



COUNCIL PUBLIC HEARING

Wednesday, April 16, 2025 at 6:00 PM

COUNCIL MEMBERS:

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

LOCATION & CONTACT:

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

AGENDA

OPEN PUBLIC HEARING

TOPIC

1. Economic Opportunities Analysis

PUBLIC COMMENT

CLOSE PUBLIC HEARING

VIRTUAL MEETING DETAILS

Join: <https://us02web.zoom.us/j/82395118533?pwd=Hrjw57AneAKOUbId984GMWxZH2EWaD.1v>

Passcode: 824164

Phone one-tap: +16694449171

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

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



St. Helens Economic Opportunity Analysis

City Council Hearing

April 16, 2025



Why do an EOA?

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



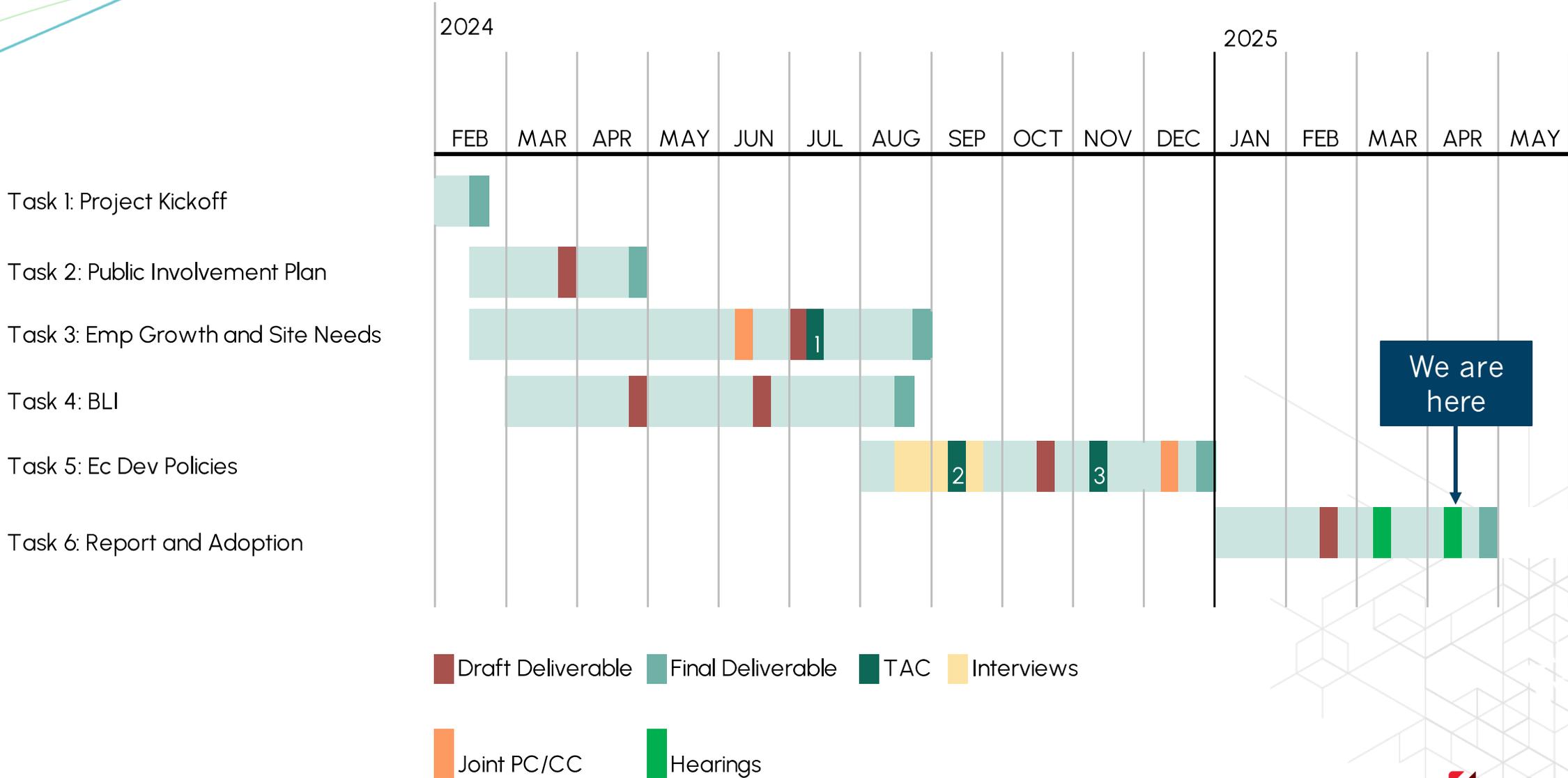
Image Source: St. Helens Main Street Alliance

