

City of St. Helens

CITY COUNCIL

Public Hearing Minutes

February 1, 2017

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

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

Others:	Wayne Weigandt	James Kessi	Andrew Stamp
	Dorothy Dias	Jim Dias	Annie Buell
	Richard Buell	Kolton DeFord	Andrea Sargeant



Public Hearing

Applicant: Wayne Weigandt

Request: Comprehensive Plan Map Zone Change from Suburban Residential (SR) to General Residential (GR) and Zoning Map Change from Moderate Residential (R7) to General Residential (R5)

Location: 35090 Pittsburg Road

At 6:15 p.m., Mayor Scholl opened the public hearing.

Ex-Parte Contact/Conflict of Interest – None.

Staff Report

City Planner Jacob Graichen presented his staff report dated January 24, 2017.

Based upon the facts and findings, staff recommends approval of the zoning map and comprehensive plan map amendments with conditions.

The Planning Commission recommended denial of the request based on the following: 1) hesitant to expand the R5 zoning northward, 2) concerned with compatibility, 3) R5 allows some uses that you would not see in the R7 zone, such as attached single-family dwellings and apartments, and 4) lack of information.

Graichen explained that the applicant requested an extension of time for this hearing in order to submit additional information, which is included in the packet. After reviewing the additional information, staff recommends approval.

Testimony in Favor

◆Andrew Stamp, representing the applicant. He reviewed a PowerPoint presentation that is included in the archive meeting packet. The housing demand in St. Helens is for R5 sized lots, which is priced around \$250,000; compared to R7, which is around \$300,000. Unfortunately, there is very little R5 land in St. Helens that is developable. He emphasized the need for affordable housing. The subject property is proposed to be developed with single family homes and/or duplexes. They will be attractive, new homes that are compatible with the R7 zoning.

Council President Morten appreciated the presentation. He expressed concerns with kids playing in the street. It would help if driveways were flat for playing basketball and possibly designating an area in the development for kids to play. Andrew responded that he has not addressed that at the zone change level. Personally, he thinks that all subdivisions should have some form of recreational area. But it comes down to what the Code requires. A lot of jurisdictions now require open space for new development.

Testimony in Opposition

None.

There were no requests to leave the record open or continue the public hearing.

Close Public Hearing and Record – 7:12 p.m.

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



Respectfully submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:


Kathy Payne, City Recorder


Rick Scholl, Mayor