

City of St. Helens
Planning Commission Meeting
July 12, 2016
Minutes

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

Members Absent: Ginny Carlson, City Council Liaison

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

Councilors Present: None

Others Present: Dale Clark

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

□

Consent Agenda

Approval of Minutes

Commissioner Webster moved to approve the minutes of the June 14, 2016 Planning Commission meeting with the correction on page 4 to change Vice Chair Cary to Vice Chair Petersen and change north to south on page 6 in the third sentence of deliberations. Vice Chair Petersen seconded the motion. Commissioner Semling did not vote due to her absence from that meeting. Motion carried with all in favor. Chair Cary did not vote as per operating rules.

□

Topics From The Floor

There were no topics from the floor.

□

Public Hearing

Edward Kim

Conditional Use Permit / CUP.5.16

264 N. Columbia River Hwy

City Planner Jacob Graichen said the applicant has withdrawn their application. He explained that it may take much longer to receive legal access to the property than the applicant originally thought, but they are still working on it. Commissioner Cohen asked how long they have to re-submit an application. Graichen said it will be a completely new application, so they will have as long as they need.

□

Rules of Operation Text Amendment Discussion

Graichen explained the background of the text amendment, which is included in the memo. The basis for the text amendments stems from when the Planning Commission adopted recommendations from a rules committee regarding rules of operation, as noted in the meeting minutes from 2000. Graichen explained further that this text amendment also stems from the quorum v. majority vote situation the Commission faced last fall for the Conditional Use Permit request at the Muckle Building.

Vice Chair Petersen said the text amendment needs to explain abstentions in a clearer way. The Commission agreed. The Commission worked with Graichen to help make the text amendments clearer to the reader.

Chair Cary asked how the Commission decides if a commissioner has gone through the whole process. For example, if a commissioner misses one part of a continued hearing, can they catch up by reading the minutes or listening to the audio? The Commission said yes. Regarding the chairman's ability to call special meetings, Commissioner Cohen requested to limit the chairman's power by requiring the concurrence of the majority of the Commission to call a previously unannounced special meeting. The Commission agreed.

Graichen said he will email the Commission the revised text amendments.

□

Public Hearing

Clark Signs

Historic Resource Review & Sign Permit / HRR.1.16 & S.12.16

61 Plaza Square

It is now 7:55 p.m. and Chair Cary opened the public hearing. There were no ex-parte contacts, conflicts of interest or bias in this matter.

Graichen entered the following items into the record:

- Staff report packet dated July 5, 2016 with attachments

Graichen introduced the Commission to the proposal and the recommended conditions of approval, as presented in the staff report. Commissioner Cohen asked if the sign will be illuminated. Graichen said no. Commissioner Cohen asked if the sign is bigger than the previous sign. Graichen said it is smaller than the existing signage.

IN FAVOR

Clark, Dale, Applicant. Clark said the sign is a replacement for the Pieper Ramsdell sign. He said the sign is the name and logo of the new insurance company. Chair Cary asked if the typeface was part of NFP's logo. Clark said yes. Chair Cary asked what the material of the sign is. Clark said the sign is a pan sheet metal, and the letters and logo are vinyl wrapped onto the white metal.

Commissioner Lawrence asked about vandalism. Clark said a vandal would do more damage to the existing sign. He said the new sign would be easier to replace should it be vandalized.

Chair Cary asked if this was the sign the client requested. Clark said yes. Chair Cary asked if there were other alternatives. Clark said that the sign is actually fabricated by a different sign company that does all of the signs nationwide for NFP. Clark Signs is just receiving the permits and installing the sign. Vice Chair Petersen asked if it was possible to have a different color background. Clark said he has not seen any other colors with their logo. He said the metal could feasibly come in other colors, but he does not know if NFP would approve of a different color in their logo. Chair Cary asked if the sign could have a border to make it look more historic. He explained the existing sign blends in, while the proposed signage is more industrial and blatant. Clark said that could be done, but he has not asked the fabricators of the sign this question.

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

Chair Cary said the proposed sign is very stark, modern, and industrial looking. He would like to see softer colors and/or a border. Vice Chair Petersen agrees. He thinks the applicant could come up with a different background color, like light gray or something closer to the building color to make it more like a traditional sign. Commissioner Cohen agrees. Chair Cary said he would like to see a frame. Commissioner Lawrence and Vice Chair Petersen agree.

Vice Chair Petersen asked if they need to make a recommendation. Graichen said the Historic Resource Review is the Commission's decision, and they could recommend design changes for the administrative approval of the Sign Permit based on the Architectural Guidelines.

MOTION

Vice Chair Petersen moved to approve the Historic Resource Review and recommended a different background color and a border for the Sign Permit. Commissioner Webster seconded. All in favor; none opposed; motion carries.

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

□

Planning Director Decisions

- a. Sign Permit (Banner) at 2100 Block of Columbia Blvd. – 14th Annual Amani Center Luau & Auction Fundraiser
- b. Site Design Review (Minor) at 514 & 516 Milton Way – Outdoor storage
- c. Temporary Use Permit at 2295 Gable Rd. – Fireworks Stand
- d. Sign Permit (Banner) at 2100 Block of Columbia Blvd. – Columbia County Fair

Commissioner Cohen asked about the outdoor storage on Milton Way. Graichen said the applicant will store tires in an entirely screened area. It is zoned Light Industrial, where outdoor storage is a permitted use.

Chair Cary asked why there are RVs being stored behind the marijuana growing operation on Columbia Blvd. Graichen said there have been past decisions affecting outdoor storage on the property. In the most recent decision for the property, based on past uses of the site, there was a condition that the property could not be exclusively used for storage.

□

Planning Department Activity Reports

There were no comments.

□

For Your Information Items

Vice Chair Petersen asked what was going on at Gable Rd. Graichen said that is within Columbia County's jurisdiction. He said they started work before they received their grade/fill permit from the County. Since then, he has walked the site with the landowner to confirm there were no wetlands on the property. Graichen said there is interest from the landowner in developing the site with storage buildings, but there are no utilities to the site currently. They would need to file a consent to annex into the City if they extend and connect to city utilities.

□

There being no further business before the Planning Commission, the meeting was adjourned at 8:33 p.m.

Respectfully submitted,

Jennifer Dimsho
Planning Secretary

2016 Planning Commission Attendance Record

P=Present A=Absent Can=Cancelled

Date	Petersen	Hubbard	Lawrence	Cohen	Cary	Semling	Webster
01/12/16	P	P	P	A	A	P	P
02/09/16	A	P	P	P	P	P	P
03/08/16	P	P	P	A	P	P	P
04/12/16	P	P	P	P	P	P	P
05/10/16	P	P	A	P	P	P	P
06/14/16	P	P	P	P	P	A	P
07/12/16	P	P	P	P	P	P	P
08/09/16							
09/13/16							
10/11/16							
11/08/16							
12/13/16							