



CITY COUNCIL PUBLIC HEARING

Wednesday, June 20, 2018

265 Strand Street, St. Helens, OR 97051

www.ci.st-helens.or.us

Welcome!

All persons planning to address the Council, please sign-in at the back of the room. When invited to provide comment regarding items not on tonight's agenda, please raise your hand to be recognized, walk to the podium in the front of the room to the right, and state your name only. You are not required to give your address when speaking to the City Council. If you wish to address a specific item on the agenda, you should make your request known to the Mayor as soon as possible before the item comes up. The Council has the authority to grant or deny your request. Agenda times and order of items are estimated and are subject to change without notice.

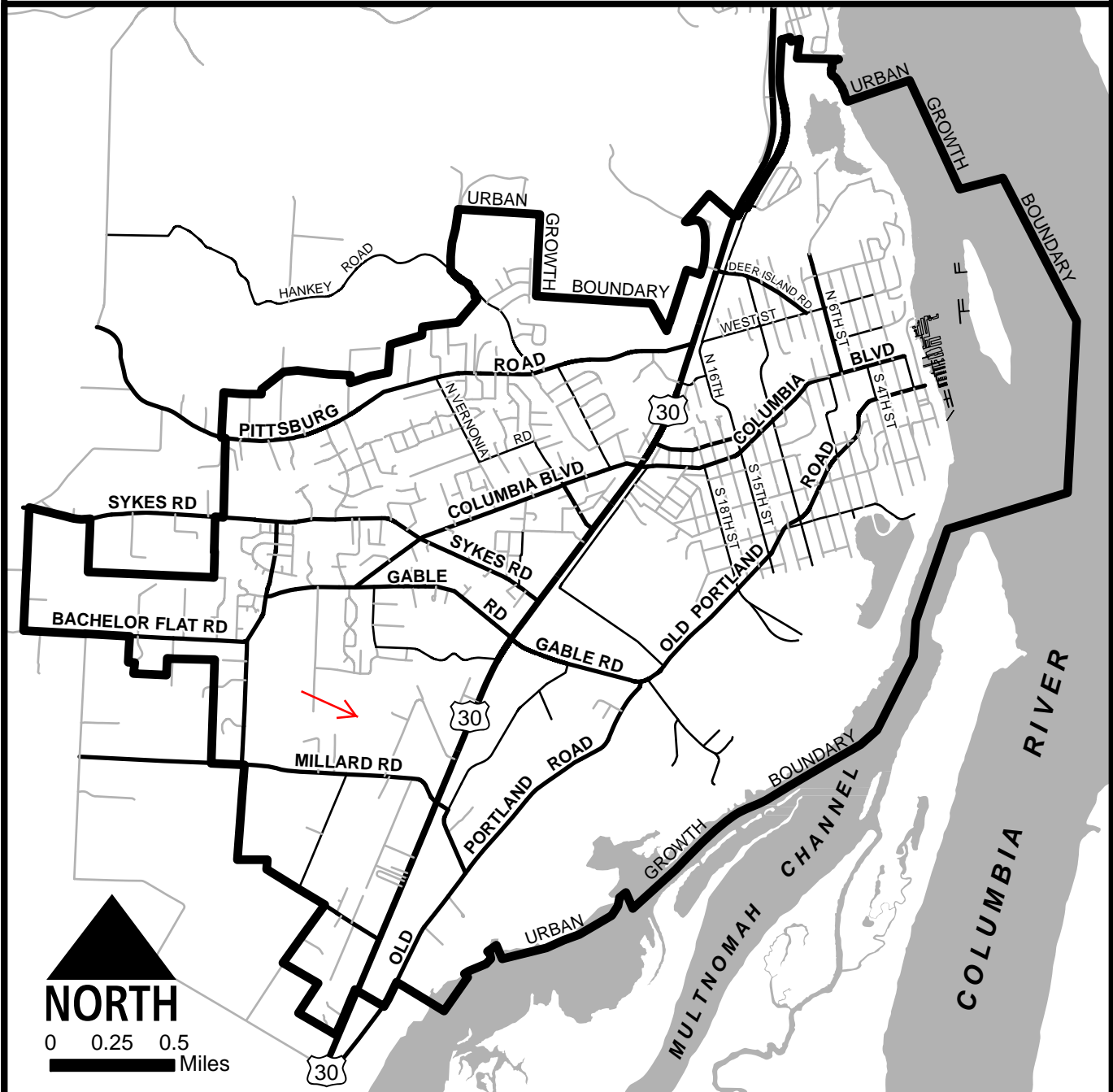
1. **Open Public Hearing - 6:30 p.m.**
2. **Topic**
 - 2.A. Zoning Option Discussion for Millard Road Property
[06112018 Millard Prop Presentation.pdf](#)
3. **Close Public Hearing**

