period would be in the Fall. My role will be as an assistant supervisor.

Responded to a county referral for an action with the county, but within the St. Helens Urban Growth Boundary for a two-parcel partition at the Old Portland Road / Millard Road intersection. **See attached.**

Joint meeting with the City Council and Planning Commission this month.

DEVELOPMENT CODE ENFORCEMENT

Via unrelated complaints (as received by Code Enforcement) we discover a business along Eilertson Street in operation about a year or so without a business license. Issue was quickly resolved.

Discussed parking and other complaints with a neighbor on the 300 block of N 10th Street. Helped facilitate communication with Public Works with their requested for additional yellow curbing.

We received a tree house complaint for a public street (in the right-of-way) along the 400 block of S. 2nd Street. Appears to violate public tree provisions. Code enforcement notified.

PLANNING COMMISSION (& *acting* HISTORIC LANDMARKS COMMISSION)

June 11, 2024 meeting (outcome): The Commission denied a off-street parking requirement variance to allow a significant reduction of parking for a potential project at 325 Strand Street (the old “Gracie’s annex” building). *As the Historic Landmarks Commission*, they approved a Historic Resource Review for proposed alterations to the building at 120 S. 1st Street, which is currently for sale. The applicant, a possible buyer, is not going to purchase the property after all, but did attend the hearing and provided some important input, nevertheless.

July 9, 2024 meeting (upcoming): This meeting has been cancelled! Happy summer!!!

COUNCIL ACTIONS RELATED TO LAND USE

Council approved a resolution to increase planning fees. Geneally, this is to keep the fees aligned with inflation, with some other updates.

Council approved the concept of the 2024 Development Code Amendments discussed with the Planning Commission since December. Council also posed no objection to continuing efforts to potentially address SB 8 (2021) and HB 2916 (2019). Though, this new effort will likely cause staff to divide the amendments into two parts to ensure the psilocybin land use rules are adopted before January 1, 2025.

From: [Jennifer Dimsho](#)
To: [Jacob Graichen](#)
Subject: June Planning Department Report
Date: Monday, June 24, 2024 2:01:28 PM
Attachments: [image001.png](#)

Here are my additions to the June Planning Department Report.

GRANTS

1. **Business Oregon – Infrastructure Finance Authority** – Low-interest loan for Streets & Utilities Project and Riverwalk improvements. Provided updates to loan officer. Waiting until new FY to submit for reimbursement.
2. **Riverwalk Project (OPRD Grants x2)** – Notice to proceed issued 5/16. Contractor has mobilized & set up erosion control. Coordinated with Communications on E-newsletter content. Reviewing/tracking submittals and RFIs. Attending bi-weekly check-ins with contractor and design team. Received OPRD LGGP time extension. Working with OPRD LWCF to increase grant award and extend timeline to match LGGP.
3. **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. Preparing for first quarterly report/disbursement in July for services through June 30.
4. **CLG Historic Preservation Grant Program** – SHPO Certified Local Government Program. Received our contract for 17k. State approved work plan. Executed contract with grant recipients. Project to be completed by July 31, 2024. Grant recipient received windows which do not match the plans. Working to remove windows from the scope of approved work.
5. **DLCD Technical Assistance Program** – 60k will fund a new Economic Opportunities Analysis (EOA). Reviewed BLI data and employment forecasting, provided feedback. Reviewed materials for TAC meeting #1 on July 10. 1-hour discussion of EOA update at the joint PC/CC meeting on June 10.
6. **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. Award is \$363,407, with a match of around 42k split between Scappoose, the County, and us. Final ODOT grant contract executed at 6/5 Council meeting. IGAs with County/Scappoose executed at 6/5 Council meeting. SoW as approved by County and Scappoose sent to DOJ for review by ODOT.
7. **Travel Oregon Grant Program: Riverwalk Project** - 100k grant for Riverwalk Project. Received 50% of the grant as contract terms require. Will receive remainder when project is complete.
8. **ODOT TGM Program: Transportation Systems Plan** – ODOT says it could be 1-2 months before there is movement on the contract which allows us to move forward with

consultant selection.

9. **CDBG – Columbia Pacific Food Bank** – Request from Executive Director to act on the City’s 2-year public contract warranty for leaks in their roof during this past winter. Coordinated with the contractor JH Kelly on repairs. Repairs were completed and restarted warranty for an additional year to allow the Food Bank to monitor roof this winter during the rainy season.

