

City of St. Helens

City Council

Public Hearing Minutes

February 21, 2018

Members Present: Mayor Rick Scholl
Councilor Ginny Carlson
Councilor Susan Conn
Councilor Keith Locke

Members Absent: Council President Doug Morten

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

Others: Mark Grenz Roger Toth
Kathleen Sines Andrew Niemi
Anne Scholz Karl Ivanov
Nicole Thill

1) **Open Public Hearing - 6:00 p.m.**

2) **Topic**
2.A Zone Map Amendment from Highway Commercial (HC) to General Commercial (GC) and Comprehensive Plan Amendment from Highway Commercial (HC) to General Commercial (GC) (Ivanov/Multi-Tech Engineering LLC)

City Planner Graichen presented the staff report dated February 13, 2018. There were no ex-parte contacts, conflicts of interest, or bias in this matter.

Based upon the facts and findings, staff and the Planning Commission recommended approval of the proposal with the condition listed below if the Council finds that the proposal will remain compatible with the surrounding area and is not contrary to the Comprehensive goals and policies.

The boundary of the Zoning and Comprehensive Map Amendment shall apply to the whole of the subject property (currently known as 4N1W-5DD-700 and 4N1W-5DD-1900). The division between General Commercial and Highway Commercial may be per the plan, more-or-less, provided by the applicant provided the property line is legally moved within one year from the effective date of the Ordinance that makes this proposal effective.

Applicant Testimony

- ♦ Mark Grenz, Multi-Tech Engineering Services, Inc. He is representing applicant Karl Ivanov. Karl has been trying to develop this property for five years. He finally has users

interested in the front part of the property. The zone change gives them more options. There is a significant deficiency in housing opportunities and they are seriously considering multi-family housing along the back. The housing brings significantly fewer vehicles than a commercial use, which is a less impact on the neighborhood. Street improvements will be made to Matzen Street. They have no objection to the recommended condition.

Councilor Locke asked how many apartments are proposed. Mark responded that 204 are proposed. They would be three-story units.

Testimony In Favor

None spoke in favor.

Testimony in Neutral

None spoke in neutral.

Testimony in Opposition

None spoke in opposition.

Testimony in General

- ♦ Kathleen Sines. She lives on McBride Street. Since the new bank was built, she has seen more people racing up and down her street and she's been almost hit multiple times at the corner. She doesn't want three-story apartments looking down at her one-story home. She bought her home with green space across the street. She understands residential development is needed. There should be a compromise of height. She wants her privacy. That's why she works 30 miles from her job. She wants the community to grow but still wants her getaway. She's lived here for three years and doesn't want to move. It's peaceful and quiet here. When the trees come down she will lose that buffer. She would like to know what the impact on the neighborhood will be. The neighborhood's concerns need to be considered.

Rebuttal

- ♦ Mark Grenz. He appreciates what was said. There will be another public process for the multi-family project. More details will be available at that time and those concerns addressed. There will be a setback from McBride to the buildings and the right-of-way will be adjusted. The traffic consultant confirmed that Highway Commercial uses for this site could generate an average daily trip count of 20,968 vehicles. General Commercial uses could generate an average of 13,135 trips. If the maximum number of apartments are developed, he estimates 6,974 trips. That's a big difference between uses. The neighborhood would benefit from the direction they are moving.

3) Close Public Hearing – 6:48 p.m.

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

Respectfully submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:



Kathy Payne, City Recorder



Rick Scholl, Mayor