The St. Helens City Council Chambers are handicapped accessible. If you wish to participate or attend the meeting and need special accommodation, please contact City Hall at 503-397-6272 in advance of the meeting.

**Be a part of the vision...get involved with your City...volunteer for a City of St. Helens Board or Commission!
For more information or for an application, stop by City Hall or call 503-366-8217.**

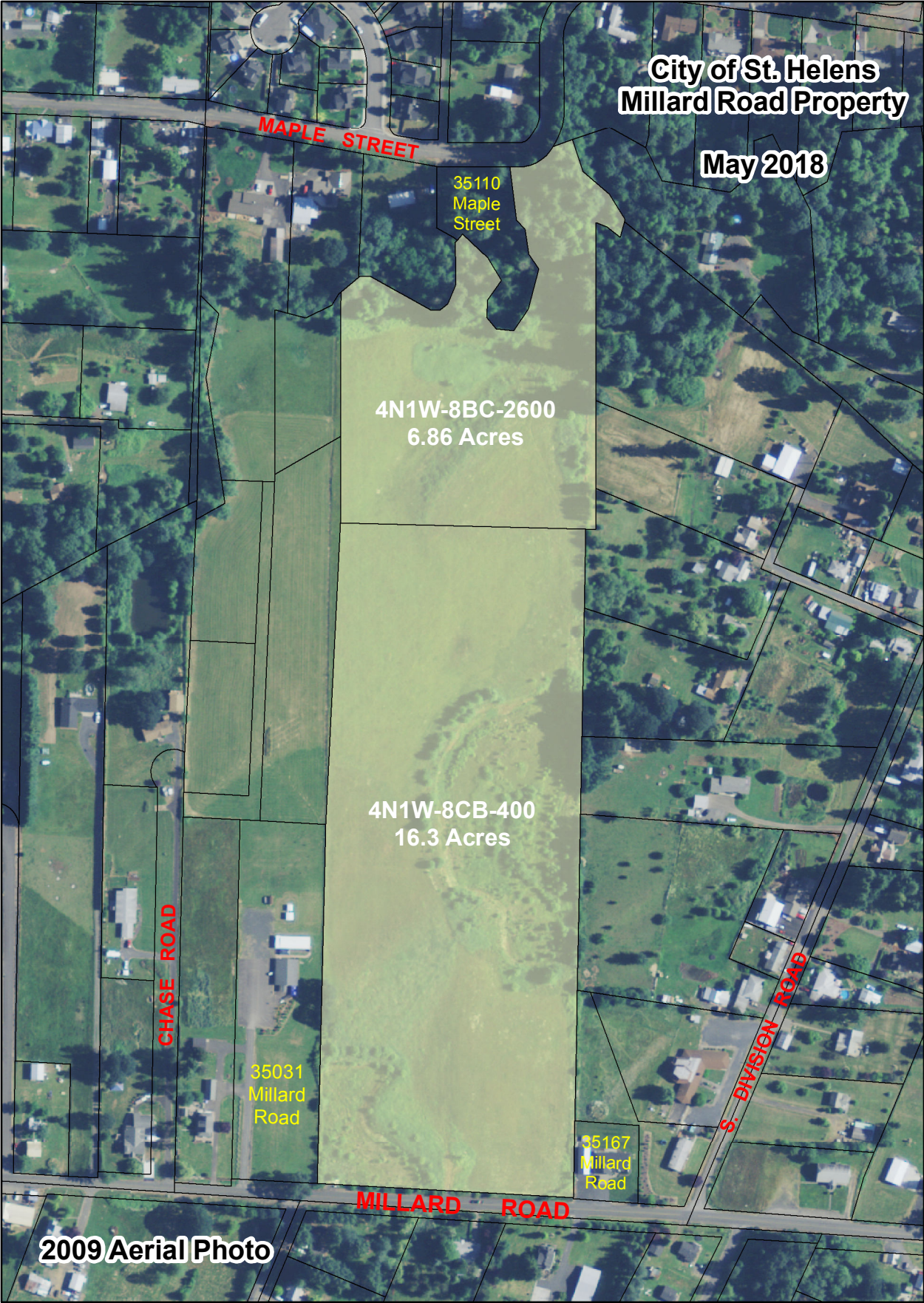
SUBJECT PROPERTY

~ Approximate Location ~



City of St. Helens Urban Growth Boundary Area Vicinity

jag/Dec. 2013



MAPLE ST
(not shown)

