



COUNCIL PUBLIC HEARING

Wednesday, December 04, 2024

APPROVED MINUTES

MEMBERS PRESENT

Mayor Rick Scholl
Council President Jessica Chilton
Councilor Russell Hubbard
Councilor Brandon Sundeen

MEMBERS ABSENT

Councilor Mark Gundersen

STAFF PRESENT

John Walsh, City Administrator
Kathy Payne, City Recorder
Lisa Scholl, Deputy City Recorder
Jacob Graichen, City Planner
Joe Hogue, Acting Police Chief

OTHERS

Roger
Catherine Ross

OPEN PUBLIC HEARING – 6:15 p.m.

TOPIC

- 1. ZA.1.24 - Amendments to the St. Helens Development Code in response to the City's 2019 Housing Needs Analysis to allow "cottage clusters," which are essentially multiple detached homes on a single property. These amendments are also in response to House Bill 4064 (2022) changing how cities can regulate manufactured homes and prefabricated structures, and House Bill 3395 (2023) adding single room occupancies (SROs) to the list of "needed housing" in the ORS and requiring local governments to allow them. Plus, some other related amendments.**

City Planner Jacob Graichen covered preliminary matters. There were no potential or actual conflicts of interest or bias in this matter. There were no objections from the audience for the Council to make a fair decision. Graichen went on to review the staff report, a copy of which is included in the archive packet for this meeting. A few highlights were:

- Explanation of multi-family dwelling units.
- State requires local governments to allow single-room occupancies.
- State requires local governments to allow single-wide manufactured homes and RVs, however they can be regulated to only manufactured home parks.
- State requires local governments to allow prefabricated homes on residential property.
- Reviewed zoning allowances for housing.

Staff and Planning Commission recommend approval.

PUBLIC COMMENT

- ◆ Catherine Ross. Addressed parking concerns for narrow streets. The apartments near her have very little parking, which already causes problems with vehicles parking on the street.

Graichen explained parking associated with multi-family dwelling units.

CLOSE PUBLIC HEARING – 6:47 p.m.

Respectfully submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:

/s/ Kathy Payne
Kathy Payne, City Recorder

/s/ Rick Scholl
Rick Scholl, Mayor