

City of St. Helens

City Council

Public Hearing Minutes

February 5, 2020

Members Present: Mayor Rick Scholl
Council President Doug Morten
Councilor Ginny Carlson
Councilor Keith Locke
Councilor Stephen R. Topaz

Members Absent: None

Staff Present: John Walsh, City Administrator
Kathy Payne, City Recorder
Matt Brown, Assistant City Administrator
Margaret Jeffries, Library Director
Jenny Dimsho, Associate Planner
Sue Nelson, Interim Public Works Director
Tina Curry, Event Coordinator

Others: Frank Brandon
Jennifer Pugsley
Les Watters

1) **6:30 P.M. - Open Public Hearing**

2) **Topic**

2.A Annex 58865 Firlock Park Street (OHM Equity Partners, LLC)

Associate Planner Dimsho presented the staff report dated January 7, 2020. A copy is included in the archive meeting packet. There were no ex-parte contacts, conflicts of interest, or bias in this matter. There were no objections from the audience for the Council to make a fair decision.

Dimsho reported that the main reason for the annexation is that the property has a failing septic system and needs to connect to the City sewer system. City Council previously authorized them to use a step sewer system because of the shallow sewer line.

Based upon the facts and findings in the staff report, the Planning Commission unanimously recommended approval.

Councilor Locke asked if very many properties in that area have failing septic systems. Interim Public Works Director Nelson was only aware of one other property but there could be more. Council President Morten asked if those properties are on sand filter systems. Dimsho informed him that would be a question for the County Sanitarian.

Councilor Carlson asked if the sewer has capacity to connect all the lots. Nelson responded that it could for the lots it would serve. For the future, all of those lots would

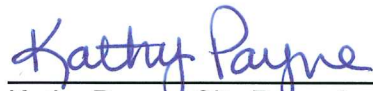
eventually drain to the south, down Firlock and out to the lift station at the corner of Firlock and Highway 30. The current system would have the capacity to continue to serve but not everyone will be allowed to hook up with a step system. This was a special case because of the failed on-site system that the County deemed non-repairable. Councilor Carlson asked who would bear the cost when the public system is installed to drain to the south. Nelson responded that it would be constructed through a Local Improvement District (LID). Affected property owners would pay a portion of the construction. Discussion ensued.

No public testimony received.

3) **Close Public Hearing** – 6:45 p.m.

Respectfully submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:



Kathy Payne, City Recorder



Rick Scholl, Mayor