

SCAPPOOSE PLANNING COMMISSION

Council Chambers at City Hall
33568 East Columbia Avenue

Planning Commission Minutes; Thursday, October 11th, 2018 at 7:00 p.m.

1.0 CALL TO ORDER

Chair Connell called the meeting to order at 7:01 p.m.

2.0 ROLL CALL

Commissioners;

Tim Connell	Chair
Scott Jensen	Vice Chair
Bill Blank	Commissioner
Rita Bernhard	Commissioner
Patricia Gibson	Commissioner

LATE:

Kevin Freimuth	Commissioner
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ABSENT:

Bruce Shoemaker	Commissioner
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City Staff;

Laurie Oliver	City Planner
Elizabeth Happala	Office Administrator III

Others Present;

Applicant, Lorene Bridgeman of Glowing Putters

3.0 APPROVAL OF MINUTES

3.1 September 13th, 2018 meeting

Vice Chair Jensen stated that he had a correction that was emailed to everyone today regarding an addition to "as amended" to first motion related to the airport.

Commissioner Blank requested an update to his comment about page numbers, from "distance" to "distinction".

Commissioner Bernhard moved, and Vice Chair Jensen seconded the motion to approve the Sept. 13th, 2018 Planning Commission minutes as amended.

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

4.0 CITIZEN INPUT

There were none.

5.0 NEW BUSINESS

5.1 DOCKET # MoA 2-18

Lorene and Shawn Bridgeman have requested approval of an application for Modification of Approval (MoA2-18) of existing development to allow for the interior alteration of retail/office space to an indoor mini golf, arcade and party meeting space to be called "Glowing Putters". No exterior alteration is proposed. The site is located at 51583 Columbia River Hwy, north of and attached to the Sears building (adjacent to the Fred Meyer shopping Center), on property described as Columbia County Assessor Map # 3213-B0-01700.

Format: Limited Land Use Decision

Chair Connell read the docket, opening statement and the order of the hearing; then called for the staff presentation.

City Planner Oliver went over the staff report.

Commissioner Blank asked if it was a paved lot, City Planner Oliver agreed.

City Planner Oliver stated that staff recommends that the Planning Commission approve MoA2-18 with the conditions of approval listed in the staff report.

Commissioner Bernhard asked if the applicant was okay with the conditions of approval.

City Planner Oliver stated that they could request the applicant to come forward, which she did.

Applicant Lorene Bridgeman came forward and stated her name and address. This is all new to her, but she did have a concern about the landscaping hedge to protect the residential homes to the north as the evergreen hedge & landscaping would be expensive; since the homes have been abutting the commercial property since 1967 would they consider waiving that requirement if she changed her business hours to be similar to Sears which closes around 6-7pm. Adding that she is still trying to understand the whole process and it's already been quite expensive.

Commissioner Bernhard asked if she had any other concerns or issues.

Applicant Lorene Bridgeman stated that she is happy to put in the additional ADA stall even though there is one that adjoins her site with Sears. She also has a few other items with the Fire Marshal's review requirements due to the change of use and is wondering why all of it is needed since it is one building with a concrete wall that separates her space from Sears. Adding that she is still trying to understand why the change of use triggers all these different codes; is this normal for all buildings.

Commissioner Blank agreed and explained that the change of use triggers other requirements.

Applicant Lorene Bridgeman stated she is running out of money and hopes she is still able to open. Adding that the ceiling already has sheetrock up that runs half way down the walls but to bring it up to code she must rip all of it out and replace it with double layers of sheetrock.

Commissioner Freimuth asked if she was leasing the space and if she had discussed the requirements with the owner/landlord.

Applicant Lorene Bridgeman agreed and stated that she did discuss it with the owner; he was in shock as well since it is an existing building with the spaces separated correctly with the concrete wall.

Chair Connell asked about the existing sheetrock and the requirement to replace it.

