

City of St. Helens City Council

Public Hearing Minutes

December 5, 2018

Members Present: Council President Doug Morten
Councilor Ginny Carlson
Councilor Susan Conn
Councilor Keith Locke
Youth Councilor Vishal

Members Absent: Mayor Rick Scholl

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

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| Others: | Daniel Serres | Trinity Monahan | F. Brandon |
| | Ron Schlumpberger | Rick Scholl | Jenn Farrington |
| | David Belden | Sherry Belden | Ansley Semsun |
| | Annie Christensen | Elaine Kelley | Nicole Thill |
| | Morris Malakoff | | |

1) **Open Public Hearing - 6:30 p.m.**

2) **Topic**
2.A Street Vacation - Portions of N. 8th, N. 9th, and Wyeth Streets
(Scholl/Schlumpberger)

City Planner Graichen presented the staff report. This is a continuance of a hearing from September 19, 2018. Letters from Al Petersen and Reynolds Land Surveying were received and entered into the record. Copies of the staff report and submittals are included in the archive meeting packet.

Council members had no conflicts of interest or bias in this matter. There were no objections from the audience for the Council to make a fair decision. Graichen went on to review the different options if Council decides to approve the street vacation in part or full.

Councilor Carlson clarified that this was the best way to facilitate and smooth access to surrounding property owners. Graichen confirmed that is correct. Carlson went on to talk about street vacations being done for the greater good, including future development. She wants to make sure we are not blocking anybody's use of their land. Graichen responded that they wanted to make sure that the property to the east of Wyeth Street is not landlocked. There would still be right-of-way to access the hammerhead or the cul-de-sac. One argument is that a 20 foot wide access way is not wide enough for future density. The topography already does that. The improved access way could help gain access to some of the property. Discussion

ensued about the right-of-way, parking, and topography. Standards will have to be met at the time of development.

Councilor Conn noted the challenges of the topography and wants to make sure access won't be limited to surrounding properties. Having seen the property, she does see the need for the street vacation.

Council President Morten pointed out that 9th Street is partially gravel and partially paved. Will the paving and sidewalk standards be met during development? Graichen said yes. The only difference is the alley standard doesn't have sidewalks. This request does not exempt the applicant from any development standards. It just gives them a larger envelope to use the lots.

Testimony – Applicant

- ♦ Rick Scholl. They are in the process of having a survey done by Reynolds Land Surveying. There is currently a string down the middle of the road.
- ♦ Ron Schlumpberger. He reiterated that they are not blocking any Senior Center property up there. They are not preventing any other properties from developing. They are actually enhancing the area. The street vacation allows the footprint of the house to be brought back further from the bank.

Public Testimony

- ♦ Dave Belden. Will the setbacks be the same with a street vacation?


Graichen responded that the standards are still the same. The change is from where you measure. Dave talked about the width of the street being 20 feet. It seems to be narrower the further you get down. Graichen pointed out and explained the street on the map meeting the standard.

3) Close Public Hearing – 6:55 p.m.

Respectfully submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:


Kathy Payne, City Recorder


Rick Scholl, Mayor