



# PLANNING COMMISSION

Tuesday, April 13, 2021 at 7:00 PM

## DRAFT MINUTES

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

**Members Absent:** Commissioner Cavanaugh

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

**Others:** Damia Hall  
Andrew Schlumpberger  
Lindsay Schlumpberger  
Dr. Rosemary Clement  
Charles Castner  
Derek Fraser  
Steve Pegram

### 1. 7:00 P.M. CALL TO ORDER & FLAG SALUTE

### 2. CONSENT AGENDA

A. Planning Commission Minutes dated March 9, 2021

Minutes were not approved, because the minutes were not included in the packets for review. These will be added to next month's agenda.

### 3. TOPICS FROM THE FLOOR (Not on Public Hearing Agenda): Limited to five minutes per topic

There were no topics from the floor.

### 4. PUBLIC HEARING AGENDA (times are earliest start time)

#### B. 7:00 p.m. Continued Deliberations for PT.1.21 – Schlumpberger (Public Hearing Closed)

City Planner Graichen gave a small recap of the previous application that was withdrawn. He explained how this new application needed a new decision and that the old record was requested to be included in the new file. He said previously they discussed road access, but the Commission can discuss anything that was included in the record to make their decision.

There was a discussion on the access of the road and whether it was sufficient.

Commissioner Pugsley said she had a concern that the road does not meet skinny street standard. She expressed concern that with future development of the large property that is on the real estate market on Grey Cliffs Drive., there will be a similar discussion again.

There was a small discussion about changing the size of the road. The Commission discussed if a fee could be applied to each new development for the road improvement or to bring it up to standard.

There was a small discussion about how many parcels access this road. The Commission also discussed what an appropriate number of parcels or development should be.

Vice Chair Hubbard asked about the Road Department and if they had any comment on the access of the road. Graichen said no they did not.

There was a small discussion about fire access and adding fire sprinklers to the new development. Chair Cary mentioned the emergency vehicle hammerhead turnout. He asked if it was determined by a traffic engineer or who determined where it should go. Graichen mentioned it was added to the plan after the first appeal and the design came from the locally adopted Fire Code.

There was a discussion about the driveway for the vacant parcel and the public improvements proposed for the blind corner on Belton Road.

Graichen also mentioned that the applicant mentioned limiting their development to only one dwelling. He noted his concern about the long-term viability of such limitation.

There was more discussion on the size of the road and that it was not an appropriate size for all the dwellings it serves and could serve in the future. There was more discussion on the driveway design for the applicant.

**Motion:** Upon Commissioner Pugsley's motion and Commissioner Semling's second, the Planning Commission unanimously denied the Partition based on inadequate access. [Ayes: Vice Chair Hubbard, Commissioner Semling, Commissioner Webster, Commissioner Lawrence, Commissioner Pugsley; Nays: None]

**Motion:** Upon Commissioner Lawrence's motion and Commissioner Webster's second, the Planning Commission unanimously approved the Chair to sign the Findings when prepared. [Ayes: Vice Chair Hubbard, Commissioner Semling, Commissioner Webster, Commissioner Lawrence, Commissioner Pugsley; Nays: None]

### **C. 7:30 p.m. Annexation at SW Intersection of Kavanagh Ave & Firway Lane – Comfort**

Associate Planner Dimsho entered the staff report dated April 5, 2021. Dimsho introduced the proposal to the Commission as presented in the staff report. She mentioned the applicant is developing a travel trailer park. The project started under the County's jurisdiction and as part of the approval he is required to connect to City sewer. The applicant will be connected to McNulty water. She said the property is just over three acres in size. It will be zoned Highway Commercial. She said the utilities can support this project.

Chair Cary asked about the wetlands and whether they had been delineated. Dimsho said that did not apply in this case.

Vice Chair Hubbard asked if there would be permanent travel trailer spots. Dimsho said the City was not allowed to limit the time a travel trailers can park within permitted travel trailer parks.

### **In Favor**

No one spoke in favor.

**Neutral**

No one spoke in neutral.

