

SCAPPOOSE PLANNING COMMISSION  
CITY COUNCIL CHAMBERS LOCATED AT CITY HALL  
33568 EAST COLUMBIA AVE  
SCAPPOOSE, OREGON  
THURSDAY, APRIL 24, 2008

**CALL TO ORDER**

Chair Blocksom called the Scappoose Planning Commission meeting to order at 7:03 p.m.

**ROLL CALL**

The regular meeting of the Scappoose Planning Commission was held April 24, 2008 at 7:00 p.m. in the Council Chambers located at City Hall at 33568 East Columbia Avenue in Scappoose, Oregon with the following present:

**Planning Commission:**

<b>Bill Blocksom</b>	Chair
<b>Anne Frenz</b>	Commissioner
<b>Don Dackins</b>	Commissioner
<b>Chris Negelspace</b>	Commissioner
<b>Paul Shuman</b>	Commissioner
<b>Ron Cairns</b>	Commissioner

**Staff:**

<b>Brian Varricchione</b>	City Planner
<b>Susan Pentecost</b>	City Recorder

**Excused:** Vice Chair Torres and Commissioner Blank

**APPROVAL OF THE MINUTES**

Commissioner Shuman moved and Commissioner Dackins seconded the motion to approve the minutes from the March 27, 2008 Planning Commission minutes as amended. Motion passes (5-0). Commissioner Shuman, aye; Commissioner Dackins, aye; Commissioner Frenz, aye; Commissioner Negelspace, aye; and Commissioner Cairns. Chair Blocksom abstained.

**CITIZEN INPUT**

None

**NEW BUSINESS**

**DOCKET # SB1-08**

**Consideration of an application submitted by ZTEC Engineers, Inc. to subdivide Columbia County Assessor Map No. 3107CB-01900 to create 10 lots. The property is zoned Low Density Residential (R-1). The site is located on the northwest corner of Bird Road and Columbia Avenue.**

**Format: Limited Land Use Decision**

*Verbal and written testimony will be accepted*

Chair Blocksom opened the hearing at 7:06 p.m.

Chair Blocksom read the opening statement and guidelines for the hearing. There were no objections to the Commissioners hearing this matter. Commissioner Cairns explained he knows Brian Kangas but it won't affect his judgment. No other Commissioners had any issues regarding the matter. All Planning Commissioners are aware of where the site is located. He explained the Planning Commission's decision can be appealed to City Council.

City Planner Brian Varricchione read over the staff report. He explained staff is recommending approval.

Commissioner Negelspach asked with regard to the overhead power lines on Columbia Avenue is there a requirement to relocate those poles underground. City Planner Brian Varricchione replied the general practice of the City is any new infrastructure goes underground but the City hasn't required burial of existing transmission lines. He explained his suspicion is that the applicant will need to at least relocate the pole on the corner of Bird Road and Columbia Avenue because he thinks it will end up either in the street or the sidewalk. He explained that will be something that will need to be examined in more detail for the final design.

Commissioner Negelspach wanted to make a comment about the storm water. He explained even though the finding for the storm water indicates that we are meeting the requirements. He stated we might be meeting the requirements for the local standards but not the City of Portland code, he just wanted to make note of that. City Planner Brian Varricchione replied there is a proposed condition to provide a report that meets the City of Portland storm water manual. Commissioner Negelspach replied but the preliminary report doesn't meet that. City Planner Brian Varricchione replied that is correct.

Chair Blocksom asked how is the cut and fill going to be handled. City Planner Brian Varricchione replied the applicants grading plan does show filling the site in order to bring the elevation of the building pads high enough to provide positive drainage. He explained prior to authorizing construction for the final development the City would require both the erosion control permit from the State as well as a fill and grade permit from the City.

Brian Kangas, Scappoose, applicant asked that the Planning Commission would agree with staff in the recommendation for approval. He explained they look forward to building a nice subdivision and continue to enhance the City of Scappoose.