Project Products

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



Image Source: St. Helens Facebook page



Buildable Lands Inventory



St. Helens Buildable Land Inventory

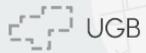
Comprehensive Plan Designations



0 0.25 0.5 1 Miles



City Limits



UGB

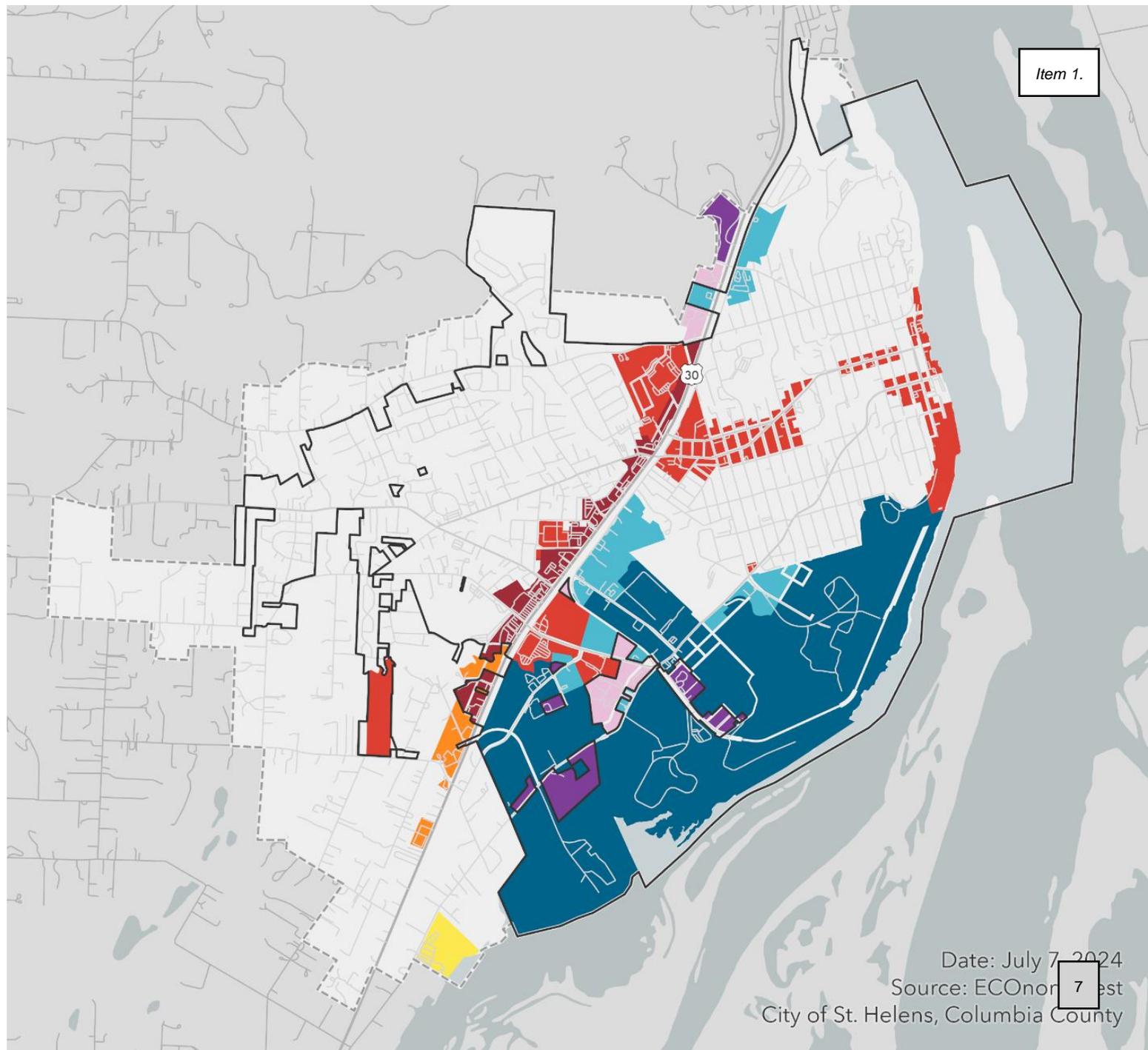
Comprehensive Plan Designations

Incorporated

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

Unincorporated

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

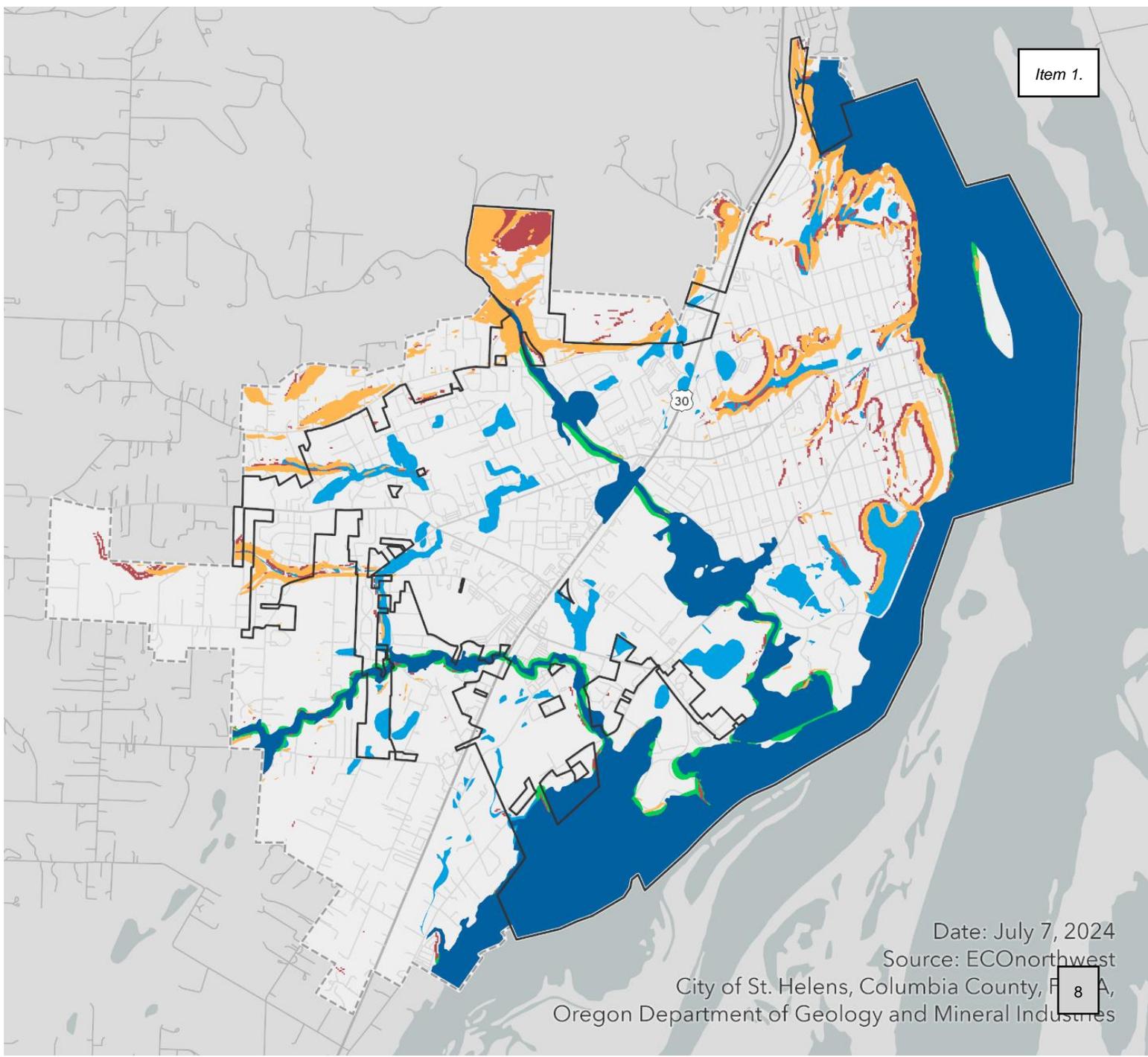


Item 1.

