

SCAPPOOSE PLANNING COMMISSION

Council Chambers at City Hall
33568 East Columbia Avenue

PLANNING COMMISSION MEETING MINUTES; Thursday, September 13th, 2018 at 7:00 p.m.

1.0 CALL TO ORDER

Chair Connell called the meeting to order at 7:00 p.m.

2.0 ROLL CALL

Tim Connell	Chair	Laurie Oliver	City Planner
Scott Jensen	Vice Chair	Elizabeth Happala	Office Administrator III
Bill Blank	Commissioner		
Bruce Shoemaker	Commissioner		
Rita Bernhard	Commissioner		
Kevin Freimuth	Commissioner		

3.0 APPROVAL OF MINUTES

3.1 August 23rd, 2018 meeting minutes

Commissioner Blank moved, and Commissioner Shoemaker seconded the motion to approve the Planning Commission minutes from June 28th, 2018.

Motion Passed 5-0. AYES: Chair Connell, Vice Chair Jensen, Commissioner Blank, Commissioner Shoemaker, Commissioner Bernhard, and Commissioner Freimuth.

4.0 CITIZEN INPUT

No one in audience.

5.0 NEW BUSINESS

5.1 DOCKET # CPTA1-18

The City of Scappoose proposes Comprehensive Plan amendments to update the Inventory Sections for Transportation, Fire, & Police services.

Chair Connell read the docket item and the order of the hearing.

City Planner Oliver went over the brief staff report, stating this docket item and the next one are housekeeping amendments. Adding that in March of this year City Council released their Council Goals for the year, one of their items is to add the Master Plan Updates to the Comprehensive Plan. Stating that the city completed the Transportation System Plan Update in 2016 and all the goals and policies were adopted into the plan at that time but not the Inventory Section of the plan; the decision was made to include the Fire & Police Inventory Section. Wastewater & Water Master Plans should be completed next year and those will be added to the Comprehensive Plan once they are complete. Stating the current Inventory Sections for Fire & Police were last updated in 1991; she sent those sections to Fire Marshal Jeff Pricher and Police Chief Norm Miller to update those sections. Staff recommends Planning Commission approval for recommendation to City Council for final approval.

Vice Chair Jensen has a couple notes on page 25 of the packet; Waterway Facilities calls out the Scappoose Marine Park, as it should be Scappoose Bay Marine Park. Then, in the paragraph above, asked

where she got the number 57 for aircrafts, as it seems low to him.

City Planner Oliver replied that it was pulled from the Transportation Plan Update.

Vice Chair Jensen requested that she pull that data from the Airport Master Plan as 57 seems low to him.

Commissioner Blank would also like to add that the runway was being extended and the air-ambulance service that is going to be added to Scappoose.

Vice Chair Jensen stated that those items don't need to be added at this time.

Commissioner Blank stated that for Carpooling, on page 19; the parking lot of Fred Meyers was built extra large and the agreement was for the ROW facing Hwy 30 would be for the purpose of a park and ride.

Commissioner Bernhard does not recall that agreement.

Commissioner Blank suggest they investigate it as he recalls that agreement.

Commissioner Bernhard added that they do use the gravel section near the railway off NW 1st as parking for the bus stop.

City Planner Oliver stated that ODOT has granted permission for that area but there cannot be any improvements made to that site.

Chair Connell asked for any additional comments; as there were none he closed the hearing for deliberation.

Vice Chair Jensen commented about Commissioner Blank wanting to add the runway extension; stating it is in the Airport Master Plan, but it is not within the planning horizon therefore does not have a date associated with it. Adding that they could add a sentence that it is under consideration in the Airport Master Plan.

City Planner Oliver stated they could say; the Airport Master Plan has identified a future runway expansion project.

Commissioner Blank stated it was also brought up in the recent St. Helens town hall session he attended.

Vice Chair Jensen stated that it could happen sooner as the development occurs around the airport will justify the need.

Commissioner Blank asked if there was something Vice Chair Jensen wanted to add about the air ambulance service.

Vice Chair Jensen responded that the project is not dead but it's on hold due to the fire suppression issue that would be too expensive; the state has had some movement on changes to the requirement. Adding that they are re-calculating their building costs.

City Planner Oliver added that it would be premature to add them to the list.

Chair Connell asked if there was any further discussion; as there wasn't any he asked for a motion.

Vice Chair Jensen moved, and Commissioner Bernhard seconded the motion to approve the recommendation of the Docket # CPTA1-18 to City Council, as amended for Final Approval. Motion Passed 5-0. AYES: Chair Connell, Vice Chair Jensen, Commissioner Blank, Commissioner Shoemaker, Commissioner Bernhard, and Commissioner Freimuth.

5.2 DOCKET # DCTA1-18

The City of Scappoose proposes amendments to Municipal Code Chapters 13.28 (Public Tree Standards) and 17.104 (Standards for Street Trees).

Chair Connell read the order of the hearing.