PROJECTS & MISC

10. **Riverfront Streets/Utilities Project** – Attending weekly check-ins. Pump station generator to be installed soon. Tualatin staircase/bluff trailhead and Wapama Way intersection under construction. Traffic circle and elevated picnic platform under construction. North and south water quality swales underway. Joint utility trenching nearly complete. Undergrounding contract for 1st & St. Helens intersection work is nearly completed.
11. **Urban Renewal Agency** – Prepared for FY 24-25 budget adoption with Gloria/John. URA Budget Committee meeting held on 5/16. URA meeting and budget adoption PH to be held on 6/5. Prepared a Resolution/IGA to set up to recapture funds utilized by the City to create and implement the URA. Will be put on Council agenda and URA agenda on 6/5.
12. **Library Solar Array Project** – Assisting library with grant-funded solar planning project. Planning grant is complete. Working on completing final reporting to receive reimbursement from ODOE.
13. **VFW Post 1440 Veterans Memorial** – Organized a discussion with our local VFW and Lower Columbia Engineering about how to use VFW’s remaining funds on improvements to the memorial in McCormick Park.
14. **Citizens Day in the Park** – Planned City’s booth, attended Citizens Day in McCormick Park to share construction updates on City infrastructure projects.

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



REFERRAL AND ACKNOWLEDGMENT

Date: June 12, 2024
File # MP 24-06 & V 24-04
Owner: Mary Ann Pinon and Homero Cortez
Applicant: Wayne Weigandt
Map/Taxlot: 5226-C0-00300
Site Address: N/A
Zone: Single Family Residential R-10
Size: 1.96 Acres

NOTICE IS HEREBY GIVEN that Wayne Weigandt, on behalf of property owners Mary Ann Pinon and Homero Cortez, have applied for a Minor Partition Application (MP 24-06) and Variance Application (V 24-04). The applicant proposes to partition one existing parcel into two parcels, with a variance to the minimum lot size requirement from 1.00 acre to 0.92 acres for each parcel. The subject property associated with Map/Taxlot 4117-A0-00700 is approximately 1.96 acres and is zoned Single-Family Residential (R-10).

Hearing Date: July 15, 2024 Please Return By: July 24, 2024 Planner: Jack Niedermeyer

SAID PUBLIC HEARING will be held before the Columbia County Planning Commission on **July 15, 2024**, starting at **6:30 p.m. at 1054 Oregon Street St Helens, OR 97051**.
Please join my meeting from your computer, tablet or smartphone.
<https://meet.goto.com/880602597> **You can also dial in using your phone.**
Access Code: **880-602-597** United States (Toll Free): [1 866 899 4679](tel:18668994679)

The enclosed application is being referred to you for your information and comment. Your recommendation and suggestions will be used by the County Planning Department and/or the Columbia County Planning Commission in arriving at a decision. Your prompt reply will help us to process this application and will ensure the inclusion of your recommendations in the staff report. Please comment below.

1. We have reviewed the enclosed application and have no objection to its approval as submitted.
2. Please see attached letter or notes below for our comments.
3. We are considering the proposal further and will have comments to you by _____.
4. Our board must meet to consider this; we will return their comments to you by _____.
5. Please contact our office so we may discuss this.
6. We recommend denial of the application, for the reasons below:

COMMENTS: See attached memo dated June 20, 2024. Please note we submitted this to LDS before the July 24th deadline, which is oddly subsequent to the identified hearing date.

Signed: JAG Printed Name: Jacob Graichen
Title: City Planner Date: June 20, 2024



CITY OF ST. HELENS PLANNING DEPARTMENT
M E M O R A N D U M

TO: Jack Niedermeyer, Planner, Columbia County
FROM: Jacob A. Graichen, AICP, City Planner
RE: Columbia County file MP 24-06 & V 24-04
DATE: June 20, 2024

Please include the following conditions:

1. Redevelopment/shadow plan required prior to the County’s approval of the final plat. This shall be subject to city review and approval. This includes both the plat itself and accompanying legal documentation.
2. Approved redevelopment/shadow plan shall be recorded with the final plat and referenced on the final plat with a line to write the instrument number of the redevelopment/shadow plan.
3. Right-of-way dedication of Millard Road to achieve 30’ from right-of-way centerline shall be required on the final plat.
4. Only one access for both parcels (and the redevelopment/shadow plat) shall be allowed. This access point subject to city approval (in addition to Columbia County Public Works).
5. The final plat shall include a reciprocal access easement for the approved single point of access for both parcels.
6. LDS shall be in receipt of a will serve letter from the city required before water connections. City requirements including but not limited to consent to annex and payment of Systems Development Charges will be require before the city produces this will serve letter.

-----basis for conditions and other comments/considerations below-----

Zoning/Comprehensive Plan Designation:

The subject property has a City of St. Helens Comprehensive Plan designation of Rural Suburban Unincorporated Residential, RSUR. If annexed in the future, based on today’s assumptions, the most likely zoning would be the City’s R7 (7,000 s.f. lot size) or R10 zones (10,000 s.f. lot size).

