



PLANNING COMMISSION & CITY COUNCIL JOINT MEETING DRAFT MINUTES

Wednesday, December 14, 2022, at 4:00 PM

Members Present: Mayor Rick Scholl
Council President Doug Morten at 5:07 p.m.
Councilor Patrick Birkle
Councilor Stephen Topaz
Councilor Jessica Chilton

Chair Dan Cary
Commissioner Audrey Webster
Commissioner Sheila Semling
Commissioner Steve Toschi
Commissioner Jennifer Pugsley

Members Absent: Vice Chair Russell Hubbard
Commissioner Russ Low

Staff Present: City Administrator John Walsh
City Planner Jacob Graichen
Associate Planner Jennifer Dimsho
Deputy City Recorder Lisa Scholl
Community Development Admin Assistant Christina Sullivan

Others: Councilor-Elect Brandon Sundeen (Zoom)
Planning Commissioner – Elect Charles Castner
Tina Curry
Randy May
Betty Drillzer
Scott Jacobson – Parks & Recreation Commission

This meeting was held in the Council Chambers.

Presentation and handout materials were distributed. A copy is included in the archive packet for this meeting. At 4:02 p.m., Mayor Rick Scholl opened the Joint Planning Commission and City Council Meeting. The purpose, rules, and goals of this meeting were explained. The Mayor is the presiding officer, the group must have respect for others' time, and no decisions are to be made at these meetings.

The Council and Planning Commission recognized Commissioner Audrey Webster for 20 years of service and Commissioner Sheila Semling for 16 years of service. There was also discussion about Councilor Stephen Topaz four years of service and that he would be recognized at the next City Council meeting and Councilor President Doug Morten for 16 years of service and his reception that would be held the next week.

City Planner Jacob Graichen shared there was an agreement between both bodies that these joint meetings should take place on a regular basis (starting in 2023). He presented the timeframe of the second Wednesday of the last month of the quarter at the same time of 4 p.m. There was some

discussion on timeframe, but the group agreed that the recommended timeframe was the best and worked for all involved. Quarterly meeting months will be March, June, September, and December.

Graichen and Associate Planner Jenny Dimsho shared the Planning Division's To-Do List and the urgency for some of those items. They discussed where they were on the list with completing or starting some of the tasks and discussed goals and ideas on how to move forward with other items.

City Administrator John Walsh and Dimsho shared an update on the waterfront development.

There was a small discussion about parking and a possible parking structure in the future.

There was a discussion on potential developers and how to keep the ownership amongst the community. They also discussed having a more precise plan on what to develop on the property so they could choose the correct developer. There was a discussion on having more than one developer.

There was a small discussion on the cost and expenses of maintaining this property if ownership was maintained during and after development.

Graichen shared the HB 3115 measure and explained what it entailed. Mayor Scholl discussed that the City had identified the local homeless, and there were several entities that helped to care for them. He explained with the new measure, it could cause a shortage of supplies if we help those who are not local to our community.

There was a discussion on ways to humanely identify who the local homeless were to be sure to use local resources for the locals only.

There was a discussion about ordinances and laws already in place to protect the city from homeless camps and resting. They discussed the language being used for these laws.

They discussed forming a task force of entities to create these guidelines and who should be included to develop the laws and procedures for how to handle the HB 3115 measure. There was some concern discussed about what attorneys and individuals were qualified to be a part of this committee. There was also a small discussion on how the laws should be written to protect the community.

There was a discussion on the Proactive Planning Commission Subcommittee and the different roles they have when supporting this effort for the HB 3115 Measure.

Graichen shared the map of the new Sanitary Sewer Master Plan and discussed the basins that were above capacity and in need of repair. With this new knowledge, the Planning Department approached the City Council earlier this year about the possibility of halting all new development until these areas could be fixed.. He mentioned that the Council decided to continue to allow development, so staff came up with a fee structure to help offset some of these upgrades and improvement expenses.

There was a small discussion about upgrading the sewage facility itself and centralizing it somewhere between St. Helens and Scappoose and be able to offset some of the expense and overflow.

There was a discussion on how or if they can stop development in certain areas. Graichen explained that if restrictions or denials of development become a pattern or practice, it becomes a defacto moratorium, and it could cause some legality issues.

There was a discussion on the fee structure and the monies paid into it and where and what it would be used for. City Administrator John Walsh discussed ways to fund the repairs and what grants and loans they will apply for to be able to perform the upgrades as soon as possible.

There being no further business the meeting was adjourned at 6:40 p.m.

Respectfully submitted,

Christina Sullivan
Community Development Administrative Assistant

/s/
Rick Scholl, Mayor

/s/
Dan Cary, Chair