Date: July 7, 2024

Source: ECONOR

City of St. Helens, Columbia County



St. Helens Buildable Land Inventory

Unconstrained Vacant and Partially Vacant* by Comprehensive Plan Designation



0 0.25 0.5 1 Miles

City Limits

UGB

Comprehensive Plan Designations

Incorporated

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

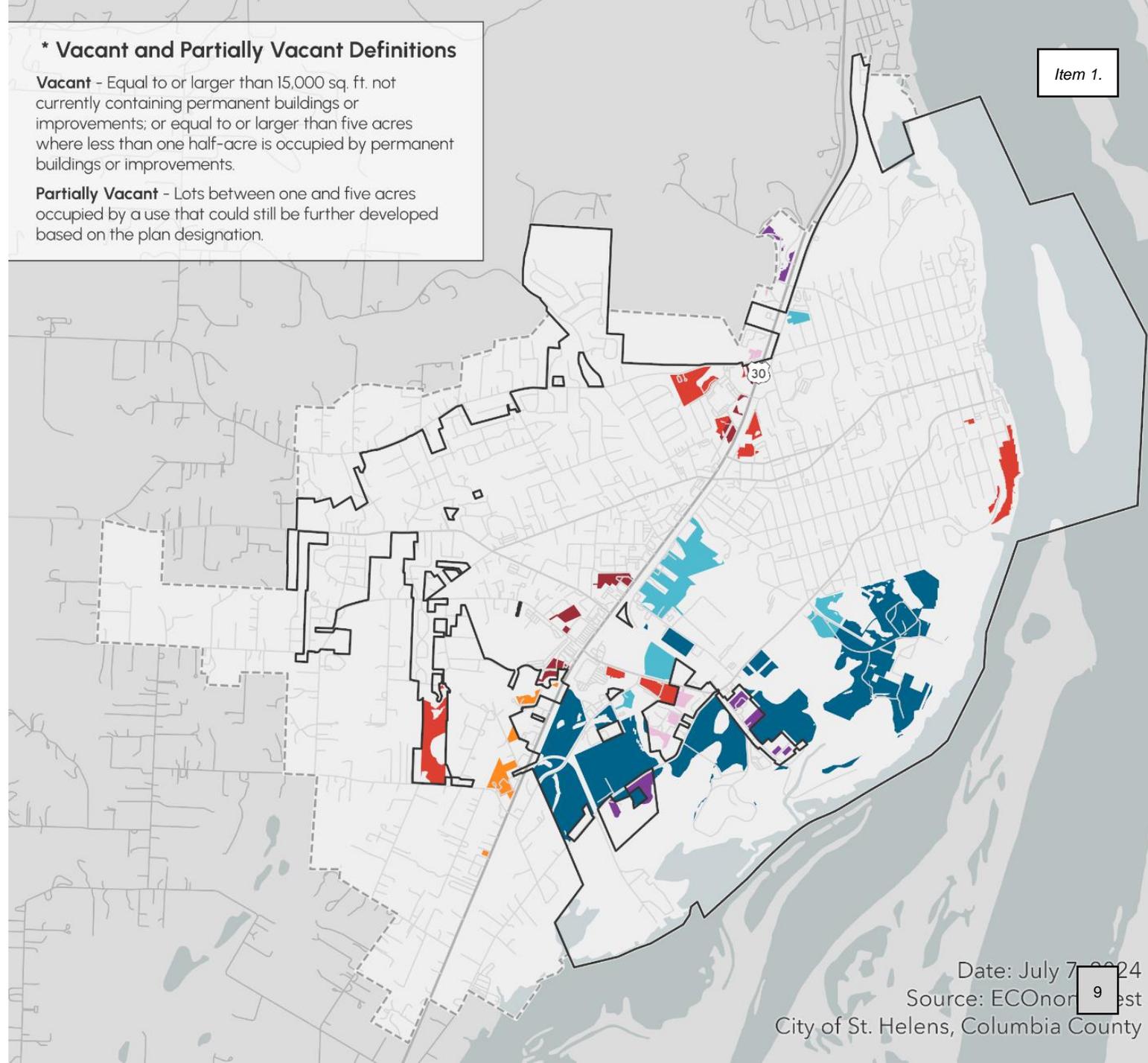
Unincorporated

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

* Vacant and Partially Vacant Definitions

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

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



Date: July 7, 2024

Source: ECONOR West

City of St. Helens, Columbia County

Total Unconstrained Buildable Acres: 302

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

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

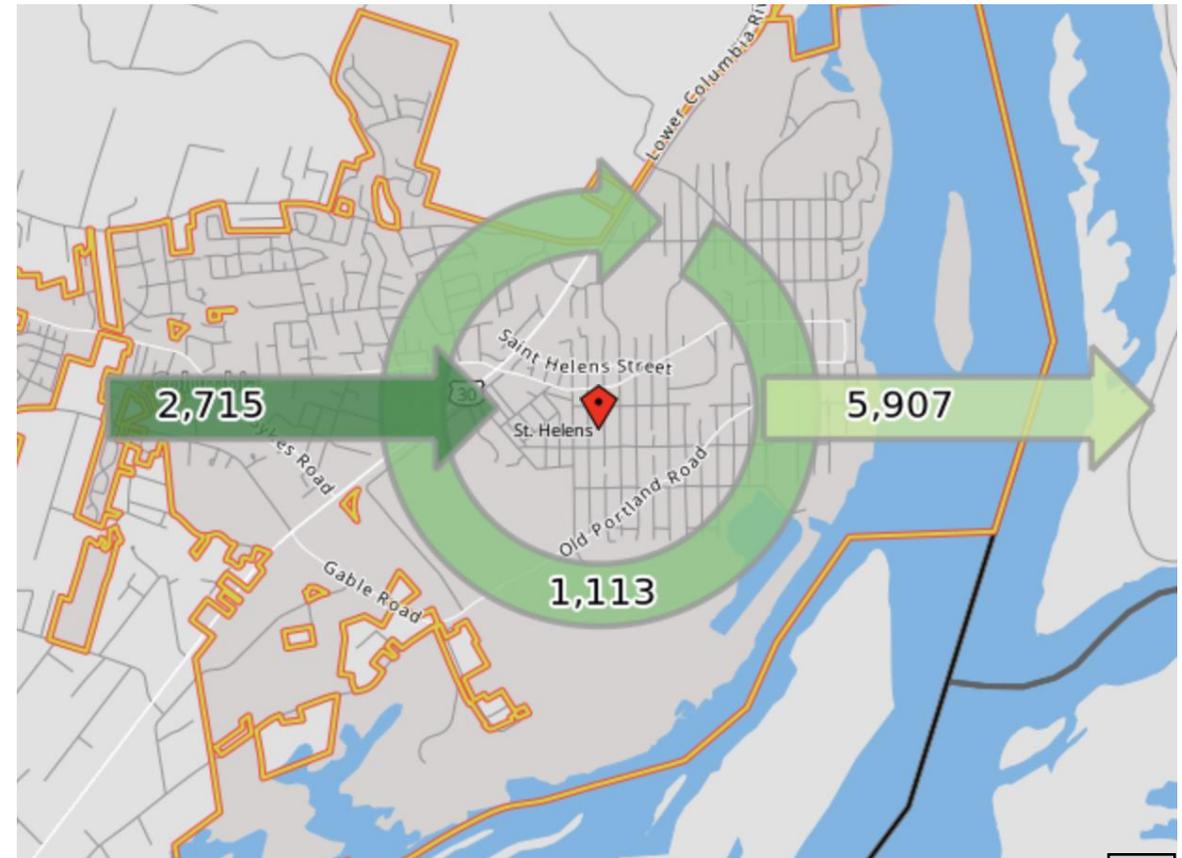
Employment Growth



- Slowing labor force growth offset by productivity gains
- Increases in automation and AI
