

CITY OF SCAPPOOSE  
PLANNING COMMISSION  
SCAPPOOSE, OREGON  
THURSDAY, JANUARY 8, 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 January 8, 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 Blocksom</b>	Commissioner
<b>Anne Frenz</b>	Commissioner
<b>Bill Blank</b>	Commissioner
<b>Don Dackins</b>	Commissioner
<b>Ron Cairns</b>	Commissioner

**Staff:**

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

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

**APPROVAL OF MINUTES**

Commissioner Blocksom moved and Commissioner Blank seconded the motion to approve the minutes from the September 25, 2008 Planning Commission meeting. Motion approved (4-0). Commissioner Blocksom, aye; Commissioner Frenz, aye; Commissioner Blank, aye and Commissioner Cairns, aye. Chair Negelspach and Commissioner Dackins abstained.

Commissioner Frenz moved and Commissioner Dackins seconded the motion to approve the minutes from the October 23, 2008 Planning Commission meeting as amended. Motion approved (3-0). Chair Negelspach, aye; Commissioner Dackins, aye and Commissioner Frenz, aye. Commissioner Blocksom, Commissioner Blank and Commissioner Cairns abstained.

**CITIZEN INPUT**

None

**NEW BUSINESS**

**DOCKET # HO16-08**

**Consideration of an application for a Type II Home Occupation Permit (HO16-08). Joy Dickerson has requested a Type II Home Occupation permit to authorize a hair salon business within a residence. The site is located at 52800 NE 2<sup>nd</sup> Street, on property described as Columbia County Assessor Map No. 3212-AB-00114.**

**Format: Quasi-Judicial Land Use Public Hearing**

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

Chair Negelspach 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 the two different types of home occupations. He explained there were three letters that were submitted by members of the public. Exhibit 4 was in the packet and Exhibits 5 and 6 are before you this evening.

Commissioner Blank explained he does know Mrs. Urban who submitted a letter. He has met her before but it has nothing to do with this application.

Joy Dickerson, 52800 NE 2nd Street, Scappoose, is the applicant. She explained in regards to some of the concerns this is really more of just a hair studio. She previously owned a salon in Scappoose for about two and a half years. She was unable to fill it and the lease got a little expensive. She stated as far as traffic she feels about two or three times a week she will probably see about 2 clients a day. She explained it is not a "Walk in" salon. She will be seeing friends, family and clients. She explained they did install a backflow device. She stated there won't be a large amount of traffic that will hinder any one.

Chair Negelspach asked Ms. Dickerson if she will be encouraging her clients to park in her driveway. Ms. Dickerson replied yes, she already does that.

Chair Negelspach asked Ms. Dickerson about a sign. Ms. Dickerson replied she doesn't plan on having a sign.

Commissioner Blank asked Ms. Dickerson about harmful chemicals. Ms. Dickerson replied she doesn't have any harmful chemicals. She won't be doing nails and that is where you would need more ventilation.

Commissioner Blank asked Ms. Dickerson what her hours of operation are. Ms. Dickerson replied she generally starts around 9 or 10 a.m. maybe even 12 and ends around 6 or 7 p.m.

Chair Negelspach closed the hearing at 7:27 p.m.

Commissioner Blocksom stated he read the three letters received. He feels all of them have some legitimacy to complain; however it has nothing to do with the home business. He explained it seems like all the complaints are outside of the Planning Commission's jurisdiction over a Type II home business. He stated after reading the staff report he feels they have met all the criteria for a home business. He doesn't feel it will create any hardships on anyone. He doesn't have a problem with the application.

Chair Negelspach explained the only point that he found in any of the comments the City has received was the one about there being rules in the Homeowners Association (HOA) but he didn't see any evidence to support that there were such rules and regulations. City Planner Brian Varricchione replied the City can't take those in to consideration.

Commissioner Blocksom moved and Commissioner Dackins seconded the motion to approve an application for a Type II Home Occupation Permit (HO16-08). Joy Dickerson has requested a Type II Home Occupation permit to authorize a hair salon business within a residence. The site is located at 52800 NE 2<sup>nd</sup> Street, on property described as Columbia County Assessor Map No. 3212-AB-00114. Motion approved (6-0). Chair Negelspach, aye; Commissioner Dackins, aye; Commissioner Blocksom, aye; Commissioner Frenz, aye; Commissioner Blank, aye and Commissioner Cairns, aye.

## **COMMUNICATIONS**

Calendar Check: next Planning Commission meeting will be January 22, 2009

### **Planning Commission Comments**

There was a brief discussion on the street trees and sidewalks along Highway 30. There will be a discussion on that issue at the next Planning Commission meeting.

Chair Negelspach asked if City Planner Brian Varricchione could email the tree list to the Planning Commission.

### **Staff Comments**

City Recorder Reeves reminded everyone to fill out their SEI forms. She explained we are still looking for one Planning Commissioner for the City Charter Review Committee.

Chair Negelspach wanted to let the City do they did an admirable job, considering the equipment they have, keeping the main roads cleared.

Commissioner Frenz wished they would have plowed one street on the East side to get out to Highway 30 like Maple.

City Recorder Reeves explained at the last Council meeting City Manager Hanken and Police Chief Greisen discussed that they learned a lot regarding the snow. We haven't had a snow fall like that for a long time. She explained the City does have two snow plows but we share with the Port of St. Helens and the Fire District.

## **ADJOURN**

Chair Negelspach adjourned the Scappoose Planning Commission meeting at 7:50 p.m.

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Chair Negelspach

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Susan M. Reeves, CMC  
City Recorder