

City of St. Helens

CITY COUNCIL

Public Hearing Minutes

March 15, 2017

Members Present: Rick Scholl, Mayor (arriving at 6:44 p.m.)
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
Terry Moss, Police Chief
Neal Sheppard, Public Works Operations Director
Sue Nelson, Public Works Engineering Director

Others: Craig Melton Ronda Melton David Coombs
Ray Ann Estrada



Public Hearing

Applicant: Craig & Ronda Melton, David Coombs

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

Location: 2554 & 2560 Columbia Blvd.

At 6:35 p.m., Council President Morten opened the public hearing.

Ex-Parte Contact/Conflict of Interest – None.

Councilor Locke clarified that the project is not associated with Community Action Team (CAT) since he serves on their board. City Planner Graichen confirmed it is not.

Staff Report

City Planner Graichen presented his staff report dated March 7, 2017.

Based upon the facts and findings, the Planning Commission recommends approval of the zoning map and comprehensive plan map amendments.

Council President Morten questioned the density. Graichen responded that it depends on use. AR zone allows for higher density. He will let the applicant explain the proposal.

Testimony in Favor

◆ Dave Coombs & Craig Melton. Reviewed a PowerPoint presentation. A copy is included in the archive meeting packet. The 4-plex at 2554 is currently affordable senior housing. If it was destroyed, it could not be rebuilt as the same use under the current zoning. They have also

purchased adjacent property and propose to build additional senior housing.

Testimony in Opposition

No testimony in opposition.

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

Close Public Hearing and Record – 6:56 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