

SCAPPOOSE PLANNING COMMISSION
CITY COUNCIL CHAMBERS LOCATED AT CITY HALL
33568 EAST COLUMBIA AVE
SCAPPOOSE, OREGON
THURSDAY, MARCH 27, 2008

CALL TO ORDER

Vice Chair Torres 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 March 27, 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:

Raul Torres	Vice Chair
Anne Frenz	Commissioner
Bill Blank	Commissioner
Don Dackins	Commissioner
Chris Negelspach	Commissioner
Paul Shuman	Commissioner
Ron Cairns	Commissioner

Staff:

Brian Varricchione	City Planner
Susan Pentecost	City Recorder

Excused: Chair Blocksom

Vice Chair Torres welcomed the newest Planning Commissioner Ron Cairns. ~ Welcome Ron.

APPROVAL OF THE MINUTES

Commissioner Blank explained he did submit his own traffic study at that meeting for the record. City Recorder Pentecost will add that information in the minutes.

Commissioner Dackins moved and Commissioner Frenz seconded the motion to approve the minutes from the January 24, 2008 Planning Commission minutes as amended. Motion passes (4-0). Commissioner Blank, aye; Commissioner Dackins, aye; Commissioner Frenz, aye and Commissioner Negelspach, aye and Vice Chair Torres, Commissioner Shuman and Commissioner Cairns abstained.

CITIZEN INPUT

None

NEW BUSINESS

Street Name Change

Consideration of a request by the Scappoose City Council to rename the portion of NW 5th Street between JP West Road and Onna Way to “Captain Roger Kucera Way”. The affected street segment is within Scappoose Veterans Park.

Ron Urban, Scappoose, explained he is here as the Commander of Post 4362 of the Scappoose Veterans of Foreign Wars. He explained the Scappoose Veterans of Foreign Wars Post 4362 originally went before Scappoose City Council with a request to name the park Captain Roger Kucera Park. He stated after a contest the Council chose the name Scappoose Veterans Park. He explained they are here tonight in support of the street name change to Captain Roger Kucera Way.

City Planner Brian Varricchione explained this matter will be put in front of the City Council on April 7, 2008.

Commissioner Blank spoke in favor of this. He explained he use to work with Roger Kucera for a long time and he never said anything about his heroics during the war, he was a very modest man. He explained he feels we really need to be honoring our veterans.

Commissioner Negelspach also spoke in favor of this. He agrees with the fact that we should be honoring our veterans.

Commissioner Frenz has no problem with this.

Commissioner Shuman agrees with the proposal.

Commissioners Dackins and Cairns also agree.

Vice Chair Torres stated he personally thinks we don’t do enough for our veterans and he thinks this is a great way of honoring our veterans.

Commissioner Blank moved and Commissioner Shuman seconded the motion to forward the recommendation to City Council to rename the portion of NW 5th Street between JP West Road and Onna Way to “Captain Roger Kucera Way”. Motion passes (7-0). Vice Chair Torres; aye, Commissioner Blank, aye; Commissioner Dackins, aye; Commissioner Frenz, aye; Commissioner Shuman, aye; Commissioner Negelspach, aye and Commissioner Cairns, aye.

Docket SB4-07

An Application submitted by ELD Engineering to subdivide Columbia County Assessor Map No. 3212AD-06000 to create 9 lots. The property is zoned Manufactured Housing (MH). The site is located at 52525 North Road, between North Road and Kale Street.

Vice Chair Torres 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. He explained the Planning Commission's decision can be appealed to the City Council.

Vice Chair Torres opened the hearing.

City Planner Brian Varricchione read over the staff report. He explained there were two letters submitted from some of the neighbors expressing concern about traffic and the impact of the traffic, particularly pedestrians and the ability of two vehicles to pass each other. He explained this issue has been raised with the County Road Department and the City Engineer. He explained at the time construction permits were to be issued potentially there could be some attention paid to routing of the construction traffic to minimize the impact on the existing substandard street and North Road. So that will be something the City Engineer and the County Road Master would look at in the future.

Adam Beck, ELD Planners Engineers, applicant, explained everything looks pretty good to them. The one some what of an issue is condition number 6 proposed by staff. They would just like the option of being able to put the storm water facility in a tract or an easement. He feels they could put a fence around it and put enough language as far as easements to protect it and make sure it is always there and always accessible. He explained other than that everything else looks good.

