

City of St. Helens

CITY COUNCIL

Regular Session Minutes

May 20, 2015

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

Staff Present: John Walsh, City Administrator
Jon Ellis, Finance Director
Kathy Payne, City Recorder
Margaret Jeffries, Library Director
Neal Sheppard, Interim Public Works Co-Director
Jenny Dimsho, Assistant Planner

Others: Amanda Frink Mark Miller Lauren Terry
Tamara Stermer Don LaMunyon Alex LaMunyon
Carl Coffman



7:00PM – Call Regular Session to Order – Mayor Peterson

Pledge of Allegiance – Mayor Peterson

Invitation to Citizens for Public Comment

No comments received.

Deliberations

Applicant: City of St. Helens

Proposal: Amendments to the development code to address certain marijuana related establishments, changes to lot coverage standards, and to establish the Planning Commission as the approval authority for all variance applications.

1. Variances. Does the Council want the Planning Commission to hear all variance requests?

Motion: Upon Morten's motion and Carlson's second, the Council unanimously approved the proposal to establish the Planning Commission as the approval authority for all variance applications.

2. Lot coverage. Shall the Council allow a 5% increase to lot coverage for the purpose of building additions or accessory structures after the initial build?

Motion: Upon Conn's motion and Carlson's second, the Council unanimously approved the proposal to allow a 5% increase to lot coverage for the purpose of building additions or accessory structures after the initial build.

3. Marijuana. There are several areas to be addressed with regards to this.

Councilor Carlson was informed by a Youth Council member that he could walk out his front door and have pot in his hand within 10 minutes. If you want it, it's easy to get. Youth Council was predominantly in favor of allowing them to locate in a commercial zone. Business is needed. They do not believe location will affect who uses it.

Mayor Peterson addressed the zoning issue. When the Planning Commission first began reviewing this, they recommended it only be allowed in a heavy industrial zone. He and the Council disagreed. It makes more sense to have it in a commercial zone. A business on main street will have more eyes on it and not be hidden to attract problems. Light Industrial zones are for other purposes. We have vacant commercial space.

Council President Morten and Councilor Conn agreed. The use belongs in a commercial zoning.

Graichen explained that allowing it wherever retail use is allowed, would place it in any commercial or mixed use district, except for marine commercial because that only allows for marine retail uses.

Councilor Carlson agrees that commercial zoning is appropriate for the use. There should be buffers from schools and like businesses.

Councilor Locke strongly agrees with the use being in a commercial zone. It should not be hidden in industrial.

Council discussed eliminating the 200 foot buffer for parks and residential uses. It could create a conflict in mixed use zones and future park development.

Deliberations on the marijuana issues is tabled to June 3, 2015. Graichen will return with maps showing various spacing between marijuana establishments.

Ordinances – Final Readings

A. **Ordinance No. 3185:** An Ordinance of the Common Council of the City of St. Helens, Oregon, Establishing a St. Helens Youth Council (SHYC) for the City of St. Helens
Mayor Peterson read Ordinance No. 3185 by title for the final time. **Motion:** Upon Locke's motion and Morten's second, the Council unanimously adopted Ordinance No. 3185. [Ayes: Locke, Carlson, Conn, Morten, Petersen; Nays: None]

B. **Ordinance No. 3186:** An Ordinance Amending St. Helens Municipal Code Sections to Update or Correct Citations to State Law
Mayor Peterson read Ordinance No. 3186 by title for the final time. **Motion:** Upon Locke's motion and Carlson's second, the Council unanimously adopted Ordinance No. 3186. [Ayes: Locke, Carlson, Conn, Morten, Petersen; Nays: None]

Award Bid for 2015 South Trunk Sanitary Sewer Cleaning and CCTV Project to Moore Excavation Inc., DBA: Iron Horse Group

Motion: Upon Conn's motion and Morten's second, the Council unanimously awarded the bid for the 2015 South Trunk Sanitary Sewer Cleaning and CCTV Project to Moore Excavation Inc., DBA: Iron Horse Group.

Approve and/or Authorize for Signature

- A. Personal Services Contract with Firwood Design Group, LLC for Lift Station No. 7 Upgrade
- B. Extension to Columbia Humane Society Agreement for Community Service Workers
- C. Amendment to IGA with Columbia County for Building Inspection & Plan Review Services

D. Lease and Building Use and Rental Policy for Operation of St. Helens Senior Center

E. Contract Payments

Motion: Upon Conn's motion and Morten's second, the Council unanimously approved 'A' through 'E' above.

Appointments to City Boards/Commissions

Columbia Foundation

Motion: Upon Peterson's motion and Morten's second, the Council unanimously re-appointed Jay Tappan and appointed Margaret Jeffries to fill resigning member Susan Conn's position on the Columbia Foundation.

Consent Agenda for Acceptance

A. Planning Commission Minutes dated March 10, 2015

B. Accounts Payable Bill List

Motion: Upon Carlson's motion and Locke's second, the Council unanimously accepted 'A' through 'B' above.

Consent Agenda for Approval

A. Street Closure Request:

- i. 13 Nights on the River – Thursdays, 4:30-11pm, June 4-August 27 – Close all of Plaza Square and Strand Street from City Hall to Roythai Restaurant

B. OLCC Licenses

C. Council Work Session and Regular Session Minutes dated May 6, 2015

D. Accounts Payable Bill List

Motion: Upon Morten's motion and Conn's second, the Council unanimously approved 'A' through 'D' above.

Council Reports

Mayor Peterson reported...

- Nothing to report.

Councilor Conn reported...

- Nothing to report.

Council President Morten reported...

- Nothing to report.

Councilor Carlson reported...

- Nothing to report.

Councilor Locke reported...

- Youth Council recommends meeting every other week. They will begin this new schedule Monday, June 1.

Department Reports

Interim Public Works Co-Director Sheppeard reported...

- Nothing to report.

Library Director Jeffries reported...

- Nothing to report.

Finance Director Ellis reported...

- Nothing to report.

City Recorder Payne reported...

- Nothing to report.

City Administrator Walsh reported...

- Nothing to report.

Adjourn - There being no further business, the meeting adjourned at 7:35 p.m.



ATTEST:

Handwritten signature of Kathy Payne in cursive script.

Kathy Payne, City Recorder

Handwritten signature of Randy Peterson in cursive script.

Randy Peterson, Mayor