

**City of St. Helens**  
**Planning Commission Meeting**  
**May 12, 2015**  
**Minutes**

**Members Present:** Al Petersen, Chair  
Dan Cary, Vice Chair  
Greg Cohen, Commissioner  
Sheila Semling, Commissioner  
Audrey Webster, Commissioner  
Kathryn Lawrence, Commissioner  
Russell Hubbard, Commissioner

**Members Absent:** None

**Staff Present:** Jacob Graichen, City Planner  
Jennifer Dimsho, Assistant Planner & Planning Secretary

**Councilors Present:** Ginny Carlson, City Council Liaison

**Others Present:** Kathy Sanchez  
Michael Sanchez  
Lauren Terry  
Karl Coffman

The Planning Commission meeting was called to order by Chair Al Petersen at 7:00 p.m. Chair Petersen led the flag salute.

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**Consent Agenda**

**Approval of Minutes**

Commissioner Cohen moved to approve the minutes of the March 10, 2015 Planning Commission meeting. Commissioner Webster seconded the motion. Motion carries with all in favor. Commissioner Lawrence recused herself from voting due to her absence from that meeting. And Chair Petersen did not vote as per operating rules.

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**Topics From The Floor**

There were no topics from the floor.

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## **Public Hearing**

**Sanchez, Kathy**

**Conditional Use Permit / CUP.1.15**

**1771 Columbia Blvd**

It is now 7:04 p.m. and Chair Petersen opened the public hearing. There were no ex-parte contacts, conflicts of interest or bias in this matter.

City Planner Graichen entered the following items into the record:

- Staff report packet dated March 7, 2015 with attachments

Graichen discussed the approval standards and the recommended conditions as discussed in the staff report. He noted that a number of the conditions, particularly about outdoor storage, were included because of past uses of the property. His goal is to make sure the use of the property does not evolve into something different than what is proposed tonight. Graichen said the leaning fence pictured in the staff report has been repaired, but the slats in disrepair pictured on Cowlitz Street have not. He also pointed out that the fence gate along 17<sup>th</sup> Street does not have slats.

Commissioner Webster asked if the vehicles being stored on the property had been removed. Graichen said no. The Commission agreed removing the vehicles in violation of land use should be the property owner's responsibility, not the proposed tenant's responsibility.

Commissioner Cohen asked if the applicant's proposed operations would occur only in the outdoor parking area by Cowlitz Street or if the outdoor parking area next to 17<sup>th</sup> Street would be used too. Graichen said that they are proposing a canopy by 17<sup>th</sup> Street where they would remove and install upholstery and the area by Cowlitz Street would be the storage for vehicles waiting to be serviced. Graichen said it is good the existing fenced area is larger because if their business is successful, they will need a place to store all of the vehicles waiting for upholstery service. He pointed out the condition that states vehicles waiting to be serviced must be parked completely within the enclosed area. Commissioner Cohen asked if the installation of the upholstery would be better suited in the area adjacent to Cowlitz Street rather than Columbia Boulevard. Graichen said the mature tree landscaping along Columbia Boulevard acts as a buffer and with all the conditions, the proposal is unlikely to have a negative impact to neighbors.

Commissioner Lawrence asked about the process of installing the upholstery into the vehicle. The applicant will answer these questions.

### **IN FAVOR**

γ**Sanchez, Kathy. Applicant.** The canopy location for installation of the upholstery near Columbia Boulevard was chosen because there is a man gate that provides access near to that location. Near Cowlitz Street, there is no access except where the other tenant is located. Chair Petersen asked if she meant a man door into the building. Sanchez said yes, a man door, but not into the building. The man door provides access to the sidewalk where they can bring the upholstery through the front because there are no doors into the building, except for the side of the building where the other tenant is located.

Chair Petersen asked the applicant to describe the upholstery process and use of the parking lot. Sanchez said they plan on taking the parts needing re-upholstered out of the vehicle and into the building for the upholstery work. Then, they are re-installed into the vehicle within the enclosed outdoor area. The only thing that will be done completely outside is installation of new carpeting in a vehicle. No other work is performed outside.

