



# COUNCIL PUBLIC HEARING

Wednesday, February 16, 2022

## APPROVED MINUTES

### MEMBERS PRESENT

Mayor Rick Scholl  
Council President Doug Morten  
Councilor Patrick Birkle  
Councilor Stephen R. Topaz  
Councilor Jessica Chilton

### STAFF PRESENT

John Walsh, City Administrator  
Kathy Payne, City Recorder  
Lisa Scholl, Deputy City Recorder

Jenny Dimsho, Associate Planner  
Jacob Graichen, City Planner

### OTHERS

Brady Preheim	Shauna Stroup-Harrison
Art Leskovich	Vicky Njust
Jeanne Morain	Larry Scott
Rhonda Kirtland	Jen Massey

### OPEN PUBLIC HEARING – 6:30 p.m.

### TOPIC

#### 1. Annexation of Property located Southeast of the Intersection of Pittsburg Road & Meadowview Drive (Morain)

Associate Planner Jenny Dimsho covered preliminary matters and presented the staff report, a copy of which is included in the archive packet for this meeting. Mayor Scholl declared that he mowed the property but does not believe it impacts his ability to make a fair decision. There were no other ex-parte contacts, conflicts of interest, or bias in this matter. There were no objections from the audience for the Council to make a fair decision. Planning Commission recommends approval of the annexation with a Comprehensive Plan designation of Suburban Residential (Incorporated) SR, be zoned as Moderate Residential (R7), and be designated as “developing.”

### APPLICANT TESTIMONY

- ◆ Jeanne Morain. She talked about the history of the property. They spoke to different developers who could create a community that would pay tribute to the ancestors and leave a legacy for the family and land. She also talked to the neighbors to find out what they would like to see, which included a trail and low density that would allow for ample parking. She agrees with zoning the property as R7.

### TESTIMONY IN FAVOR – None

### TESTIMONY IN NEUTRAL

- ◆ Shauna Stroup Harrison. She is very familiar with this property. Her father-in-law developed Meadowview Drive. At that time, they were limited to half acre lots. The area is growing, and

properties are being annexed frequently. She is concerned about the traffic implementations. All the lots on Edna Barr Lane are over 7,000 sq. ft. She thinks R10 would be a better fit for this property to preserve the rural area. The housing crisis continues. As a realtor, they continue to get multiple offers on homes, regardless of price. A traffic report would be required if it was zoned R5. It would be short sided for them to not consider that the houses on Meadowview Drive are half acre. She requested Council strongly consider the size of the lots. People want more space. Well thought-out, larger lot developments, usually end up with a better resale value. Congratulations on more property coming into St. Helens.

Dimsho clarified that a Transportation Impact Analysis will be required as part of the subdivision development because of the size.

- ◆ Vicky Njust. She lives off Westboro Way. She made comments at the last meeting about possible egress on the Barr Avenue side. If that doesn't happen, she is very concerned about the impact to the existing community. They are inundated with traffic now and people are going very fast. She would not go any lower than R7. Is there a possibility for a Planned Community Development overlay allowing more than one house per lot?

Dimsho responded that they are mandated by the State to allow two dwellings on any residential lot. Vicky is most concerned about high density. She talked about the high volume and speed of traffic through there. It's not safe to walk along there. She asked about side-by-side parking versus tandem. Mayor Scholl confirmed that side-by-side parking is required.

Councilor Chilton asked if R7 is larger than R10? Dimsho said no. R7 is 7,000 sq. ft. minimum and R10 is 10,000 sq. ft. minimum.

- ◆ Larry Scott. He lives right there and has a drainage ditch that drains from that wetland. If they get a lot of snow and rain, the ditch fills up. It's gone over the road in the past. Is the ditch going to stay open? Are they going to put a culvert in? If so, he wants a big enough culvert, so it doesn't back up on him. He just wants to make sure the ditch stays clear.

City Planner Graichen said his property was developed in the 1990's. The City didn't have wetland protection rules at that time. They were just dealing with the State rules. The State let them put the road through, mitigate some of the wetland loss, and put the culverts in. Now the wetlands are rated as significant to the City. It's much more difficult to just do away with them now. They anticipate they will remain open so water can flow.

Larry expressed his concerns about drainage. Graichen said a drainage analysis will be an important part of the development. Larry is happy to keep the drainage ditch open.

## **TESTMONY IN OPPOSITION – None**

## **REBUTTAL**

- ◆ Jeanne Morain.
  - They did hire an expert in Oregon to find out what the best use of land was, which is where R7 came from.
  - They did apply to have the wetland registered with the State.
  - She appreciates the feedback about drainage. She will share that with the developer.
  - They accepted a buyer that had a 5-star rating. They understand topography, complications, and community. They want people to think of heritage and community contribution when they hear the Comstock name.
  - A traffic study will be done. She is aware that another road will not be put off Pittsburg Road. It will be through the existing side streets.

- They have put a lot of thought into this and the legacy that it will leave to the Comstock name.

**CLOSE PUBLIC HEARING – 7:12 p.m.**

Respectfully submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:

/s/ Kathy Payne  
Kathy Payne, City Recorder

/s/ Rick Scholl  
Rick Scholl, Mayor