

SCAPPOOSE PLANNING COMMISSION
SCAPPOOSE LIBRARY
52469 SE 2nd Street
THURSDAY, JANUARY 24, 2008

CALL TO ORDER

Chair Blocksom called the Scappoose Planning Commission meeting to order at 7:00 p.m.

ROLL CALL

The regular meeting of the Scappoose Planning Commission was held January 24, 2008 at 7:00 p.m. in the meeting room at the Scappoose Library located at 52469 SE 2nd Street in Scappoose, Oregon with the following present:

Planning Commission:

Bill Blocksom	Chair
Anne Frenz	Commissioner
Bill Blank	Commissioner
Don Dackins	Commissioner
Chris Negelspach	Commissioner

Staff:

Brian Varricchione	City Planner
Susan Pentecost	City Recorder

Mayor Burge was also present.

Excused: Vice Chair Raul Torres and Commissioner Paul Shuman

APPROVAL OF THE MINUTES

Commissioner Dackins moved and Commissioner Blank seconded the motion to approve the minutes from the January 10, 2008 Planning Commission minutes as amended. Motion passes (5-0). Chair Blocksom, aye; Commissioner Blank, aye; Commissioner Dackins, aye; Commissioner Frenz, aye and Commissioner Negelspach, aye.

CITIZEN INPUT

None

NEW BUSINESS

DOCKET # SDR7-07

Consideration of an application for Site Development Review (SDR 7-07) submitted by Rick Smith. The request is for review of a proposed 5,691 square foot daycare facility on the site of an existing residence. The site is located on the corner of JP West Road and 1st Street on property described as Columbia County Assessor Map # 3212CA-02000.

Format: Limited Land Use

Verbal testimony will not be accepted.

Chair Blocksom opened the hearing at 7:03 p.m.

Chair Blocksom read the opening statement and guidelines for the hearing. There were no objections to the Commissioners hearing this matter. No Commissioners had any issues regarding the matter. All Planning Commissioners are aware of where the site is located.

City Planner Brian Varricchione went over the staff report. He explained staff is recommending 17 conditions of approval. He explained they sent out public notice and it was published in the newspaper but staff has not received any written comments.

Chair Blocksom asked about the parking spaces. He stated the proposal the applicant has for the loading zone and the curved driveway going in and also the proposal for Kittleson is showing they have 13 parking spaces where the applicant shows 11. He stated there is one way in and the parking spaces are showing that you have to back in, also you are recommending that we put in those other two spaces however in his way of looking at it as far as loading and unloading children it would be better to have it like their loading zone is. So that you don't have any cars parked or any traffic in the area of loading or unloading. City Planner Brian Varricchione explained if you look in the traffic report that is prepared by Kittleson their assumptions and reasons for recommending that revised parking layout was that the parents are unlikely just to drop the kids off and drive away they are more likely to accompany them to the building and the other is they recommend back in stalls to improve the ability to see back in the drive aisle.

Commissioner Blank asked City Planner Brian Varricchione if he has heard from the Fire Department. City Planner Brian Varricchione replied he did not hear one way or another from the Fire District. Commissioner Blank explained at one time this house was on the Historical list but the previous owner went before the Planning Commission and Council and got it removed from the list.

Rick Smith, 55559 Fullerton Road, Warren, applicant explained the day care center will be just under 5,000 square feet. He explained originally the plans when they first bought the property were to restore the house but due to the cost he just couldn't do it.

Commissioner Blank asked about the amount of kids being dropped off versus the parents dropping them off.

Danielle Smith, Scappoose, explained she will have approximately 66 kids dropped off by parents and approx 23 kids dropped off by a bus.

Rick Smith said they'll do everything possible to please the neighbors and he feels what is being proposed is going to be a nice addition to the community. He explained this is for children and they are going to make it as safe as they can.

