

CITY OF SCAPPOOSE  
PLANNING COMMISSION  
SCAPPOOSE, OREGON

THURSDAY, DECEMBER 10, 2009

**CALL TO ORDER**

Chair Negelspach 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 December 10, 2009 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>Chris Negelspach</b>	Chair
<b>Bill Blank</b>	Commissioner
<b>Don Dackins</b>	Commissioner
<b>Ron Cairns</b>	Commissioner
<b>Mike McGarry</b>	Commissioner

**Staff:**

<b>Brian Varricchione</b>	City Planner/Assistant City Engineer
<b>Susan Reeves</b>	City Recorder

**Excused:** Vice Chair Shuman, Commissioner Torres and Commissioner Frenz

**CITIZEN INPUT**

None

**NEW BUSINESS**

**Discussion of Comprehensive Plan and Utility Master Plans**

**In preparation for long-range planning efforts, staff will brief the Planning Commission on the content and publication dates of various master plans and utility maps. The Planning Commission will begin to outline an update schedule for future discussion with the City Council.**

City Planner Brian Varricchione went over each long range planning documents.

**Comprehensive Plan ~ adopted 1991, with multiple updates since.** He explained this is what was used to outline the City's future. Generally it has a 20 year time frame so we are kind of nearing the end of its useful life. It includes an inventory of the City's land use and utilities and it reflects the input from public participation. He explained this is meant to be the blueprint by which the City develops and is used to ultimately lead to the comprehensive plan map which then

leads to the zoning designations for the various areas.

Chair Negelspach asked City Planner Brian Varricchione if he could explain who might have done the last one, was it done in house or did we hire consultants.

City Planner Brian Varricchione replied all of these have been done by consultants, also involving staff.

City Planner Brian Varricchione explained looking at the table of contents there is an inventory, then it talks about what the land use was, it talks about the economy, utilities and public services, parks and recreation, natural features, streams, slope hazards and then it has different sections on each of the utilities. There is one all about transportation, one about sewer, one about water and one about different kinds of land uses, goals and policies for commercial land or residential land and different kinds of residential land. This is kind of the overall guide for the City's development and then the development code is supposed to be written in such a way that it is consistent with this. So the comprehensive plan lays out the general policies and the development code goes in to much more detail about how you achieve those.

City Planner Brian Varricchione stated some of the amendments that have occurred have been adoption of various appendices. Many which are in the stack he has with him tonight and this is the more detailed master plans; for instance the transportation system plan from 1997 that was prepared by David Evans and Associates and it goes in to much more detail about transportation than the comprehensive plan does and there are even appendices to this.

### **Transportation System Plan ~ December 1997**

### **Rail Corridor Study ~ October 2002**

City Planner Brian Varricchione explained the rail corridor study was done in 2002 by Kittelson and Associates and HDR. He explained this was a partnership exercise with the City, the County, ODOT Highway Division, ODOT Rail Division and Portland and Western Railroad as well as various representatives from the community and the goal of this way to lay out how will the City be able to manage its various railroad crossing and do it in a way that is predetermined. So this helped lay the foundation for the upgrades at the Crown Zellerbach Road/Scappoose Vernonia Highway that intersection and part of what this document there was an agreement basically the railroad said okay you can keep as many intersection as you have in 2002 so if you want to open a new crossing you have to close a crossing at another location. He explained the project that will done at Havlik Drive will require the City to close the Santosh crossing. The railroad doesn't want any more crossing because they view them as a safety hazard. He explained that is mostly what this is about. There is a lot of technical information in there and some preliminary design. This helped with the design for Havlik Drive and 2<sup>nd</sup> Street. He explained a lot of this was in response to the ethanol plant.

