

# City of St. Helens City Council

Public Hearing Minutes

April 4, 2018

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**Members Present:** Mayor Rick Scholl  
Council President Doug Morten  
Councilor Susan Conn  
Councilor Keith Locke

**Members Absent:** Councilor Ginny Carlson

**Staff Present:** John Walsh, City Administrator  
Kathy Payne, City Recorder  
Matt Brown, Finance Director  
Margaret Jeffries, Library Director  
Jenny Dimsho, Associate Planner

**Others:** Julie Thompson Rich Bailey  
Tina Curry Ellen Bailey  
Patrick Birkle Don Maywald  
Hannah Stewart

**Open Public Hearing - 6:15 p.m.**

**Topic**

**Proposal: Planned Development Overlay Zone**

**Applicant: Kessi Engineering & Consulting**

**Owner: Rich Bailey Construction**

**Location: 34759 Sykes Road**

Associate Planner Dimsho presented the staff report dated March 14, 2018. There were no ex-parte contacts, conflicts of interest, or bias in this matter.

The Planning Commission recommended approval of the proposal with the following modification: In order to utilize the planned development overlay zone for a development proposal, both lots shall be included in a planned development proposal.

**Applicant Testimony**

- ♦ Rich Bailey. Vacant property in the area is becoming more difficult to find. Due to the wetlands and the City's restrictions, they needed to apply for a Planned Development to allow for modifications.

There was discussion of lot development.

Testimony in Favor

- ♦ Don Maywald. He and his wife own property directly north of the subject property. They are in support of the proposal and sympathize with working around the wetlands.

Testimony in Neutral

- ♦ Hannah Stewart. How will this property benefit St. Helens and how will it affect the wetlands?

Councilor Conn spoke of the desperate need for housing.

Mayor Scholl pointed out that the City's wetland buffer is more extensive than the State's. He agreed with the need for housing. It's beneficial when contractors build on the in-fill properties.

Council President Morten added that this development will benefit the community with additional housing and tax revenue. It all improves the quality of life.

Testimony in Opposition - None

**Close Public Hearing** – 6:30 p.m.

Deliberations will be held during the regular session following this meeting.

Respectfully submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:

  
Kathy Payne, City Recorder

  
Rick Scholl, Mayor