

CITY OF SCAPPOOSE  
PLANNING COMMISSION  
SCAPPOOSE, OREGON  
THURSDAY, SEPTEMBER 24, 2009  
AT 7:15 P.M.

**CALL TO ORDER**

Vice Chair Shuman called the Scappoose Planning Commission meeting to order at 7:15 p.m.

**ROLL CALL**

The regular meeting of the Scappoose Planning Commission was held September 24, 2009 at 7:15 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>Paul Shuman</b>	Vice Chair
<b>Don Dackins</b>	Commissioner
<b>Anne Frenz</b>	Commissioner
<b>Bill Blank</b>	Commissioner
<b>Ron Cairns</b>	Commissioner
<b>Mike McGarry</b>	Commissioner

**Staff:**

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

**Excused:** Chair Negelspach and Commissioner Torres

**APPROVAL OF MINUTES JULY 9, 2009**

Commissioner Blank moved and Commissioner Cairns seconded the motion to approve the July 9, 2009 Planning Commission meeting minutes. Motion passes. (6-0). Vice Chair Shuman, aye; Commissioner Dackins, aye; Commissioner Frenz, aye; Commissioner Blank, aye; Commissioner Cairns, aye and Commissioner McGarry, aye.

**APPROVAL OF MINUTES AUGUST 13, 2009**

Commissioner Frenz moved and Commissioner Dackins seconded the motion to approve the July 9, 2009 Planning Commission meeting minutes. Motion passes. (6-0). Vice Chair Shuman, aye; Commissioner Dackins, aye; Commissioner Frenz, aye; Commissioner Blank, aye; Commissioner Cairns, aye and Commissioner McGarry, aye.

**CITIZEN INPUT**

None

## **NEW BUSINESS**

### **Potential updates to the Development Code**

City Planner Brian Varricchione explained at some prior meetings we've discussed the idea of updating the code since it really hasn't been looked at that closely for a while. We had two groups of types of information to look at. He explained the first group is items we feel we can work on at the staff level and don't need outside assistance with. He gave an overview of the memo provided in the packet for tonight's meeting. He explained in terms of the floodplain regulations what you have in front of you, he shared the whole document and he knows it is kind of lengthy but it includes our current regulations as they stand and then it has a bunch of comments in there that were given to us by a staff person from FEMA. He explained approximately every five years FEMA comes around to communities that are part of the flood insurance program and asked for a bunch of information, almost like an audit. He explained as part of that, FEMA compared our code to a model code that they have and they identified a few spots that they felt could use some amendments. He explained what he was hoping to get from the Planning Commission is your reaction and if you have any comments on what FEMA said or comments on what you noticed over the years about the floodplain regulations or just questions you may have. He can take notes and make some more edits in the future and bring it back to the Planning Commission for their consideration.

City Planner Brian Varricchione showed the Planning Commission one of the floodplain maps. He discussed the issue of the dike needing to be certified. He explained the process when someone comes in and wants to build a house in the floodplain.

City Planner Brian Varricchione explained regarding fill in the floodplain basically we require that if somebody brings in some quantity of fill that is in the floodplain they have to remove an equal quantity somewhere else so that overall the storage capacity is not reduced. He explained there are a lot of definitions that are specific to the National Flood Insurance Program. He stated some of the comments, in his opinion, that FEMA gave us it is useful to do it to make sure that certain words are defined properly. He explained from a practical standpoint it is not really going to have a whole lot of difference on how we actual implement it. He stated the core of what we have is in very good shape. FEMA just suggested some changes based on experience they have elsewhere. He explained he also has some other materials that he wants to incorporate into this. He explained there is particular language that if you have an existing house and you do an addition, what does that mean. He explained if you are doing an addition off to the side of your house, the addition needs to built to the floodplain regulations. (That is if the house is old and doesn't meet today's standards already). He explained there are rules if you are just adding a second story and not changing the footprint. He wants to make sure some of that gets captured in the municipal code because right now it is not in there.

City Planner Brian Varricchione explained under 17.84.040 where FEMA suggested deleting the community recreation uses such as bicycle and pedestrian paths or athletic fields or parks excluding structures; he would like to seek some clarification on that.

City Planner Brian Varricchione explained in his view of what FEMA gave us it is kind of clean

up. He didn't catch anything that would significantly change how we operate. He is not sure that we will implement everything that FEMA has suggested.

Commissioner Blank stated one of the things he would like to see is to make sure "going green" options are incorporated in our code. City Planner Brian Varricchione replied he thought that was one of the areas that the Planning Commission would want to consider. He explained that is one of the areas that if a consultant would get hired that they could help us out where they could bring some examples from other communities.

City Planner Brian Varricchione explained we are going to ask for \$25,000 or \$30,000 from a state grant for a consultant and they could do a lot of work for that. Whatever they propose and whatever we do at the staff level there will be the development of the language, editing and clarifying and then we will take it through the formal adoption process. Once there is some sort of recommended language, schedule a Planning Commission hearings and City Council hearings to update the code. That part alone can take several months. He would like to give people the opportunity to look at it beforehand.

Commissioner Blank discussed the issue of there being a lot of kids in the Steinfeld West area and he is glad that there is a green space there. City Planner Brian Varricchione explained that is a Planned Development, they have special regulations just for them and there is a requirement in our code that says each Planned Developments shall have open space, it doesn't say how much. He doesn't know what the number is but he is going to propose a percentage.

There was a discussion on cars parking on narrow streets.

Commissioner Blank stated he is a little concerned with the dike issue. He explained he has heard from people who would like to see more walking trails, paths or sidewalks and people who would like to see more areas that are safer for bicyclist.

Commissioner Frenz stated as far as sidewalks they aren't always the best for walking because the sidewalk has all the driveway cuts and sometimes it is difficult to walk on them. Some people choose to walk on the street.

## **COMMUNICATIONS**

Calendar Check ~ Next meeting October 22, 2009

### **Commission Comments**

Welcome the newest Planning Commissioner Mike McGarry.

Commissioner Blank explained the Farmer's Market will be held through October, weather permitting.

### **Staff Comments**

City Planner Brian Varricchione discussed all the construction that is going on at the elementary school. He stated the RFP has gone out for the Veterans Park sidewalk and bathroom. He explained the Havlik Drive project will be starting the street construction in October.

### **Adjournment**

Vice Chair Shuman adjourned the Planning Commission meeting at 8:34 p.m.

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Vice Chair Paul Shuman

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Susan M. Reeves, CMC  
City Recorder