



SCAPPOOSE PLANNING COMMISSION
Council Chambers at City Hall
33568 East Columbia Avenue

PLANNING COMMISSION MINUTES
Thursday, August 31, 2017 at 7:00 p.m.

1.0 CALL TO ORDER

2.0 ROLL CALL

Carmen Kulp	Chair	Laurie Oliver	City Planner
Scott Jensen	Vice Chair	Dave Sukau	Public Works Director
Bill Blank	Commissioner	Susan Reeves	City Recorder
Jim Dahla	Commissioner		
Rita Bernhard	Commissioner		
Tim Connell	Commissioner		

Excused: Commissioner Shoemaker (in the audience)

3.0 APPROVAL OF MINUTES

3.1 July 27, 2017 meeting

Vice Chair Jensen had a couple of corrections.

Vice Chair Jensen moved and Commissioner Bernhard seconded the motion to approve the July 27, 2017 Planning Commission meeting minutes. Motion passed 6-0.

AYES: Chair Kulp, Vice Chair Jensen, Commissioner Blank, Commission Dahla, Commissioner Bernhard and Commissioner Connell.

NAYS: None.

4.0 CITIZEN INPUT

There were no citizen comments.

5.0 NEW BUSINESS

5.1 DOCKET # 1-17 FENCE

The City of Scappoose is requesting approval of a Fence over 8 Feet Tall at the Dog Park. The site is located at Veterans Park, Columbia County Assessor's Map #3212-BC-00100.

Chair Kulp opened the public hearing at 7:02 p.m. and read the opening statement.

City Planner Laurie Oliver went over the staff report.

Chair Kulp asked if anyone would like to speak on this matter. Seeing none she asked the Commission if there were any questions of staff.

Commissioner Blank asked staff if anyone else needs to be contacted for this fence.

City Planner Oliver stated that this does beg the question if we want to change the code requirements for fence heights, whereas fences up to 8' would only require a building permit and not Planning Commission approval, just an administrative Planner approval where only the abutting property owners are notified. Adding that the last fence approval that came to Planning Commission was 6 years ago.

Chair Kulp stated that this is only a portion of the fence without any huge impact to the park.

City Planner Oliver stated that exhibit 3B shows the location, and it's fairly minor to the park.

Commissioner Connell asked if the fence was covering 2 separate properties.

City Planner Oliver replied that it was just one property.

Commissioner Connell asked how far the fence will be from the existing fence since the exhibit shows a gate and a gap.

Public Works Director Dave Sukau replied that it would be approximately 5-10' adding that there are some Public Works infrastructure in there and they need it to be strategically placed as not to be directly over the sewer line.

Commissioner Dahla asked if the mesh would be attached to the top of the fence as sometimes those begin to flap in the wind and tatter over time.

Public Works Director Dave Sukau stated that it is proposed that at every 3rd post it would be tied down at the bottom. Adding that after it is installed they will review it and could install a cable over the top to reinforce it.

Commissioner Connell asked if it's a rope style mesh or a metal mesh.

Public Works Director Dave Sukau stated that the dog park would be supplying the material.

Denny Evans from the dog park spoke from the audience – inaudible.

Chair Kulp asked if the gate would still be accessible.

Public Works Director Dave Sukau confirmed that it still would be, adding that the city still needed access to maintain the easement.

Commissioner Blank asked about the tall trees in the area interfering with the site.

Public Works Director Dave Sukau replied that the proposed fence is within the dog park where there are no trees and it is clear of obstructions.

Commissioner Rita Bernhard asked if they received any complaints about the dog park.

Public Works Director Dave Sukau replied that he was not aware of any.

Commissioner Blank stated that the last fence they approved was for the soccer fields at Chinook Field.

Commissioner Connell asked if the mesh had a life expectancy or life span.

Public Work Director Dave Sukau replied that he can't speak on that but does know that the privacy screen has a 10 year life span.

Commissioner Connell asked if it would be replaced after it gets tattered.

Public Works Director Dave Sukau agreed.

Commissioner Blank asked if the dog park would pay for that or the city.

Public Works Director Dave Sukau stated that it would probably be the city.

(someone in the audience spoke from the front row but it was inaudible)

Commissioner Connell asked if there was any estimated cost associated for the replacement.

City Planner Oliver stated that the chair will have to address the people speaking from the audience, adding that typically they would need to come forward to the speaker desk but this is very informal.

Chair Kulp asked the people in the front row if they would like to come forward to ask questions.

Speaker from the front row audience came forward and stated his name; Chris *(last name in audible)*, asked the Public Works Director if they considered, as an option, to just install a 10' fence so they would not have to worry about the mesh.

Public Works Director Dave Sukau replied that there are a couple thing going on there; they are creating a buffer to prevent anyone in the dog park from reaching the private owners fence and has yet to find any privacy screen that exceeds 6' height. Stating that could be an option but it would be more costly.

Speaker Chris, stated that it would be an alternative to eliminate the mesh problem.

Commissioner Connell stated that he understands the part about not being able to climb over it so the mesh sounds like a better option.

Chair Kulp stated that she assumed that was the reason for the mesh portion as it would prevent people from climbing over it.

Public Works Director Dave Sukau stated that the proposed method came to them from the Dog Park group and he did not see any reason that their proposal wouldn't work and still doesn't, adding that there is nothing saying that a 10' chain link fence isn't an option but it would be substantially more expensive. Stating that the mesh is less likely to be climbed as it does not have the structural integrity for someone to climb it.

