

CITY OF SCAPPOOSE
PLANNING COMMISSION
SCAPPOOSE, OREGON
THURSDAY, MARCH 26, 2009

CALL TO ORDER

Vice Chair Shuman 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 26, 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:

Paul Shuman	Vice Chair
Don Dackins	Commissioner
Bill Blocksom	Commissioner
Raul Torres	Commissioner
Bill Blank	Commissioner
Ron Cairns	Commissioner

Staff:

Brian Varricchione	City Planner
Susan Reeves	City Recorder

Excused: Chair Negelspach & Commissioner Frenz

APPROVAL OF MINUTES

January 8, 2009 & January 22, 2009

Commissioner Blocksom moved and Commissioner Dackins seconded the motion to approve the minutes from the January 8, 2009 & January 22, 2009 Planning Commission meeting as amended. Motion passes (6-0). Vice Chair Shuman, aye; Commissioner Blank, aye; Commissioner Dackins, aye; Commissioner Blocksom, aye; Commissioner Torres and Commissioner Cairns, aye.

CITIZEN INPUT

None

NEW BUSINESS

5.1 DOCKET # HO2-09

Consideration of an application for a Type II Home Occupation Permit (HO2-09). Jennifer Hanson has requested a Type II Home Occupation permit to authorize an artisan craft business within a residence. The site is located at 52387 NE 14th Street, on property described as Columbia County Assessor Map No. 3107-CA-00142.

FORMAT: QUASI-JUDICIAL LAND USE

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

Vice Chair Shuman opened the hearing at 7:05 p.m.

City Planner Brian Varricchione read over the staff report. He noted that staff is recommending approval and that neighbors sent two letters supporting the application.

Jennifer Hanson, applicant, explained she is an artist who is creating art out of recycled materials. She explained to the Planning Commission if they turn to the back page of the packet it shows some of her work.

Vice Chair Shuman asked Jennifer Hansen if she will be selling out of her home much. Jennifer Hansen replied she doesn't want to sell at all out of her home but once in a while she gets a customer at home.

Vice Chair Shuman closed the hearing at 7:12 p.m.

Commissioner Blank stated the neighbors are in favor of it and he doesn't see where it is going to affect anybody.

Commissioner Torres asked City Planner Brian Varricchione if the business expands or enlarges more would she have to go to a commercial site. City Planner Brian Varricchione replied yes if she gets above 6 customers a day then she would have to find a commercial site.

Commissioner Blocksom moved and Commissioner Torres seconded the motion to approve an application for a Type II Home Occupation Permit (HO2-09) from Jennifer Hanson to authorize an artisan craft business within a residence. The site is located at 52387 NE 14th Street, on property described as Columbia County Assessor Map No. 3107-CA-00142. Motion passes (6-0). Vice Chair Shuman, aye; Commissioner Blank, aye; Commissioner Dackins, aye; Commissioner Blocksom, aye; Commissioner Torres and Commissioner Cairns, aye.

5.2 Potential updates to the Development Code

City Planner Brian Varricchione explained to implement any changes to the development code it has to go through a Legislative Hearing process so the Planning Commission makes a recommendation to the City Council and then the City Council adopts any amendments to the municipal code. He explained his thoughts would be rather than just having staff work on things blindly, he put something in front of the Planning Commission to get a feel for what the Planning Commission would like to change in the development code then do up a work plan and present that to City Council.

Commissioner Torres asked if it can be put in the code to do a review every two years; do a minor review of the code to see where we are at. City Planner Brian Varricchione explained that isn't something that necessarily needs to be written in the code but it could certainly be the practice of the Planning Commission.

City Planner Brian Varricchione would like to get some sense of how ambitious the Planning Commission is feeling because there are different levels of effort that can be done.

City Planner Brian Varricchione spoke in regards to the TGM Grant and the Stimulus money.

Commissioner Torres stated to City Planner Brian Varricchione based on the schedule you have, can we hold it off until July or August. City Planner Brian Varricchione replied yes. He explained the other thing that is up in the air is the level of State Grant money.

City Planner Brian Varricchione explained unfortunately all this stuff is pretty slow but if there are specific things that the Planning Commission says we need this fixed right, pulling together a minor amendment isn't really that big of a deal.

Commissioner Blocksom explained maybe some of the items that we don't necessarily need to hire a contractor to look at that we could go ahead to put on our agenda to take care of now and check a few of those off.

Commissioner Blocksom suggested City Planner Brian Varricchione telling the Planning Commission which ones he feels we could handle in house.

City Planner Brian Varricchione explained what he could do is come up with a list of things that we want to tackle now, bring that to the Planning Commission, make any changes, present that to Council and that will probably take two months.

Commissioner Torres replied at the same time we are doing the short list can we look at the long term as far as how we want to proceed once we have that or at least City Planner Brian Varricchione's time line that works best for him. City Planner Brian Varricchione replied making lists and starting to brainstorm a little bit about the things we might put in for grant funding but in terms of actually doing the work and reviewing that would actually have to be deferred until summer.

Commissioner Torres asked City Planner Brian Varricchione is that the direction you need from us is to go ahead and make a short list for the next Commission meeting. City Planner Brian Varricchione replied he is not sure when the next meeting will be because no one has applied for anything. Commissioner Torres replied that is another thing is if we don't have a meeting next month we better put this in order now so if the meeting isn't until the following month we are two months out already and all the sudden we are in June.

City Planner Brian Varricchione explained he feels he has received adequate direction from the Planning Commission.

COMMUNICATIONS

Calendar Check: next Planning Commission meeting will be April 23, 2009

Planning Commission Comments

Happy Birthday (tomorrow) Commissioner Bill Blocksom.

Commissioner Torres asked City Planner Brian Varricchione regarding funding the City received for Havlik Drive. What exactly does that cover; are they just raising the railroad and is there any pavement. City Planner Brian Varricchione replied there will be some pavement and the railroad will be raised. He explained it will build the extension to Havlik Drive and a small area of 2nd Street but it is not going to connect anywhere.

City Planner Brian Varricchione gave an update on Veterans Park.

Commissioner Blocksom asked City Planner Brian Varricchione to give an update on the City maps. City Planner Brian Varricchione explained the consulting team presented discussion to Council on how they took our existing data and turned it in to the electronic maps and discussed some of the potential for efficiencies that will bring for staff and for the public.

ADJOURNMENT

Vice Chair Shuman adjourned the Planning Commission meeting at 8:08 p.m.

Vice Chair Shuman

Susan M. Reeves, CMC
City Recorder