- Aging population driving the need for replacement workers
- Remote work trends
- Continued transformation of retail sector
- Rising energy prices and shifting sources

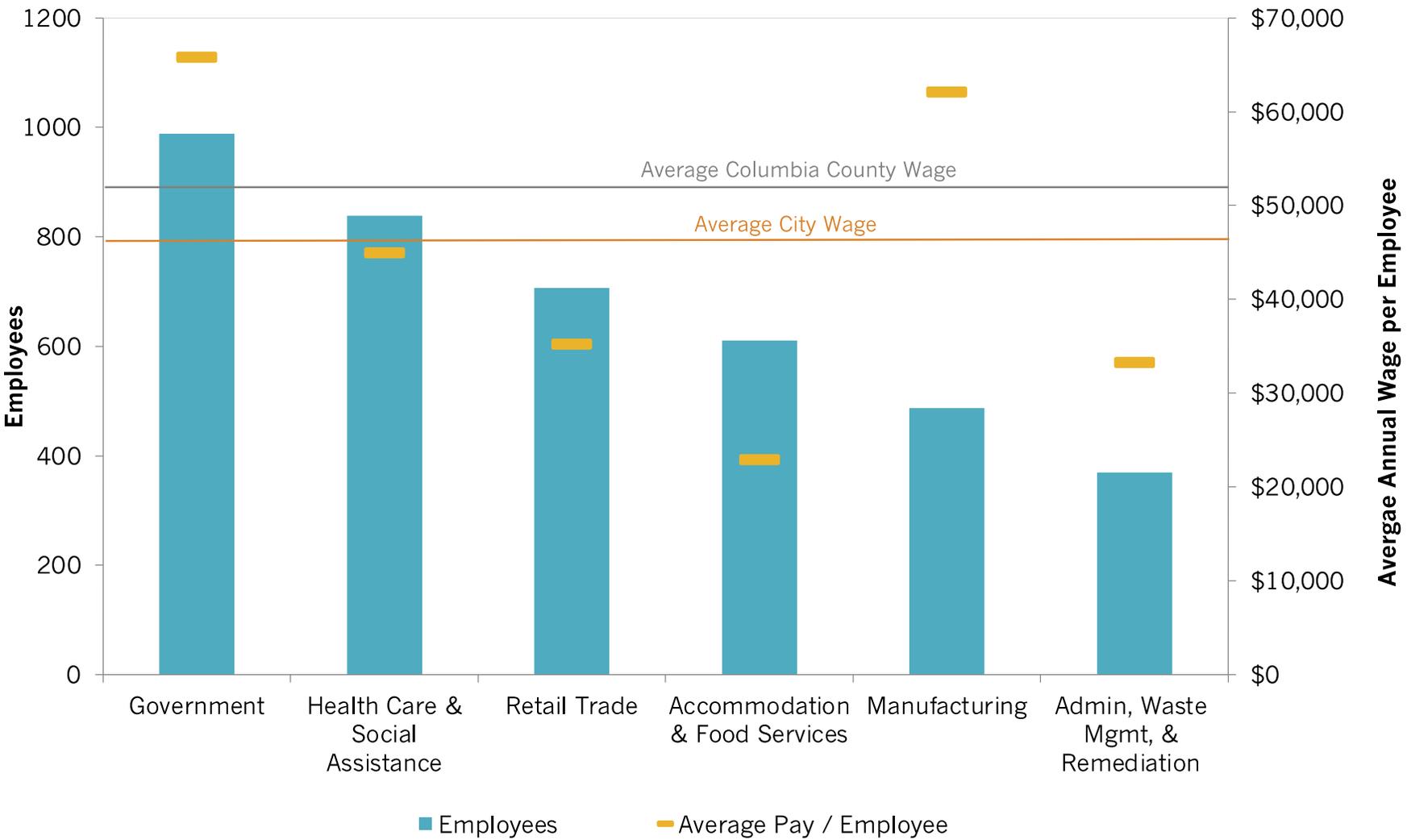
Commuting Patterns

Commuting Flows, St. Helens, 2021



Source: U.S. Census Bureau, OnTheMap

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



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

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

- Strategic location near Portland region and OMIC
- Transportation infrastructure
 - Highway 30
 - Railroad
 - Deepwater port
- Columbia River access
- Industrial land supply
- Waterfront Redevelopment
- Tourism from Spirit of Halloweentown
- Quality of life

- Distance from I-5
- Traffic and congestion
- Lack of connection with Highway 30 to other parts of the city
- Power supply issues
- Limited commercial land
- Labor market challenges
- Limited staff capacity

What industries have the most growth potential in St. Helens?