Commissioner Blank explained one of his main concerns is the traffic from the daycare blending in to the traffic on 1st Street. He felt he needed to do a traffic study himself. He went over his handout on the traffic study he did. He explained he was kind of overwhelmed by the number of vehicles going down the street. He expects the traffic on 1st and the traffic on JP West were people returning home. He explained there was almost double the increase of traffic in the morning and then again in the afternoon. He feels people come home, then they go out and go shopping and go out to other things

and then the traffic increases. He explained there was a period of time especially on first that it was just one car after another. His concern is there is a four way stop that isn't very far from the proposed day care and the traffic from the day care has to blend in to that. He is really concerned on the safety of that. He expects the traffic to increase. He explained it is the afternoon traffic when everything kind of doubles up that has him a little concerned. Rick Smith explained he actually did a little traffic count prior to when he found out he had to. He explained he feels with the improvements they are going to be doing on 1st Street that will help address the issue. He explained if he has to he will talk to the road department about putting slow signs up on both directions. He also talked about possibly bringing the school zone out a little further away from where it is now on 1st Street and JP West. Commissioner Blank asked if they have made an agreement with the Church across the street. Ms. Smith explained she has left a message and is waiting for the Pastor to call back. Rick Smith is hoping that maybe they can use the Church parking lot during the day and then the Church could use the daycare's parking lot on the weekends and the days they are not using it and evenings.

Chair Blocksom explained his concern is still the parking. He asked City Planner Brian Varricchione if the loading zone was left in would it be stipulated that they would have to make arrangements with the neighbor for additional parking or they have to put in the extra two spaces. He asked can it be done either way. City Planner Brian Varricchione replied staff does not recommend that. He explained staff recommends implementing the recommendations in the transportation report, which included both of those things; have all 13 spaces and have the staff park elsewhere.

Commissioner Frenz stated what you don't want is the parents parking in the Church parking lot and talking them across the street, that is what you don't want. Rick Smith replied we want the kids on the property. We don't want to be off loaded on the road or elsewhere.

Chair Blocksom asked about the width in the driveway. City Planner Brian Varricchione replied what they proposed is a 12 foot standard aisle width.

Commissioner Negelspach asked if there is a set curriculum that will be happening. Ms. Smith replied there will be preschool so there will be a set curriculum time for that. Commissioner Negelspach asked about parking for staff. Rick Smith explained they would like to keep as many people as possible off of 1st Street. He stated he really doesn't want the staff to park on 1st Street because there are enough people using 1st Street now and they don't want to add to that.

Rick Smith explained before he even considered buying that property he spoke with the Fire Chief and the Police Chief regarding safety issues. He explained they both felt there weren't any problems with traffic or life safety issues.

Commissioner Negelspach explained at the preschool/kindergarten that he takes his children to, it is a smaller facility then this, but usually there is only about a quarter to a third of the parents are there trying to drop their kids off at one time. He felt the loading zone would tend to facilitate drop-off and pick-up more than the two extra parking spaces, and that having traffic back up to the front door could cause safety problems for the children.

Commissioner Frenz feels the loading zone is a good idea.

Rick Smith explained he had a prebuilding meeting and they kind of went through what the City was

going to require them to do. He explained at that particular meeting they talked about street improvements and at that time there wasn't going to be any work that he was going to have to do JP West and now he has to redo JP West. He is wondering why he is asked to do this repair on this intersection now. City Planner Brian Varricchione replied he read what the City Engineer wrote. He explained he doesn't believe the City Engineer has evaluated the status or the condition of JP West Road. He explained if they are in good shape they will not need to be redone. Rick Smith replied if they were in poor shape he wouldn't be talking about it.

Rick Smith brought up the issue of the grease trap. He stated with the facility they are discussing it just seemed like that was just a fairly good size, it is the size he feels you put in a full commercial size business. He is curious why it is necessary for this site. Commissioner Negelspach explained his suggestion would be that the applicant show design calculations that meet the adequate size for the facility.

