



COUNCIL PUBLIC HEARING

Wednesday, April 06, 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
Jacob Graichen, City Planner
Jenny Dimsho, Associate Planner

OTHERS

Steve Toschi	Gerry Carnahan
Jennifer Pugsley	Andrew Niemi
Jane Garcia	Chase Berg
Ali Hasenkamp	Shawn Clark
Cory Englehardt	Dena Womack

OPEN PUBLIC HEARING – 6:33 p.m.

TOPIC

1. Planned Development (Zoning Overlay) at the current northern termini of N. 8th and 9th Streets lying north of Deer Island Road (North 8th Street LLC - Shawn Clark)

City Planner Graichen covered preliminary matters and presented the staff report, a copy of which is included in the archive packet for this meeting. There were no 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. Graichen reported that he has only seen one of these applications in his almost 14 years of working here. He emphasized that this is just for the overlay zone. It is not a subdivision application. Planning Commission approved the subdivision at their last meeting. The planned development allows them to retain the developable land with smaller lots. They're not even approaching the maximum density here. The developer must be careful to not create lots too small, because lot coverage limits still apply. The zoning of the property is predominately Mobile Home Residential, which resulted in a condition added by the Planning Commission that development in this overlay zone cannot preclude manufactured homes. Planning Commission recommended approval unanimously with that condition.

Councilor Topaz asked if the Fire District has reviewed the proposal. Graichen said they have an approved preliminary plat, but this is an overlay so they may not always have a development proposal at this time. The Fire Code requires homes be sprinkled when a subdivision gets to a certain size and there's only one

access point. They made sure that the cul-de-sac at the end meets the Fire District standards. This cul-de-sac does exceed standards and Planning Commission approved a Subdivision Variance to allow it. Councilor Topaz is worried about the hole that some of the lots are in. There will be problems getting people out if there's a fire or freezing temperatures. Graichen reminded him that is not part of the overlay Council is approving. Councilor Topaz asked if they need to be concerned with traffic getting in and out on a normal day. Graichen said that each lot should accommodate at least two parking spaces. The subdivision did require a traffic analysis, which showed there were no functional deficiencies. Councilor Topaz said there is underground water coming in. If you look across Highway 30, there is a lot of hydraulic sauce that's driving water into the ground. He assumes it's coming into the quarry. Were there any studies about underground subterranean water coming into the area? Graichen is not sure. The applicant's engineer is here and may be able to address it.

Mayor Scholl requested Councilor Topaz keep his questions on topic. This is for the zoning overlay and not the development.

APPLICANT TESTIMONY

- ◆ Andrew Niemi and Chase Berg, Lower Columbia Engineering. There was a much denser development proposed, which would have involved greater impacts to the onsite wetlands. The current proposal is scaled back with less impacts. There is still some impact to the wetlands, which they have already been successfully through a joint application process with the US Army Corps of Engineers and the Department of State Lands. The overlay zone is what allows the project to be feasible. They have tried to be deliberate about minimizing impact. Some of the concerns they heard from the public was regarding construction traffic on 8th and 9th streets. Someone proposed a potential construction route through the adjacent property owned by Columbia County. The County is open to discussing it further. In response to Councilor Topaz, they did have an extensive geotechnical study done. The primary reason for doing it was to make sure they were going to be properly hydrating the remaining wetlands. They have already done a stormwater analysis that manages the runoff from the new streets and ensure the wetlands remain healthy. In response to the question about street gradient, the current design limits slope to a maximum of 5%.

TESTIMONY IN FAVOR – None

TESTIMONY IN NEUTRAL – None

TESTIMONY IN OPPOSITION – None

CLOSE PUBLIC HEARING – 7 p.m.

Respectfully submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:

/s/ Kathy Payne

Kathy Payne, City Recorder

/s/ Rick Scholl

Rick Scholl, Mayor