- Manufacturing*
 - ◆ Paper Manufacturing
 - ◆ Plastics and Rubber Products
 - ◆ Fabricated Metal Products
 - ◆ Food and Beverage
- Retail and services for residents
- Services for visitors, tourism
- Trades
- Healthcare like nursing and residential care facilities*

Estimated Total Employment in St Helens, 2022

Item 1.

Estimated Total Employment by Sector, St. Helens UGB, 2022

Sector	Covered Employment	Estimated Total Employment	Covered % of Total
Agriculture, Forestry, Fishing and Hunting and Mining	25	38	66%
Construction	113	180	63%
Manufacturing	487	536	91%
Wholesale Trade	85	120	71%
Retail Trade	707	1,035	68%
Transportation and Warehousing	80	151	53%
Information	12	29	42%
Finance and Insurance	148	344	43%
Real Estate and Rental and Leasing	51	471	11%
Prof., Sci., and Tech. Services and Mgmt. of Companies	156	357	44%
Admin. / Support and Waste Mgmt / Remediation Serv.	370	571	65%
Health Care and Social Assistance & Educational Services	839	1,040	81%
Arts, Entertainment, and Recreation	19	85	22%
Accommodation and Food Services	611	682	90%
Other Services (except Public Administration)	179	468	38%
Government	988	1,057	93%
Total	4,870	7,164	68%

St. Helens had an estimated 7,164 total jobs in 2022.

Covered employment accounts for about 68% of total employment in St. Helens.

Source: 2022 covered employment from confidential Quarterly Census of Employment and Wage (QCEW) data provided by the Oregon Employment Department

Employment Forecast, St. Helens UGB, 2025-2045

Item 1.

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

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

St. Helens is expected to add **1,421 employees** between 2025 and 2045.

Conclusion: St. Helens has sufficient land to meet its 20-year employment growth forecast with a surplus of:

- 214 acres of industrial land
- 4 acres of commercial land

Recommendations:

Update Comprehensive Plan Goals and Policies

Implement Actions to Achieve Goals

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

SELECTION OF POLICIES

- ◆ Support the growth, development, and retention of a diverse mix of industries that complement existing strengths and assets in the community, reducing reliance on any single sector.
- ◆ Ensure adequate economic development staffing to implement economic development policy.

SELECTION OF ACTIONS

- ◆ **Hire a community development specialist** to improve coordination with organizations and businesses to make St. Helens a more business-friendly city.
- ◆ **Develop a business growth and attraction strategy** to attract identified target industries and other businesses that St. Helens lacks (such as more healthcare services)

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

SELECTION OF POLICIES

- ◆ Ensure that St. Helens has enough land zoned to provide industrial and commercial opportunities, periodically monitoring land development and updating the land use map
- ◆ Coordinate capital improvement planning with economic development planning to ensure infrastructure availability to employment lands.
- ◆ Partner with providers of infrastructure not provided by the City, such as electricity, natural gas, and high-speed internet, to ensure service is available when needed.

SELECTION OF ACTIONS

- ◆ Continue to work with state partners and electrical companies to **increase access to electrical power to St. Helens** and other communities in the state.
- ◆ Continue to **support regional and local internet feasibility studies** and future implementation of regional high-speed internet.
- ◆ **Conduct a code audit** to ensure that zoning regulations are aligned with the City's goals and policies.

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

SELECTION OF POLICIES

- ◆ Encourage the redevelopment and repurposing of former industrial sites.
- ◆ Preserve prime industrial land while considering opportunities for rezoning non-prime industrial areas along key commercial corridors.

SELECTION OF ACTIONS

- ◆ **Conduct a market study to identify key opportunities to rezone non-prime heavy or light industrial land to commercial land** to ensure that St. Helens has enough commercial land to support growth.

GOAL D: FOSTER SMALL BUSINESS GROWTH AND ENTREPRENEURSHIP

SELECTION OF POLICIES

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

SELECTION OF ACTIONS

- ◆ **Partner with organizations** like Growing Rural Oregon (GRO) Greater, Main Street Alliance, the South Columbia County Chamber of Commerce, Columbia Economic Team, and the Small Business Development Center to provide resources and support for local entrepreneurs.
- ◆ Work with partners to **support the creation of a business incubator or co-working space** to support start-ups and small businesses.

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

SELECTION OF POLICIES

- ◆ Encourage a variety of retail shopping activities to concentrate in core commercial areas to enhance their attractiveness for a broad range of shoppers.
- ◆ Improve connections and encourage development to better connect the Riverfront and Houlton Business Districts.

SELECTION OF ACTIONS

- ◆ **Continue to implement the US 30 and Columbia Boulevard/St. Helens Street Corridor Master Plan and Riverfront Connector Plan** to enhance and better connect the Riverfront and Houlton Business Districts through improved transportation links and wayfinding.

GOAL F: ENHANCE TOURISM AS A KEY ECONOMIC DRIVER

SELECTION OF POLICIES

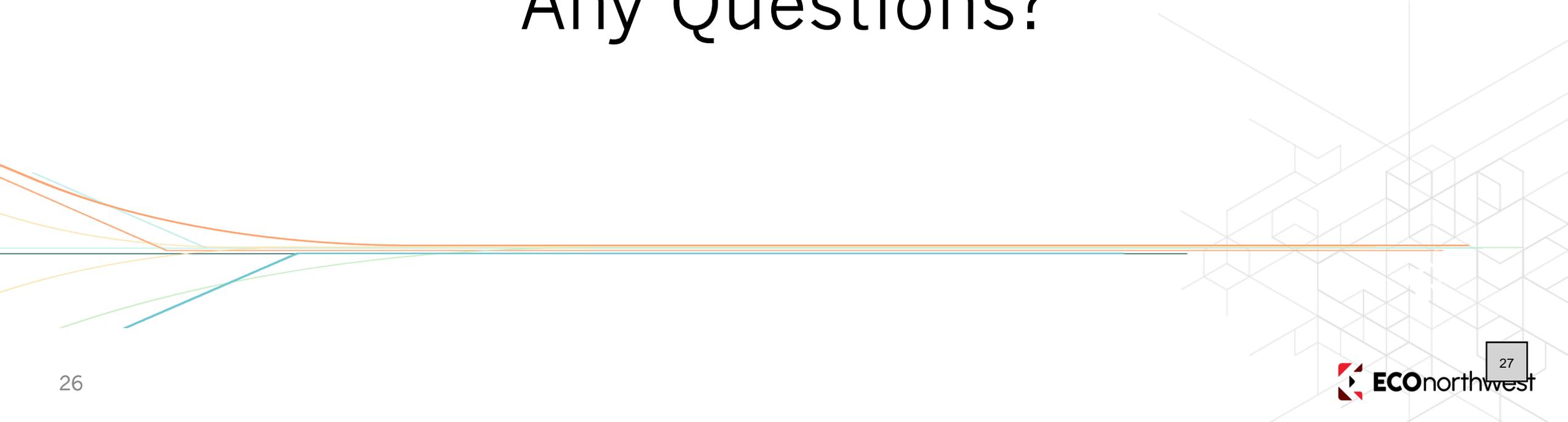
- ◆ Promote year-round tourism opportunities to extend beyond the popular Halloween season, through partnerships, development of infrastructure, and leveraging assets.
- ◆ Integrate recreational opportunities into the Riverfront District, creating public spaces that promote access to and enjoyment of the Columbia River.