City Planner Brian Varricchione explained the transportation plan and all the other master plans part of all they do is a more detailed assessment of what infrastructure does the City have now,

what infrastructure do we need to accommodate future growth that is anticipated by the Comprehensive Plan. It identifies the deficiencies and then lays out a list of projects that will accommodate that future growth. He explained each of the master plans has a variety of maps in it that depict what the Cities system was at that time and then another map with all the various projects shown on there and numbered. It is kind of classified generally into time frames. He explained the common theme that he has observed is the City doesn't have the money to implement most of them so very few of the projects regardless of what the timeframe was supposed have been able to be achieved on schedule. It just takes a long time to get the money to do the project. Sometimes they are done by developers who may want to develop in a new area of town so they extend the sewer line or upgrade something.

#### **Wastewater Master Plan ~ June 1998**

City Planner Brian Varricchione explained KCM also prepared the wastewater master plan.

#### **Water Master Plan ~ 1997**

City Planner Brian Varricchione explained Economic and Engineering Services, Inc. prepared the water master plan.

#### **Wastewater Master Plan update ~ 2002**

City Planner Brian Varricchione explained Lee Engineering, which is now PACE Engineering prepared the wastewater master plan update.

#### **Stormwater Master Plan ~ November 1998**

City Planner Brian Varricchione explained the Stormwater master plan was prepared by KCM. He would say this master plan has had the fewest things done, actually constructed and completed.

#### **Parks Master Plan ~ February 1997**

City Planner Brian Varricchione explained the parks master plan was prepared by Don Gainer and Associates.

#### **Parks & Rec Master Plan update ~ 2002**

City Planner Brian Varricchione explained the parks and recreation master plan update was prepared by Cida.

City Planner Brian Varricchione explained the main point he was trying to make in his memo when he outlined all these dates is that it has really been quite some time since these plans were done. Some of them have had minor updates.

Commissioner Blank stated there have been some others that are not on that list that we have done over the years. He explained one was an assessment for capacity in business and community development which was prepared by Rural Development Initiatives. He asked what happened to the ad hoc economic analysis committee.

City Planner Brian Varricchione explained tentatively there will be an Economic Analysis committee meeting on January 26, 2010 at 6:00 p.m.

There was discussion on the dike and the issue of being required to have flood insurance.

Chair Negelspach stated based on the date of the studies that have been done have you Brian kind of outlined what you would like to see happening in kind of a step by step process?

City Planner Brian Varricchione replied no. He replied he has a couple of ideas for instance as he said he thinks the assessment that is being done right now as part of the economic committee that will kind of be a useful tool as far as where do we stand and where do we go. He explained also he knows the State provides the opportunity to review and comment on old transportation plans and they would give you a document that states what parts are good and what parts need updating either because of population growth or the laws may have changed about what needs to be in those. He explained in terms of sequence there are two ways you could do it. One you could update all the master plans and then fold all that information in to the comprehensive plan or update the comprehensive plan first with at least the general information then go in to more detail second for each of the various master plans.

Chair Negelspach explained in his mind the comprehensive plan kind of sets the tone. City Planner Brian Varricchione replied it is the visioning document for the community.

Chair Negelspach handed out a memo that outlines a potential sequence. He stated he should have deleted where it talks about the funding source. He discussed the RARE program and he handed out some examples on how they have helped the City of St. Helens and Columbia County Parks and Recreation Department.

Chair Negelspach asked if there was a business that increased the flow of water and sewer would that be a problem for us. City Planner Brian Varricchione if there was an industrial user that was a very high water user and sanitary sewer discharger that could run into some problems for the City especially in the sewer mains, the main sewer interceptor that runs down Columbia Avenue to the plant. It is fine for now but if all the sudden the volumes went up significantly it may run into capacity problems and need upgrades.

City Planner Brian Varricchione can draft a memo and at the next Planning Commission meeting present it to all the Planning Commissioners just to make sure it says what you all what it to send, then after that the Planning Commission can forward it to Council.

Commissioner Blank suggested Council looking over the memo and possibly wanting to add something to the list.

## **COMMUNICATIONS**

Calendar Check: next Planning Commission meeting will be January 14, 2010

### **Comments**

Happy Holidays!!

## **ADJOURNMENT**

Chair Negelspach Shuman adjourned the Planning Commission meeting at 8:18 p.m.

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Chair Chris Negelspach

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Susan M. Reeves, CMC  
City Recorder