



SCAPPOOSE PLANNING COMMISSION
Council Chambers at City Hall
33568 E. Columbia Avenue

THURSDAY, APRIL 28, 2011 at 7:00 p.m.

CALL TO ORDER

Commissioner Blank 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 April 28, 2011 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:

Bill Blank	Commissioner
Don Dackins	Commissioner
Anne Frenz	Commissioner
Ron Cairns	Commissioner
Mike McGarry	Commissioner

Staff:

Brian Varricchione	City Planner
Susan Reeves	City Recorder

Press: none

Excused: Chair Negelspach, Vice Chair Shuman and Commissioner Kulp

APPROVAL OF MINUTES ~ March 24, 2011

Commissioner Dackins moved and Commissioner McGarry seconded the motion to approve the Planning Commission meeting minutes from March 24, 2011 as amended. Motion passed (5-0). Commissioner Blank, aye; Commissioner Dackins, aye; Commissioner Frenz, aye; Commissioner Cairns, aye and Commissioner McGarry, aye.

CITIZEN INPUT

None

NEW BUSINESS

DOCKET # SDR1-11

Consideration of an application for Site Development Review (SDR1-11) submitted by Toby Harris of Fultano's Pizza. The request is for review of a proposed 5,320 square foot restaurant on SE 2nd Street. The site is located near the northwest corner of SE 2nd Street & SE Havlik Drive, on property described as Columbia County Assessor Map # 3213-DB-00202.

Format: Limited Land Use

Commissioner Blank 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's decision can be appealed to the City Council.

Commissioner Blank opened the hearing at 7:05 p.m.

City Planner Brian Varricchione read over the staff report. He explained in the letter received from ODOT they discussed the issue that the proposed placement of the structure is within the Havlik Drive slope easement and while the slope easement does not prohibit construction, it will require that the applicant perform adequate engineering to demonstrate that there won't be any slope instability caused by the construction. Staff proposes a condition of approval that would require that coordination with ODOT and the City Engineer. He explained the proposed conditions of approval are on pages 16 and 17 of the staff report.

Toby Harris, Clatskanie, Oregon is the applicant. He thanked the Planning Commission for having him here this evening. He explained they have looked at Scappoose for some time and thought it was a great town and a great place for them to expand. He explained this would be number 7 Fultano's restaurant and they locate them in smaller towns and Scappoose just seems like a great place for them to expand to. He explained City Planner Brian Varricchione has been very helpful in helping them locate here and they appreciate his help very much. He stated they are excited to be here and excited to be a part of this community and attribute to what they do here.

Commissioner Blank stated he understands he has a shared agreement for the entryway, street access for their location. He asked is that something that has been done.

Toby Harris replied the shared agreement for access from 2nd Street is in their easements.

Commissioner Blank asked Toby Harris if he agrees with the conditions of approval.

Toby Harris replied he doesn't see any issues with any of the conditions of approval. He stated the only thing that might be a little tricky is the ODOT easement. He doesn't know what is going to be involved in that engineering but that is a requirement to be addressed and they will obviously address it.

Commissioner Cairns asked when they plan on being open?

Toby Harris replied they would really like to be open by December of this year.

City Planner Brian Varricchione explained the only thing he will add on the ODOT coordination is he knows Mr. Harris' designer has started contacting ODOT already to just figure out exactly what they might be looking for in terms of documentation. He explained the main concern at this point is just

knowing how much detail they want though ultimately it is feasible.

Commissioner Blank closed the hearing at 7:22 p.m.

Commissioner Dackins moved and Commissioner McGarry seconded the motion to approve an application for Site Development Review (SDR1-11) submitted by Toby Harris of Fultano's Pizza, described as Columbia County Assessor Map # 3213-DB-00202 subject to the conditions of approval. Motion passed (5-0). Commissioner Blank, aye; Commissioner Dackins, aye; Commissioner Frenz, aye; Commissioner Cairns, aye and Commissioner McGarry, aye.

DOCKET # SDR4-11

Consideration of an application for Site Development Review (SDR4-11) submitted by Fred Meyer Stores, Inc. The request is for review of a proposed 43- by 58-foot canopy expansion to accommodate four additional fuel dispensers (8 vehicle fueling positions). The site is located on the northwest corner of SW Havlik Drive and Highway 30 at 51501 Columbia River Highway, on property described as Columbia County Assessor Map # 3213-CA-01002.

Format: Limited Land Use

Commissioner Blank 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's decision can be appealed to the City Council.

Commissioner Blank opened the hearing at 7:24 p.m.