SELECTION OF ACTIONS

- ◆ **Work with tourism consultant to develop a comprehensive tourism strategy** that includes events and attractions for all seasons (beyond Halloweentown) building on St. Helens' unique history, supported by a marketing campaign to promote St. Helens as a year-round destination.
- ◆ **Investigate opportunities to grow sports fishing, kayaking, windsurfing activities, and other water-based activities**, including the development of necessary onshore and in-water amenities.

Thank You!

Any Questions?



**CITY OF ST. HELENS PLANNING DEPARTMENT
STAFF REPORT
CP.1.24**

DATE: April 9, 2025
TO: City Council
FROM: Jennifer Dimsho, AICP, Associate Planner
 Jacob Graichen, AICP, City Planner

APPLICANT: City of St. Helens
OWNER: City-wide

ZONING: City-wide

LOCATION: City-wide

PROPOSAL: Amend the Comprehensive Plan to include the St. Helens Economic Opportunities Analysis and related economic goals and policies revisions, and amend the Comprehensive Plan to include the St. Helens Wastewater Master Plan, St. Helens Water Master Plan, and St. Helens Stormwater Master Plan

SITE INFORMATION / BACKGROUND

The Department of Land Conservation and Development (DLCD) awarded the city a 2023-2025 technical assistance grant to update the City's outdated Economic Opportunities Analysis (EOA) which was created in 2008 and adopted in 2009 with Ordinance No. 3101. The baseline economic conditions and demographic forecasting in the 2009 EOA were outdated with the development of employment lands, re-zoning of employment lands, the adoption of multiple long-range planning documents which inform economic development related policies, and population growth. Adoption of this new EOA and related comprehensive plan economic goals and policies will assist staff and policy makers in making informed economic policy-related decisions in the future.

The city began the process of updating utility master plans in 2020. This included a Wastewater Master Plan, adopted in 2021 by Resolution No. 1940, a Stormwater Master Plan, adopted in November 2021 by Resolution No. 1939 and a Water Master Plan/Water Management and Conservation Plan, adopted in May 2022 by Resolution No. 1950. Instead of adoption by resolution, DLCD recently recommended that the city adopt these utility master plans by ordinance as supporting documents to the City's Comprehensive Plan, consistent with Statewide Planning Goal 11. This allows them to be acknowledged by DLCD through the PAPA submittal process.

PUBLIC HEARING & NOTICE

Public hearing before the Planning Commission for *recommendation to the City Council*: March 11, 2025. Public hearing before the City Council: April 16, 2025.

Notice of this proposal was sent to the Oregon Department of Land Conservation and Development on January 6, 2025, through their PAPA Online Submittal website.

Notice was sent to agencies by mail or e-mail on February 19, 2025.

Notice was published on February 28, 2025, in the Columbia County Spotlight newspaper.

AGENCY REFERRALS & COMMENTS

There were no relevant agency comments or referrals as of the date of this staff report.

APPLICABLE CRITERIA, ANALYSIS & FINDINGS

SHMC 17.20.120 – Standards for Legislative Decision

(1) The recommendation by the commission and the decision by the council shall be based on consideration of the following factors:

(a) The statewide planning goals and guidelines adopted under ORS Chapter 197;

(b) Any federal or state statutes or guidelines found applicable;

(c) The applicable comprehensive plan policies, procedures, appendices and maps; and

(d) The applicable provisions of the implementing ordinances.

(e) A proposed change to the St. Helens zoning district map that constitutes a spot zoning is prohibited. A proposed change to the St. Helens comprehensive plan map that facilitates a spot zoning is prohibited.

(2) Consideration may also be given to:

(a) Proof of a change in the neighborhood or community or a mistake or inconsistency in the comprehensive plan or implementing ordinance which is the subject

(a) Discussion: This criterion requires analysis of the applicable statewide planning goals. The applicable goals in this case are: Goal 1, Goal 9, and Goal 11.

Statewide Planning Goal 1: Citizen Involvement.

Goal 1 requires the development of a citizen involvement program that is widespread, allows two-way communication, provides for citizen involvement through all planning phases, and is understandable, responsive, and funded

The City's Development Code is consistent with State law with regards to notification requirements. Pursuant to SHMC 17.20.080 at least one public hearing before the Planning Commission and City Council is required. Legal notice in a newspaper of general circulation is required too. The city has met these requirements and notified DLCD of the proposal.

The EOA was developed with an extensive public engagement process. A Technical Advisory Committee (TAC) was formed which included local and regional economic development

professionals, representatives from the Port of Columbia County, business owners, commercial property owners, and city leaders. The TAC met four times throughout the project. The Planning Commission and City Council also discussed the EOA at two of their Joint meetings which were open to the public and broadcasted online. One-on-one interviews with key stakeholders, particularly small business owners, were also conducted as part of the plan's outreach.

Finding: Given the extensive public vetting for the EOA, scheduled public hearings for both the EOA and utility master plans, and notice provided for both the EOA and the utility master plans, Goal 1 is satisfied.

Statewide Planning Goal 9: Economic Development.

