

City of St. Helens Planning Commission

Approved Minutes

October 9, 2018

Members Present: Commissioner Lawrence
Commissioner Semling
Commissioner Stenberg
Commissioner Webster
Vice Chair Cary
Chair Hubbard

Members Absent: Commission Cohen

Staff Present: City Planner Graichen
Associate Planner Dimsho

Others: Kaily Allen
Becca Williams
Hal & Kyra Ritz
Joe Kessi

- 1) **7:00 p.m. Call to Order and Flag Salute**
- 2) **Consent Agenda: Approval of Minutes**
2.A Minutes Dated September 11, 2018

Motion: Upon Commissioner Semling's motion and Commissioner Webster's second, the Planning Commission unanimously approved Draft Minutes dated September 11, 2018. [AYES: Commissioner Lawrence, Commissioner Semling, Commissioner Stenberg, Commissioner Webster, Vice Chair Cary; 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. - Variances (3) at 1070 Deer Island Road - Robert Johnson Land Surveying, Inc.

Chair Hubbard opened the Public Hearing at 7:01 p.m. There were no ex-parte contacts, conflicts of interests, or bias in this matter. City Planner Graichen entered the staff report dated October 2, 2018 into the record.

Graichen described the proposal and recommended conditions of approval, as presented in the staff report. Graichen said the applicant is requesting three variances in order to divide the parcel into two lots. One variance is for an exception to the 85' lot depth requirement, one is for

reduced setbacks, and one is for an exception to the minimum lot size of the flag lot. Graichen said the partition needs all three variances to work, so approval is bundled into one set of conditions. Graichen discussed the history of the lot divisions on the site. It used to be a larger lot that was divided in 1999. In 2000, it was divided even further. The partition application from 2000 said the homes were going to be converted into a duplex for approval of the partition. That is the only way the parcel would have been legal. It appears the duplex conversion never occurred, but the partition was approved. Graichen went through the variance approval standards and recommended conditions, as described in the staff report. He asked the Commission to consider whether or not a shared access easement should be required between the two properties because of the limited yard between the dwellings. To limit the number of access approaches onto Deer Island Road (a minor arterial), the applicant should be required to utilize the access easement on the abutting property. It appears they are currently accessing the property directly off of Deer Island Road because there is no curb.

In Favor

Kessi, Joe. Property Owner. Kessi would like to divide this irregular-shaped lot, so that each single-family dwelling can be sold separately. The dwellings have access on two separate streets. The entrances face opposite directions. The dwellings do not share parking. Kessi said he is not in favor of a shared access easement between the two properties, as suggested. Kessi said this property cannot be easily financed because it is non-conforming. Vice Chair Cary clarified the location of stairs on the southern house. Webster asked if the fence was still there. Kessi said yes. Kessi said they would remove the fence to have adequate room to park on the property by using the access easement on the abutting property. There was discussion about how people park at the house currently. Graichen described where the applicant would have to pave to facilitate use of the access easement on the abutting property and prevent the head-in parking from Deer Island Road. Commissioner Stenberg asked how big the homes are. Kessi said they are approximately 760 square feet and 800 square feet. They are both two bedroom/one bath and have been extensively remodeled. Kessi has no problem with fixing the landing on the stairs and removing the shed as proposed.

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

Chair Hubbard thinks the variances make the property function. He likes that there will be two affordable, smaller homes. Commissioner Webster agreed.

Motion: Upon Vice Chair Cary's motion and Commissioner Webster's second, the Planning Commission unanimously approved the three Variance Permits at 1070 Deer Island Road as recommended by staff with two changes: 1) no shared access easement located between the two dwellings, and 2) the proposed property line should remain in that location. [AYES: Commissioner Lawrence, Commissioner Semling, Commissioner Stenberg, Commissioner Webster, Vice Chair Cary; Nays: None]

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

5) Acceptance Agenda: Planning Administrator Site Design Review

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

6) Discussion Items
6.A Term Expirations

Graichen said Commissioner Webster and Commissioner Semling have exceeded two terms. Commissioner Webster and Commissioner Semling would both like to pursue additional terms. Commissioner Semling said if someone else interviews for her position, she will step down. The Commission has no problem with this. Graichen asked who would like to be on the interview committee. Commissioner Stenberg volunteered. The Commission would like to ask Commissioner Cohen if he would like to be on interview committee too.

7) Planning Director Decisions

Graichen noted the Temporary Use Permit for the new food truck pod. This is our first ever mobile food service trailer pod. There was also a discussion about the Sensitive Lands Permit at US 30/Gable Road.

8) Planning Department Activity Report
8.A October Planning Department Report

There were no comments.

9) For Your Information Items

Graichen said the state is providing funding for a Housing Needs Analysis (HNA), which is something the City has needed for years. He is hoping to use the Planning Commission as the Advisory Committee for this process. The HNA will be developed by June 30, 2019. Advisory Committee meetings will hopefully occur during the winter. The Commission was okay with being the HNA Advisory Committee.

10) Next Regular Meeting - November 13, 2018

11) **Adjournment**

There being no further business before the Planning Commission, the meeting was adjourned at 7:56 p.m.

Respectfully submitted,

Jennifer Dimsho
Associate Planner