Chair Petersen verified there are no doors on the parking lot side, so they will have to take the repaired upholstered furniture on the Columbia Boulevard sidewalk in order to walk into the front door of the building. Sanchez said yes because the other tenant is currently occupying the portion of the building that has access to the fenced area. Sanchez hopes as their business grows, they will be able to occupy the entire building and utilize the direct access to the fenced area. Commissioner Cohen asked what the other tenant does. Sanchez said they make low temperature wax candles.

Commissioner Lawrence asked how they access their property. Mr. Sanchez came up to the podium to answer this question.

**Sanchez, Michael. Applicant.** Sanchez said there are two access points into the building, the front door on Columbia Boulevard and the door for delivery of supplies on the west side of the building. He described the location of all access points while referring to the site map on the overhead projector. He walked through the process of serving customers while referring to the overhead site map.

Commissioner Cohen asked if working on vehicles would occur on 18<sup>th</sup> Street. Sanchez said no. That area is only parking for customers and deliveries. Vice Chair Cary clarified that all upholstery work will be done behind the fenced area. Sanchez said yes.

## **IN OPPOSITION**

No one spoke in opposition.

## **END OF ORAL TESTIMONY**

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

## **CLOSE PUBLIC HEARING & RECORD**

The applicant waived the opportunity to submit final written argument after the close of the record.

## **DELIBERATIONS**

Commissioner Cohen has no problems with the proposal. He asked if we had enough authority to guarantee that no junk will be stored outside. Graichen said yes because if the storage of junk reached a certain point, the land use could be considered a wrecking yard, which is only allowed in an industrial zone.

Commissioner Cohen requested that the existing vehicles located on the property be removed by the property owner and that the damaged fence on Cowlitz Street be repaired. Vice Chair Cary asked about the portion of fence on 17<sup>th</sup> Street that is not slatted. Commissioner Cohen pointed out that it would be difficult to put slats on that portion because that section is the gate. The Commission agreed that the fencing in that location is sufficient, but that the section on Cowlitz Street with missing slats should be repaired. Chair Petersen asked if the Commission should alter condition nine about the fencing, or if they should add a new condition about repairing the damaged fence. The Commission agreed that because the applicant seemed very willing to repair the missing slats in the fence, condition nine is sufficient as written.

Commissioner Webster asked if condition seven would conflict with the existing candle-maker's business. Chair Petersen said the condition, as written, seems to be overreaching. Graichen said the problem with the candle-maker's operation is they are in the portion of the property zoned General Commercial and artisan workshops are not an allowed use. They also do not have a business license and the water service has been

shut off for months. [Secretary Note: After further investigation, the candle-making business is not in violation of zoning. They are allowed in General Commercial zones as a 'studio' classification]. Chair Petersen said the condition should be rewritten to say current or future additional tenants shall require appropriate City approval prior to occupancy. Commissioner Cohen agreed.

Commissioner Cohen wanted the Commission to know that the property owner was present at the last meeting, but there was no quorum, so the public hearing was delayed.

## **MOTION**

Commissioner Cohen moved to approve the Conditional Use Permit as written with the exception that condition seven be rewritten to say current or future additional tenants shall require appropriate City approval and an additional condition that will require the removal of vehicles on the property in violation of zoning. Commissioner Webster seconded. All in favor; none opposed; motion carries. [Secretary Note: Graichen provided a letter to property owner to address the storage of vehicles.]

Commissioner Lawrence moved for Chair Petersen to sign the Findings and Conclusions once prepared. Vice Chair Cary seconded. All in favor; none opposed; motion carries.

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## **Public Hearing**

### **The City of St. Helens**

### **Zoning Text Amendments / ZA.1.15**

### **Various**

It is now 8:03 p.m. and Chair Petersen opened the public hearing. There were no conflicts of interest or bias in this matter.