Goal 9 requires that cities and counties have enough land available to realize economic growth and development opportunities. Commercial and industrial development takes a variety of shapes and leads to economic activities that are vital to the health, welfare and prosperity of Oregon's citizens. To be ready for these opportunities, Goal 9 requires that local governments perform Economic Opportunity Analyses based on a 20-year forecast of population and job growth.

Finding: The City's Economic Opportunity Analysis is intended to directly satisfy the requirements of Goal 9 related to economic development.

Statewide Planning Goal 11: Public Facilities and Services.

Goal 11 requires cities and counties to plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development. The goal requires that urban and rural development be "guided and supported by types and levels of urban and rural public facilities and services appropriate for, but limited to, the needs and requirements of the urban, urbanizable and rural areas to be served."

Finding: The utility master plans for water, sewer, and wastewater are intended to directly satisfy the requirements of Goal 11 as it relates to planning for orderly development and development of public facilities.

(b) Discussion: This criterion requires analysis of any applicable federal or state statutes or guidelines. There are no federal level statutes or guidelines that were specifically analyzed, except where already incorporated in state level statutes or guidelines.

The applicable state level statutes/guideline is ORS 227.186(2), which states:

All legislative acts relating to comprehensive plans, land use planning or zoning adopted by a city shall be by ordinance.

Finding: This will be adopted by ordinance in compliance with this statute.

(c) Discussion: This criterion requires analysis of applicable comprehensive plan policies, procedures, appendices and maps. The relevant comprehensive plan policy related to utility master planning is below.

SHMC 19.08.030 Public services and facilities goals and policies.

[...]

(i) Update the public facilities plan every five years and update the master water, sanitary sewer, storm sewer and transportation system plans periodically, but no less than every 15 years.

[...]

Finding: This proposal is facilitating the comprehensive plan policy to update utility master plans no less than every 15 years.

(d) Discussion: This criterion requires analysis of the applicable provisions of the implementing ordinances. The EOA recommendations include code audits; in other words, it recommends review of certain aspects of implementing ordinances.

The stormwater plan (via technical memorandum Appendix F) and wastewater plan (via technical memorandum Appendix C), also includes considerations of existing implementing ordinances.

Finding: The EOA and utility master plans are not contrary to the City's implementing ordinances (e.g. SHMC Title 17, Community Development Code).

(e) Discussion: This criterion confirms that the change in zoning and comprehensive plan map are not considered spot zoning.

Finding: Since this request is not a zone change or a comprehensive plan map change, this is not applicable to this proposal.

CONCLUSION & RECOMMENDATION

Based upon the facts and findings herein, staff and the Planning Commission unanimously recommended approval of this Comprehensive Plan amendment.

Attachments:

- [Draft St. Helens Economic Opportunities Analysis](#)
- [Draft Comprehensive Plan Text Amendments](#)
- [St. Helens Wastewater Master Plan](#)
- [St. Helens Water Master Plan](#)
- [St. Helens Stormwater Master Plan](#)

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CHAPTER 19.08 GENERAL GOALS AND POLICIES

[...]

19.08.020 Economic Goals and Policies.

(Ref: Statewide Planning Goal 9)

(1) Preface. Historically the city of St. Helens economy has been directly related to the Columbia River, forests and mineral aggregate resources. ~~In the last decade there has been a significant shift in employment with over 50 percent of the residents commuting out of the county for employment. This is not a result of dying industries as much as it is a phenomenon of lower land costs, good quality of life, and reasonable commute times. Economic growth in the city of St. Helens is mostly due to population growth. New businesses are locating here to serve the growing population. Some new industrial growth is occurring but with very few jobs.~~

~~—The largest employers inside the city limits are government agencies, then forest/wood products manufacturers, and then retailers. The city has over two miles of water front and another mile of water front in the urban growth area. There are three marinas and about 2,700 feet of public docks. With the city's history of being a very old town (relative to Oregon's history) located on the largest river in the Northwest, tourism is a major target of the city leaders' plans for increased economic development.~~

~~—The city's vision plan envisions a maximum of 50 percent commuters, increased tourism, and self sufficiency in several areas such as healthcare and jobs. The city's leaders are working with business leaders in developing plans to encourage more businesses to locate in St. Helens. The city's leaders are coordinating with state leaders to improve the attractiveness of St. Helens for businesses and industries to locate in St. Helens.~~

In the latter half of the 20th century and continuing into the 21st century, a declining manufacturing sector has led to a decrease in employment and wages, and increases in commute activity. The early part of the 21st century subjected the city to significant changes due to events such as the Great Recession and the COVID-19 pandemic. A key factor that will shape St. Helens' economic future is the ongoing Waterfront Redevelopment Project, which represents a pivotal opportunity for the city's economic growth. Another key factor will be how the city manages its abundant industrial lands and less abundant commercial lands.

(2) Goals.

(a) ~~To maintain favorable conditions for a growing, healthy, stable and diversified business and industrial climate~~ Encourage the growth of a healthy, stable, and diversified economic base for commercial and industrial businesses.

(b) ~~To encourage the expansion of employment opportunities within the urban area so residents can work within their communities rather than commute to jobs outside the county~~ Ensure that St. Helens has sufficient land and infrastructure capacity to support a diverse range of employment opportunities.

(c) ~~To promote industrial development necessary to provide a balanced tax base for the~~

~~operation of local government services~~ Retain and attract industrial development that diversifies St. Helens' economic base, supports higher-than-County-average-wage job creation and provides a balanced tax base.

(d) ~~To establish greater local control over the destiny of the local economic development~~ Foster small business growth and entrepreneurship.

(e) Foster vibrant commercial zones with a mix of retail and service options that serve the needs of residents and enhance destination appeal.

(f) Enhance tourism as a key economic driver.

(3) Policies. It is the policy of the city of St. Helens to:

(a) ~~Develop program strategies with other agencies, groups and businesses in an effort to improve the local economy. Strategies should consider but not be limited to:~~ Support the growth, development, and retention of a diverse mix of industries that complement existing strengths and assets in the community, reducing reliance on any single sector.

(i) ~~Tax incentives and disincentives;~~

(ii) ~~Land use controls and ordinances;~~

(iii) ~~Preferential assessments;~~

(iv) ~~Capital improvement programming; and~~

(v) ~~Fee and less than fee acquisition techniques.~~

(b) ~~Assist in programs to attract diverse businesses and industries~~ Attract businesses offering jobs that pay higher than Columbia County's average wage, to provide opportunities for people to live and work in St. Helens, focusing on industries such as manufacturing, healthcare, and high-tech.

