

City of St. Helens

Planning Commission

December 11, 2018

Agenda

1. **7:00 p.m. Call to Order and Flag Salute**
 2. **Consent Agenda**
 - a. Planning Commission Minutes dated October 9, 2018
 3. **Topics from the Floor** (Not on Public Hearing Agenda): Limited to 5 minutes per topic
 4. **Public Hearing Agenda** (times are earliest start time)
 - a. 7:00 p.m. - Conditional Use Permit at N. 14th & N. 15th Street between Columbia Blvd. & St. Helens Street - New veterinary clinic
 5. **50 Plaza Square Riverfront District Architectural Guidelines Recommendation**
 6. **Commission Term Expirations Update**
 7. **Acceptance Agenda: Planning Administrator Site Design Review**
 - a. Site Design Review (Minor) at 454 Milton Way - Modifications to an existing cell tower communications facility
 - b. Site Design Review (Major) at Old Portland Road - New metal fabrication shop & modular office
 - c. Site Design Review (Minor) at Port Ave. - Expansion of outdoor storage area for existing equipment sales/rental business
 8. **Planning Director Decisions** (previously e-mailed to the Commission)
 - a. Sign Permit at 1945 Columbia Blvd. - New projecting sign on an existing commercial suite
 - b. Sign Permits (2) at 465 S. Columbia River Highway - Replace 2 wall signs
 - c. Lot Line Adjustment at Elk Meadows & Valley View Drive - 3J Consulting, Inc.
 - d. Partition at 1070 Deer Island Road - 2 parcel partition
 - e. Sign Permit (Banner) at 2100 Block of Columbia Blvd. - Toy & Joy Auction
 - f. Partition at N. 9th Street - 2 parcel partition
 - g. Temporary Use Permit at Lot 57 of Emerald Meadows - Sales trailer for the sale of homes
 - h. Temporary Use Permit at Lot 55 of Emerald Meadows - Model home/sales office
 - i. Lot Line Adjustment at 2034 St. Helens Street - Arthur Pochert
 - j. Temporary Use Permit at 175 Bowling Alley - Placement of 6 food service trailers on property developed with existing walk-up window and a drive-thru to be converted to walk-up
 - k. Accessory Structure Permit at 34840 Pittsburg Road - New garage using an existing access
 - l. Partition at 1160 & 1170 Deer Island Road - 2-parcel partition
 - m. Sign Permit (Banner) at 2100 Block of Columbia Blvd. - St. Helens Police Department Donut Day
 - n. Temporary Use Permit at SE corner of Matzen & Brayden Street - Construction-related storage
 - o. Extension of Time (CUP.6.16) at 2360 Gable Road - St. Helens Church of the Nazarene expansion
 - p. Sensitive Lands Permit at 55 DuBois Lane - Building addition near floodplain & wetlands
 - q. Sign Permit at 1810 Old Portland Road - New wall sign for Recreation Center
 9. **Planning Department Activity Reports**
 - a. October 30, 2018
 - b. November 26, 2018
 10. **For Your Information Items**
 11. **Next Regular Meeting: January 8, 2018**
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Adjournment

The St. Helens City Council Chambers are handicapped accessible. If you wish to participate or attend the meeting and need special accommodation, please contact City Hall at 503-397-6272 in advance of the meeting.

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