City Planner Brian Varricchione went over the staff report. He explained this site is actually composed of two separate parcels; the Fred Meyer store is on one very large parcel and the fuel station is on a smaller parcel. The proposed additional canopy to shelter the new fuel station actually would straddle the existing property lines so that poses some challenges under the building codes. So the applicant previously applied to staff and they have approved a property line adjustment which would make it such that the entirety of the fuel station will be one parcel. He explained this site has an excess of parking so parking will not be a problem. He explained the applicant has not proposed any changes to the locations of the existing driveways. He explained staff and ODOT expressed their concerns with the applicant about the easternmost driveway on Havlik Drive. The applicant has gone back and reviewed that and what they have proposed is a revised site plan and that is Exhibit 12 in the staff report. He explained what it would do is take that eastern driveway and make it a one way, right turn entrance only into the facility. He explained the conditions of approval that staff is recommending are found on page 15.

Commissioner Cairns explained the driveway issues worried him even before he read this report.

City Planner Brian Varricchione explained he believes the applicant's primary motivation for adding fuel pumps is to relieve congestion.

Commissioner Blank talked about in the staff report it is mentioned that the Planning Commission has an option here of maybe requiring additional plantings or more trees, replacement trees. He asked if so

and if we really need to do that he asked City Planner Brian Varricchione if he has any recommendations where they would do that.

City Planner Brian Varricchione replied not particularly. He explained the applicant is not proposing any changes to perimeter landscaping. There are some street trees on Havlik Drive and other vegetation on Highway 30 and that would remain in place. He explained the applicant is proposing to remove four trees within the parking lot itself which are currently within traffic aisles. The applicant is going to plant two back so it is a net loss of two trees. He explained there is no direct requirement for a specific number of trees within a parking lot. The City just requires that no more than 90% of the overall lot be impervious area and in this case the applicant satisfies the requirement.

Bob McNeill, Senior Planner with Barghausen Consulting Engineers, they did the civil and site plans on this project working with City Planner Brian Varricchione and ODOT staff. He explained the staff report was very complete and thorough. He explained the landscaping plan that is in the staff report is based on the original plan. He explained there is a possibility their architect can put an extra tree assuming it is all right with their client. He explained the standard lighting fixtures that are used on the Fred Meyer fuel canopies are recessed into the canopy and focused downward. He stated the additional pumps and lanes are done so with the intent of minimizing any internal circulation problems especially in connection with the Havlik driveway. He explained they are working with ODOT and City Staff on the driveway issues and traffic issues.

Commissioner McGarry discussed the issue of the straight parking spots.

Bob McNeill replied he thinks the small number of 90 degree spaces will certainly minimize the problem.

Commissioner Blank explained he read somewhere that Fred Meyer was going to put in electric charging stations in some of their locations. He asked is there a plan for that as well and if so where would you place them.

Jim Coomes with Fred Meyer, 3800 SE 22nd Ave, Portland, Oregon explained that is true, they are going to do that at some stores. They have looked at a number of sites and initially they are going to install the charging stations at between 4 and 8 Fred Meyer stores. They are going to try to put the charging stations as close to the entry was as they can.

Commissioner Blank asked about the trees being replaced and if there is any problem with that.

Bob McNeill replied no, if you make that a condition they wouldn't have a problem with that.

Commissioner Blank asked Bob McNeill if he has a problem with any of the other conditions of approval.

Bob McNeill replied no.

Commissioner Blank closed the hearing for deliberation at 7:54 p.m.

Commissioner Cairns stated if we are going to add trees he would say two trees.

Commissioner Dackins stated he feels the trees are a good point.

Commissioner Cairns moved and Commissioner Frenz seconded the motion to approve Docket # SDR4-11 an application for Site Development Review (SDR4-11) submitted by Fred Meyer Stores, Inc. The request is for review of a proposed 43- by 58-foot canopy expansion to accommodate four additional fuel dispensers (8 vehicle fueling positions) with the conditions of approval plus adding two trees. Motion passed (5-0). Commissioner Blank, aye; Commissioner Dackins, aye; Commissioner Frenz, aye; Commissioner Cairns, aye and Commissioner McGarry, aye.

COMMUNICATIONS

Calendar Check ~ Next meeting will be May 26, 2011.

Gregory Demeaux, Scappoose, asked if anybody can give him an update as to the proposal of the new skate park that was going to be designed and located somewhere in Scappoose.

City Recorder Susan Reeves handed Mr. Demeaux City Manager Hanken's business card and explained that he would be the best person to contact.

Commission Comments

Commissioner Frenz talked about last week when the train stopped and blocked the crossings. The only crossing opened was Crown Zellerbach.

Commissioner Blank explained on the 30th of April is the annual Spring Clean up Day ~ the local site will be at the Scappoose High School.

Commissioner Blank explained the Scappoose Farmers Market will be starting up on May 21st.

Staff Comments

City Planner Brian Varricchione reminded the Planning Commission that May 6, 2011 at 2:00 p.m. is the ribbon cutting ceremony for the Havlik Drive and SE 2nd Street and starting sometime on Monday May 9, 2011 you can actually drive through there.

ADJOURNMENT

Commissioner Blank adjourned the meeting at 8:14 p.m.

Commissioner Bill Blank

Susan M Reeves, CMC
City Recorder