

# SCAPPOOSE PLANNING COMMISSION MINUTES

## SCAPPOOSE PLANNING COMMISSION

Council Chambers at City Hall  
33568 East Columbia Avenue

Thursday, May 9<sup>th</sup>, 2019 at 7:00 p.m.

### 1.0 CALL TO ORDER

### 2.0 ROLL CALL

Tim Connell	Chair	Laurie Oliver	City Planner
Bill Blank	Commissioner	Chris Negelspach	City Engineer
Bruce Shoemaker	Commissioner	Elizabeth Happala	Office Admin III
Rita Bernhard	Commissioner		
Kevin Freimuth	Commissioner		
Patricia Gibson	Commissioner		

#### EXCUSED:

Scott Jensen Vice Chair

### 3.0 APPROVAL OF MINUTES

#### 3.1 April 11<sup>th</sup>, 2019 meeting minutes

Planning Commissioner Bernhard moved, and Planning Commissioner Freimuth seconded the motion to approve the April 11th, 2019 Planning Commission meeting minutes as presented.

**Motion Passed 6-0. AYES: Chair Connell, Commissioner Blank, Commissioner Shoemaker, Commissioner Bernhard, Commissioner Freimuth, and Commissioner Gibson.**

### 4.0 CITIZEN INPUT

There were none.

### 5.0 NEW BUSINESS

#### 5.1 DOCKET # CU 1-19

Portland Community College has requested Conditional Use approval to construct a 31,000 square foot PCC OMIC Training Facility, and associated site amenities in the Public Use Airport zone. The site is located on Wagner Court, on property described as Columbia County Assessor Map # 3106-00-00800. *Format: Quasi-Judicial hearing, both oral and written testimony are permitted.*

Chair Connell read the docket and opening statement then asked for any ex-parte contact or impartiality. As there were none, he continued with the order of the hearing then called for the staff report.

City Planner Oliver went over the staff report, comments received, and recommendation to approve the application with 14 conditions of approval. She then asked the Commissioners if they had any questions for her. There were none.

Chair Connell called up the applicant.

Applicant Greg Sanders with Hannebery Architects in Portland Oregon came forward, introduced himself then asked the Commissioners if they had any questions.

Commissioner Freimuth asked how long they anticipate construction to last.

Applicant Greg Sanders stated they expect to open fall of 2020.

Commissioner Freimuth asked City Planner Oliver about the approval being valid for 1 year before it expires which is stated in the staff report's Recommendation list (page 32).

City Planner Oliver replied that they needed to start substantial construction by then.

Commissioner Freimuth asked the applicant if they plan on being under construction this summer.

Applicant Greg Sanders replied that they would begin construction this summer.

Commissioner Shoemaker asked if they had any concerns about the other recommendations, as they all look standard.

Applicant Greg Sanders replied that they had no concerns.

Commissioner Freimuth asked when they would apply for their permits.

Applicant Greg Sanders replied it would be after this approval process.

Commissioner Blank stated that his biggest concern would have been the traffic impact although based on the study they comply based on the alternative standards, then asked if they felt it was reasonable.

Applicant Greg Sanders replied that they do agree it is reasonable then stated their traffic engineer was here if he wanted to ask him technical questions.

Commissioner Blank agreed.

Todd Mobley, P.E., with Lancaster Engineering came forward and joined applicant Greg Sanders at the podium.

Commissioner Blank explained the importance of the trip generation manual and wanted to make sure they had a solid case for using the alternative standard and that the compliances would happen; then asked if the city should have any concerns.

Todd Mobley, P.E. with Lancaster Engineering replied that there shouldn't be any concern, adding that the trip generation which they used made some worse-case presumptions related to full utilization of the building. Stating that as City Planner Oliver pointed out, using the ITE rates, the trip generation looked too low due to the typical community colleges that have different programs & schedules, while this one will be unique. He stated that sometimes they do come up with custom trip generations & calculations like they did here, adding that it is not entirely unique as most often they default to the manual. He stated that they feel their trip generation was reasonable and conservatively high to cover all the bases.

Commissioner Blank asked for more information about the cohorts being considered as students, but this is considering them as employees, which are getting paid.

Applicant Greg Sanders replied that this is an apprenticeship program and the students would be employed by their apprenticeship employer. Adding that the partnership with the employers and the college is unique; as the students will be training to become useful employees. Stating the cohort size is limited for that reason.

Commissioner Bernhard stated its very clear and she did not have any questions.