Graichen entered the following items into the record:

- Staff report packet dated April 7, 2015 with attachments

Graichen said the proposed zoning text amendments address three things: the location of marijuana establishments, variance review authority, and residential lot coverage increases for building additions.

Graichen discussed the background state legislation related to both medical and retail marijuana establishments. He said a lot of the locational regulations related to marijuana establishments are associated with the adverse effects to children.

Graichen presented a map for the Commission to visualize the areas where current zoning and the light industrial proposal would allow marijuana establishments to locate. The current zoning would allow establishments to locate in all Commercial and Mixed Use zones, minus Marine Commercial. Both scenarios include a 1,000 foot buffer from schools and a 200 foot buffer from parks and residential zones as discussed in previous meetings. If the Commission decides to segregate this form of commerce to Light Industrial zones and in ten years the concerns about marijuana have diminished, it may be more difficult to go back and allow marijuana establishments in commercial areas again. Graichen said the Commission is deciding tonight if they want to locate this aspect of commerce (marijuana sales) in Light Industrial zones only or treat it like all other general retail. Both scenarios would require marijuana establishments (medical and recreational) to go through the conditional use permit process.

Graichen went through the changes in the staff report since the last discussion of the development code changes. The Commission did not like the last sentence that was added to the purpose statement for light industrial uses on page six. Graichen will remove the sentence. It will not have an impact on either marijuana proposal the Commission decides to go with.

Commissioner Cohen asked if this proposal makes a distinction between medical and retail establishments. Graichen said the proposal treats both uses the same. Any place where marijuana is sold is subject to the proposal. Commissioner Cohen asked if what is occurring in the legislature will impact the City's proposal. Graichen said the City is trying to establish legislation that represents the wishes of the community *before* OLCC's regulations for recreational marijuana sale are released. If the legislature or OLCC decide in the future to combine the medical and recreational marijuana programs, the City may have to re-look at our own regulations. For now, the City is trying to establish community-supported regulations that will function in addition to OLCC's regulations.

Commissioner Cohen asked how Scappoose is handling marijuana establishments. He is wondering why the Commission has not discussed hours of operation, accessory products for sale at marijuana establishments, and the issue of drive-up windows. Graichen said Scappoose is not (or does not appear to be) regulating marijuana establishments through their development code, but through business licensing. When he went to the OLCC information session, he asked if general retail products would be co-mingled with marijuana products. OLCC stated that was not the direction they were headed with their regulations at that time. Even the proponents of the marijuana program did not want other retail to be sold at marijuana establishments. Commissioner Cohen asked if that means marijuana retailers would be allowed to sell pipes and other items. Graichen recalled that the OLCC said marijuana retailers would be principally engaged in the sale of marijuana products.

Commissioner Cohen asked about hours of operation and drive-up windows. Graichen said the Commission can establish guidelines regarding those topics now, but all marijuana establishments will be conditionally allowed. This means there will be a public hearing and the Commission will have the opportunity to review each proposal (including hours and drive-up windows) on a case-by-case basis. However, if the City wants to prohibit drive-up windows for marijuana establishments, it could be added to the code amendments. Commissioner Cohen feels this should be addressed in the proposal. Graichen said the regulation would depend on which zones the Commission decides marijuana establishments should be located. In General Commercial, the Houlton Business District, and the Riverfront District, drive-up windows are conditionally allowed. Only in Highway Commercial, drive-up windows are permitted outright. In Light Industrial, drive-up windows are not allowed. Chair Petersen clarified that OLCC will probably address this in their regulations, but if the Commission doesn't have faith they will address it, we should address it just in case.