A shadow plat or redevelopment plan is necessary to help ensure these densities are possible once utilities, sanitary sewer in particular, are available in the to-be-determined future. Generally, the conceptual lots should be between 10,000 – 13,999 s.f. (the min. size for R10 and just under twice the size for R7) and lot dimensions to meet city specifications. New buildings shall be required to fit within the future development plan's conceptual property lines. Document(s) to be recorded on the deeds of the lots/parcels at the same time as the final plat and be binding on all current and future owners

Incorporation of the shared access (see comments below) into the shadow plat / redevelopment plan is necessary.

City Utilities:

City water is within both the Old Portland Road and Millard Road rights-of-way. The subject property appears to be outside of the McNulty Water District area boundary.

Connection to city water will require the owner to record a consent to annex on the deed records, and payment of a connection fee and System Development Charges to the city. Actual annexation cannot happen until the property is abutting city limits, which is probably many years away. But the consent to annex enables the city to annex when this time comes.

Streets/Access:

The City's Transportation Systems Plan classifies both Old Portland Road and Millard Road as minor arterial streets. This classification calls for a 60' wide public right-of-way.

Old Portland Road already has a 60' wide right-of-way (ROW). Millard Road is only 40 feet. Right-of-way dedication to achieve a width of 30 from the ROW centerline (10 feet) will be necessary as part of the partition. This right-of-way shall be deeded via the partition plat.

Access requirements for arterial streets are stringent. Measured from center of road or driveway the spacing standard between driveways and driveways/roads is 200 feet. This is impossible to meet along Millard, but is possible along Old Portland Road. Regardless of where the access is located, it is imperative that both parcels utilized the same access with a reciprocal access easement. This easement shall be included on the final plat.

COLUMBIA COUNTY
LAND DEVELOPMENT SERVICES
COURTHOUSE
230 STRAND
ST. HELENS, OREGON 97051
(503) 397-1501

192-24-000064
\$ 2553.3

Item #7.

PARTITION
General Information

File No. MP 24-06

APPLICANT: Name: Wayne W. Weigandt

Mailing address: 310 Riverside Dr. St. Helens OR 97051
City State Zip Code

Phone No.: Office (503) 396-0065 Home _____

Email: Weigandt@opusnet.com

Are you the _____ property owner? owner's agent?

PROPERTY OWNER: _____ same as above, OR:

Name: Mary Ann Pinon

Mailing Address: 5796 N. Rose Springs Ave. Meridian Idaho 83646
City State Zip Code

Phone No: Office 503-406-1134 Home: _____

PROPERTY ADDRESS (if assigned): _____

TAX MAP NO.: 4117-A0-00700 Acres: 1.846 Zoning: R-10

PROPOSED PARCEL SIZES (acres): .92 acres

WATER SUPPLY: _____ Private well. Is the well installed? _____ Yes _____ No
 Community system. Name City of St. Helens

METHOD OF SEWAGE DISPOSAL: _____ Community Sewer. Name _____
_____ Not applicable.
 Septic System.

If Septic, does the subject property already have a system? _____ Yes No
If no, is the property approved for a Septic System? Yes _____ No

CERTIFICATION:

I hereby certify that all of the above statements and all other documents submitted are accurate and true to the best of my belief and knowledge.

Signature: Wayne Weigandt Date: 3/20/24

Planning Department Use Only

Date Rec'd. 3/20/2024 Hearing Date: _____ or Admin.

Receipt No. _____ Staff Member: Jack Niedermeyer

Previous Land Use Actions: _____ Stormwater & Erosion Control Fees: _____

Columbia County Land Development Services
STATEMENT OF WATER RIGHTS

1. the subject parcel(s) DO NOT have a water right.

Water is supplied to this property by _____

Name (please print): _____

Address: _____

Signed: _____ Dated: _____

Sign this form and file it with your Preliminary Plat. Thank you.

2. _____ The subject parcel(s) DO have a water right, as follows:

Permit # _____ Certificate # _____ for _____ use

Permit # _____ Certificate # _____ for _____ use

Tax Map Number	Acres	Tax Map Number	Acres
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

3. The water right has been put to beneficial use within the past 5 years: _____ Yes _____ No _____ Don't know

4. The water right has been continuously used without a 5 year interruption since it was established and documented: _____ Yes _____ No _____ Don't know

5. _____ The water right WILL NOT be modified for this plat.

_____ The water right WILL be modified and the property owner has filed for: _____ a change of use.

- _____ a change in the point of diversion.
- _____ a change in the place of use.
- _____ an additional point of diversion.
- _____ cancellation of the water right.

