



PLANNING COMMISSION

APPROVED MINUTES Tuesday, November 10, 2020 at 7:00 PM

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

Members Absent: City Councilor Carlson

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

Others: None

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

2. CONSENT AGENDA

- A. Planning Commission Minutes dated October 13, 2020

Motion: Upon Commissioner Pugsley's motion and Commissioner Semling's second, the Planning Commission unanimously approved the Draft Minutes Dated October 13, 2020. [AYES: Commissioner Pugsley, Commissioner Cohen, Commissioner Webster, Commissioner Semling; Nays: None Commissioner Lawrence and Vice Chair Cary did not vote due to their absence from the meeting]

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:

- 4A. Lot Line Adjustment and Conditional Use Permit (Minor Modification) at 34867 Burt Road – Meadowbrook Homeowner's Association

Chair Hubbard opened the Public Hearing at 7:04 p.m. There were no ex-parte contacts, conflicts of interests, or bias in this matter.

City Planner Graichen introduced the proposal as presented in the staff report dated November 3, 2020. He said this was a joint Lot Line Adjustment and Minor Conditional Use Permit. He mentioned that in the 1970s plan developments were approved by Conditional Use Permit and then after 1999 they were approved by an overlay zone and a different process. He said there were two subdivisions that started in the old way, but finished in the new way. This Meadowbrook Subdivision was one of those.

He showed the open space tract that was a requirement for the plan development using the old standards. He mentioned the applicant wanted to move the line to make their lot a little larger and reduce the open space tract. Graichen said when the Meadowbrook Subdivision Phase Three Final Plat was reviewed, it was not reviewed very closely. The lot where the applicant is located was supposed to be open space and was inadvertently turned into a lot. He also mentioned there was a boundary where some lots ended up outside an open space tract too. This was resolved in 2002 and it was determined that the minimum ten percent usable open space requirement was still met at that time. He mentioned that he thinks they discovered it after the fact and fixed it.

Graichen showed several areas that had open space and that even by moving the lot line, they would still meet the minimum ten percent usable open space requirement. He said the staff recommends approval.

Chair Hubbard asked if the use of the property was just to increase their yard size. Graichen said he believed that was the case. He mentioned they could build an accessory structure if they chose to.

Commissioner Cohen asked if there should be concern that other neighbors would want to use the open space and move their lot lines. Graichen said if they stick to the standard, they are not creating any precedence issues.

There was a small discussion on access and what could be built on the property.

In Favor

Furseth, Cindy. Meadowbrook Homeowners Association (HOA). Applicant. Furseth was called to speak. She spoke about the open space and how they were intended for picnic areas but never happened. She said the area was no use to anyone in Meadowbrook and that it would transfer to the lot owner with some restrictions by the HOA. There would be a vote from the HOA for them to confirm it. She said she initially believed it was supposed to be a part of that lot, but it ended up being a dump site for the construction areas. She said it was beneficial to everyone for the lot owner to take on the space as it will improve the area.

Commissioner Cohen asked if any of the neighbors had given any feedback. Furseth mentioned there were no neighbors within Meadowbrook that about this space except for the lot owner. She also mentioned that the owner would now be responsible for upkeep of the area which is beneficial to the HOA.

Ramirez, Antonio. Applicant. Ramirez was called to speak. He is the current owner of lot 53. He said his intentions for the property were to improve the yard. He said he had no intentions of adding a driveway and wants to just make the area look nicer for the area.

Chair Hubbard asked if he would consider building onto his house. Ramirez said he did not see that as something he would do.

Neutral

No one spoke as neutral testimony.

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

Motion: Upon Commissioner Webster's motion and Commissioner Lawrence's second, the Planning Commission unanimously approved the Lot Line Adjustment and Minor Conditional Use Permit as written. [Ayes: Commissioner Semling, Commissioner Lawrence, Commissioner Webster, Commissioner Cohen, Commissioner Pugsley, Vice Chair Cary; Nays: None]

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

- 4B. Variance (Setbacks) and Variance (Access) at vacant lot at the dead end of S. 2nd Street – c2Design

Chair Hubbard opened the Public Hearing at 7:32 p.m. There were no ex-parte contacts, conflicts of interests, or bias in this matter.

Associate Planner Dimsho introduced the proposal as presented in the staff report dated November 3, 2020. She mentioned this lot was zoned Apartment Residential and there is a very steep bluff. She said the property is undeveloped currently and she mentioned the applicant would like to develop two attached single-family dwellings.