CITY OF
ST. HELENS
PROPERTY

COLUMBIA
HEALTH
DIST.
PROPERTY

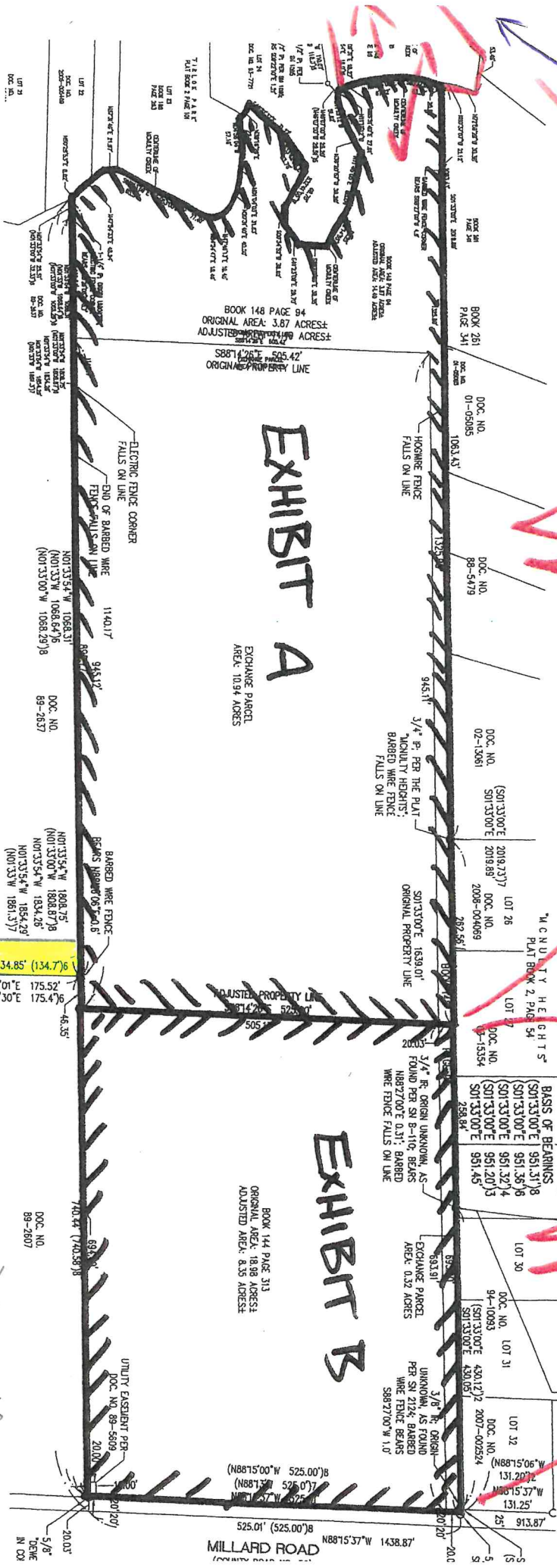