6. The above information is true and complete to the best of my knowledge and belief:

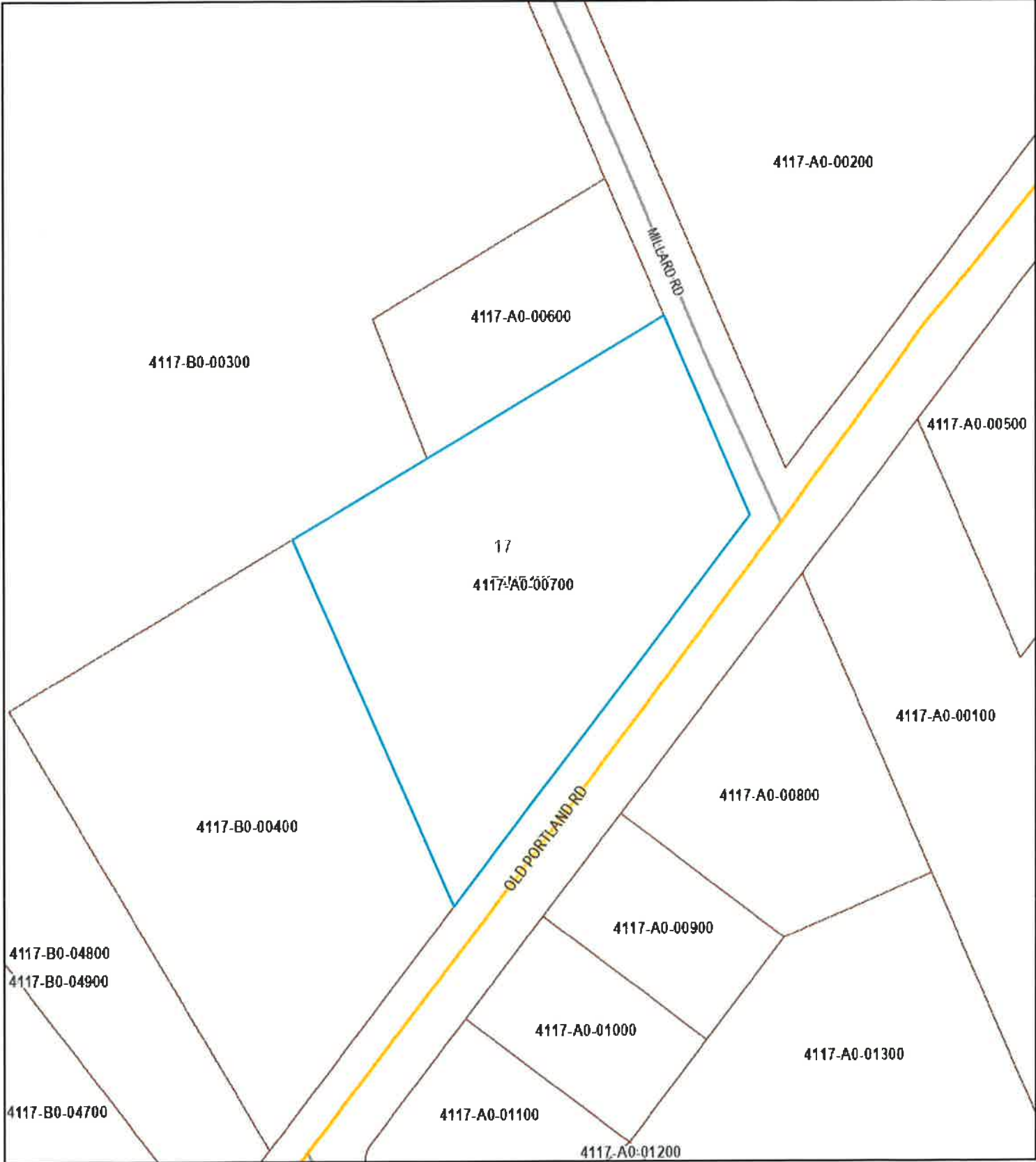
Name (please print): _____

Address: _____

Signed: _____ Dated: _____

Please do not write below this line. Thank you.

