



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

THURSDAY, AUGUST 11, 2011 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 August 11, 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:

Chris Negelspach	Chair
Bill Blank	Commissioner
Don Dackins	Commissioner
Anne Frenz	Commissioner
Ron Cairns	Commissioner
Mike McGarry	Commissioner
Carmen Kulp	Commissioner

Staff:

Brian Varricchione	City Planner
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Also present is: Barbara Hayden, Alternate Planning Commissioner

Excused: City Recorder Susan Reeves

Election of Planning Commission Chair and Vice Chair

Commissioner Blank moved to recommend nominating Chris Negelspach as Chair, Commissioner Ron Cairns seconded the motion. Motion passed (7-0). Chair Negelspach, aye; Commissioner Blank, aye; Commissioner Dackins, aye; Commissioner Frenz, aye; Commissioner Cairns, aye; Commissioner McGarry, aye and Commissioner Kulp, aye.

Commissioner Blank moved to recommend nominating Ron Cairns as Vice Chair, Commissioner Mike McGarry seconded the motion. Motion passed (7-0). Chair Negelspach, aye; Commissioner Blank, aye; Commissioner Dackins, aye; Commissioner Frenz, aye; Commissioner Cairns, aye; Commissioner McGarry, aye and Commissioner Kulp, aye.

APPROVAL OF MINUTES ~ June 9, 2011

Commissioner Dackins moved and Vice Chair Cairns seconded the motion to approve the Planning Commission meeting minutes from June 9, 2011. Motion passed (7-0). Chair Negelspach, aye; Vice Chair Cairns, aye; Commissioner Blank, aye; Commissioner Dackins, aye; Commissioner Frenz, aye; Commissioner McGarry, aye and Commissioner Kulp, aye.

CITIZEN INPUT

None

NEW BUSINESS

6.1 DOCKET # DCTA1-11

Consideration of an application by the City of Scappoose to amend the Development Code to grant authority to the City Planner to decide most applications for public land tree removal while retaining Planning Commission authority over some applications, and to update the approval criteria and procedural requirements for public land tree removal applications.

Format: Legislative Land Use Public Hearing

Verbal and written testimony will be accepted.

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 a recommendation to the City Council on this application.

Chair Negelspach opened the hearing.

City Planner Brian Varricchione went over the staff report. He explained as stated on the agenda this is an application by the City of Scappoose to amend the Development Code. This is in response to discussion by Planning Commissioners at prior meetings as well as feedback from members of the public who found the current rules for public land tree removal somewhat challenging to negotiate and a little bit confusing. He explained additionally there was displeasure expressed at the fact that every application had to come to the Planning Commission. He explained what is before the Planning Commission this evening for the Planning Commission to review and make a recommendation to the City Council is an amended code which would essentially break the applications into two different categories. One being the sort of the high profile one for public discussion and this would continue to have the Planning Commission as the decision authority that classification would be for timber harvesting on publically designated recreational land, and then everything else would be decided by the City planner. He explained in both instances there would be public notice mailed out and opportunities for comment. He explained for the Planning Commission applications, comments could be verbal or written, whereas for the planner applications all testimony would need to be in writing. He explained in addition to that change this would also update and clarify the approval criteria.

Commissioner Blank stated this looks good and he has covered the issue.

Chair Negelspach stated he noticed DLCD didn't have any comments on this. He asked City Planner Brian Varricchione if DLCD acknowledged receipt of it.

City Planner Brian Varricchione replied he did speak with our local rep and she acknowledged that she saw it.

Chair Negelspach explained one of the things he noticed under Policies for Natural Factors and Local Resources we have a finding to require mitigation on most approvals. He explained he knows there is further clarification on mitigation standards but we don't actually put a time frame on this.

City Planner Brian Varricchione replied that is correct. He asked Chair Negelspach if he has one in mind.

Chair Negelspach replied he would like to recommend that we put a 12 month time frame on the required mitigation. He stated another comment on the General Provision 17.140.031 ~ for all permits other than timber harvesting and clearing the applicant shall grind stumps and surface roots at least six inches below grade. He asked if the City intends to really do that and what was required in the past.

City Planner Brian Varricchione replied no, that was not required in the past.

Vice Chair Cairns stated being on the Fire Department he has been on two calls where kids have hit their bikes go over the stumps so he likes that requirement.

City Planner Brian Varricchione replied just as a comment as a variation you could consider grinding required if it is within so many feet of the road or sidewalk.

Chair Negelspach asked if there are any proponents or opponents. There were none.

Commissioner Blank asked if the recommendation for the stump grinding was something that he also pulled out from other Cities' policies.