Commissioner Hubbard asked about marijuana grow operations. Graichen said currently they are allowed anywhere a greenhouse/nursery is allowed. In some zones, greenhouses/nurseries are a permitted use and in others, they are conditionally permitted. Chair Petersen said he has heard of investors wanting to construct huge warehouses for growing, drying and processing marijuana on the same property. Commissioner Lawrence said she read that prospective growers were scouting the Portland metro area for warehouse locations with electricity and water. Commissioner Hubbard said he owns commercial industrial property in Multnomah County and he has been contacted by multiple growers who want to pay him six months of rent up front, even though it is legally not allowed yet. Graichen said he knows the OLCC will be issuing four types of licenses: growing, production, retail, and wholesale. He does not know if the uses will be required to be separate or not. Graichen reminded the Commission that tonight, we are only focused on retail and medical marijuana establishments. The growing and manufacturing issue could be addressed at a later date.

Commissioner Cohen asked if the definition of manufacturing on page 1 of 9 in the proposed code

amendments would open the City up to unintended uses. Graichen explained that surrounding code is included to help give context to the development code changes. Nothing in the manufacturing definition is changing. Commissioner Semling would like to add the word "marijuana" to the first sentence on page 3 of 4 of the staff report for clarity.

The Commission had no concerns with the development code changes regarding the increase in residential lot coverage for building additions on page 9 of the proposed code changes.

## **IN FAVOR**

There was no testimony in favor.

## **IN OPPOSITION**

γ **Coffman, Karl.** Coffman lives on Hayden Island in Portland. He is the owner of the Muckle Building. He is here to push back against the Commission's proposal. He has his argument broken into three main points: the childhood safety conversation, the societal argument, and a downtown business perspective.

He thinks the issue of youth safety has become a battle cry and that people grab onto the issue of child safety for just about anything. He is a single father of two children, and there is nothing that he cares more about than kids. But if we look at the CDC and the dangers of marijuana, children are way more affected by obesity, drowning, alcohol, tobacco, traffic deaths, etc. On Halloween, children are four times more likely to be injured than any other day of the year, but we don't ban Halloween. He would just like the dangers of marijuana to children to be kept in perspective. His societal arguments are along these lines as well.

He sees Planning Commissioners as the "seers" of society, the people who look to the future and make recommendations based on the community and trends. Over half of Columbia County constituents voted for the recreational marijuana law. Gay rights initiatives are another societal change in the news every day. We see sweeping societal changes and he views the sale of marijuana as one of those societal changes. Marijuana is legal in Washington. They are not scary places with people loitering out front. They look like any other business, a florist or a coffee shop. But if the proposal tonight banishes them across the train tracks, he feels we will be on the wrong side of history.

As a business owner, four to five years ago, he had a discussion with City staff about what to do with the Muckle building. St. Helens, by most measures, is almost a ghost town downtown. We want residents and activity downtown. He has been afraid to work on the Muckle building and if it hadn't been for a few windstorms [resulting in falling brick], he probably wouldn't have started to work on it when he did. He knows the process has been slow, but it is in much better shape now than when it was built. He is still putting money into it and is still scared because the conditions downtown have not changed. He has only received a few phone calls on the 700 square foot space. He has interviewed potential merchants and asked if they would be okay being next door to a marijuana retailer. They have said, if they bring more activity, then sure. He would like to see a marijuana retailer located in the Muckle building because it will bring people down there. It is a destination that will increase foot traffic downtown and increase sales to surrounding businesses. We have a charming downtown and having a small marijuana retailer or dispensary won't change that one bit. It will actually make St. Helens look cutting edge.

Coffman said everyone has a bias against something. He is asking that the Commission look at this issue with open eyes. The marijuana retail industry is just another industry. Since legalization in Washington, the price of marijuana has decreased by half, taxes are being paid, and the product goes through testing. He went to a recreational marijuana retailer in Vancouver and it could have been Mayberry, USA. Marijuana retailers blend into the surrounding downtown environment. The doorman inside the shop said nearly

everyone in the waiting area was from Oregon. Populations have embraced marijuana, but there is still a lot fear by people trying to protect their communities. He is here to suggest that this change should not be scary.