Columbia County Web Map



6/11/2024 3:35 PM

0

Disclaimer: This map was produced using Columbia County GIS data. The GIS data is maintained by the County to support its governmental activities and is subject to change without notice. This map should not be used for survey or engineering purposes. Columbia County assumes no responsibility with regard to the selection, performance or use of information on this map

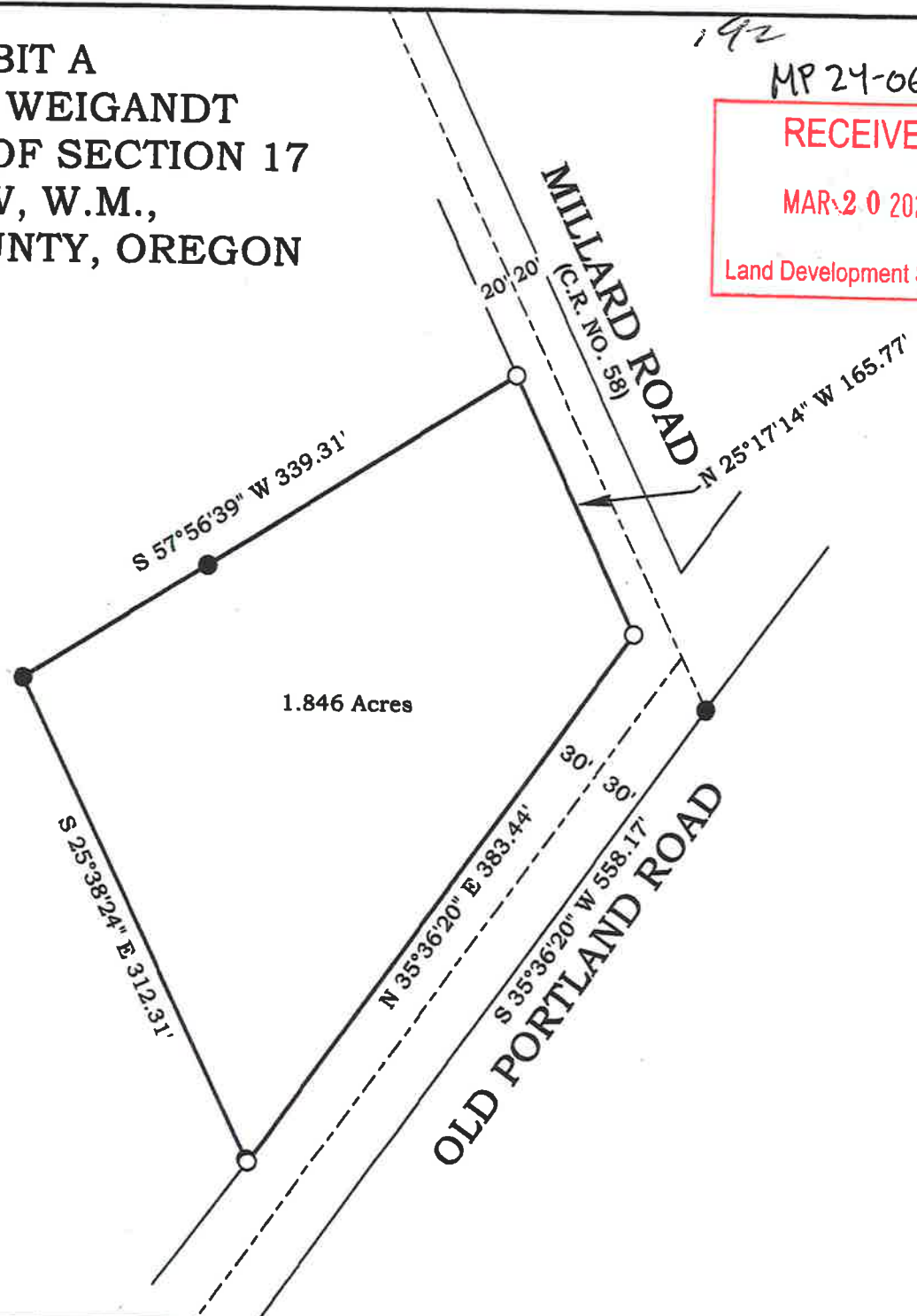
EXHIBIT A
FOR WAYNE WEIGANDT
IN THE NE 1/4 OF SECTION 17
T4N, R1W, W.M.,
COLUMBIA COUNTY, OREGON