City Planner Brian Varricchione replied most of that section he thinks he got from the City of Milwaukie.

Chair Negelspach closed the hearing for deliberation.

Chair Negelspach asked how the Planning Commission wants to address the language about the stump grinding portion of this.

Vice Chair Cairns replied so many feet from a sidewalk or a play area.

Commissioner Blank feels it would be very hard to determine each scenario he thinks they would be better off just leaving the language as is.

Commissioner McGarry asked should the wording be changed to removing rather than grinding because what if someone wants to remove it themselves.

City Planner Brian Varricchione replied that is a good point.

Commissioner Blank replied it could just say grind or remove.

Chair Negelspace asked City Planner Brian Varricchione what section of the code would they insert the time frame for the mitigating standard to be met.

City Planner Brian Varricchione replied he would actually add it just above the sentence about grinding the stumps, in that letter B just append to that within 1 year of approval.

Commissioner Blank moved and Commissioner Dackins seconded the motion to recommend to City Council an application by the City of Scappoose to amend the Development Code to grant authority to the City Planner to decide most applications for public land tree removal while retaining Planning Commission authority over some applications, and to update the approval criteria and procedural requirements for public land tree removal applications, as amended. Motion passed (7-0). Chair Negelspace, aye; Vice Chair Cairns, aye; Commissioner Blank, aye; Commissioner Dackins, aye; Commissioner Frenz, aye; Commissioner McGarry, aye and Commissioner Kulp, aye.

6.2 DOCKET # SDR5-11

Consideration of an application for Site Development Review submitted by Baysinger Partners Architecture PC. The request is for review of a proposed 19,514 square foot retail store to be owned and operated by Goodwill Industries. The site is located on the southwest corner of SE 2nd Street and SE Frederick Street, on property described as Columbia County Assessor Map # 3213-AC-03400.

Format: Limited Land Use Decision

The comment period has closed. No additional public testimony will be accepted.

Chair Negelspace read the opening statement and guidelines for the hearing. There were no objections to the Commissioners hearing this matter. Chair Negelspace explained he has ex parte contact in this project in that he has assisted on the design throughout the project. So based on the City's Attorney advice he is going to step down. No other Commissioners had any issues regarding the matter. He explained the Planning Commission's decision can be appealed to the City Council.

City Planner Brian Varricchione explained since Chair Negelspace is stepping down and Commissioner Hayden is here she can sit with the rest of the Planning Commission.

Vice Chair Cairns asked for staff presentation.

City Planner Brian Varricchione explained this is an application for site development review. Goodwill Industries is the proposed property owner and the applicant in this case is Baysinger Partners Architecture. He explained the site is located on the southwest corner of SE 2nd Street and SE Frederick Street. He explained the proposal is for a store which would be 19,514 square feet. Based on the approval criteria in the code staff is recommending approval. He went over some of the highlights in the staff report. He explained since there are residences and an assisted living center close to the site the fact that those are non-similar uses does require landscape buffering and screening. He explained they are recommending a condition of approval for very minor amendments to the landscaping to add one larger tree in the northwest corner and then to move one of the street trees that was too close to the street light location. He explained the lighting fixtures that they proposed on the side of the building closest to the houses are such that they are shielded so they won't be like a spotlight and plus there will be the required vegetation that should help.

City Planner Brian Varricchione explained staff did mail out notice and published notice in the newspaper but they did not receive any written comments or any phone calls.

Commissioner Blank discussed the issue for the diversion of the stormwater. He asked City Planner Brian Varricchione about the location of where the water bleeds off.

City Planner Brian Varricchione replied the proposal was to run that line behind the sidewalk from the site to the nearest catch basin. He explained in the conditions of approval it states that any portion that does cross private property, which it does, they would need to make sure they obtain appropriate easements before they cross the line.

Commissioner Hayden asked about on page 18 of the criteria it states “All parking areas which contain over 5 require spaces shall be provided with 1 handicap parking spaces. She stated she noticed on the plan there is only 4. She asked if that is going to meet ADA requirement.

City Planner Brian Varricchione replied yes it will. He explained the statement that if you have more than 5 you need 1 ADA, it doesn't mean you need 1 ADA for every 5. He thinks up to 100 spaces you need 4 ADA spaces.

Commissioner Hayden asked in the process of this operation are there going to be clothes washed at this location or will the clothes go to another location to have that done and then come back.

City Planner Brian Varricchione replied he is not familiar with that so he will defer that to the applicant.

