

# City of St. Helens

## City Council

Public Forum Minutes

June 20, 2018

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

**Members Absent:** None

**Staff Present:** Kathy Payne, City Recorder  
Terry Moss, Police Chief  
Sue Nelson, Public Works Engineering Director  
Neal Sheppeard, Public Works Operations Director  
Margaret Jeffries, Library Director  
Matt Brown, Finance Director  
Jacob Graichen, City Planner  
Jenny Dimsho, Associate Planner

<b>Others:</b>	Joshua Larsen	Alex Reverman	Gina Sisco
Keith Sisco	Melody Knight	Alina Vick	Linda Zahl
Megan Fitzsimmon	Ken McFarland	Eric Zahl	Floyd Vance
Arline Vance	Marilyn West	Tom West	Josh Jarvis
Amanda Jarvis	Aric Trip	Oscar Garza	Janis Cimdins
Susannah Garza	Ryan Scholl	Lisa Scholl	Rhys Robbins
Shawna Robbins	Pamella Cimdins	Michelle King	Sandon King
Todd Cathers	Tricia Cathers	Daniel Houghtelling	David Nelson
Camille Houghtelling	Debra Parsons	Christine Sternadel	Anna Hanson
Doug Walker	Larry Karnoski	Robin Smith	Adam Smith
Julie Hinkle	Brady Preheim	Howard Blumenthal	Marsha Caton
Jan Andrews	Ray Andrews	Jenny Skorney	J.S. Skorney
Willow Bill	Amy Lindgren		

1) **Open Public Forum - 8:15 p.m.**

2) **Topic**

2.A Zoning Option Discussion for Millard Road Property

City Planner Graichen reviewed the packet. A copy is included in the archive meeting packet.  
The reasons for the public forum:

1. The hospital project was controversial. There's a lot of passion and emotion.
2. It's been in the hands of both the County and City, so there's a lot of politics involved.
3. Potential change in the City's long-range plans in the Comprehensive Plan, Parks Plan, and Transportation Plan.
4. Need focus before beginning the process.

The hospital property includes only the southern third portion, about eight acres. There is a utility and access easement from 2009. There is a provision that the grantors can terminate the private access, but not the utility easement, after 11 years of no development, which is March 2020. Graichen continued to review the drawings and zoning options included in the packet.

Graichen read a letter into the record from the County Commissioners. A copy is included the packet. They recommend a multi-use zone to include moderate and low income housing, senior housing, a park, transportation services, and vibrant pedestrian and bicycle flow.

#### **Public Comments**


- ◆ Larry Karnosky. He recommends zoning the property R10. He's in a rural area with that feeling. He doesn't need R5, hotels, or row housing. The Council needs to take into account the existing way of life. What about an assisted living facility?
- ◆ Betsy Penzoil. She has lived within two miles of this property for 50 years. She was lucky enough to have the creek in her backyard and would love to see more kids have that opportunity. She would love to see the whole property or at least part of it be saved as park land. The streets are very busy and there's no sidewalks. If they are going to build on it, she recommends R10.
- ◆ Brady Preheim. The property was in his name before the City stole it. The City did want it. They fought for over four years to steal it from the County. He is not happy about the City ending up with it. He elaborated on the process of the property changing hands. He recommends a mixed use zone with low-income housing, a park, or something else that is not profit making but would benefit the entire county.
- ◆ Howard Blumenthal. He'd like to see the property used for the public's benefit and stop considering how much money the taxing district will put in their wallet.
- ◆ Shauna Stroup-Harrison. She supports R10 because this is in a rural area. She would also like to see a park that incorporates the wetlands.
- ◆ Linda Zahl. She doesn't live right there. She's speaking as a member of our community. This is a great opportunity. She agreed with using the property for the public, such as a community center. She agreed with the County Commissioners recommendation.

#### **3) Close Public Hearing – 9 p.m.**

Respectfully submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:

  
Kathy Payne, City Recorder

  
Rick Scholl, Mayor