192
MP 24-06, U24-04

RECEIVED
MAR 20 2024
Land Development Services



100 Ft/In
DWG NO. 23-214 EXHIBIT
JOB NO. CRW-ST. HELENS
10-13-2023



1.846 Acres



K.L.S. SURVEYING INC.
1224 ALDER STREET
VERNONIA, OREGON 97064
(503) 429-6115

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

OREGON
JANUARY 19, 1993
DONALD D WALLACE, JR
2601

RENEWS 6/30/

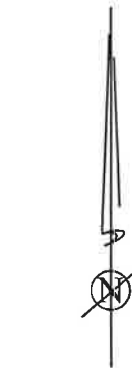
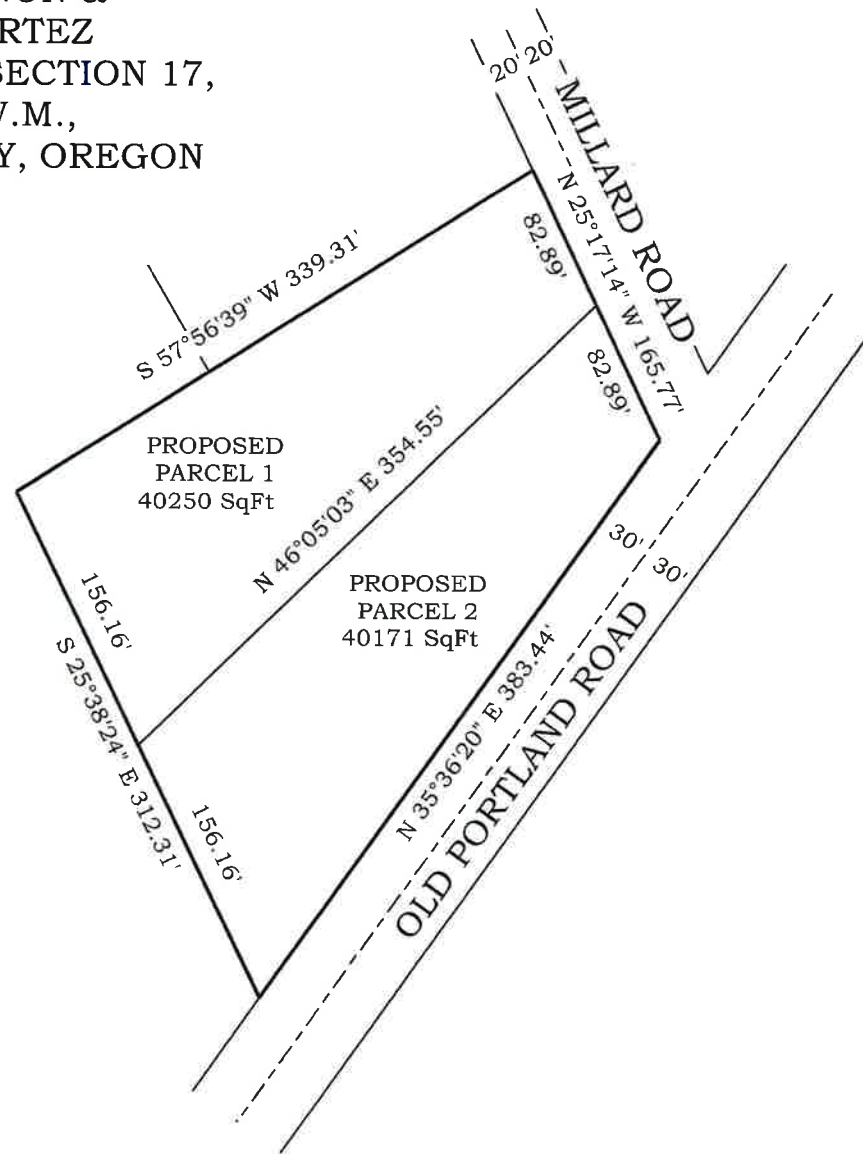
PROPOSED MINOR PARTITION PLAT
MARY ANN PINON &
HOMERO CORTEZ
IN THE NE 1/4 OF SECTION 17,
T4N, R1W, W.M.,
COLUMBIA COUNTY, OREGON