Rick Smith discussed the issue of street lighting; it is his understanding that he has to match what is on Columbia Avenue. He asked about deeding his light and his tree area back to the City or get in to a maintenance agreement with them. City Planner Brian Varricchione replied that is a standard condition of approval. He explained there is no room in the right-of-way for street trees so the street trees need to be in a street tree easement so they are protected. He explained similarly there may not be room for the street lights, there may be room, but if there isn't room, they'd need easements. It is difficult to say because the applicant's plans didn't show them.

Rick Smith explained where the hair salon is his property doesn't go all the way to the planting area, does he still maintain it? City Planner Brian Varricchione replied yes. Rick Smith talked about getting suitable plants that will be safe for the children.

Chair Blocksom closed the hearing at 8:02 p.m.

Chair Blocksom explained there are two discussions that concern him, one is the loading zone and the other is the grease trap. City Planner Brian Varricchione feels Commissioner Negelspach's suggestion about the grease trap is a good one and it could be worked on at the design stage. Chair Blocksom asked if 13 spaces are required can we give a reduction in parking. City Planner Brian Varricchione replied yes you can because it is in the Downtown Overlay. Chair Blocksom likes the 11 spaces with the loading zone. Commissioner Frenz agrees.

Commissioner Blank asked if they don't get the agreement for off street parking then this doesn't fly, right? City Planner Brian Varricchione replied correct.

Commissioner Blank expressed his concern regarding a lot of traffic coming down 1st Street. Commissioner Negelspach explained he feels some of the trips that exist are people picking up their kids from day care centers now.

Commissioner Dackins explained there may be congestion during the drop off and pick up time. He agrees with the loading zone.

Commissioner Frenz moved and Commissioner Dackins seconded the motion to allow the loading zone and the reduction of two parking spaces from 13 to 11. Motion passes (5-0). Chair Blocksom,

aye; Commissioner Blank, aye; Commissioner Dackins, aye; Commissioner Frenz, aye and Commissioner Negelspach, aye.

Chair Blocksom asked City Planner Brian Varricchione regarding the language for the grease trap interceptor. City Planner Brian Varricchione replied he doesn't have the exact language but it would state essentially rather than specify minimum volume just specify that the applicant demonstrates to the satisfaction of the City Engineer that grease is being removed.

Commissioner Negelspach discussed condition number 10 regarding the applicant entering into an agreement with a property owner regarding parking.

Commissioner Blank stated the City's Police Department doesn't seem to find a problem with this.

Commissioner Dackins moved and Commissioner Frenz seconded the motion that the Planning Commission approve Docket # SDR7-07 an application for Site Development Review (SDR 7-07) submitted by Rick Smith and amend condition number 4 is where the application will have the project engineer show what capacity is needed and subject to the previous motion with 11 spaces and loading zone. Motion passes (5-0). Chair Blocksom, aye; Commissioner Blank, aye; Commissioner Dackins, aye; Commissioner Frenz, aye and Commissioner Negelspach, aye.

Chair Blocksom explained the Planning Commission's decision can be appealed to the City Council.

COMMUNICATIONS

Calendar Check: City Planner Brian Varricchione explained there are no complete applications at this time. There may be a meeting on the 28th of February, not sure.

Staff Comments

City Planner Brian Varricchione explained Council held a hearing on Tuesday, January 22, 2008 on the application by Sierra Pacific to add in the new airport related comprehensive plan designation and the mixed use airport zone. He explained the Council is leaning towards approval and has directed staff to prepare findings for approval and essentially to clean up the ordinance prior to adoption so staff is currently working on that.

Mayor Burge explained he feels pretty much the ordinance creates the tool that the developer and the Port can go and look at it and work with the FAA. He explained if the Port says "no" one of the conditions would also be that there has to be access to be able to do residential with a hangar on it. He stated it is an interesting concept from the research he personally did.

ADJOURN

Chair Blocksom adjourned the Scappoose Planning Commission meeting at 8:32 p.m.

Chair Bill Blocksom

Susan M Pentecost, City Recorder