



SCAPPOOSE
Oregon

**MONDAY, NOVEMBER 6, 2023
CITY COUNCIL/PLANNING COMMISSION
50 YEAR PLAN WORK SESSION – DEVELOPMENT CODE AMENDMENTS 6:00 PM
COUNCIL CHAMBERS
33568 EAST COLUMBIA AVENUE
SCAPPOOSE, OREGON 97056**

Disclaimer: These minutes are intended to summarize the conversations that took place in this meeting rather than provide a full transcript. Anyone wishing to view the full conversation can find a recording of this meeting on YouTube at: www.youtube.com/watch?v=UmSe2H5VRkQ.

Call to Order

Mayor Backus called the work session to order at 6:00pm.

Present: Mayor Joseph A. Backus; Council President Megan Greisen; Councilor Jeannet Santiago; Councilor Kim Holmes; Councilor Andres Lafrenz; Councilor Marisa Jacobs; Planning Commissioner Bill Blank; Planning Commissioner Monica Ahlers; Planning Commissioner Harlow Vernwald; City Manager Alexandra Rains; Community Development Director Laurie Oliver Joseph; City Recorder Susan M. Reeves; Consultant Heather Austin from 3J Consulting; Associate Planner NJ Johnson; and Assistant to City Manager Isaac Butman.

Remote: Councilor Tyler Miller

Consultant Heather Austin explained she has had the pleasure of meeting with the Stakeholder Advisory Committee several times for the 50-Year Plan and there has been a lot of work done on development code concepts and ideas and even draft language. She explained tonight they want to take an opportunity to get some feedback on where we're headed with some of these chapters. She went over the code revisions. The first section she went over was the general commercial and expanded commercial chapters. She explained they have the same proposed changes. The next section she covered was the landscaping, screening and fencing chapter.

There was a discussion on changing the fence height that would completely surround the yard where a pond or other decorative pools that have a depth of twelve inches (instead of eighteen inches) or more. (page 30 of the handout).

Heather Austin explained the next section is the street trees, just the trees along the City street, not on private property.

Community Development Director Laurie Oliver Joseph explained the street tree removal permit process.

Council President Greisen talked about how a lot of our code is complaint driven so if anyone notices or is questioning something we should be encouraging them to call or email and let the City know.

Heather Austin explained the next section to go over is the site development chapter. She explained it is very common in other cities that she has done work for to be subject to site development review and conditional use permit or if you are only subjected to conditional use review you have standards in the conditional use review that are similar to site development review. She explained the next section she is going to have Laurie go over because this is kind of a larger topic. She explained they have not taken this to the Stakeholder Advisory Committee meeting because it is more of a policy decision for City Council with feedback from the Planning Commission to decide if there are certain types of site development review applications that could be handled by staff with really clear standards to apply. She explained we did use the Oregon Model Code to give some thresholds of what those might be.

Community Development Director Laurie Oliver Joseph provided some recent projects and explained what would apply under the new code that might kind of set the tone and be helpful. She explained if it is staff level review it is saving the applicant some time and money and it is also saving staff time. The applicant it still subject to all the same requirements.

Councilor Jacobs was wondering how many applications would have not had to go to the Planning Commission.

Community Development Director Laurie Oliver Joseph explained she would have to go back and look into that.

Heather Austin explained the staff level review is common in other cities.

There was a discussion on expiration of approval.

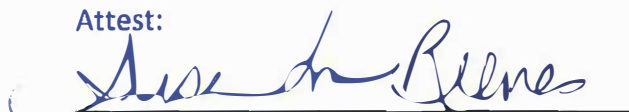
Heather Austin went over the changes under the major modification section.

Council thanked Heather and City staff.

Mayor Backus adjourned the work session at 6:56pm.



Mayor Joseph A. Backus

Attest:


City Recorder Susan M. Reeve, MMC