OWNERS:
MARY ANN PINON
1612 N BARKER RD 100
GREENACRES WA 99016

HOMERO CORTEZ
35510 MILLARD ROAD,
WARREN OR 97053

SURVEYOR:
DON WALLACE
KLS SURVEYING INC.
1224 ALDER ST.
VERNONIA, OREGON 97064

ZONNING:
R-10



100 Ft/In
DWG NO. 23-214 EXHIBIT
JOB NO. CRW-ST. HELENS
4-29-2024

RECEIVED
MAY 31 2024
Land Development Services

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

OREGON
JANUARY 19, 1993
DONALD D WALLACE, JR
2601

RENEWS 6/30/24

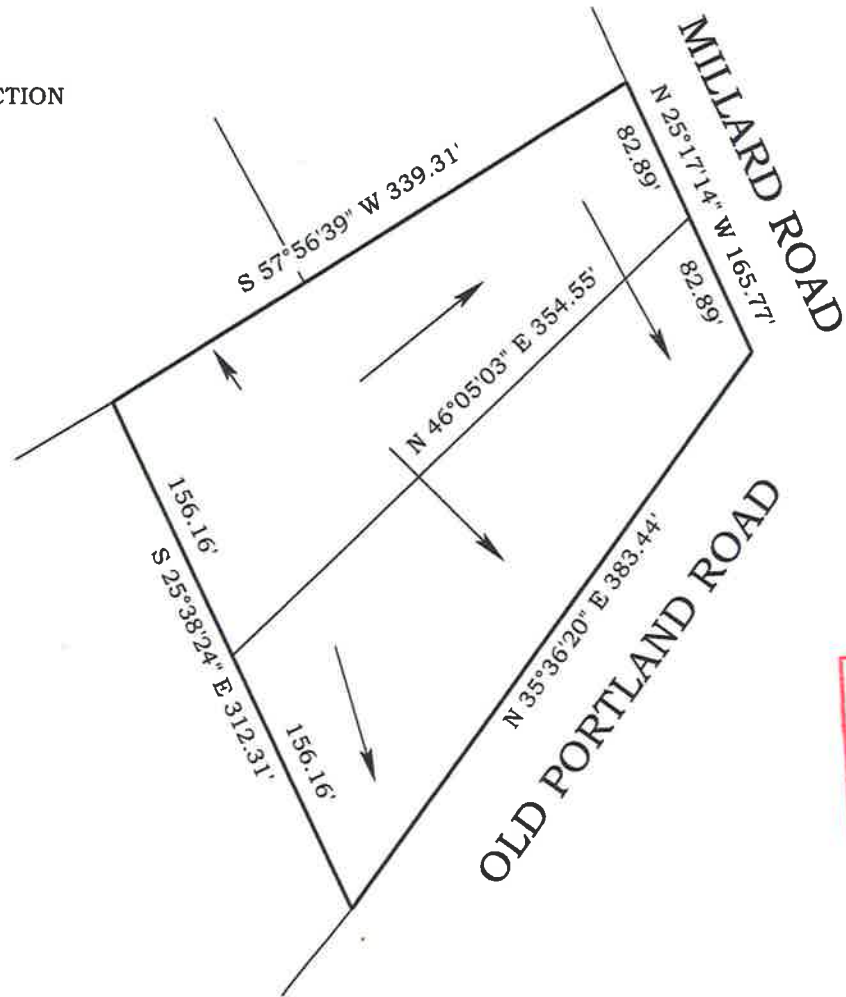


K.L.S. SURVEYING INC.
1224 ALDER STREET
VERNONIA, OREGON 97064
(503) 429-6115

STORMWATER PLAN
MARY ANN PINON &
HOMERO CORTEZ
IN THE NE 1/4 OF SECTION 17,
T4N, R1W, W.M.,
COLUMBIA COUNTY, OREGON

NOTES:

1.) ARROWS INDICATE DIRECTION
OF DRAINAGE



100 Ft/In
DWG NO. 23-214 STORM WATER
JOB NO. CRW-ST. HELENS
4-29-2024



K.L.S. SURVEYING INC.
1224 ALDER STREET
VERNONIA, OREGON 97064
(503) 429-6115

RECEIVED
MAY 02 2024
Land Development Services



KLS Surveying Inc.

1224 Alder Street
Vernonia, OR 97064

Phone: (503) 429-6115
Fax: (866) 297-1402
Email: don@klssurveying.com

CONCEPTUAL STORM WATER NARRATIVE

Storm water will infiltrate into ground and/or run down hill. There will be no changes in the way that storm water will be treated due to this proposed partition.

Existing Conditions Plan

Arrows on the accompanying map show the direction of storm water flow off the site.

Soil types are defined on enclosed soil report.

Preliminary Development Plan

There is no proposed development at this time that will influence storm water run-off.

3/20/24

Conceptual Storm Water
Plan:

Down spouts will
drum into splash blocks.
when home is constructed

Wayne
Weyandt

RECEIVED
MAR 20 2024
Land Development Services

Jak 6/10/24
 Item #7.

ID	PERIOD	-----NAME-----	LICENSE CODE	BALANCE
00250	1/03/24- 5/03/25	*LAMBS ROOFING LLC	CONTRROOF CONTRACTOR-ROOFING	0.00
00279	1/03/24- 1/03/25	FEATHERS & LEATHERS BY HEIDI	RETCLOTH RETAIL - CLOTHING	0.00
00495	6/03/24- 6/03/25	JB INSULATION	CONTMISC CONTRACTOR-MISC.	0.00
00887	5/03/24- 5/03/25	WILCOX & FLEGEL (DIV/WILSON)	OILGAS OIL/GAS DISTRIBUTORS	0.00
00888	5/03/24- 5/03/25	RICHARDSON'S FURNITURE	RETFURN RETAIL - FURNITURE	0.00
00890	5/03/24- 5/03/25	OREGON'S ATTIC	2NDHAND 2ND HAND DEALER/PAWN	0.00
00909	5/02/24- 5/02/25	GEODESIGN INC	CONSULT CONSULTING	0.00
00910	5/01/23- 5/01/24	FARMER BROS CO	WHOLESAL WHOLESALER	0.00
00961	8/03/24- 8/03/25	Legacy Telecommunications, LLC	INTERNET INTERNET SERVICES	0.00
01103	5/28/24- 5/28/25	FLORI CONSTRUCTION INC.	CONTCOCONC CONTRACTOR-CONCRETE	0.00
01340	5/06/24- 5/06/25	GOLD RUSH FOODS, INC	RESTAURA RESTAURANT	0.00
01344	5/21/24- 5/21/25	FCE LLC	EXCAV EXCAVATION	0.00
01345	5/23/24- 5/23/25	*DISTANCE REIKI WITH MARGIE	MISC MISCELLANEOUS	0.00