**γ Terry, Lauren.** Terry is a business partner of Mr. Koffman's and is a potential tenant at the Muckle Building. She was born and raised in a small community outside of Roseburg, Oregon. She values the wholesome childhood she had there. Terry recognizes the magic that a small community has when people are tight-knit and care about their neighbors as much as they care about their own kids. That is something that they are putting forward with every intention they have for the Muckle Building. She showed pictures of the Vancouver marijuana retailer located on Main Street that Koffman referred to in his testimony. She pointed out how it blends into the surrounding businesses, does not have excessive signage, and has no marijuana scent. There is no scent because all retailers must follow state law, which has specific requirements for how product is packaged and delivered to the facility. Customers must also bring the product home before consuming. She pointed out the foot traffic. The pictures she provided were taken on Monday at 10 a.m. and there are cars filling the on-street spaces with multiple people entering and leaving the marijuana retailer.

Terry discussed the state laws, both in Washington and in Oregon, that require the shops to obstruct the front window so that passersby will not see any marijuana products at street view. The protection of children and the maintenance of neighborhoods as they are is the number one priority for the state. The state has a priority to establish regulations about marijuana edibles that resemble toys or are attractive to a child.

Another photo in Vancouver showed a marijuana retailer in a shopping center shared with Safeway. There is no marijuana signage out front. State law requires that someone check licenses at the door to verify their age before entering. Growing up in Roseburg in the early 2000s, it looked very similar to St. Helens downtown. There were small law offices and antique shops. Then a particular wine bar came in and some alternative, upscale shops followed. Today, Roseburg has three brewpubs, which is enough to attract children to come home for the holidays. Terry has enjoyed watching Roseburg look to the future and be open to change. Timber was all Roseburg had and now they have a Cost Co. They have their first dispensary going in soon. President Obama spoke there during his campaign. She wants to go back and raise her own kids there. She feels marijuana retailers are part of economic recovery.

She showed more examples of medicinal marijuana dispensaries in higher end areas of Portland to show there are no nuisances at these locations. Terry said this particular example has an art gallery in the lobby. She pointed out that the statistics in the staff report to justify the proposal tonight are all related to youth. Protecting children from marijuana is their number one concern at the Muckle building as well. However, she noted that the references cited in the staff report were well over five years old and that some of the sources have since updated their information. The National Institute of Drug Abuse, which was referenced a few times, updated their marijuana facts in 2015. They reported in their annual study of middle and high school students, marijuana use has steadied in the past few years after years of consistent increases. Considering the legislation changes in the past few years, this is pretty hard proof that brick and mortar marijuana shops do not necessarily lead to an increase in marijuana use and availability among youth.

To close, Terry wants to express the value in having a marijuana retailer in a commercial zone. She showed an example of a marijuana dispensary located in the heart of a commercial district (the Pearl) in Portland. Five years ago, the current mayor of Portland would have laughed at the idea of locating a marijuana dispensary in the heart of the most booming commercial district in Portland, but today they are a proud member of the first Thursday Art Walk and the lobby is used as an art gallery. The surrounding area is very family oriented and the adjacent bar has more signage than the dispensary.

The adverse effects of marijuana have been a bit overestimated in the legislature so far. She has experience with multiple dispensaries in Portland and has written for periodicals and the Willamette Week for about a year covering marijuana and the changes in legislation. It's good to be talking about these issues now because if Senate Bill 844 passes, then medical dispensaries will be allowed to sell marijuana recreationally before 2016. She offered to answer any questions the Commission may have.

## **DELIBERATIONS**

Chair Petersen is enlightened by the photographs provided by Terry. He has not been following the issue closely and was going to leave the regulations to OLCC and the state. Months ago, he was fearful of St. Helens Main Street becoming "dispensary row", but now he is not opposed to having an unobtrusive dispensary in the commercial zones. Commissioner Lawrence agrees. She feels that marijuana establishments should be allowed anywhere a liquor store can be located.

Commissioner Webster asked if Portland was regulating the number of marijuana dispensaries. Coffman said they are only regulating the distance between each dispensary, not setting a maximum number based on population.

Commissioner Cohen brought up the concerns by the mental health representative and local law enforcement. In order to protect the community, he thinks starting out with tougher regulations in the light industrial zones would act as a good test run. The City could see how it goes and then once the industry establishes itself, some of the regulations could be relaxed.