Erik Larson, engineer with ZTec Engineering, explained the storm water is probably one of the only issues that he has with the site. He stated he is not sure if the City of Scappoose has specific water quality standards in place at this time. City Planner Brian Varricchione replied our Public Works Design Standards basically refer to DEQ, we don't have our own merit standards *per se*. Chair Blocksom explained the main thing is to let them know that they need to work with the City Engineer and the City of Scappoose is following the City of Portland standards. Commissioner Negelspach explained he doesn't want to see us require the standard if we know we are not going to meet it. Mr. Larson feels Scappoose should not use the City of Portland as a standard in the condition, he would not say just do it like Portland. He feels he would do as you are in Scappoose. He feels Scappoose still needs to deal with your issues are and how are you going to address them.

There was discussion regarding the storm drain pipe from Tyler Street. The water goes into the wet lands.

Erik Larsen would like to have the storm water condition revised to state as required by the City Engineer; address the water quality, address water detention as required by the City Engineer. He explained it reads like the City is requiring detention.

City Planner Brian Varricchione explained there is an error on Page 10 that needs to be corrected. Under findings the last sentence should be deleted. (It had read “the conditions of approval require a drainage easement for the storm water facility.”)

Commissioner Cairns discussed the issue of the placement of the fire hydrants, which is after the subdivision. He explained with the location of the hydrant the fire department would be laying hose away from the subdivision not along the subdivision. He would like to see a hydrant placed on lot one of the subdivision. City Planner Brian Varricchione explained Erik Larsen, the City Engineer and the Fire Chief could possibly look at it during the engineering and figure out if there is a better location. He explained he spoke with Public Works and the water line is on the south side of Columbia Avenue the hydrant has a lead that can be disconnected and the Bird Road water line from that point in which case the hydrant would need to be reset somewhere else.

Erik Larsen asked about the developers recouping some of their costs for extending the water line. City Planner Brian Varricchione explained there are a couple of options: SDC credits, which is only applicable for projects that are within the City’s master plan or Advanced Funding/Finance Reimbursement, which could be set up with the City Council.

Chair Blocksom closed the hearing at 7:48 p.m.

Commissioner Negelspach feels condition number 2 should be amended. He feels the Planning Commission should strike the City of Portland storm water requirements but at least say per City Engineer requirements. Commissioner Frenz agrees.

Chair Blocksom feels the Planning Commission is putting what the applicant needs to do regarding the storm water issue in the engineer’s hands.

Chair Blocksom read the proposal: strike the first sentence of condition number 2. Should read: Provide storm water detention and treatment meeting the requirements of the City of Scappoose Public Works Design Standards and per City Engineer’s assessment.

Commissioner Dackins moved and Commissioner Shuman seconded the motion to approve Docket # SB1-08, Consideration of an application submitted by ZTEC Engineers, Inc. to subdivide Columbia County Assessor Map No. 3107CB-01900 to create 10 lots. The property is zoned Low Density Residential (R-1). The site is located on the northwest corner of Bird Road and Columbia Avenue with the amendments to condition number 2 as presented. Motion passes (6-0). Chair Blocksom, aye; Commissioner Shuman, aye; Commissioner Dackins, aye; Commissioner Frenz, aye; Commissioner Negelspach, aye; and Commissioner Cairns.

Chair Blocksom stated again the decision of the Planning Commission can be appealed to the City Council.

## **COMMUNICATIONS**

Calendar Check: next Planning Commission meeting will be May 8, 2008

### **Commission Comments**

Chair Blocksom addressed the issue of the half street improvement on Old Portland Road.

Commissioner Frenz asked about the lot on Columbia Avenue and West Lane. City Planner Brian Varricchione explained it is a commercial piece of land.

### **Staff Comments**

City Recorder Pentecost announced that the City is looking for a new member for the Budget Committee.

## **ADJOURN**

Chair Blocksom adjourned the Scappoose Planning Commission meeting at 8:23 p.m.

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Chair Blocksom

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Susan M Pentecost, City Recorder