**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 were no deliberations of this matter.

**Motion:** Upon Vice Chair Hubbard's motion and Commissioner Lawrence's second, the Planning Commission unanimously approved the Annexation as written. [Ayes: Vice Chair Hubbard, Commissioner Semling, Commissioner Webster, Commissioner Lawrence, Commissioner Pugsley; Nays: None]

**D. 7:45 p.m. Variance at 164 S 1<sup>st</sup> Street – Steve Pegram & Paula Sheeley**

Associate Planner Dimsho entered the staff report dated April 5, 2021. Dimsho introduced the proposal to the Commission as presented in the staff report. She mentioned the property was considered a through-lot with frontage on two streets. She said the applicant received a street vacation because a significant portion of their deck encroached in the right-of-way. She said this made their lot bigger than the standard lot. It is now a 6,960 square foot lot and the right-of-way vacation brought the structures in the back into compliance. She said the original redevelopment plan proposed a second level. After the notice was sent for a Site Development Scenic Resource Review, there was feedback from neighbors about the proposal obstructing views of the Columbia River. Dimsho said she provided the feedback to the applicant and he decided to eliminate the second level and redraw the plans. Dimsho covered some of the additional conditions of approval for the setback variance with the Commission.

**Pegram, Steve. Applicant.** Pegram was called to speak. He said he had already determined that they would not block any neighbor's view of the river. He said after the neighbors complained about their view being blocked, he changed the plans and were removing the second level. He discussed a few other changes that would be made to the project on the new set of plans. He said they planned to do a permeable driveway to help with storm water run-off.

**In Favor**

No one spoke in favor.

**Neutral**

No one spoke in neutral.

**In Opposition**

**Clement, Rosemary.** Clement was called to speak. Clement lives at 155 S. 1<sup>st</sup> Street. She mentioned that it would significantly impact her view. She thanked the applicant for changing the plans to correct the issue of their view being obstructed. She mentioned she was not happy with the Planning Department's communication to the neighbors. She said the letter required them to provide photos and

documentation to prove that it hindered their view. She also said the amount of time given to them was not enough to review and make a complaint.

**Castner, Charles.** Castner was called to speak. He lives at 155 S. 1<sup>st</sup> Street. He said it was difficult to respond to the letter sent to them with the limited timing they were given. He said he felt the way the Planning Department and their process for notifying neighbors needed to be changed.

**Fraser, Derek.** Fraser was called to speak. He lives at 167 S. 1<sup>st</sup> Street. He said he was thankful that the applicant changed the plans to not hinder the view of his home. He was not happy with the timelines or the process of notifying neighbors and he would like to see those changed.

### **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 about the garage setback and driveway and how it would affect the view from the street.

There was a small discussion about the design and if it will match the consistency of the street.

**Motion:** Upon Commissioner Webster's motion and Commissioner Semling's second, the Planning Commission unanimously approved the Variance as written. [Ayes: Vice Chair Hubbard, Commissioner Semling, Commissioner Webster, Commissioner Lawrence, Commissioner Pugsley; Nays: None]

**Motion:** Upon Commissioner Webster's motion and Commissioner Webster's second, the Planning Commission unanimously approved the Chair to sign the Findings when prepared. [Ayes: Vice Chair Hubbard, Commissioner Semling, Commissioner Webster, Commissioner Lawrence, Commissioner Pugsley; Nays: None]

## **5. PLANNING DIRECTOR DECISIONS** (previously e-mailed to the Commission)

1. Temporary Use Permit at 175 Bowling Alley Lane – CCPOD, LLC
2. Temporary Use Permit at 555 S Columbia River Hwy – Juana Delgado
3. Temporary Use Permit at 2225 Gable Road – Brent Paintner

## **6. PLANNING DEPARTMENT ACTIVITY REPORT**

- E. March Planning Department Report

## **7. FOR YOUR INFORMATION ITEMS**

Commissioner Webster mentioned a 31-unit apartment complex being built (not in St. Helens) with no parking because they are by a bus stop.

### **NEXT REGULAR MEETING: May 11, 2021**

*There being no further business before the Planning Commission, the meeting was adjourned 9:08 p.m.  
Respectfully submitted,*

*Christina Sullivan  
Community Development Administrative Assistant*