Commissioner Blank asked Mr. Beck if he had any comments at all regarding the letters from the surrounding neighbors and their concerns about safety. Mr. Beck replied the main concerns seem to be safety on North Road and additional traffic. He explained Dunn Engineering did do the traffic report and staff did a good job of summarizing it, basically saying the concern is that all these houses would be taking North Road down to Columbia Avenue. He explained the conclusion that the traffic engineer came to was it would be a lot quicker through Kale Street to get to the City versus Columbia Avenue. He explained more cars from North Road that would normally travel down North Road could actually take Kale Street.

Commissioner Shuman asked Mr. Beck what is going to happen during construction when you have all the big trucks and the road is getting torn up, any way to mitigate using North Road. Mr. Beck replied yes, they said they would be more than open to it. He explained personally he hasn't run in to this before but he doesn't see a reason why the County Road Department and the City Public Works seemed to be able to come up with a schedule for trucks.

Commissioner Frenz explained if she lived on North Road she would be upset if there were big trucks bringing stuff in and it would be playing havoc with that road and being a danger to the neighborhood. If they could find a way not to use North Road it would be far better. Mr. Beck replied it has been talked about and they will be widening the road in front of the development.

The Planning Commission expressed concern regarding residents being concerned about safety on North Road.

Commissioner Frenz wants to make sure the road will be damp enough so it doesn't get dusty.

Mr. Beck stated it is an unfortunate situation where it is both a county right-of-way and a county road and it just doesn't seem to be built up to the typical county road standards. He stated the applicants are more than willing to work with everybody and definitely understand the problem and would do whatever they can to route trucks down Kale Street as soon as possible. He explained from their point of view it is definitely the quickest way to Highway 30.

Commissioner Cairns asked if by chance the trucks destroy the road who is liable for repairing it? City Planner Brian Varricchione explained the County Road Department would issue a permit to the contractors for the construction. He has not ever seen the permit that is issued by the County but he would not be surprised if there is some language in there requiring any repairs to at least to as good of condition as it was before.

Commissioner Shuman talked about the storm water issue. City Planner Brian Varricchione explained they recommend the storm water being in a "tract" versus easement so it would be owned in common by the homeowners association and maintained by them.

Commissioner Negelspach asked if there is a design standard to facilitate getting equipment in to the storm drain to maintain it. City Planner Brian Varricchione replied it would be maintained by the homeowners association. He explained there is nothing specifically called out in the standards for equipment getting in there, it would be a good engineering practice to provide for that.

Commissioner Negelspach explained he has seen these types of facilities before and they kind of get neglected. He feels maybe there should be a sign on the facility so people understand what it is.

Commissioner Blank discussed the issue of removing everything; the existing structure, old foundations, consolidated soils and abandoned septic systems. Mr. Beck replied as far as the building being removed completely he would need to check in to that. He explained it is pretty standard if there is septic it all gets taken out correctly.

Commissioner Negelspach asked the infiltration testing that was done and it looks like one of them was fairly close to the manhole number 2 but it is not really near the infiltration site. He asked if there was any thought about having a follow up test done where the infiltration is going to be. Mr. Beck replied it is up to the geotechnical engineer, he is the one who signs off on whether he thinks this facility is going to work or not. Commissioner Negelspach explained he would suggest testing be conducted prior to sign off of improvements. He would like to see some follow up testing.

Vice Chair Torres closed hearing at 7:53 p.m.

Vice Chair Torres asked Commissioner Negelspach if condition number 19 addresses his

concern. Commissioner Negelspach stated he would recommend a follow up test prior to sign off of improvement. City Planner Brian Varricchione explained the intent of that is to just put in print that the final design for any improvements would need to be in conformance with the recommended parameters with the geotech report. He explained considering that there are recommendations within that report for additional study he imagines that the city engineer would zero in on that during the final review.

The consensus of the Planning Commission is to stay with the language currently in condition number 6.

Commissioner Shuman asked City Planner Brian Varricchione if he is confident that the County would have the applicant make any repairs if North Road is damaged.

Commissioner Blank moved and Commissioner Shuman seconded the motion to approve an Application submitted by ELD Engineering to subdivide Columbia County Assessor Map No. 3212AD-06000 to create 9 lots. The property is zoned Manufactured Housing (MH). The site is located at 52525 North Road, between North Road and Kale Street. Motion passes (7-0). Vice Chair Torres; aye, Commissioner Blank, aye; Commissioner Dackins, aye; Commissioner Frenz, aye; Commissioner Shuman, aye; Commissioner Negelspach, aye and Commissioner Cairns, aye.

COMMUNICATIONS

Calendar Check: next Planning Commission meeting will be April 24, 2008

ADJOURN

Vice Chair Torres adjourned the Scappoose Planning Commission meeting at 8:12 p.m.

Vice Chair Torres

Susan M Pentecost, City Recorder