City Planner Oliver went over the staff report and listed the reasons for the changes. Staff recommends Planning Commission forward a recommendation to City Council for approval.

Commissioner Bernhard stated that she did not realize there were so many different options for street trees.

City Planner Oliver replied that she actually reduced the list by a third.

Commissioner Blank stated that normally we get a bigger audience when we discuss street trees, then asked how the trees are selected for their location due to all the varieties and visibility obstructions.

City Planner Oliver replied that this does follow the city's development code whereas it depends on the size of the planting areas which are listed on the first page and then the mature height and width of the tree. Adding that whoever is developing the property will get to choose the tree. Responding about the downtown overlay area where there are more conflicts as buildings are closer together, she looks more closely at that. Adding that the trees on E. Columbia in front of Bamford Bakery, those trees were not on our approved street tree list, but the property owner did his research and received permission from the city prior to planting. Adding that they did not turn out the way they had thought and has discussed this with the property owner.

Commissioner Bernhard asked City Planner Oliver if there were issues on Hwy. 30 with the street trees that were lifting the sidewalk.

City Planner Oliver replied that over 30 trees were removed in 2009 and her understanding was that they were planted in tree wells within the sidewalk and they did not have any root guards installed.

Commissioner Bernhard asked if those trees also damaged the water lines as she remembers that was part of the problem too.

City Planner Oliver stated that they removed all the trees and the tree wells, then planted everything behind the sidewalk with root guards to prevent the same thing from happening again.

Commissioner Blank stated that the old tree list has a list of trees that are not permitted but he does not see that on the new list and asked if that would be included.

City Planner Oliver stated that she could add it if you feel it is worthy of adding it to our tree list; as she checks the approved tree list when a new tree is proposed within a development.

Commissioner Bernhard stated that it could be confusing to have both approved and not approved on the list.

Commissioner Blank stated that they are not tree people, so he feels it would be easier to know which are not permitted.

Vice Chair Jensen added that there could be some value to having it, but they would have to defer to what the planning department thinks since they could always make a request for a tree that is not on the list, so having a list of trees that will not be approved might be helpful.

City Planner Oliver stated that could be a valid reason to have it on the list and it would be easy to add it.

Vice Chair Jensen stated that he does appreciate the added photos for each tree. He also wanted to make sure the Planning Department is not required to get advice from the Parks & Rec. Committee for any future tree changes in case they don't exist in the future; as state law requires jurisdictions to have a Planning Commission it does not require them to have a Parks & Rec Committee.

City Planner Oliver appreciated that although she does not see it is required; and prefers to keep the existing language as it only says "advise" and it does give them a role as a sounding board. Adding that if the Parks & Rec Committee were to dissolve then they could update the language.

Vice Chair Jensen stated he was okay with the language but just wanted to make sure it was not required. He also added that the page numbers on the street tree list were off as it says page one says "1 of 3" then page 3 says "3 of 4".

City Planner Oliver replied that they could fix that and is unsure how that happened.

Chair Connell closed the hearing and opened it for deliberations.

Commissioner Blank stated that the page numbers are probably the distinction between the two sections.

Commissioner Blank moved, and Commissioner Bernhard seconded the motion to approve the recommendation of Docket #DCTA1-18 to City Council for Final Approval with the suggested addition of the trees not permitted list.

Motion Passed 5-0. AYES: Chair Connell, Vice Chair Jensen, Commissioner Blank, Commissioner Shoemaker, Commissioner Bernhard, and Commissioner Freimuth.

6.0 COMMUNICATIONS

6.1 Calendar Check

City Planner Oliver went over the items in the calendar.

Commissioner Blank stated that at the last meeting he stated there would be a Party in the Park for the last

farmers market; but that has been cancelled so it will just be a farmer's market.

City Planner Oliver added that our previous RARE Participant, Nick Sund, is working with the city on a Scappoose Creek Trail Plan; with impacts and benefits. The open house will be this Saturday during the farmers market.

6.2 Commissioner Comments

Vice Chair Jensen added that next Monday on the 17th City Council will be recognizing our past Chair Carmen Kulp at 7pm.

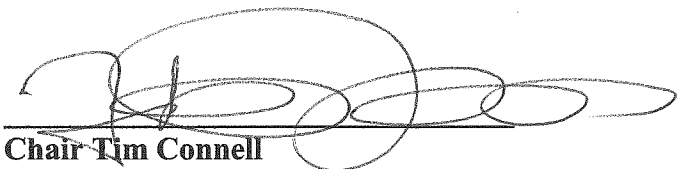
6.3 Staff Comments

City Planner Oliver printed out Planning Commission reference documents for each of the commissioners adding that our new Commissioner Freimuth can contact her anytime.

Commissioner Blank thanked the new commissioner for volunteering with the Planning Commission.

7.0 ADJOURNMENT

Chair Connell adjourned the meeting at 7:40pm.



Chair Tim Connell

Attest:



Elizabeth Happala, Office Administrator III