LICENSE CODE	TOTAL	BALANCE
2NDHAND 2ND HAND DEALER/PAWN	1	0.00
CONSULT CONSULTING	1	0.00
CONTCNC CONTRACTOR-CONCRETE	1	0.00
CONTMISC CONTRACTOR-MISC.	1	0.00
CONTRROOF CONTRACTOR-ROOFING	1	0.00
EXCAV EXCAVATION	1	0.00
INTERNET INTERNET SERVICES	1	0.00
MISC MISCELLANEOUS	1	0.00
OILGAS OIL/GAS DISTRIBUTORS	1	0.00
RESTAURA RESTAURANT	1	0.00
RETCLOTH RETAIL - CLOTHING	1	0.00
RETFURN RETAIL - FURNITURE	1	0.00
WHOLESALE WHOLESALE	1	0.00
TOTAL ALL CODES:	13	0.00

*** SELECTION CRITERIA ***

License Range: thru ZZZZZZZZZZ
License Codes: All
Balance: 9999999999R thru 99999999999
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 **

06/07/2024 2:29 PM
 LICENSES: THRU ZZZZZZZZZZ
 PAID STATUS: PAID
 LIC CODES: ALL

B U S I N E S S L I C E N S E L I S T
 SORTED BY: LICENSE NUMBER

ORIGINATION DATES: Item #7. TO F
 EFFECTIVE DATES: TO TO
 EXPIRATION DATES: 07/00/0000 TO TO

ID	CODE	NAME	PHONE #	MAILING ADDRESS	PROPERTY ADDRESS
00250	CONTROOF	*LAMBS ROOFING LLC	503-457-6778	375 S 14TH ST B SAINT HELENS, OR 97051	375 S 14TH ST B
00279	RETCLOTH	FEATHERS & LEATHERS BY HEIDI	503-98	235 S 5TH ST ST HELENS, OR 97051	295 S 1ST ST
00887	OILGAS	WILCOX & FLEGEL (DIV/WILSON)	503-397-0130	PO BOX 69 LONGVIEW, WA 98632	2290 GABLE RD
00888	RETFURN	RICHARDSON'S FURNITURE	503-397-1329	PO BOX 808 ST HELENS, OR 97051	2015 COLUMBIA BLVD
00890	2NDHAND	OREGON'S ATTIC	503-317-5681	2740 SYKES ROAD ST HELENS, OR 97051	215 S 1ST ST
01340	RESTAURA	GOLD RUSH FOODS, INC	971-203-2480	405 N COLUMBIA RIVER HWY ST HELENS, OR 97051	405 N COLUMBIA RIVER HWY
01345	MISC	*DISTANCE REIKI WITH MARGIE	503-544-0115	700 MATZEN ST #212 ST HELENS, OR 97051	700 MATZEN ST 212

TOTAL LICENSES: 7

SELECTION CRITERIA

REPORT SELECTION

LICENSE RANGE: 0 THROUGH ZZZZZZZZZZ
 ORIGINATION DATE FROM: 00/00/0000 THROUGH 99/99/9999
 EFFECTIVE DATE FROM: 00/00/0000 THROUGH 99/99/9999
 EXPIRATION DATE FROM: 00/00/0000 THROUGH 99/99/9999
 STATUS: Active
 LICENSE CODE: All
 BUSINESS CLASS: All
 REPORT CODE: Exclude: COMM RENT , NRES, RES RENT
 COMMENT CODE: None
 COMMENT FILTER: None
 SORT OPTION: License Number
 CITY LIMITS: Inside Only
 PAID STATUS: Paid
 PRINTED STATUS: Not Printed
 COMPLETE ADDRESS: Yes

ADDITIONAL FIELDS FOR THE REPORT

PHONE NUMBER
 MAILING ADDRESS
 PROP. ADDRESS

END OF REPORT