(c) ~~Work with applicable agencies at the state and federal levels in enacting controls and performance standards for industrial operators to reduce the possibility of adverse impacts on the environment~~ Coordinate economic development efforts with other jurisdictions and agencies such as the St. Helens Main Street Alliance, Columbia Economic Team, Small Business Development Center, and Port of Columbia County to identify and support the expansion of existing industries and attraction of new industries to the community.

(d) ~~Encourage enterprises offering local residents a far greater selection of goods and services to locate here~~ Foster entrepreneurship, new business creation, and expansion of existing businesses through strengthened partnerships and coordinated economic development efforts.

(e) ~~Make waterfront development a high priority~~ Enhance the diversity of goods and services available to residents by attracting and supporting a wide range of enterprises, including but not limited to remote workers.

(f) ~~Develop and implement public facility designs and development standards to revitalize businesses and business districts in the US 30 and Columbia Boulevard/St. Helens Street corridor master plan area~~ Prioritize the attraction and growth of businesses that use less energy, focusing on sectors that promote energy efficiency and sustainability.

(g) ~~Create gateways and improve access and wayfinding signage to Houlton Business District and Historic Downtown~~ Ensure adequate economic development staffing to implement economic development policy.

(h) ~~Improve the appearance, attractiveness, and safety of the Houlton Business District and Historic Downtown, through an enhanced street design that includes street trees, landscaping and more public spaces and pedestrian amenities~~ Ensure adequate development review staffing such as those in Planning, Building and Engineering divisions to maximize responsiveness and optimum customer service for development proposals.

- (i) ~~Develop the local tourist and recreation sectors of the economy~~ Ensure that St. Helens has enough land zoned to provide industrial and commercial opportunities, periodically monitoring land development and updating the land use map to ensure that there is enough land in each designation to accommodate expected growth. Encourage land uses that are compatible with existing and planned transportation infrastructure, ensuring compatibility with residential uses.
- (j) ~~Allocate adequate amounts of land for economic growth and support the creation of commercial and industrial focal points~~ Coordinate capital improvement planning with economic development planning to ensure infrastructure availability to employment lands.
- (k) ~~Identify special locations for industrial activities that will assist in energy conservation~~ Partner with providers of infrastructure not provided by the city, such as electricity, natural gas, and high-speed internet, to ensure service is available when needed.
- (l) ~~Discourage the leapfrog development of industrial lands, unless there is a program to provide sewer and water to intervening properties~~ Collaborate with the Port of Columbia County to prioritize strategic infrastructure development that activates Port-owned properties in St. Helens.
- (m) ~~Make commercial designation large enough to accommodate a large variety of commercial development with sufficient buffers~~ Support the cleanup and remediation of key distressed properties and brownfields in St. Helens.
- (n) ~~Encourage land uses that are compatible with the transportation facilities~~ Encourage the redevelopment and repurposing of former industrial sites.
- (o) Discourage the leapfrog development of industrial lands, unless there is a program to provide sewer and water to intervening properties.
- (p) Preserve prime industrial land while considering opportunities for rezoning non-prime industrial areas along key commercial corridors.
- (q) Work with applicable agencies at the state and federal levels in enacting controls and performance standards for industrial operators to reduce the possibility of adverse impacts on the environment.
- (r) Support the retention, growth and expansion of local small businesses.
- (s) Encourage entrepreneurship and innovation in the community.
- (t) Make commercial designation large enough to accommodate a large variety of commercial development with sufficient buffers. Encourage a variety of retail shopping activities to concentrate in core commercial areas to enhance their attractiveness for a broad range of shoppers.
- (u) Encourage in-filling of vacant lands within commercial areas.
- (v) Prioritize the development of the Riverfront District as a key commercial and tourism hub.
- (w) Support the revitalization of the Houlton Business District.
- (x) Improve connections and encourage development to better connect the Riverfront and Houlton Business Districts.
- (y) Enhance the aesthetic appeal, functionality, and economic vitality of key commercial corridors and districts through strategic public infrastructure investments and design standards.
- (z) Support retail businesses that encourage foot traffic in the Riverfront District.
- (aa) Promote year-round tourism opportunities to extend beyond the popular Halloween season, through partnerships, development of infrastructure, and leveraging assets. Recognize and capitalize on the historical nature of St. Helens.

(bb) Ensure Transient Lodging Tax spending aligns with the City’s broader economic development and tourism goals.

(cc) Integrate recreational opportunities into the Riverfront District, creating public spaces that promote access to and enjoyment of the Columbia River.

[...]

**CHAPTER 19.24
ECONOMIC OPPORTUNITIES ANALYSIS**

Sections:

19.24.010 Economic opportunities analysis.

19.24.010 Economic opportunities analysis.

The city hereby adopts the economic opportunities analysis, attached to the ordinance codified in this section as Attachment “**A?**” and made part of this reference, as an addendum to the St. Helens Comprehensive Plan (this title). (~~Ord. 3101 § 2, 2009~~) (Ord. **????** § ? (Att. **?**), 2025)

[...]

**CHAPTER 19.38
STORMWATER MASTER PLAN**

Sections:

19.38.010 Stormwater master plan.

19.38.010 Stormwater master plan.

The city hereby adopts the stormwater master plan, attached to the ordinance codified in this section as Attachment “**?**” and made part of this reference, as an addendum to the St. Helens Comprehensive Plan (this title). (Ord. **????** § ? (Att. **?**), 2025)

**CHAPTER 19.40
WASTEWATER MASTER PLAN**

Sections:

19.40.010 Wastewater master plan.

19.40.010 Wastewater master plan.

The city hereby adopts the wastewater master plan, attached to the ordinance codified in this section as Attachment “**?**” and made part of this reference, as an addendum to the St. Helens Comprehensive Plan (this title). (Ord. **????** § ? (Att. **?**), 2025)

**CHAPTER 19.42
WATER MASTER PLAN**

Sections:

19.42.010 Water master plan.

19.42.010 Water master plan.

The city hereby adopts the water master plan, attached to the ordinance codified in this section as Attachment “?” and made part of this reference, as an addendum to the St. Helens Comprehensive Plan (this title). (Ord. ??? § ? (Att. ?), 2025)