



SCAPPOOSE PLANNING COMMISSION
Council Chambers at City Hall
33568 E. Columbia Avenue
THURSDAY, JANUARY 14, 2010 at 7:00 p.m.

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 14, 2010 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:

Chris Negelspach	Chair
Paul Shuman	Vice Chair
Don Dackins	Commissioner
Anne Frenz	Commissioner

Staff:

Brian Varricchione	City Planner
Susan Reeves	City Recorder

Excused: Commissioner Torres, Commissioner Blank, Commissioner Cairns and Commissioner McGarry

APPROVAL OF MINUTES ~ November 12, 2009, November 19, 2009 and December 10, 2009

Commissioner Dackins moved and Commissioner Frenz seconded the motion to approve the November 12, 2009 Planning Commission meeting minutes. Motion passed (4-0). Chair Negelspach, aye; Vice Chair Shuman, aye; Commissioner Dackins, aye and Commissioner Frenz, aye.

Commissioner Frenz moved and Vice Chair Shuman seconded the motion to approve the November 19, 2009 Planning Commission meeting minutes as amended. Motion passed (4-0). Chair Negelspach, aye; Vice Chair Shuman, aye; Commissioner Dackins, aye and Commissioner Frenz, aye.

Commissioner Dackins moved and Commissioner Frenz seconded the motion to approve the December 10, 2009 Planning Commission meeting minutes as amended. Motion passed (4-0). Chair Negelspach, aye; Vice Chair Shuman, aye; Commissioner Dackins, aye and Commissioner Frenz, aye.

CITIZEN INPUT

None

NEW BUSINESS

DOCKET # DCTA1-09

The City is proposing amendments to the City's floodplain regulations that are required by state and federal law. These revisions would amend Chapter 17.84 of the Development Code but would not change the floodplain maps at this time.

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. He explained the Planning Commission will make recommendation to City Council on this application.

Chair Negelspach opened the hearing at 7:05 p.m.

City Planner Brian Varricchione read over the staff report. He explained the City is a member of the National Flood Insurance Program (NFIP). This is a program ran by FEMA, the Federal Emergency Management Agency. Since the City participates in this program property owners here are able to obtain flood insurance. If the City did not participate the property owners would not be able to get flood insurance. He explained one of the requirements of being in this program is that the City's regulations for floodplain management, floodplain development need to meet minimum standards. He explained the last major review of the City's floodplain regulations was a number of years ago so FEMA staff reviewed our code recently and identified a number of areas where the City's standards did not meet their minimum standards so the City has to update its code in order to comply with those Federal standards. What is proposed in this packet is a series of updates to the City's floodplain regulations. He explained most of the changes that are proposed are relatively minor. FEMA has a lot of clean up to the definitions, there are a number of terms that were defined but they were used nowhere in the chapter so there is no point in defining them therefore the definitions have been proposed for deletion. There are some terminology changes; we use the phrase travel trailer. FEMA didn't like that definition; they use the recreational vehicle. He explained the City use to have certain exemptions and that has changed. The regulations on manufactured homes in the floodplain have been updated. The City land use code used to require 12" elevation above the floodplain elevation; the State Building Code requires 18" elevation for manufactured homes. So the proposed changes here would mirror that and require 18" so that both sets of regulations are consistent with each other. He explained staff is proposing a new diagram to make it easier to interpret. He explained overall the way that the City manages the floodplain really is not changing in a significant manner. He explained in his view overall this is housekeeping clean up. FEMA has their preferred way of seeing these codes written and ours was written somewhat differently so they are requiring changes to portions of our code. Overall the way that we do business would not be changed in result of this application. He explained we did receive one letter from the Smith family and the Planning Commission does have a copy before them this evening. He explained the plan would be for Planning Commission to make a recommendation to City Council. City Council would review this application at their meeting on February 1, 2010 and go from there. He explained

unfortunately it is one of these situations where the City does not have a whole lot of choice in the matter. FEMA said if you don't pass these changes you will be removed from the Nation Flood Insurance Program and your residents will no longer be able to get flood insurance.

Richard Niece, Scappoose, explained he lives on Creekview and is wondering what the City will do to help property owners who have land erosion from the creek.

City Planner Brian Varricchione replied there would be a number of permits but the City doesn't really have the capacity to do the permits on your behalf. He explained right now Scappoose is working with Scappoose Bay Watershed Council to try to get some grant money to work up some designs to help property owners who have that situation, but right now that is a process that is still in the works.

Debbie Smith, Creekview Place, Scappoose, submitted the letter to the Planning Commission. She explained over the last 13 years they have lost several feet of property.

Jim Poppenhagen, Evergreen Way, explained before they purchased property they were told it wasn't in the floodplain and since then they have received a letter stating it is in the floodplain. Now he has been told it is in the floodplain and he is wondering if he has to raise the house up, etc. City Planner Brian Varricchione explained the regulations don't apply retroactively. If you were to do an addition to your house then FEMA says you have to elevate it.

Pat Rankin, Rogers Way, explained she has always thought it would be nice to have a walking path along the creek. She would love to volunteer to make this happen.

Jeff Smith, Creekview Place, explained he wanted to know the language that is changed is all required by FEMA or is there something extra in there that protects the City. City Planner Brian Varricchione replied all the language came from FEMA and from the State Department of Land Conservation and Development.

Chair Negelspach closed for deliberation at 7:38 p.m.

Chair Negelspach asked if we have in recent years had new development that has created a lot of impervious area near the creek perhaps be required to detain storm water runoff. City Planner Brian Varricchione replied Columbia River View Estates has a detention pond then it discharges into a little creek and then it goes into Scappoose Creek.

Vice Chair Shuman moved and Commissioner Dackins seconded the motion to approve Docket # DCTA1-09 to be moved to Scappoose City Council. Motion passed (4-0). Chair Negelspach, aye; Vice Chair Shuman, aye; Commissioner Dackins, aye and Commissioner Frenz.

OLD BUSINESS

Draft memo to City Council about long-range planning.

Chair Negelspach had one comment regarding the memorandum. He feels it really captures the essence of what the Planning Commission is trying to do.

Vice Chair Shuman moved and Commissioner Frenz seconded the motion to approve the draft memo that will be submitted to City Council in regards to comprehensive plan and master plan updates. Motion passed (4-0). Chair Negelspach, aye; Vice Chair Shuman, aye; Commissioner Dackins, aye and Commissioner Frenz.

COMMUNICATIONS

Calendar Check ~ not sure of meeting date in February. Currently there have not been an applications submitted

Commission Comments

Commissioner Frenz spoke in reference to the creek changing as a natural event.

There was a discussion on gray water, storm water concerns and gravel driveways or driveways with two strips of concrete.

Chair Negelspach expressed his appreciation for the City Holiday Function.

Staff Comments

City Planner Brian Varricchione explained houses are being built at the Dutch Canyon Estates on Old Portland Road. He explained there are a total of 42 lots. They are building 6 now and have 10 permits waiting for approval.

The next Ad-hoc Economic Opportunity Analysis Committee meeting will be Tuesday, January 26, 2010 at 6:00 p.m.

Adjournment

Chair Negelspach adjourned the meeting at 8:15 p.m.

Chair Negelspach

Attest:

Susan M Reeves, CMC, City Recorder