

**City of St. Helens**  
**Planning Commission Meeting**  
**August 8, 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:** None

**Staff Present:** Jacob Graichen, City Planner  
Jennifer Dimsho, Associate Planner

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

**Others Present:** Lesley Everett  
Peter & Elaine Frank

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

□

**Consent Agenda**

**Approval of Minutes**

Commissioner Semling moved to approve the minutes of the July 11, 2017 Planning Commission meeting. Commissioner Webster seconded the motion. Motion carried with all in favor. Chair Petersen did not vote as per operating rules.

□

**Topics From The Floor**

There were no topics from the floor.

□

## **Public Hearing**

**Lesley Everett**

### **Comprehensive & Zone Map Amendments/ CPZA.1.17 1160 & 1170 Deer Island Road**

It is now 7:01 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 July 27, 2017 with attachments

Graichen introduced the Commission to the proposal, as presented in the staff report. He said the Commission is making a recommendation to Council tonight. A small portion of the property being considered for a zone change is owned by the City. Graichen said the proposal is to change the zone of the property from Light Industrial to Apartment Residential and amend the Comprehensive Plan zoning to General Residential from Light Industrial. He said there are two non-conforming residential buildings (one duplex and one detached single-family dwelling) on the property.

Vice Chair Cary asked if any commercial uses are allowed in Apartment Residential. Graichen said neighborhood stores are allowed in Apartment Residential (via Conditional Use Permit). Graichen said, overall, Light Industrial is not very favorable to commercial uses.

Commissioner Cohen asked how many dwelling units would be allowed on the property with Apartment Residential zoning. Graichen said about 15 units if it was developed with multi-family dwellings.

Commissioner Webster asked about the City's portion of the property. Graichen said the City's portion is not being used how it used to be. It used to be an important access to the City's Public Works Shops, but now the shops are accessed via Oregon Street. Graichen said one of the benefits of including the City's portion in this proposal is that it removes a Light Industrial island, allowing for a more consistent Apartment Residential-zoned area.

Commissioner Semling asked how the zone change will affect the City's use of their property. Graichen said the City's property has only been used as an access point. Since it is not a key access point to the Public Works Shop any longer, the zone change will not affect operations. Commissioner Hubbard asked if it would be buildable. Graichen said yes, it could potentially be purchased and/or combined with adjoining properties. Vice Chair Cary clarified that the zone change would not inhibit the City using it as an access. Graichen said that is correct.

## **IN FAVOR**

**Frank, Elaine. Property Owner.** Frank said when they inherited the property, it had a non-conforming duplex and single-family dwelling unit. In September 2016, the small single-family dwelling caught fire and caused a lot of water and smoke damage inside. Frank said the insurance company would pay for damages, but the estimates to bring the unit up to code were higher than it would be to just tear it down and rebuild. That is when they said they approached Graichen about rebuilding a new home. Frank said the previous tenant was very hostile and it took a long time to clean out all of the junk he had left. Frank said they considered the industrial options for redevelopment, but they thought St. Helens did not need more storage units. Frank said they had many people ask them if they could rent the dwelling unit when it was repaired. Frank said they are considering options for how to rebuild the site. They are considering a single-family dwelling or, if they can afford it, a duplex to match the existing one. They like working with NOAH and

would like to keep working with them. Frank said they would still need to divide the lot in order to develop it.

**Franklin, Patty. 60745 Robinette Road.** Franklin has been a realtor for 27 years. She has lived in this area for 10 years. Franklin's business is primarily in the Portland-Metro area. She said development surrounding transit centers in other locations is usually multi-family. She thinks it does not make sense for that area to be zoned industrial. Franklin asked if the City considers the access point abandoned. Graichen said he would not consider it abandoned, but it does not have the use it once did. Franklin said it has been this way for over 10 years.

## **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**

Vice Chair Cary said multi-family development makes sense adjacent to the transit center. Chair Petersen agreed that it makes more sense as Apartment Residential than Light Industrial.

## **MOTION**

Commissioner Cohen moved to recommend approval of the Zoning Map and Comprehensive Plan Amendment. Commissioner Semling seconded. All in favor; none opposed; motion carries.

□

## **Draft Branding & Wayfinding Master Plan**

Associate Planner Dimsho discussed the Branding & Wayfinding Master Plan project with the Commission. She said that she is not asking for a formal recommendation, but just feedback. The final Master Plan will go before City Council in September for adoption by resolution. The Travel Oregon grant reporting deadline is the end of the September, which is why the Commission is reviewing an incomplete version of the Master Plan. This draft does not contain the Design Intent package, the Sign Location Plan, and the Demolition and Relocation Plan for Highway 30 because they are forthcoming from the consultant. She asked if anyone was interested in these additional documents via email. The Commission said yes.

Commissioner Cohen said he would like the Welcome to St. Helens sign with the Community Achievement Award on Highway 30 to be relocated somewhere where it can still be seen by the public, like in a park. Chair Petersen noted that all signage on the highway will have to comply with ODOT and ODOT Rail, depending on their location in the right-of-ways.

Vice Chair Cary asked if the sign blades will be three dimensional, depending on where the destination is located. Dimsho said yes. Vice Chair Cary asked if signage will be installed on trails and in parks. Dimsho

said yes, but not with this Master Plan effort. This Master Plan includes the design package for park and trail signs, but only recommends locations along priority routes.

She said as part of the completion of the project, temporary corrugated plastic signage for about four locations will be installed in October. One of them includes a kiosk. The life-size temporary signage will be showcased at the upcoming Citizens Day in the Park from 12 p.m. to 3 p.m. at McCormick Park on August 12. Staff will be there to answer questions and discuss the project with the general public. Dimsho said the temporary wayfinding signage will be installed through the month of October for all of the incoming Spirit of Halloweentown tourists. Permanent wayfinding signage will be installed as grants and funding are available.

□

### **Acceptance Agenda: Planning Administrator Site Design Review**

- a. Site Design Review at 2105 Columbia Blvd. - El Tapatio Mexican Restaurant re-model

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

□

### **Planning Director Decisions**

- a. Accessory Structure at 197 N. 3<sup>rd</sup> Street - New garage

There were no comments.

□

### **Planning Department Activity Reports**

There were no comments.

□

### **For Your Information Items**

Graichen said the St. Helens Middle School public hearing will be at the next meeting.

□

There being no further business before the Planning Commission, the meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Jennifer Dimsho  
Associate Planner

### 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	P	P	P	A	P	P	P
06/13/17	P	P	P	P	P	P	P
07/11/17	A	P	P	P	P	P	P
08/08/17	P	P	P	P	P	P	P
09/12/17							
10/10/17							
11/14/17							
12/12/17							