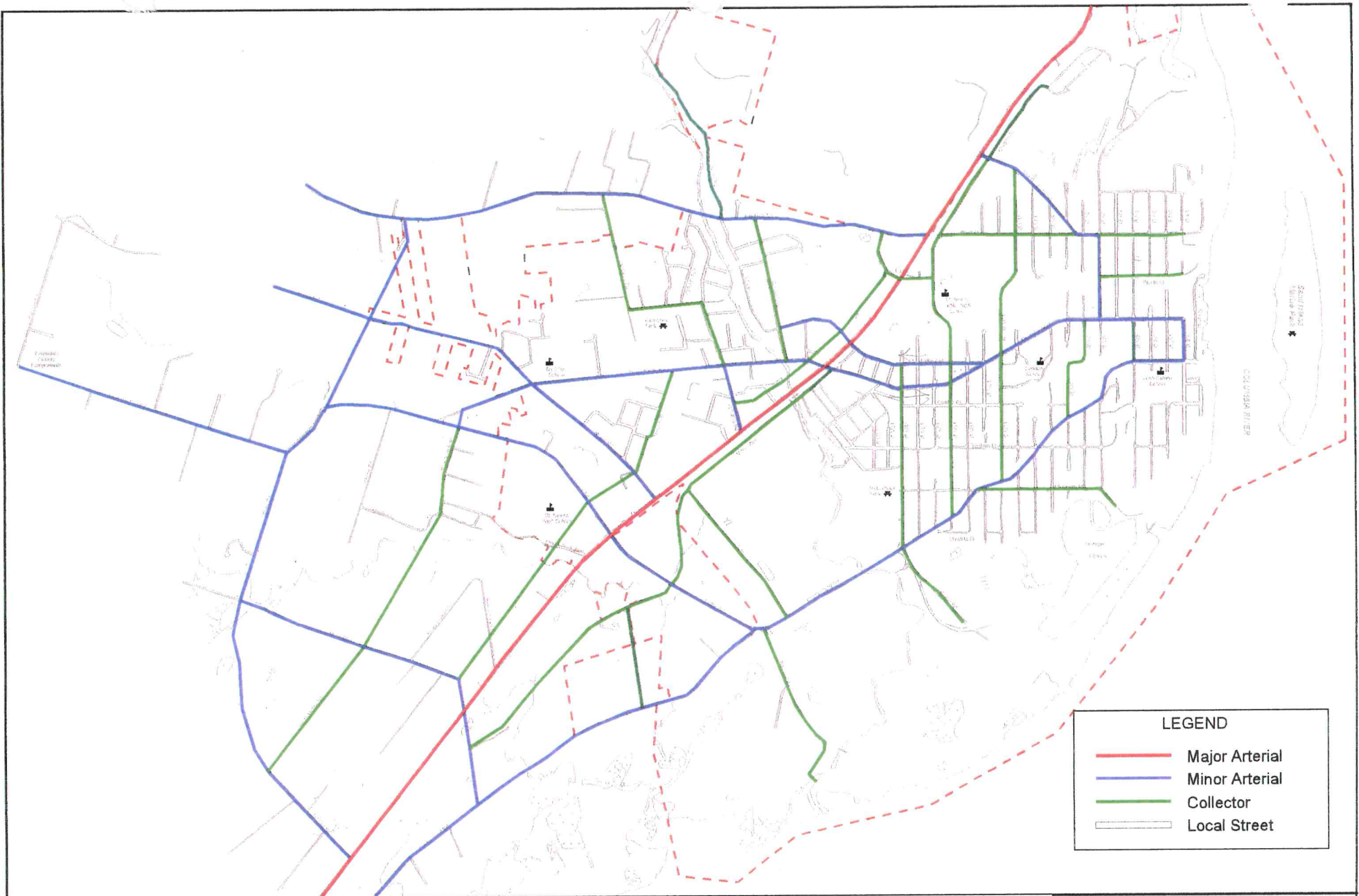
EXHIBIT A

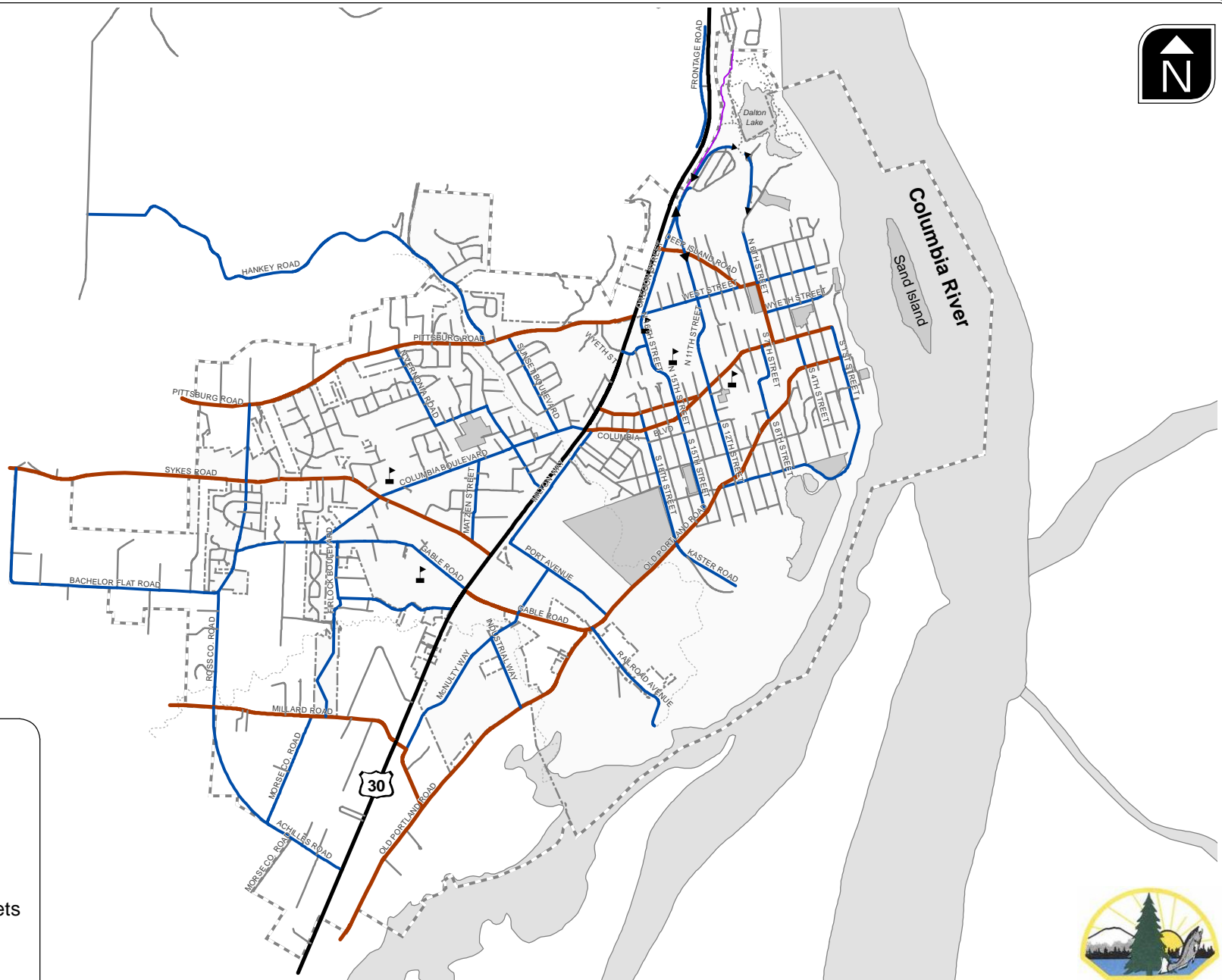
EXHIBIT B

RE: FILES
A-1-09 \$ A-2-09

50' WIDE ACCESS
& UTILITY EASEMENT
PER FINST. NO. 2009-2856

TO CHASE RD.



