



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

THURSDAY, MARCH 24, 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 March 24, 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
Don Dackins	Commissioner
Ron Cairns	Commissioner
Mike McGarry	Commissioner
Carmen Kulp	Commissioner

Staff:

Brian Varricchione	City Planner
Susan Reeves	City Recorder

Press: none

Excused: Vice Chair Shuman, Commissioner Blank and Commissioner Frenz

APPROVAL OF MINUTES ~ January 27, 2011

Commissioner Dackins moved and Commissioner McGarry seconded the motion to approve the Planning Commission meeting minutes from January 27, 2011. Motion passed (5-0). Chair Negelspach, aye; Commissioner Dackins, aye; Commissioner Cairns, aye; Commissioner McGarry, aye and Commissioner Kulp, aye.

CITIZEN INPUT

None

NEW BUSINESS

DOCKET # SDR2-11

Consideration of an application for Site Development Review (SDR2-11) submitted by Les Schwab Tire Centers. The request is for review of a proposed 10,511 square foot tire center 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-00200 & 3213-DB-00300.

Format: Limited Land Use

Chair Negelspach read the opening statement and guidelines for the hearing. There were no objections to the Commissioners hearing this matter. No Commissioner had any issues regarding the matter. All Planning Commissioners are aware of where the site is located. He explained the Planning Commission's decision can be appealed to the City Council.

City Planner Brian Varricchione read over the staff report. The staff report explains that the applicant has requested approval for Site Development for a 10,511 square foot tire center with six service bays. He explained before the Planning Commission this evening is an application for site development review for a Les Schwab Tire Center. He gave a little background on the site. The property on the northwest corner of Havlik Drive and SE 2nd Street has been approved for a three lot minor partition and the partition has not yet been recorded but is in the process of being recorded so Les Schwab would purchase one of those lots. Staff is proposing nine conditions of approval to ensure that the final development does conform to all the provisions of the development code.

Chair Negelspach asked City Planner Brian Varricchione regarding the partition plat. He stated so these will become legal lots then?

City Planner Brian Varricchione replied that is correct.

Chair Negelspach asked about in terms of development standards this lot will be have to meet all the code requirements as a standalone property.

City Planner Brian Varricchione replied yes, that is correct. He explained the site plans were drawn up as if the partition plat had already finalized.

Chair Negelspach asked about the property to their east is that going to be a future parking lot.

City Planner Brian Varricchione stated if you turn to Exhibit 5 it shows the three properties as they have been proposed by the property owner.

Commissioner Dackins talked about on the east side, there's not enough room to back a car up.

Chair Negelspach asked City Planner Brian Varricchione to explain what the concept was for

stormwater treatment, if there have been any discussions about that.

City Planner Brian Varricchione explained this area has a storm water master plan that was designed several years ago.

Commissioner Kulp wanted to clarify that the parcels have not been divided yet?

City Planner Brian Varricchione replied correct.

Commissioner Kulp asked what if there is a snag in the process.

City Planner Brian Varricchione replied they are just going through the final review right now. The County Surveyor has approved them and they are just waiting for the final review from the City Engineer. He would anticipate that those would be recorded in a couple of weeks but if not, this development could proceed. It could hamper further development of the other parcels that are proposed.

Commissioner McGarry asked if there is adequate access and egress for semi trucks and fire apparatus.

City Planner Brian Varricchione explained what was conveyed to staff during their meetings with the applicant was this location was primarily intended for cars. He referred to the letter from Fire Chief Greisen.

Chair Negelspach asked about Exhibit 8, the access for Les Schwab is a 24 foot driveway on 2nd Street and then coming west into their site they don't show a curb line along the parcel boundary and so is there some intent to have that be open to the property to the north?

City Planner Brian Varricchione replied yes. The Grabhorn's who own that property spoke with him this week and they plan on sharing a driveway.

Chair Negelspach asked about some of the storm water runoff being directed onto 2nd Street. Is there some policy about that being treated?

City Planner Brian Varricchione replied we would need to look at that as part of the final design.

Chair Negelspach explained he wanted to just make sure that there will be a sidewalk connection from 2nd street to the front door, an ADA route.