Chair Petersen asked if there could be an OLCC regulation that would limit the number of retail establishments based on population, similar to liquor stores. Graichen said at this point we do not know, but OLCC expects to publish their rules in November. Chair Petersen asked if there was a rule establishing a distance restriction between marijuana establishments. Graichen said there is a rule that medical marijuana dispensaries must be 1,000 feet apart from one another, but OLCC has not released the rules for recreational retailers yet.

Vice Chair Cary said that the pictures Terry provided have the look and feel of a main street, but he noted that Vancouver and the Pearl District in Portland do not have the same character as St. Helens. For a small town like St. Helens, having any marijuana establishment would be pretty cutting edge. He cannot see the community embracing a marijuana establishment in the heart of our historic downtown, especially in light of testimony from the fire department, the police department, the school district, and the health department when there was a marijuana grow operation looking to locate here. He noted past dispensaries that tried to establish themselves in Columbia County and failed because the community spoke out against them.

Graichen requested that the Commission make two separate motions, one for marijuana related items and the other for lot coverage and variance review authority.

## **MOTION<sub>A</sub>**

Commissioner Cohen moved to recommend approval of the zoning code amendments regarding lot coverage and variance review authority. Commissioner Webster seconded. All in favor; none opposed; motion carries.

## **MOTION<sub>B</sub>**

Commissioner Lawrence moved to recommend that Council conditionally allow marijuana establishments to locate in any zones where liquor stores are allowed and the additional condition that there is a 1,000 foot



buffer between all marijuana establishments. There was no second. Motion fails.

## **MOTION<sub>c</sub>**

Commissioner Cohen moved to recommend that Council approve the marijuana code amendments as written for light industrial zones with the additional condition that there is a 1,000 foot buffer between all marijuana establishments. Vice Chair Cary seconded. Commissioner Cohen, Commissioner Hubbard, and Vice Chair Cary voted in favor; Commissioner Webster, Commissioner Lawrence, and Commissioner Semling opposed; motion ties. Chair Petersen voted in favor; motion carries.

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## **Public Hearing**

### **The City of St. Helens**

### **Comprehensive Plan Amendments / CP.1.15**

### **Various**

It is now 9:50 p.m. and Chair Petersen opened the public hearing. There were no conflicts of interest or bias in this matter.

Assistant Planner Dimsho entered the following items into the record:

- Staff report packet dated April 16, 2015 with attachments

Dimsho presented the staff report and noted a few minor changes in the Draft Master Plan that had been made since the Commission's packet was prepared. Based on feedback from Councilor Carlson, language was added to Chapter 8's Capital Improvement Plan pertaining to inclusion of ADA play equipment features for all new playground installations. Installation of ADA adaptive swing seats was also added to the two existing swing sets in McCormick Park and Godfrey Park.

## **IN FAVOR**

There was no testimony in favor.

## **IN OPPOSITION**

There was no testimony in opposition.

## **DELIBERATIONS**

Commissioner Cohen said it is a great plan. Chair Petersen said he has a few technical things to point out, but overall the plan is excellent. The Commission discussed the question in the online survey that included an average funding dollar amount with a standard deviation. Due to the very high standard deviation, Dimsho will add a disclaimer about the validity of the average value. Chair Petersen noted confusion over level of service tables. Vice Chair Cary pointed out the overages that may even out the numbers. Dimsho will edit this section for clarity.

Chair Petersen had an issue with the high priority recommendation in Chapter 6 for Civic Pride Park about collaborating with the Greater St. Helens Parks & Recreation District. He thinks the desired park amenities should be included, not just a statement about encouraging collaboration. Dimsho will add the desired amenities and if a full-blown splash park is desired, collaboration for funding will be required.

