

City of St. Helens
Planning Commission Meeting
April 11, 2017
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: Ginny Carlson, City Council Liaison

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

Others Present: Wayne Weigandt
Amanda Dick

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 Semling moved to approve the minutes of the March 14, 2017 Planning Commission meeting. Commissioner Webster seconded the motion. Motion carried with all in favor. Commissioner Lawrence did not vote due to her absence from that meeting. Chair Petersen did not vote as per operating rules.

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Topics From The Floor

Chair Petersen said SHEDCO is hosting the annual Spring Clean-Up on Saturday, April 22 from 9 a.m. to 1 p.m. Meet on the plaza to work on cleaning up the Riverfront District and join SHEDCO for a potluck lunch at the Columbia View Park gazebo after.

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Public Hearing

Wayne Weigandt

Annexation / A.1.17

Lots 19-20, Block 2 of the Golf Club Addition

It is now 7:05 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 Jacob Graichen entered the following items into the record:

- Staff report packet dated April 4, 2017 with attachments

Graichen introduced the annexation proposal to the Commission as presented in the staff report. Graichen said the Comprehensive Plan has the property listed as Highway Commercial, as well as all surrounding properties. The only zoning option is Highway Commercial. Graichen said this is a recommendation from the Commission that will go before City Council next week. Commissioner Cohen asked why this proposal will not go to voters for approval. Graichen said the recently passed Senate Bill 1578 overrides our local Charter requirement that annexations go to voters for approval, which is described in more detail in the staff report.

IN FAVOR

Weigandt, Wayne. Applicant. Weigandt said the property is adjacent to properties within City limits on the east and north. He would like to connect to city utilities which is why he is requesting annexation. Commissioner Semling asked if he would be doing frontage improvements along Kavanagh Ave. Weigandt said no, but he will be doing frontage improvements along 1st Street.

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

There were no other questions of staff. The Commission felt this proposal was a simple recommendation.

MOTION

Commissioner Semling moved to recommend approval of the Annexation. Commissioner Cohen seconded. All in favor; none opposed; motion carries.

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Acceptance Agenda: Planning Administrator Site Design Review

- a. Site Design Review (Major) at 1899 Old Portland Road - Premier Green LLC

Commissioner Webster moved to accept the acceptance agenda. Commissioner Semling seconded. All in favor; none opposed; motion carries.

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CLG Historic Preservation Pass-Through Grant Program Update

Assistant Planner Dimsho said that the memo is incorrect. She said the City has decided not to advertise for

the grant program. Instead, the City will use the \$12,500 grant to help recover costs associated with City Hall façade cleaning and patching of the mortar. These renovations will prevent the leaking into the Council Chambers and City Hall. Graichen noted we have done three previous pass-through grant programs.

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Planning Director Decisions

- a. Sign Permit (Banner) at 2100 Block of Columbia Blvd. - Sacagawea Health Center Auction & Fundraiser
- b. Lot Line Adjustment at 35611 Valley View Dr. - St. Helens Assets LLC
- c. Home Occupation (Type I) at 35120 Burt Rd. - Home-based videography business
- d. Sign Permit (Banner) at 2100 Block of Columbia Blvd. - Northwest Antique Airplane Club Fly-In & Cruise-In
- e. Accessory Structure Permits (x4) at 2154 Oregon Street Spaces #24, #25, #51, & #61 - Crestwood/Cabana LLC
- f. Home Occupation Permit (Type I) at 835 Matzen Street - Home office for yard maintenance business
- g. Sign Permit (Banner) at 2100 Block of Columbia Blvd. - The Amani Center Race Against Child Abuse

There were no comments.

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Planning Department Activity Reports

There were no comments.

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For Your Information Items

Assistant Planner Dimsho noted two upcoming public meetings: April 26 is the second Columbia View Park Expansion Open House by the Portland State University graduate students and May 10 is a second Branding & Wayfinding Master Plan Open House. Both are at Meriwether Place from 6 p.m. to 8 p.m.

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There being no further business before the Planning Commission, the meeting was adjourned at 7:32 p.m.

Respectfully submitted,

Jennifer Dimsho
Planning Secretary

2017 Planning Commission Attendance Record

P=Present A=Absent Can=Cancelled

Date	Petersen	Hubbard	Lawrence	Cohen	Cary	Semling	Webster
01/10/17	P	P	A	P	P	P	P
02/14/17	P	P	P	P	A	P	P
03/14/17	P	P	A	P	P	P	P
04/11/17	P	P	P	P	P	P	P
05/09/17							
06/13/17							
07/11/17							
08/08/17							
09/12/17							
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11/14/17							
12/12/17							