City Planner Brian Varricchione replied yes, that is a requirement of the Building Code.

Commissioner Dackins asked what is proposed to the east.

City Planner Brian Varricchione replied he is not sure what the property owner has in mind.

Chair Negelspach asked if the applicant would like to come before the Planning Commission.

Mike Oxman, 20900 Cooley Road, Bend, Oregon. He explained he is a real estate manager for Les Schwab. He explained they are looking forward to coming to Scappoose. They are hoping to open up the tire center late in the fall. He responded to what is going to happen to the property to the east. He explained they have an agreement with the owner and developer, seller of the property. They are going to try to use it as shared parking on overflow days but at the present time he is not sure what the plans are for the property further south. He talked about stormwater and explained if you go to the north access by 2nd Street there is a drain out there to collect the water. He explained they are confident that the plat will be fine in time. He stated they are pretty confident that they can turn a fire engine around on their property, likewise with trucks. He explained they have full service stores and retail stores and they are proposing this one to be a retail store.

Chair Negelspach asked at this time do we have any staff response.

City Planner Brian Varricchione replied he doesn't have any further comments.

Chair Negelspach closed the hearing at 7:40 p.m. for deliberation.

Commissioner Dackins stated he is not sure about the parking on the south side.

Chair Negelspach replied maybe City Planner Brian Varricchione can clarify that.

City Planner Brian Varricchione replied the access drive along the south property line is proposed to be 24 feet wide which is the City's minimum standard for two way traffic within a parking lot.

Chair Negelspach had a question on condition number 2. He asked is that proposed as part of exhibit number 7.

City Planner Brian Varricchione replied it is number 9, the number got cut off on the copies.

Chair Negelspach asked if there is some adjustment made to this in the final form of the agreement and the engineering that has to happen in terms of addressing some of the design issues related to stormwater, etc., in other words if they have to introduce water quality because the regional facility doesn't have the capacity to serve this parcel and perhaps they would have to use that large landscape strip along the eastern property line to filter water and that would essentially alter the plan.

City Planner Brian Varricchione replied yes it would to a certain extent.

Chair Negelspach asked if it would then violate this condition.

City Planner Brian Varricchione replied that is a good point. You may consider changing the

wording of that, something along the lines of installing a landscaping plan in accordance with the applicable development code standards.

Chair Negelspach asked about condition number 6 is that retaining wall for screening or for grade change or for the trash enclosure.

City Planner Brian Varricchione replied his interpretation is that it is for grade change.

Commissioner Dackins stated in regards to condition number 9, he is not sure what the traffic pattern is there.

Chair Negelspach explained that Exhibit 10, Sheet A1 shows the one-way drive aisle west of the building.

Commissioner Dackins replied so then they can exit and enter there. Then on the south side, that hasn't been developed yet.

Chair Negelspach thinks they should change the language on condition 2 in case there are some adjustments. He explained as long as they are meeting the code requirements he thinks that they are going to need some flexibility to finalize this plan.

Commissioner Cairns moved and Commissioner Dackins seconded the motion to approve an application for Site Development Review (SDR2-11) submitted by Les Schwab Tire Centers and amend condition number 2 to require landscaping in accordance with Development Code Standards. Motion passed (5-0). Chair Negelspach, aye; Commissioner Dackins, aye; Commissioner Cairns, aye; Commissioner McGarry, aye and Commissioner Kulp, aye.

DOCKET # SDR3-11

Consideration of an application for Site Development Review (SDR3-11) submitted by Hi-School Pharmacy, Inc. The request is for review of a proposed 353 square foot drive-through Dutch Bros. coffee kiosk at the Chinook Plaza shopping center. The site is located on the corner of E.M. Watts Road and Highway 30 at 52115 Columbia River Highway, on property described as Columbia County Assessor Map # 3212-CD-01400 and 3212-CD-01402.

Format: Limited Land Use

Chair Negelspach read the opening statement and guidelines for the hearing. There were no objections to the Commissioners hearing this matter. No Commissioner had any issues regarding the matter. All Planning Commissioners are aware of where the site is located. He explained the Planning Commission's decision can be appealed to the City Council.