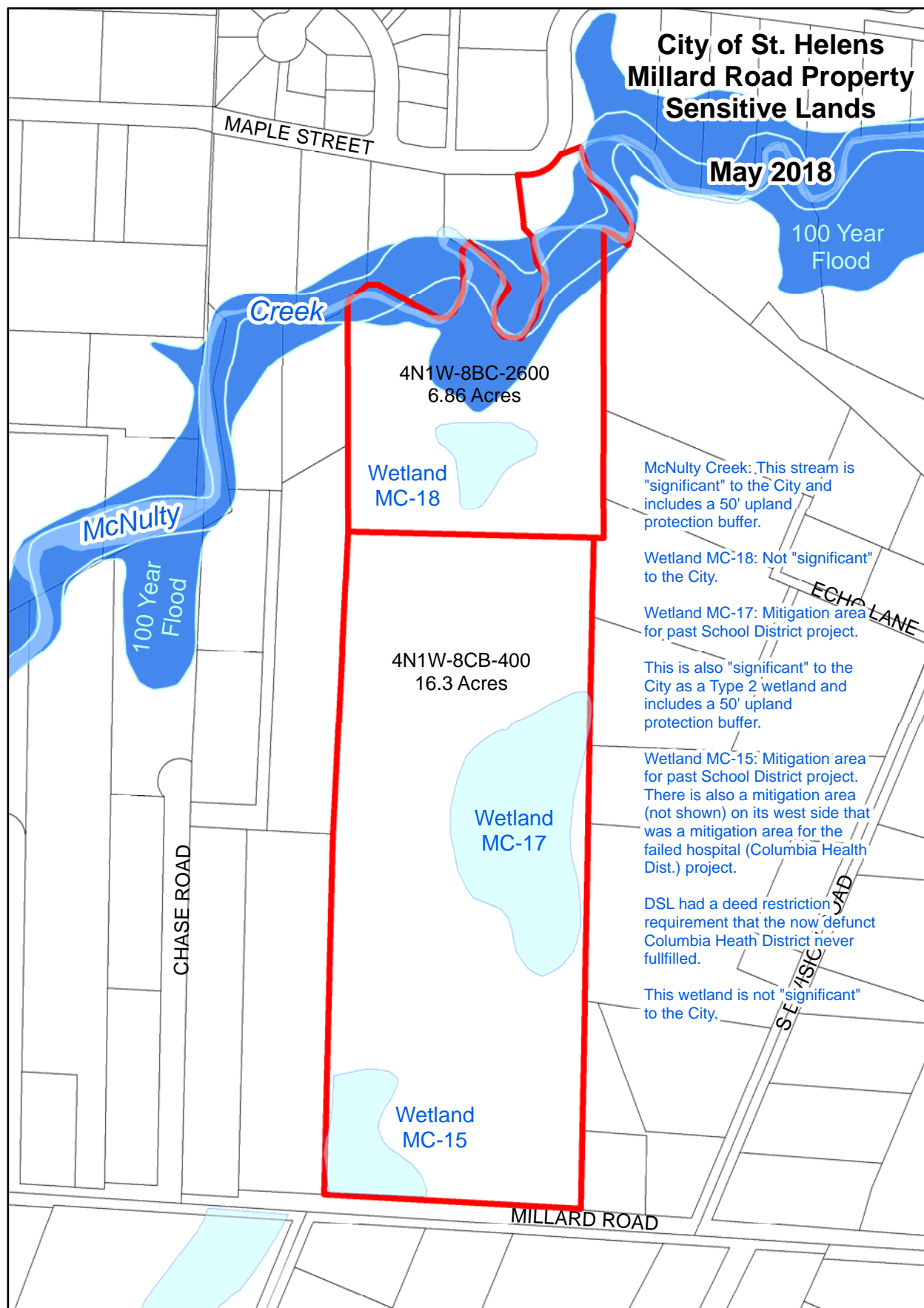


LEGEND

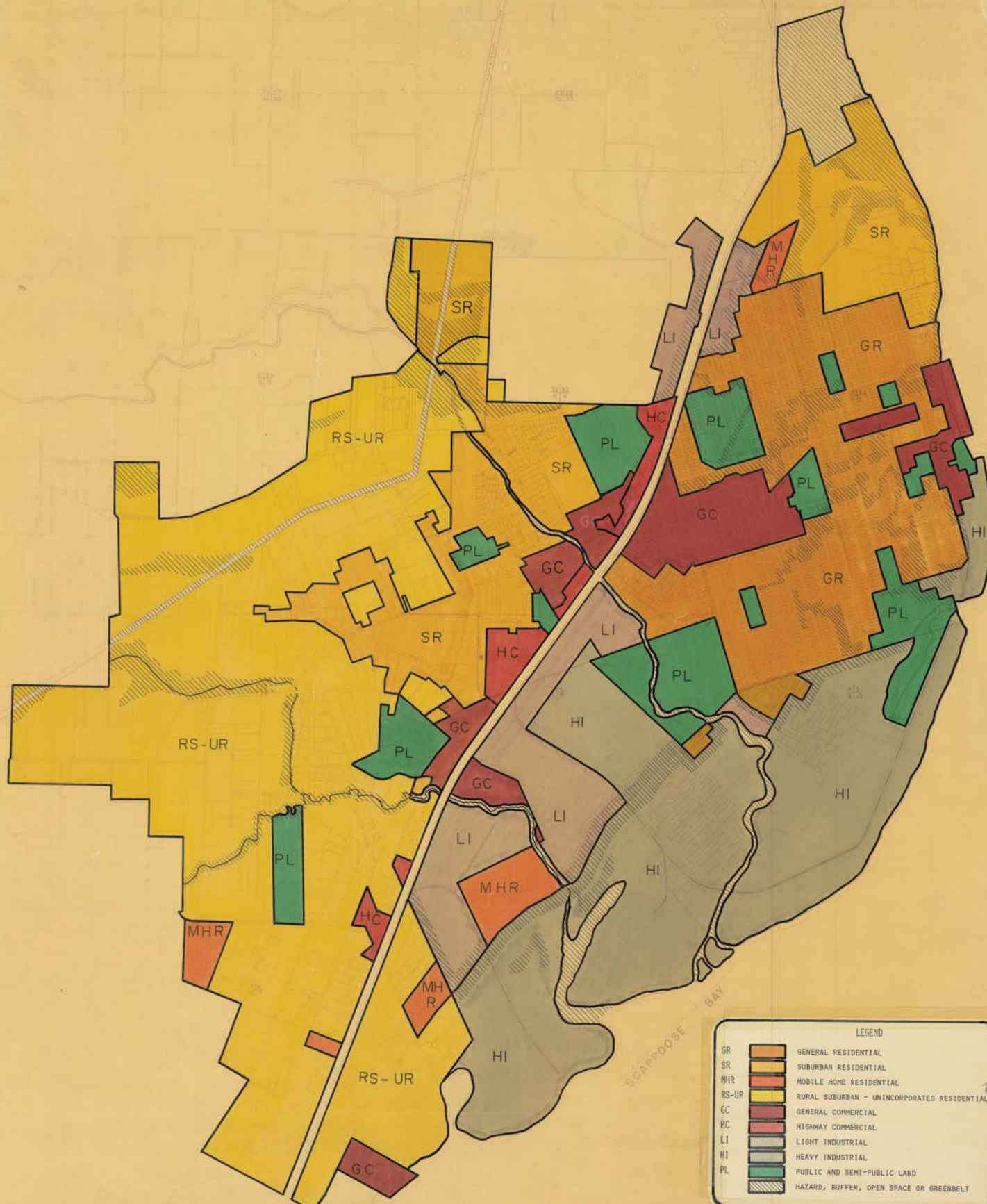
-  Schools
-  Major Arterials
-  Minor Arterials
-  Collector Streets
-  Local Streets
-  City Limits
-  City UGB