Jennifer Rinkus, Baysiner Partners Architecture, 1006 SE Grand Avenue, Suite 300, Portland and Seth GaRey, Cardno WRG, Civil Engineer, 5415 SW Westgate Drive, Suite 100, Portland, introduced themselves. Jennifer Rinkus explained they are here to give a quick overview of some of the key points of the proposal.

Jennifer Rinkus explained the proposed site plan includes a retail building that would be owned and occupied by Goodwill Industries. She explained when the trucks are at the site they will not be idling, which helps reduce noise, as well as exhaust and it also preserves fuel.

Vice Chair Cairns express his concern with foot traffic going on the path right in front of the loading dock doors. He inquired whether there would be signage to warn the pedestrians.

Jennifer Rinkus replied they have thought about that and ideally they wouldn't like to have the path cross that way but it is the shortest route and they felt it was the safest route. If they were to move the path south of that entrance drive it would have to cross multiple lanes of the vehicular traffic. She explained typically it is found that truck drivers are a little more aware of their surroundings because they are driving big trailers and are professional drivers. She explained the crossing will be striped and very noticeable.

Seth GaRey explained as City Planner Brian Varricchione mentioned they will be adding the striping to the entrances to make it clear which way in and out is. He explained you will notice for fire access to the site they added bigger radiuses on the landscape aisle. He went over the storm water plan. He explained as part of the conditions they are going to be required to detain anything they discharge to the south line in order to not make those lines go over capacity.

Jennifer Rinkus explained the landscaping concept plan is something they definitely spent a lot of time on because they appreciate that they abut against an existing residential development to the north of them. She explained Goodwill is a community business; it is based on donations from local communities, they want to fit with the community and they want to support the community, so it was important that the store fit into the area that it goes into. She gave an overview of all the different items that will be planted on the site. She explained Goodwill will provide bike racks, benches and trash receptacles. She explained the project would create a very high quality pedestrian oriented retail store. She explained this store alone will create between 40 and 50 new jobs. She explained things are not washed at this facility. Things are spot cleaned or steam cleaned if they need to but there is no washing machine.

Commissioner Dackins inquired how many trucks come to the site.

Jennifer Rinkus replied 2 to 3 per day, usually during business hours, not at midnight or 4:00 a.m.

Commissioner Blank inquired whether they concurred with the conditions of approval and Jennifer Rinkus replied that they did.

Commissioner Hayden asked if they had planned any crosswalks from the parking lot to the building. Jennifer Rinkus stated that they had not. Commissioner Hayden commented that crosswalks would be useful near the donation area so it wouldn't be a safety issue. Jennifer Rinkus said they could look into adding some striping.

Commissioner Hayden expressed concerns about inadequate ADA parking.

Commissioner Blank asked if they can require more ADA parking.

City Planner Brian Varricchione replied that he would not recommend it since there is no code requirement.

Vice Chair Cairns closed the hearing for deliberation.

Vice Chair Cairns stated he likes the sign for pedestrians by the loading docks.

Commissioner Blank replied he agrees.

Commissioner Dackins moved and Commissioner Frenz seconded the motion that the Planning Commission approve application for Site Development Review submitted by Baysinger Partners Architecture PC, with an additional condition of approval regarding Caution signage on the pedestrian path near the truck loading dock.

Commissioner McGarry would like see them add two to four more disabled parking spaces. Commissioners Blank and Dackins agreed.

Motion passed (7-0). Vice Chair Cairns, aye; Commissioner Blank, aye; Commissioner Dackins, aye; Commissioner Frenz, aye; Commissioner McGarry, aye; Commissioner Kulp, aye and Commissioner Hayden, aye.

COMMUNICATIONS

Calendar Check ~ September 8, 2011

Commission Comments

Commissioner Blank stated it was a good meeting. Vice Chair Cairns stepping up was probably a little quicker than he thought.

Commissioner Blank explained Saturday August 13 is the Car show in Heritage Park and then the Saturday Market will be from 9:00 a.m. to 4:00 p.m. Also the Wheels and Wings will be on Sunday at the airport.

There was discussion on the proposed fountain in Heritage Park and the issue being trying to get the designer working with someone who can actually build the design to his specifications.

Commissioner Blank talked about the City of Scappoose donating \$3,000.00 for new banners along Highway 30. He stated hopefully before the end of the year you will be seeing banners from Scappoose to Clatskanie.

Staff Comments

City Planner Brian Varricchione gave the Planning Commission an update on the UGB proposal that is at the County level.

ADJOURNMENT

Chair Negelspach adjourned the meeting at 8:49 p.m.

Chair Negelspach

Minutes typed by:

Susan M Reeves, CMC
City Recorder