City Planner Brian Varricchione went over the staff report. He explained Police Chief Greisen would like to have stop signs or markings on the pavement at the end of the drive aisles leaving the coffee kiosk.

Commissioner Dackins asked about condition number 5, where are the adjacent residential properties?

City Planner Brian Varricchione replied there are none. You could strike the word residential.

Chair Negelspach asked about the ADA stalls.

City Planner Brian Varricchione replied the ADA stall will be a problem because the ADA doesn't take into account the curb stops or any of that stuff. So they are going to need to pick up a few feet or place the ADA spot elsewhere. That is something the applicant will need to work through.

Chair Negelspach asked the applicants to come and present their application to the Planning Commission.

Josh Oliva, Hi School Pharmacy, 915 W 11th, Vancouver, Washington and Kevin Murphy, Dutch Bros. Coffee, 2275 Columbia Blvd, St. Helens, Oregon are here tonight to discuss this application.

Josh Oliva thanked the Planning Commission. He also thanked staff for all their assistance with this process. He explained he doesn't think they were planning on landscaping other than just some pots with flowers in them. He explained he would defer to his engineer in regards to the ADA stalls. He stated as far as the trash, Kevin Murphy has indicated that he would use the present trash enclosure with the other tenants. He agrees some form of stops signs and making sure they have the adequate striping to indicate traffic movement within the parking lot would be a good idea. They are planning on, in conjunction with Dutch Bros., restriping the rest of the parking lot of the rest of the shopping center.

Kevin Murphy explained right now in St. Helens they do cater to walk up traffic. They have their lines that are well drawn out and plants around those areas so car traffic does realize that there are people there.

Josh Oliva explained they are going to be repairing some of the sidewalk on EM Watts Road.

Chair Negelspach asked if there is anything staff wants to add.

City Planner Brian Varricchione replied the only thing he would add would be the curb versus striping discussion the City really doesn't have a standard for that. So it's going to be whatever the applicants and their engineers figure.

Chair Negelspach stated so there's no particular landscape requirements associated with adding this building to the site.

City Planner Brian Varricchione replied the area kind of along the edge and the corner piece he

believes that they meet their percentage requirements based on that.

Chair Negelspach asked if the Planning Commission should add a condition for some signage for traffic control or pavement markings for traffic control.

City Planner Brian Varricchione replied if you wanted to be specific about what goes in there the Planning Commission could update condition number 8. The way it stands now basically is not spelled out exactly what to put in there and part of that was just to allow a little bit of flexibility but if there are certain things that you know you want as a minimum they could be specified.

Chair Negelspach closed for deliberations at 8:29 p.m.

Chair Negelspach asked if the Planning Commission wants to add some specific language regarding traffic control on the egress side on both of the access points or do you feel that condition number 8 is adequate as it is.

Commissioner Cairns replied no, he feels they need to add something.

Chair Negelspach asked if there is some irrigation for the trees.

Josh Oliva replied no he believes they were just planning on hand watering.

Commissioner Dackins moved and Commissioner Cairns seconded the motion to approve DOCKET # SDR3-11 an application for Site Development Review (SDR3-11) submitted by Hi-School Pharmacy, Inc and add to condition 8 to add some kind of a stop mechanism at the end of the egress for the exit lane. Motion passed (5-0). Chair Negelspach, aye; Commissioner Dackins, aye; Commissioner Cairns, aye; Commissioner McGarry, aye and Commissioner Kulp, aye.

COMMUNICATIONS

Calendar Check ~ Next meeting will be April 28, 2011

Commission Comments

City Planner Brian Varricchione gave an overview of what took place during the UGB Proposal hearings before City Council.

Chair Negelspach explained he spoke with Columbia County regarding the bridge on JP West Road. The County is just now funding to replace the bridge and will be moving forward on that in the next few months.

Chair Negelspach talked about people putting fill in the ditch which in turn creates a mess down the road because the culvert is unable to do its job.

ADJOURNMENT

Chair Negelspach adjourned the meeting at 9:01 p.m.

Chair Chris Negelspach

Susan M Reeves, CMC
City Recorder