Vice Chair Jensen added that when they set their distance make sure it fits their lawn mower, if they haven't already thought of that.

Public Works Director Dave Sukau agreed and stated that maintenance is the main reason for setting the fence there, plus there are some irrigation heads that will need to be relocated.

Chair Kulp asked City Planner Oliver if this would have been better as just a Planner approval administrative decision.

City Planner Oliver agreed seeing that there were no criteria tied to it and is it worth a Planning Commission approval.

Vice Chair Jensen suggested we wrap up the hearing first then talk about this.

City Planner Oliver stated that either it's over a certain height or not over a certain height, adding that it couldn't be over a certain height on a property with significance in the city so it would have to be one or the other not both. Stating that these are so infrequent that maybe the Planning Commission still wants to retain these approvals. Adding that it's just something to think about.

Chair Kulp asked for further questions, as there were not she closed the hearing at 7:16 p.m.

Commissioner Blank moved, and Vice Chair Jensen seconded the motion to approve. Motion passed 6-0

AYES: Chair Kulp, Vice Chair Jensen, Commissioner Blank, Commission Dahla, Commissioner Bernhard and Commissioner Connell.

NAYS: None.

6.0 COMMUNICATIONS

Excused Bruce Shoemaker spoke from the audience, explained he had a correction in the minutes under Commissioner Comments that he said "Ford", and not Board.

6.1 Calendar Check

City Planner Oliver went over the calendar.

6.2 Commissioner Comments

Commissioner Blank stated the 30th is the last Farmers Market then asked if there is a date for the fountain completion.

Public Works Director Dave Sukau replied October 7 adding that he had a meeting with Curry team and the grand opening will be on the 7th.

Chair Kulp stated that the Housing Needs Analysis went well.

Commissioner Bernhard stated she has been watching the coverage on Hurricane Harvey in Texas and it has her thinking about our 1996 floods, and the changes we made for that; wondering if we need to have more discussions about our code.

City Planner Laurie Oliver replied FEMA will be mandating some changes in the next year or so; right now for our Fish & Riparian Corridor the set back is 50' from top of bank which could change significantly. Adding that FEMA will be looking at remapping the floodplain in our community anticipating that our floodplain will increase.

Commissioner Bernhard mentioned that in the 1996 flood the residents in Vernonia had to rebuild their homes and move their schools.

Vice Chair Jensen asked City Planner Oliver if the commissioners wanted to delegate the fence approvals to the planner as an administrative decision, would they need to come up with approval criteria.

City Planner Oliver replied that no approval criteria exists now, and her only concern would be that the abutting property owners be notified so they can appeal or provide comments. Adding that it could be a Planner/Administrative decision as long as the abutting property owners are noticed.

Commissioner Blank stated that in the past the Planning Commission had to approve any and all fences that went up, so then they decided they would only review the super-sized fences. Adding that he does not see any reason for them to continue doing this.

City Planner Oliver replied that it was up to them as they don't get them very often and they are quasi-judicial.

Excused Commissioner Shoemaker spoke from the audience – inaudible.

Commissioner Bernhard stated that she could understand if it were in a residential neighborhood but this one is in a park.

City Planner Oliver replied that they could not specify that in the code so it will have to be anything and everything.

Commissioner Jensen stated that he has seen it where they put this in the planner's hands then they still have the option of kicking it to the Planner Commissioners for approval.

Excused Commissioner Shoemaker spoke from the audience – inaudible.

City Planner Oliver stated they could just err on the side of caution and keep the decision with the Planning Commission since it's so rare.

6.3 Staff Comments

City Planner Laurie Oliver explained we are just trying to get the east side of the airport subdivision wrapped up as it is a big one and one of the biggest things Scappoose will ever see. Adding that OMIC received some revisions to the conditions that they are considering and staff gave them some options as some lots are still reconsidering participating in the annexation. And with the consultants help they have adjusted the requirements related to water storage and well capacity based on acreage scenarios. She also explained the new RARE member starts next week, his name is Garrett and he'll be taking over the Park & Rec. Committee and helping with the new marketing and branding of the city which is a City Council Goal plus planning the next Annual Town Meeting, and helping with the Development Code and Comp Plan updates.

Chair Kulp asked if the next Annual Town Meeting would be in October.

City Planner Oliver replied that the Annual Town Meeting is usually held in January but the Open House for the Housing Needs Analysis will be in October.

Commissioner Bernhard asked about the article on the front page of the paper regarding the housing development; asking if City Planner Oliver had any comments on that and if those issues were going to be resolved.

City Planner Laurie Oliver replied that they released four Occupancy Permits today to DR Horton at the Dutch Canyon Estates 3 Subdivision. Adding that they needed to take care of some items which they knew about for quite some time; these items are now being taken care of.

Commissioner Blank asked staff to enlighten him on this as he did not read the paper.

City Planner Oliver replied that it was related to DR Horton not moving people in when they promised they would; it was just last minute things they are taking care of. And the houses around town are being sold like hot-cakes.

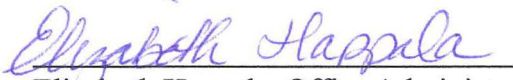
Commissioner Blank stated that he sees the lights on in these new houses so they've already started to move in.

7.0 ADJOURNMENT

Chair Kulp closed the meeting at 7:30pm


Chair Carmen Kulp

Minutes typed by:



Elizabeth Happala, Office Administrator III