

City of St. Helens Planning Commission

Approved Minutes

August 11, 2020

Members Present: Chair Hubbard
Vice Chair Cary
Commissioner Cohen
Commissioner Semling
Commissioner Lawrence
Commissioner Webster
Commissioner Pugsley

Members Absent: None

Staff Present: City Planner Graichen
Associate Planner Dimsho
City Councilor Carlson
Community Development Admin Assistant Sullivan

Others: None

1) **7:00 p.m. Call to Order and Flag Salute**

2) **Consent Agenda**

2.A Planning Commission Minutes dated July 14, 2020

Motion: Upon Commissioner Webster's motion and Commissioner Pugsley's second, the Planning Commission unanimously approved the Draft Minutes Dated July 14, 2020. [AYES: Vice Chair Cary, Commissioner Pugsley, Commissioner Cohen, Commissioner Lawrence, Commissioner Webster, Commissioner Semling; Nays: None]

3) **Topics from the Floor: Limited to 5 minutes per topic (not on Public Hearing Agenda)**

There were no topics from the floor.

4) **Public Hearings (times are earliest start time)**

4.A 7:00 p.m. Comprehensive Plan Map and Zoning District Map Change at Millard Road – City of St. Helens

Chair Hubbard opened the Public Hearing at 7:01 p.m. Commissioner Semling noted that she lives within the notice area and received a notice for this proposal, though her property does not abut the site. The remaining Commission did not feel this warranted recusal. There were no ex-parte contacts, conflicts of interests, or bias in this matter.

City Planner Graichen entered the staff report dated July 28, 2020. This is a Comprehensive Plan Map and Zoning District Map Change. He showed the location of the property on a map and gave an idea of the area that surrounds the property. He mentioned it was a little more than 20 acres and had potential access from Chase Road and guaranteed utility access there. The property is currently vacant except for some trees and a bridge in the back. He mentioned that it was previously supposed to house a hospital but eventually fell through. Surrounding the

property is residential zoned use predominantly. He said when there are actions involving zone changes, citizen involvement should be considered. There was a Public Form in June 2018 and input from Council, the Planning Commission and Parks Commission was provided since then. He also mentioned the County Commissioners supported the re-zoning of Mixed Use. The property has been in the Urban Growth Boundary since the 1970's. It has been zoned Public Lands for a long time. He mentioned how the School District owned the property for many years. The School District used the property for wetland mitigation projects for other schools.

Graichen said the current zoning is still Public Lands and a small portion on the northern side is zoned R7. He said the area zoned R7 is encumbered with topography and wetlands. He said it is on the extreme boundary of the City, but still within the Urban Growth Boundary. He mentioned that utilities were available. He said from a park service standpoint, location is paramount. Graichen said there is a Comprehensive Plan provision that requires future parks within one-half mile of residential areas. In the Parks & Trails Master Plan, the northern two-third of the property was identified as a future park. If the park were not forecast, there would be a void in the southwest quadrant of the Urban Growth Boundary.

In Favor

No one spoke in favor.

Neutral

No one spoke as neutral testimony.

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 of Public Hearing & Record

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

Deliberations

Commissioner Cohen asked about the potential impact on transportation systems and whether it is considered when looking at zone changes. Graichen mentioned there are transportation requirements for changing zoning. He said they did look at those numbers and since the Public Lands zone allows hospitals, there is a comparable amount of traffic to Mixed Use zoning. He also mentioned the closest intersection was Millard and US Highway 30 where Oregon Department of Transportation is going to put in a traffic light, which would accommodate any transportation deficiencies caused by the zone change.

There was another small discussion about utilities and what was offered at the property site.

Motion: Upon Commissioner Cohen's motion and Commissioner Webster's second, the Planning Commission unanimously approved a recommendation to City Council for a Comprehensive Plan Map and Zoning District Map Change as written with a finding that the overall plan remain in compliance with the Parks & Trails Master Plan. [Ayes: Commissioner Semling, Commissioner Lawrence, Commissioner Webster, Commissioner Cohen, Commissioner Pugsley; Vice Chair Cary; Nays: None]

4.B 7:30 p.m. Historic Resource Review at 230 Strand Street – Columbia County

Chair Hubbard opened the Public Hearing at 8:01 p.m. There were no ex-parte contacts, conflicts of interests, or bias in this matter.