Applicant Lorene Bridgeman explained that Sears is one building and her section is separated by concrete blocks. She was told that every 3 feet it is poured solid concrete to be considered a structural wall. Adding that the requirement now to meet the Fire Code, is two layers of 5/8 gypsum board mounted to the joists which then requires removing 1/2 of the existing ceiling.

Chair Connell asked what the existing ceiling is made of now.

Applicant Lorene Bridgeman replied that it's 1/2" sheetrock that exists on half the building and the wall is concrete.

Commissioner Bernhard asked if it would be possible for her to do something different for the landscaping or to do it in phases.

City Planner Oliver replied that it would need to be done prior to the issuance of the business license, unless the Planning Commission chose to create findings that this new use does not create a more intense use to the northern properties and waives that requirement, but she cannot do that.

Commissioner Blank asked if the height requirement was 5', then could she put up a screen fabric instead.

City Planner Oliver agreed it was 5' but the fabric would not be durable, adding that they did discuss slats but those tend to break down over time which is why the code states a hedge must also go in front of the slats to block the view. Stating that the commission could direct her to write findings that the use is allowed as-is without the landscaping requirement. Or possibly a cedar fence which they discussed prior to the meeting tonight or a 4' high cedar fence which is in the parking code as a buffering requirement.

Commissioner Blank stated that he understands the cost but those residences to the north might not be used to those later business hours or used to that amount of traffic. Adding that he hopes there is compromise.

Commissioner Bernhard agreed that maybe there was a way she could do it in increments due to the cost.

Commissioner Blank asked if there was something else she could put up to begin with.

City Planner Oliver replied that it should be something durable to begin with since the fabric wouldn't be, but they could say the area of the parking lot area to the north, that is directly across from the houses, would be the only section that needs to be landscaped.

Commissioner Freimuth asked if anyone has talked to the homeowners abutting the parking lot.

City Planner Oliver stated that they were noticed as required, but they did not respond, adding that if they were concerned, they would have been here tonight or written to us.

Applicant Lorene Bridgeman stated she was at her business at 6am and she did notice headlights from the Windermere property which is north of the residences; which is a newer development that does not have any hedge or screen to block their headlights. Adding that it doesn't seem very fair that she has to do all this for her business when other newer businesses are not having the same requirement.

City Planner Oliver stated that is a good point, although she would have to look up that development to see what was written in the findings; possibly it was a development that might not have triggered that requirement.

Applicant Lorene Bridgeman stated they are just having golf balls in an office then.

City Planner Oliver replied that the use is changing, per code, from office to an assembly use.

Vice Chair Jensen stated that he understands that this process can be a rough process, but it is the only opportunity the city has to bring things up to current code, which is all in regard to safety. Adding that he does appreciate how surprising this all can be for someone who's never gone through this process, but

it is a safety thing and it's the only opportunity the city has to be responsible in making our city safer and our buildings safer.

Applicant Lorene Bridgeman added that possibly this should have been done when Banner Travel moved into the space, but they didn't contact the city when they moved into the space. Adding to her knowledge they never had a business license after being in that space for the past 7 years. Stating that she doesn't want to be punished for what they didn't do.

City Planner Oliver stated that it used to be an Oregonian newspaper office, so it might not have triggered any codes since it was office to office. Adding that she did not know that they didn't have a business license.

Commissioner Blank stated that he had been in there when it was Banner Travel and there were a lot of other things in the office not travel related.

Applicant Lorene Bridgeman added that she did have a question about the bicycle rack requirement and noticed there are other businesses in the city that do not have bicycle racks.

Commissioner Blank stated that it is just another opportunity for things to catch up to current code requirements. Adding there are a lot of older businesses that don't have any bike racks since that wasn't a requirement in the past, but as new businesses come into town those are required.

Chair Connell asked if the applicant had any further questions for the Commissioners.

Applicant Lorene Bridgeman said she does not, but she is not sure what else she needs to do tonight.

Commissioner Bernhard asked if she could do the landscape hedge in increments, would that be helpful.