**FUNCTIONAL CLASSIFICATION PLAN
ST. HELENS, OREGON**





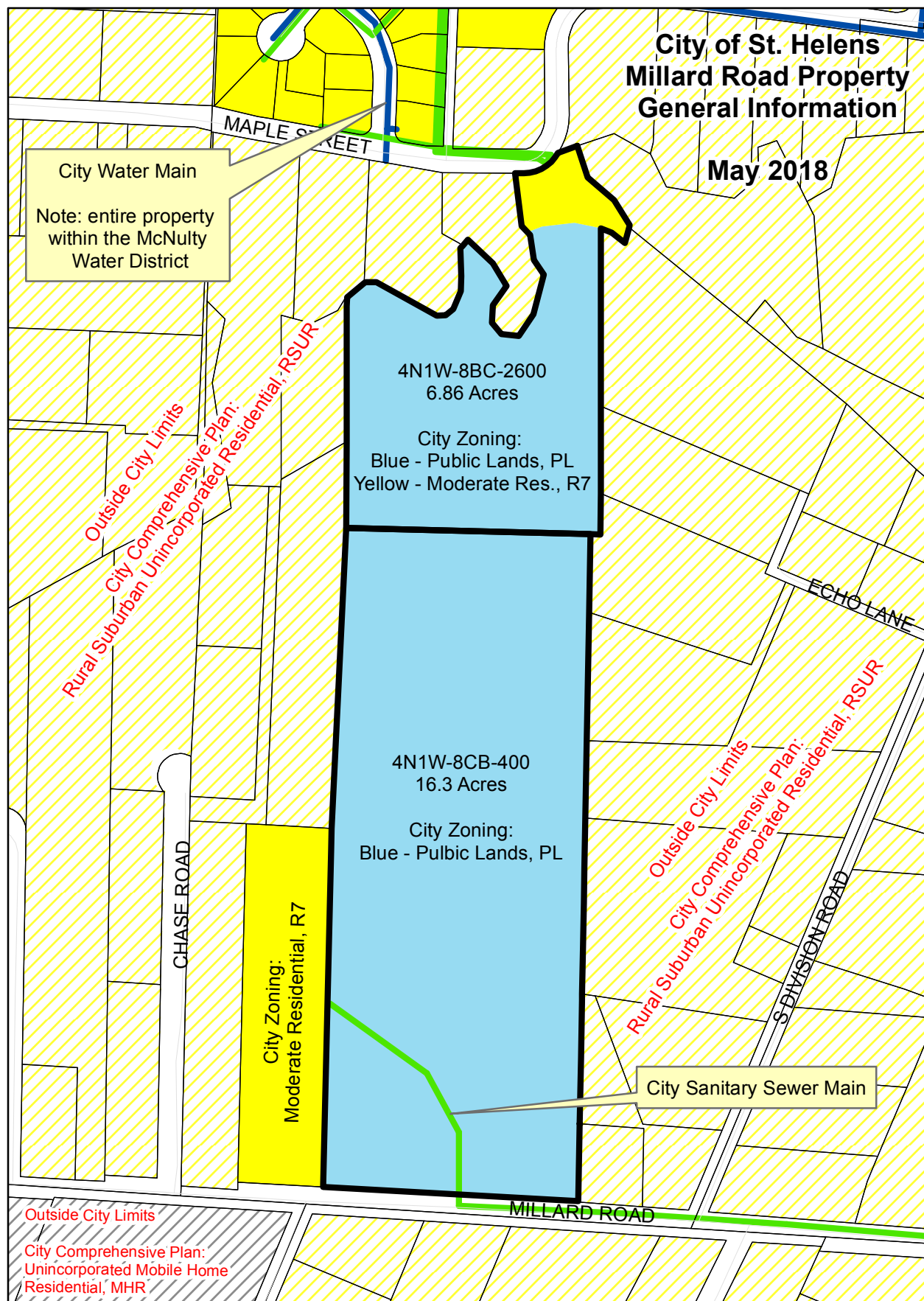


LEGEND	
GR	GENERAL RESIDENTIAL
SR	SUBURBAN RESIDENTIAL
MHR	MOBILE HOME RESIDENTIAL
RS-UR	RURAL SUBURBAN - UNINCORPORATED RESIDENTIAL
GC	GENERAL COMMERCIAL
HC	HIGHWAY COMMERCIAL
LI	LIGHT INDUSTRIAL
HI	HEAVY INDUSTRIAL
PL	PUBLIC AND SEMI-PUBLIC LAND
	HAZARD, BUFFER, OPEN SPACE OR GREENBELT

COMPREHENSIVE PLAN MAP

1978

ST. HELENS & VICINITY



Zoning	Detached SFDs	Attached SFDs	Duplexes	Apartments (3+ units)	RV Parks	Neighborhood Store	Public Parks	Commercial Use	Industrial Use
R10	P	X	X	X	X	X	P	X	X
R7	P	X	C	X	X	C	P	X	X
R5	P	P	P	C	X	C	P	X	X
AR	P	P	P	P	X	C	P	X	X
MU	P	P	P	C	C	X	C	P	X
GC	X	X	X	C	C	X	C	P	X
LI	X	X	X	X	C	X	C	C	P

Comp Plan – Suburban Residential (incorporated), SR

- Same as surrounding area.
- Possible zoning districts:
 - Suburban Residential, **R10**
 - Moderate Residential, **R7**
 - General Residential, **R5** (under certain circumstances) ← Could also go with **Comp Plan – General Residential**
 - Apartment Residential, **AR** (under certain circumstances) ← Could also go with **Comp Plan – General Residential**
- Pros/Cons: Greatest change of compatibility / tax base and employment lands

Comp Plan – General Commercial, GC

- Many zonings possible. Two proposed:
 - Mixed Use, MU
 - General Commercial, GC
- Pros/Cons: Tax base/employment lands and greatest flexibility / compatibility

Comp Plan – Light Industrial, LI

- Zoning: Light Industrial
- Pros Cons: Best tax base and employment lands / compatibility
- However, may want to restrict use (e.g., no mini storage)