Chair Petersen asked about the recommendation to put basketball courts in McCormick Park. He thinks there is too much emphasis on McCormick Park at the expense of other parks, like Civic Pride Park for example. Commissioner Webster agrees that we should spread amenities among parks. Dimsho said the focus by the Parks Department has been on McCormick Park, particularly for sport amenities, because the long term vision has been to create a regional sports complex-type park. It is centrally located with restrooms and ample parking. Chair Petersen reiterated that there has been too much focus on a park that already has ample amenities and trails. He recommended changing the priority for basketball courts at McCormick Park from first priority to last.

Chair Petersen asked about the City-owned property off Ross Rd. near the high school driving range. Dimsho said this property is outside City limits and that we would have to annex a bunch of adjacent property before being able to annex it to include it in our parks inventory. For this reason, it was not included in the Capital Improvement Plan for future amenities. However, Dimsho noted the site was inventoried in the Greater St. Helens facilities section for potential development in the future.

## **MOTION**

Commissioner Cohen moved to recommend the City Council adopt the Parks & Trails Master Plan with edits as discussed. Commissioner Webster seconded. All in favor; none opposed; motion carries.

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## **Discussion of Annual Report to City Council**

The annual report to City Council is scheduled for June 3, 2015 at 1:30 p.m. It will cover activities from June 2014 to May 2015. Graichen offered to do the presentation and provide the information contained in the memo, since no commissioner was interested in doing so. In response to the question for what City Council can do to support the Commission, Chair Petersen requested another locally held League of Oregon Cities Planning Commission training. The previous one in St. Helens had attendees from all over Columbia County and was very informative. The Commission agreed.

Vice Chair Cary asked if there is anything the Commission can do to help City Council. Councilor Carlson said it is City Council's role to help the commissions. It is up to City Council and each commission's Council liaison to make the process efficient. It is not up to the commission, who are volunteering their time, to help City Council.

Commissioner Lawrence asked if there are ever joint meetings with the City Council to discuss mission, goals, etc. Chair Petersen suggested having a joint waterfront visioning meeting with the Planning Commission and City Council. Commissioner Cohen agreed. He said it will have to be open to the public and notice must be given, but the intent of the meeting would not be for public input gathering. It would be for the City Council and Planning Commission to jointly discuss a vision. Graichen will include these requests in the annual report to City Council on June 3.

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## **Planning Director Decisions**

- a. Extension of Time at Elk Ridge Estates (SUB.1.13) - St. Helens Assets, LLC
- b. Sign Permit (Banner) at 2100 Block of Columbia Blvd. - St. Helens Booster Club
- c. Sign Permit (Banner) at 2100 Block of Columbia Blvd. – SHHS Celebrating Success Parents Committee
- d. Home Occupation (Type I) at 2764 Sykes Road – Photo editing home office
- e. Temporary Use Permit Renewal at 745 S. Columbia River Hwy – Food service trailer
- f. Home Occupation (Type I) at 725 Maplewood Dr. – Interior design home office
- g. Sign Permit (Wall x2) at 305-309 S. Columbia River Hwy – Dale Clark
- h. Sign Permit (Wall) at 35853 Industrial Way – Rogue Multi-Sport, LLC
- i. Home Occupation (Type 1) at 2690 Gable Rd – Home office for handyman work
- j. Site Design Review (Minor) at 164 Little Street – Commercial fence and storage area

There were no comments.

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## **Planning Department Activity Reports**

There was no discussion.

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There being no further business before the Planning Commission, the meeting was adjourned at 10:43 p.m.

Respectfully submitted,

Jennifer Dimsho  
Planning Secretary

### 2015 Planning Commission Attendance Record

*P=Present A=Absent Can=Cancelled*

Date	Petersen	Hubbard	Lawrence	Cohen	Cary	Semling	Webster
01/13/15	P	P	P	P	P	P	P
02/10/15	P	P	P	P	P	P	P
03/10/15	P	P	A	P	P	P	P
04/14/15	CAN	CAN	CAN	CAN	CAN	CAN	CAN
05/12/15	P	P	P	P	P	P	P
06/09/15							
07/14/15							
08/11/15							
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