

City of St. Helens City Council

Public Hearing Minutes

July 18, 2018

Members Present: Mayor Rick Scholl
Council President Doug Morten
Councilor Ginny Carlson
Councilor Susan Conn
Councilor Keith Locke (at 6:24 p.m.)

Members Absent: None

Staff Present: John Walsh, City Administrator
Kathy Payne, City Recorder
Matt Brown, Finance Director
Margaret Jeffries, Library Director
Sue Nelson, Public Works Engineering Director
Jacob Graichen, City Planner

Others:

Toni Doggett	Dennis Hill	Marilyn Lindgren
Lynn Henry	Tammy Blakely	Rocky Allen
Russ Low	John Lindgren	Dennis Schad
Cindy Colter	Molly Brennan	Mike Brennan
Ryan Laird	Shauna Harrison	

1) **Open Public Hearing - 6:00 p.m.**

2) **Topic**

2.A Comprehensive Plan & Zone Map Amendment - Firlok Park Blvd. (Allen)
City Planner Graichen presented the staff report dated July 10, 2018. A copy is included in the archive meeting packet. There were no ex-parte contacts, conflicts of interest, or bias in this matter. However, Councilor Carlson declared that she uses the veterinarian on the corner. There was no objection from the audience for the Council to make a fair decision.

The Planning Commission recommends approval of the Comprehensive Plan and Zone Map Amendment.

The applicant and owner were not present.

Testimony in Support – None

Testimony in Neutral

- ♦ Lynn Henry. Part of the subject property abuts her fence. She and her neighbor have concerns about buffering, trees, creek, and wildlife. Those are part of the reasons she bought there. They're also concerned about the future commercial use conflicting with what they're able to enjoy on their property.

Councilor Carlson asked Lynn what she considered to be a suitable buffer. Lynn explained that she's concerned about trees coming down and increasing the noise from the highway. Depending on what is built there, it will have some effect on that as well.

Testimony in Opposition – None

Graichen talked about the Code addressing prescriptive buffering and screening between conflicting uses. He encouraged Lynn to watch for the proposal notice and how it addresses buffering. He talked about the different ways to submit written testimony. The applicant has expressed their desire to build a carwash in that location. That will create the need for buffering and screening of headlight glare. The change from vacant property will create new sounds and smells.

Council President Morten expressed how dangerous the Highway 30 and Firlok Park Blvd. intersection can be. Graichen understands. Depending on the proposal, it may require a traffic impact analysis. The Code does have spacing standards and limits to the number of driveway approaches. Having the driveway approach further from the residential uses may help minimize impacts to people's quality of life. Morten asked if sidewalks will be required. Graichen confirmed that sidewalks are required for development. Discussion about the property continued.

3) **Close Public Hearing – 6:34 p.m.**

Respectfully submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:


Kathy Payne, City Recorder


Rick Scholl, Mayor