Applicant Lorene Bridgeman agreed that it would be as any financial breaks at this point would be helpful. Adding that she is a full-time nurse and thought the business would be great for this town since there isn't much for kids to do; she knows they like to cause mischief when there isn't enough for them to do. She has had to hire an architect and an engineer for this project which was an additional \$10,000 so far, which she did not anticipate. And she still has an additional \$10-15k in upgrades. Any break would be helpful as she is not rich and does not have a rich business; her and her husband both have their own careers.

Commissioner Blank asked if she had any staff.

Applicant Lorene Bridgeman replied no, she switched her nursing schedule around to where she will work 3 days a week at the hospital for her full-time status, and 4 days a week at the business, which she would have open Thurs- Sunday.

Commissioner Blank asked how she got the name; Glowing Putters.

Applicant Lorene Bridgeman replied that she thought of it. Adding that she wanted the word green in the name, but due to so many pot-shops that have green in their name she decided against it as she didn't want anyone to think her business had anything to do with marijuana. The putters do glow in the black light, so she came up with Glowing Putters.

Commissioner Freimuth asked how long she has lived in the area.

Applicant Lorene Bridgeman replied 7 years.

Commissioner Freimuth stated that there used to be a putt-putt course in Scappoose, but it was way outside the city and not within walking distance; great idea but poor location.

Applicant Lorene Bridgeman is excited for this business as it will be unusual; with the black light everything will glow neon and the walls will be airbrushed with beautiful murals. Adding that kids and adults love it.

Commissioner Freimuth asked if she would have a party area too.

Applicant Lorene Bridgeman replied yes, adding that it could also be a meeting room and she purchased some restaurant equipment, so they can host birthday parties, church events or business meetings.

Chair Connell asked if anyone had any further questions, as there were none, he thanked the applicant for her presentation.

Applicant Lorene Bridgeman asked if this means it was approved.

Chair Connell stated that they still need to deliberate, and she will receive that answer shortly, tonight.

City Planner Oliver stated that they know the drill and appreciates their responses in knowing that this is a change of use and Vice Chair Jensen summed it up best as to why we require buildings to come up to code. Adding that she is on the fence about the fence/screening issue although she must write findings as to what is required per our code. She does not oppose the idea of the commission requesting her to write findings that this is not a more intense use to waive the requirement or that you are choosing to incrementally require the landscaping. Therefore, as you deliberate you might think of different options. Adding that the Fire Marshal will work through his requirements with the applicant, stating that the city has adopted their fire ordinance, so the city can require businesses to comply with their fire code.

Commissioner Blank asked if that had to be done prior to the issuance of the business license.

City Planner Oliver agreed.

Chair Connell closed the hearing for deliberations.

Vice Chair Jensen stated that they did discuss the fencing requirement prior to the meeting tonight and he has been thinking about it, although delaying it would only cause more work for staff since someone would have to keep track of it and remember to look into that, but he is willing to be flexible.

Commissioner Bernhard stated there could be a plan set in place with dates.

Commissioner Blank stated that looking though the 7 conditions of approval one by one; the idea of the landscaping isn't too concerning considering the others that are there.

Commissioner Bernhard stated that she is still leaning towards doing it incrementally.

Commissioner Blank stated he too agrees with that since that will get this thing moving and while the neighbors didn't write in when they got notice, what happens if they do have complaints once the business is up and running; at least there would be something in place.

Commissioner Freimuth stated they could require it within the first year.

Commissioner Blank agreed that there should be a deadline and hopefully by then the business is successful and still operating, and they would be able to afford it then.

Commissioner Bernhard added that a planted hedge could be easily installed incrementally.

Commissioner Blank stated they could work with staff on what would be acceptable.

Commissioner Bernhard stated as long as we meet the goal and the process.

Commissioner Freimuth added that was what City Planner Oliver stated, giving the applicant the flexibility on what could be used as the barrier as long as it's durable.

Chair Connell asked if that entire 178' needs to be buffered.

