

City of St. Helens Planning Commission

Approved Minutes

October 8, 2019

Members Present: Chair Hubbard
Commissioner Cohen
Commissioner Semling
Commissioner Stenberg
Commissioner Webster

Members Absent: Commissioner Lawrence
Vice Chair Cary

Staff Present: Councilor Carlson
Associate Planner Dimsho
City Planner Graichen

Others: Julie Jackson

- 1) **7:00 p.m. - Call to Order and Flag Salute**
- 2) **Consent Agenda: Approval of Minutes**
2.A Planning Commission Minutes dated September 10, 2019

Motion: Upon Commissioner Webster's motion and Commissioner Stenberg's second, the Planning Commission unanimously approved the Planning Commission Minutes dated September 10, 2019. Commissioner Cohen did not vote due to his absence during that meeting. [Ayes: Commissioner Semling, Commissioner Stenberg, Commissioner Webster; 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 reflect earliest start time)**
4.A 7:00 p.m. - Annexation at 2185 & 2195 Gable Road - Columbia Community Mental Health

Chair Hubbard opened the Public Hearing at 7:03 p.m. There were no ex-parte contacts, conflicts of interests, or bias in this matter. City Planner Jacob Graichen entered the staff report dated October 8, 2019 into the record.

Graichen described the proposal and recommended conditions of approval, as presented in the staff report. He went through the attachment that detailed the timeline of work at the Columbia Community Mental Health (CCMH) campus from 2015 to present. They were expanding their office facilities and parking. The main reason for this annexation is connection to City water for the buildings on property not within city limits. Commissioner Cohen asked if there was anything

else outstanding for CCMH to be in compliance with the City's rules. Graichen said the landscaping strip has not yet been installed on McNulty Way, but they have plans for completing this work. Graichen also said CCMH may still have outstanding items with the County. Commissioner Semling asked if the newer buildings on the site are already hooked to City water. Graichen said yes (at least some), but he does not believe they have received occupancy for them yet. Chair Hubbard asked if this annexation would trigger any improvements on Gable Road. Graichen said no.

In Favor

Jackson, Julie. Applicant. Jackson is the Executive Director of CCMH. She said completing the landscaping is important to them too. They are working with Key Club or Kiwanis volunteers to install the landscaping. Jackson said they have been working to make the property look nice to help reduce the stigma of mental health. She is looking forward to demolition of the eyesore building on the property. They now have their own internally-hired, licensed and bonded contractor who will do the work. They may install a gravel path along Gable Road to connect to their existing path. Jackson said there were a lot of things done in 2015 that surprised them. Jackson confirmed that they have not received occupancy from the county for the three new buildings. She said they are bursting at the seams. Commissioner Cohen asked about their long term plans for building the site out. Jackson said Greater Oregon Behavioral Health (GOBHI) is pulling out of Columbia County, which means CCMH will be getting a new contract to offer those services. Their current facility is not large enough, so they are looking at the Mark's Custom Exteriors building off of Highway 30. Commissioner Cohen suggested putting in lighting on the path between the parking lot and the family services building (the green building). Jackson agreed. She said they have been looking into hanging lights from the trees or poles because in-ground lighting gets taken.

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

Graichen said this is a recommendation to City Council for next week's meeting.

Motion: Upon Commissioner Cohen's motion and Commissioner Webster's second, the Planning Commission recommended approval to City Council of the Annexation as presented in the staff report. [Ayes: Commissioner Cohen, Commissioner Semling, Commissioner Stenberg, Commissioner Webster; Nays: None]

5) **Discussion Items**

5.A **Riverfront District Architectural Guidelines Recommendation - Modification at 251 St. Helens Street**

Graichen said the requested modifications are not to the main school building (which is a designated landmark). The request is for modifications to a former covered playground area behind the old John Gumm School. It used to be a play structure, and later (after the school was repurposed), a batting cage. The owner of the John Gumm School uses it for storage, but it is difficult to get stuff in and out of it because of the small door. He would like to install five garage-style overhead doors and relocate the man door. Commissioner Cohen asked if the change from wooden siding to metal doors was an issue. Chair Hubbard said the building probably used to be an unenclosed bus barn with no sides anyways. Commissioner Cohen agreed. Commissioner Stenberg asked about turning radius if the applicant uses the doors to bring in vehicles. Graichen said turning radius did not appear to be an issue since the applicant is going to use the doors mainly to get stuff in and out. Graichen said this is a recommendation to staff for compliance with the Riverfront District's Architectural Design Standards.

Motion: Upon Commissioner Semling's motion and Commissioner Stenberg's second, the Planning Commission recommended approval of the modification at 251 St. Helens Street as presented. [Ayes: Commissioner Cohen, Commissioner Semling, Commissioner Stenberg, Commissioner Webster; Nays: None]

6) **Acceptance Agenda: Planning Administrator Site Design Review**

Commissioner Cohen asked about the Running Dogs Brewery expansion. There was a discussion of their funding for the project.

Motion: Upon Commissioner Cohen's motion and Commissioner Webster's second, the Planning Commission unanimously approved the Acceptance Agenda: Planning Administrator Site Design Review. [Ayes: Commissioner Cohen, Commissioner Semling, Commissioner Stenberg, Commissioner Webster; Nays: None]

7) **Planning Director Decisions**

Graichen provided an update on the timeline of the Forest Trail Subdivision (formerly Bailey Subdivision). Commissioner Cohen asked if that was the subdivision where they felled trees inside the wetland protection area. Graichen said yes. They had to revise the Protection Area Management Plan (PAMP) and mitigate accordingly. Commissioner Cohen believes they should have been fined.

8) **Planning Department Activity Report**

8.A **Planning Department Report dated September 24, 2019**

Commissioner Cohen asked about the apartment complex near Highway 30 and Matzen Street. Graichen said a potential wetland issue may require changes to the approved site plan. He said it may impact the driveway access off of McBride Street and one building, which is 12 units.

Chair Hubbard asked about the Graystone Estates subdivision. Graichen said they resolved a lot of their issues with DEQ. He also said last week the civil plans were approved, so they will start on those public improvements soon.

Councilor Carlson asked about the anticipated traffic increases at Gable Road and Highway 30 with the apartment complex that received land use approval last meeting. Graichen described the proportional fee that will be charged to the applicant based on the increase in traffic.

9) For Your Information Items

Chair Hubbard would like to add Planning Commission Goals & Priorities for City Council to the upcoming April and May agendas in preparation for the Annual Report to Council in June.

Commissioner Stenberg asked Associate Planner Dimsho how the wetland boardwalk workshop went. Dimsho said it was very insightful. The hosts of the workshop shared many lessons learned regarding boardwalk materials, the design process, and budget overruns.

Graichen said for the past two years, we have not had a meeting in November. The Commission was fine to cancel the upcoming November meeting if there is nothing on the agenda.

10) Next Regular Meeting - November 12, 2019

11) Adjournment

There being no further business before the Planning Commission, the meeting was adjourned at 8:03 p.m.

Respectfully submitted,

*Jennifer Dimsho
Associate Planner*