Associate Planner Dimsho entered the staff report dated July 31, 2020. Dimsho said the County Courthouse is a locally designated landmark, so any work has a higher standard for historic preservation and public comment, which is why there is a public hearing. She mentioned because of some historic photos that were given from the County to the fabricators, they were able to better replicate the original doors. She showed previous doors that were installed in the 1980's. The doors were aluminum and had some faux windows that were not historically correct. She said the new doors that have been installed meet the criteria for historic preservation with their panel door design. The new doors also restored the original window proportionality.. She mentioned that the entry is also still recessed and would not be changed with this proposal. She said the doors were made of white oak, which is a more historic material than the 1980's aluminum doors.

In Favor

No one spoke in favor.

Neutral

No one spoke as neutral testimony.

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 of Public Hearing & Record

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

Deliberations

There was a small discussion on the color and design of the doors. Commissioner Pugsley felt the County did an excellent job replicating the original doors. She wished the color was a little different, but in time, they may age appropriately.

Motion: Upon Commissioner Webster's motion and Commissioner Pugsley's second, the Planning Commission unanimously approved the Historic Resource Review as written. [Ayes: Commissioner Semling, Commissioner Lawrence, Commissioner Cohen, Commissioner Webster, Commissioner Pugsley; Vice Chair Cary; Nays: None]

Motion: Upon Commissioner Webster's motion and Vice Chair Cary's second, the Planning Commission approved the Chair to sign the Findings & Conclusions once prepared. [Ayes: Commissioner Semling, Commissioner Lawrence, Commissioner Cohen, Commissioner Webster, Commissioner Pugsley; Vice Chair Cary; Nays: None]

5) Recommendation of proposed accessibility improvements as they relate to street standards

Graichen presented the memo from the Public Works Director. He said it was a proposal to update and improve wheelchair access ramps. He mentioned the Commission has been asked about these improvements several times for other proposals and whether they should require

Corridor Master Plan construction. He mentioned the Commission does not usually ask for newer frontage improvements when the sidewalks are intact, and the improvements are subtle.

There was a discussion about the design of the wheelchair access ramps. The Commission was okay not advancing the City's Corridor Master Plan for the wheelchair access ramps.

6) Acceptance Agenda: Planning Administrator Site Design Review

There were no comments.

7) Planning Director Decisions (previously emailed to the Commission)

- a. Partition at Brayden Street – Multitech Engineering
- b. Extension of (SUB.2.18) at West of 500 N Columbia River Hwy – KCL, Inc.
- c. Temporary Sign Permit at 2100 Block of Columbia Blvd – City of St. Helens
- d. Temporary Use Permit at 59605 Emerald Loop – Lennar Northwest

There were no comments.

8) Planning Department Activity Report

8.A Planning Department Activity Report dated July 27, 2020

There were no comments

9) For Your Information Items

Graichen mentioned the previous partition that was appealed to the Commission is now being appealed to LUBA.

Dimsho also mentioned that there would possibly be some setback variances for Emerald Meadows. She mentioned they had met the cap on the lot coverage but now were considering setback variances.

Commissioner Pugsley asked about Gracie's Antiques and if there had been any Historic reviews on the part that was missing a wall. Graichen said it was not considered a Landmark and that they could have demolished in its entirety without penalty. He said the code has a provision that says if you have an existing building that covers more than 50 percent of the lot, you are not required to add off-street parking spaces. He mentioned if they leveled the building and wanted to do something new, then they would have to provide for off-street parking. He said this rule results in some preservation motive and new development will require some review as far as the Riverfront District's Architectural Guidelines.

10) Next Regular Meeting: September 8, 2020

11) Adjournment

There being no further business before the Planning Commission, the meeting was adjourned 8:31 p.m.

Respectfully submitted,

*Christina Sullivan
Community Development Administrative Assistant*