City Planner Oliver asked everyone to look on page 27 in the Traffic Study, it shows an aerial; the spaces next to Digital Guru are head-in, while the 7 spaces to the left are at an angle and there are houses there. Adding that those houses have been there since the 1950's, which also have businesses to the north of them.

Chair Connell asked about the shed, and the house to the west.

Commissioner Freimuth stated they should have to block the entire line of the property.

Commissioner Bernhard stated that is asking a lot since we are anxious to have a new business in the area.

Chair Connell stated this hasn't been a problem in 50 years.

Vice Chair Jensen stated there is a difference between this 'hasn't been a problem' and there 'hasn't been a complaint made'. Asking if it would work to give it a year and if there is a complaint, then they require it.

City Planner Oliver added that she had thought about that, making the complaint the trigger.

Commissioner Freimuth asked if the provision was just for the 7 parking spots.

City Planner Oliver agreed.

Commissioner Blank stated if it is triggered then we need to figure out how to resolve it.

Vice Chair Jensen stated they could leave some flexibility up to staff to determine at that time, based on cost.

City Planner Oliver agrees since Vice Chair Jensen brought up a good point in their earlier conversation that an evergreen hedge would require maintenance but a 4' solid fence adjacent to the 7 stalls would be required if a complaint is received within the first 12 months. Adding that they don't want this to drag on and have to keep an eye on it forever, if the properties to the north are going to complain, it would be within the first year.

Commissioner Bernhard stated that there might not be any complaints.

City Planner Oliver added that eventually these properties to the north will redevelop into commercial properties.

Vice Chair Jensen agreed if there was a complaint, we would deal with it, but in the long term those properties won't always remain residential.

City Planner Oliver stated the motion would be as amended that the Planning Commission is waiving any buffering and screening requirement, unless there is complaint within 12 months of the opening of business, in which case the applicant would be required to install a 4' solid fence along the 7 parking stalls to the north.

Applicant Lorene Bridgeman spoke faintly from the audience; asking if she has a complaint within a year then she would have to install a 4' fence.

Chair Connell asked for a motion.

Vice Chair Jensen moved, and Commissioner Bernhard seconded the motion to approve Docket # MOA 2-18, with 7 conditions of approval except for #3 amending enforcement if there is a complaint within the first 12 months of business giving staff flexibility to work with the applicant. Motion Passed 6-0. AYES: Chair Connell, Vice Chair Jensen, Commissioner Blank, Commissioner Bernhard, Commissioner Gibson and Commissioner Freimuth.

Applicant Lorene Bridgeman thanked the Commissioners and stated she can't wait to open.

6.0 COMMUNICATIONS

6.1 Calendar Check

City Planner Oliver went over the calendar.

6.2 Commission Comments

Commissioner Blank thanked everyone, and they came to a reasonable decision. He also welcomed the new commissioners; Commissioner Gibson and Commissioner Freimuth.

6.3 Staff Comments

City Planner Oliver thanked the new commissioners for stepping up. Then discussed all the upgrades happening at the new City Park; Chief Comcomly, near Seely Lane.

Commissioner Bernhard asked if there would be a bridge between the two parks.

City Planner Oliver replied that is a long-term goal.

Vice Chair Jensen stated it would be nice to focus on a different section of town.

Commissioner Freimuth added that he and his family really enjoy all the improvements to the city parks, including the water feature at Heritage Park.

Commissioner Blank stated that the library will have an exhibit and live presentation about WWII Japanese Internment Camps in the upcoming week, or possibly at the high school. He'll forward the info to us to pass along to everyone.

Chair Connell thanked City Planner Oliver for always being so thorough and thanked all the citizens that attended.

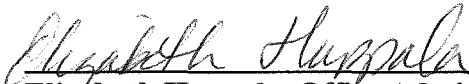
7.0 ADJOURNMENT

Chair Connell adjourned the meeting at 8:04pm.



Vice Chair Jensen for Chair Tim Connell

Attest:



Elizabeth Happala, Office Administrator III

