



# JOINT CITY COUNCIL & PLANNING COMMISSION

Wednesday, February 05, 2025

## APPROVED MINUTES

### MEMBERS PRESENT

Mayor Jennifer Massey  
Council President Jessica Chilton  
Councilor Mark Gundersen  
Councilor Russell Hubbard  
Councilor Brandon Sundeen  
  
Chair Jennifer Shoemaker  
Commissioner Scott Jacobson  
Commissioner David B. Rosengard  
Commissioner Brooke Sisco

### MEMBERS ABSENT

Commissioner Charles Castner  
Commissioner Reid Herman

### STAFF PRESENT

John Walsh, City Administrator  
Kathy Pane, City Recorder  
Lisa Scholl, Deputy City Recorder  
Jacob Graichen, City Planner  
Joe Hogue, Acting Police Chief  
Ashley Wigod, Contracted City Attorney

### OTHERS

Arthur	Jenn	Adrienne Linton, Mackenzie
Jared P.	Joe	Jeff Humphreys, Mackenzie
Melody Sexton	Erin	Brian Varricchione, Mackenzie
CH	Brady Preheim	Jane Garcia
Paul Carroll	Jenni Gilbert	Steve LeSollen
Janet LeSollen	Doug Walker	Shirley Walker

### CALL SPECIAL SESSION TO ORDER – 6:12 p.m.

### DISCUSSION TOPICS

- 1. Discuss Potential Sites for the New Police Station at 1771 Columbia Blvd. and 2675 Gable Road, generally**

#### Overview of Project History

City Administrator Walsh introduced the topic of the new police station, noting that it had been a difficult and long-running process to find a suitable location. The project had been the subject of many meetings and discussions about priorities and locations.

Commissioner Shoemaker mentioned that she was the only Planning Commission member who had been involved from the beginning and asked if clarification was needed for the other Planning Commissioners.

City Administrator Walsh explained that they would be going through the presentation given at the last Planning Commission meeting, with Mackenzie leading the discussion.

### **Existing Police Station Conditions**

Adrienne Linton presented an overview of the current police station conditions. The existing facility is approximately 2,000 square feet and houses 24 people, including 21 sworn officers. Adrienne also highlighted the challenges of working in such a small space, comparing it to a standard residential house.

The presentation included photos of the interior, showcasing:

- A multipurpose room used for briefings, breaks, conferences, and evidence processing
- Uniform storage in an uncontrolled area
- A small break room with limited amenities
- An evidence room with makeshift storage solutions

Adrienne emphasized the importance of proper evidence storage for maintaining the chain of custody in police cases and noted that the current setup might not meet accreditation standards.

### **Potential Sites Overview**

Brian Varrichione presented a map showing four different sites:

1. 1771 Columbia Boulevard
2. Gable Road (former high school site)
3. Existing police station off Columbia Boulevard
4. Old Portland Road and Kaster Road site (for context)

The discussion focused on the sites one and two as the primary options for the new police station.

### **1771 Columbia Boulevard Site**

Brian provided details about the Columbia Boulevard site:

- Just over an acre in size
- Frontage on four streets: S. 17<sup>th</sup> Street, S. 18<sup>th</sup> Street, Columbia Boulevard, and Cowlitz Street
- An existing sanitary sewer pipe runs through the middle of the site, which would need relocation
- Zoning: Northern quarter is in the Houlton Business District zone, southern three-quarters zoned as General Commercial
- Estimated construction cost: \$11,200,000 (including site preparation, sewer relocation, and street improvements)

City Planner Graichen recommended rezoning the entire site to a zone that clearly lists public safety facilities as an allowed use.

### **Gable Road Site**

Brian presented information about the Gable Road site:

- 17 acres in size
- Owned by the School District
- Two lots are within city limits, one additional lot to the west is in Columbia County (not yet annexed)
- Current zoning: Apartment Residential
- Estimated construction cost: \$10,800,000 (including site preparation and improvements to Alder Street)
- Wetlands present on a portion of the site

Graichen recommended rezoning to General Residential (R5), which would allow public safety facilities with a Conditional Use Permit.

### **Site Comparison and Ranking Exercise**

Jeff Humphreys led the Council and Commission through a ranking exercise for both sites based on 18 different criteria. The criteria included factors such as cost of land, size of site, public access, visibility, traffic congestion, and proximity to other government functions.

After the ranking exercise, the results were:

- Columbia Boulevard site: 288 points
- Gable Road site: 202 points

The exercise revealed a clear preference for the Columbia Boulevard site among the participants.

### **Discussion and Concerns**

Several key points were raised during the discussion:

- The importance of public involvement in the decision-making process
- Potential impact on property values for neighboring residences at the Gable Road site
- The need for a new police station due to the poor conditions of the current facility
- Concerns about the wetlands and annexation process for the Gable Road site
- The potential benefits of having the police station in a more central, civic location on Columbia Boulevard

### **Next Steps**

City Administrator Walsh noted that staff had been looking for direction and was eager to move forward with the project. However, it was clarified that no formal decisions could be made during this joint meeting. The data and discussion from this meeting will be used by the City Council to contemplate their decision-making in a future session.

### **OTHER BUSINESS**

#### **ADJOURN – 7:26 p.m.**

Respectfully submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:

/s/ Kathy Payne  
Kathy Payne, City Recorder

/s/ Jennifer Massey  
Jennifer Massey, Mayor