She said they are proposing an access easement, as there is no way the tapering right-of-way can provide an adequate access to the southern lot utilizing S. 2nd Street. She said the access easement takes up a large portion of their developable lot. She mentioned the minimum standard of 15-feet at the front of the property and then it widens to 28-feet in the back to allow the of maneuvering of vehicles into garages or backing up in the driveway.

She also mentioned there is a condition of approval that they get a Lot Line Adjustment as presented.

She mentioned there were a few administrative setback exceptions proposed. She explained the different setback exceptions they were proposing but did say the Commission was not approving those through these Variances. She said the first variance they would be reviewing is the proposed setbacks along the access easement. The code requires measuring setbacks from access easements. She mentioned there was some landscaping along the zero-setback along the access easement and that the Commission could require more landscaping or screening. The second variance request was for a 2-foot encroachment on the 2nd-story into the proposed access easement.

She said they would meet the standards for off-street parking with the proposed access easement. Commissioner Cohen asked if the proposal was to build on the edge of the bluff or is there a setback. Dimsho said the applicant is still maintaining the standard 20-front yard setback, so that there is no difference along the street.

There was a small discussion about the topography of the lot and the location of the other houses and where the dwellings would be built.

There was a discussion on the design of the garages and the driveway and access. There was also discussion about parking and where vehicles would be placed.

In Favor

Cohen, Chuck. c2design. Applicant. Cohen was called to speak. Cohen spoke about the free space around the building between the other properties. He said the neighbors were comfortable with him building this, as it did not affect their views. He said he spoke with the interim Fire Marshall who said it could be adequately serviced by a fire truck and said that there may be a different determination by

the new Fire Marshall that may would require a sprinkler system. He said the stormwater was being collected and brought around the edge of the building to not affect the adjacent properties.

Vice Chair Cary asked about garbage service and how this property would be serviced. Cohen mentioned they would have to bring it up to the edge of their driveway for service.

Commissioner Cohen asked about the two garages and how they would work. Cohen mentioned that it was designed to make it as easy as possible for the homeowners. He was trying to ease the congestion in that area. He said he understood the concern for the potential of the concern of owners backing into each other, but he did not feel that moving the garages would solve the issue. Commissioner Cohen also asked about the landscaping to mitigate the views between the neighbor. Cohen said the neighbor has always built something as a buffer. So, he felt that it was already buffered to their acceptance.

Zender, Brian. Applicant. Zender was called to speak. He said they were trying to develop this lot and make it a great place for someone to live.

Neutral

No one spoke as neutral testimony.

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 said after the presentation he felt better about the design for the buildings and the access and driveways.

Commissioner Pugsley said she felt the design was a good design. She said she liked that there were some semi-permeable areas proposed along the access easement. She felt it was very thorough.

Motion: Upon Commissioner Cohen's motion and Commissioner Semling's second, the Planning Commission unanimously approved the Variance (Setbacks) and Variance (Access) as proposed with the conditions of semi-permeable driveway and no additional landscaping required. [Ayes: Commissioner Semling, Commissioner Lawrence, Commissioner Webster, Commissioner Cohen, Commissioner Pugsley, Vice Chair Cary; Nays: None]

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

5. PLANNING DIRECTOR DECISIONS

- a. Subdivision (Final Plat) at Commons Drive – Graystone Estates

6. PLANNING DEPARTMENT ACTIVITY REPORT

- a. November Planning Department Activity Report

There was no discussion on the report.

7. FOR YOUR INFORMATION ITEMS

Graichen mentioned that they spoke with the City Council about the House Bill 2001. He said St. Helens was the only town that was being asked to update these standards in Columbia, Clatsop and Tillamook counties combined. He said the Council had mentioned they would like to see duplexes defined as two dwellings on the lot, not just attached dwellings. The Council also asked for a permanent change to the base residential lot coverage from 35 percent to 40 percent.

The Commission had a small discussion on the detached versus attached proposal.

Chair Hubbard asked about the Gable Road development and their Tribal notices. Graichen mentioned they were government funded which requires some extra steps. Chair Hubbard asked about the oil tanks so close to the property lines. Graichen mentioned that he had not heard anything yet.

8. NEXT REGULAR MEETING: December 8, 2020

There being no further business before the Planning Commission, the meeting was adjourned 8:49 p.m.

Respectfully submitted,

*Christina Sullivan
Community Development Administrative Assistant*