Commissioner Blank asked about height and keeping it to one level.

Applicant Greg Sanders agreed the height restriction was their biggest challenge of the project to meet the 35' maximum height restriction.

Commissioner Blank stated he recalls going to community colleges in the past and can visualize their layout; adding that theirs should work out fine.

Commissioner Bernhard asked the applicant if he noticed how the community is reacting while they are out and about getting ready for the project; she has heard very good things about it over the past 30 days.

Linda Degman, PCC representative from Beaverton, came forward; responded that they have had very good responses. Stating that once they finalize the purchase of the property, which is contingent on this Conditional Use process, they will be doing extensive outreach to the community and getting out to the high school and spending more time there. Adding that they currently have a temporary location in the high school where they have funded all the equipment that is in there; where the high school is teaching classes and PCC is teaching classes with a joint program going on there currently. And they see those students as their future students as well; stating it is a great program. Adding that as part of this facility there will be apprenticeship programs and they will be working with the Rock Creek campus to offer some general education classes with transfer credits and a testing center, to hopefully get students in and on a pathway to some sort of education that they have not been able to have any access to by living out here. She stated they are excited to be out in this community.

Commissioner Freimuth asked about the equipment at the high school after they build.

Linda Degman, PCC representative, replied they are negotiating that now with the high school; adding that it is supposed to go with them to their facility since they paid for it out of the bond program and they have an IGA with the high school. Adding that they are in the process of re-negotiating that IGA to make sure they have the program and equipment they need in their facility.

Commissioner Blank asked if they anticipate any traffic concerns with OMIC which is across the street.

Linda Degman, PCC representative replied that they anticipate working closely with their R & D side (Research & Development), as they work closely with them now to set up the training facility. Stating that they chose the site specifically due to the proximity of OMIC and they expect there to be some cross training; students might just walk across the street.

Chair Connell asked if there were any proponents or opponents; as there were none, he asked the City Planner Oliver if she had a response to add. She did not.

Commissioner Blank asked City Engineer Negelspace if there was going to be any lighting in the area since there might be students crossing traffic.

City Engineer Negelspace replied that Charles T. Parker Way is wrapping up, they are still working on the signing and striping. Adding that the intersection will be well lit, stating that they did obtain some right of way from the property on the north east corner owner in order to provide a full intersection improvement with lighting. Stating if pedestrian traffic increases, then they could do a pedestrian study in the future to look at the safety concerns, and future phases could trigger additional safety measures.

Chair Connell asked if there were any additional questions or comments; as there were none, he closed the hearing at 7:33pm for deliberations.

Commissioner Blank stated that they had addressed all of his traffic safety concerns and he knew this project was coming and understands what OMIC is doing so this is no surprise to him; adding there is nothing he can find to object to in their application as they have satisfied all the requirements in their submittal. He also wanted to give kudos to the people that put the submittal and narratives together for PCC as it shows a lot of time and effort; their thorough submittals made it easy for them to make their decision, he appreciates it.

Commissioner Shoemaker stated based on the city's staff thoroughness and the fact that the applicant agrees to the conditions; he recommends approval.

Commissioner Freimuth stated that it's exciting for the high schoolers as he has ran into a lot of seniors this year and when he asked what they are doing after high school the answer is not always going to a university but instead getting into a trade field, adding this project will help a lot of people prepare for that in the future.

Commissioner Bernhard stated the location is great as it will keep a lot of kids local where they don't have to drive long distances to school; and knows these facilities have been in the works for many years with a lot of people looking forward to it. She knows they will have a very positive response with an overwhelming amount of kids interested in their program.

Planning Commissioner Shoemaker moved, and Planning Commissioner Freimuth seconded the motion to approve Docket # CU 1-19 with the conditions of approvals as presented.

**Motion Passed 6-0. AYES: Chair Connell, Commissioner Blank, Commissioner Shoemaker, Commissioner Bernhard, Commissioner Freimuth, and Commissioner Gibson.**

*Multiple conversations and greetings as applicant team left council chambers while thanking city staff.*

## **6.0 COMMUNICATIONS**

### **6.1 Calendar Check**

City Planner Oliver reviewed the May and June calendars with the commissioners.

### **6.2 Commissioner Comments**

Commissioner Blank thanked city staff for all their time putting together the packets, the staff reports and the minutes; it adds to the clarity of their discussions and he appreciates it.

Commissioner Bernhard asked if staff is seeing a lot of development interests.

City Planner Oliver agreed it is picking up.

Commissioner Blank stated there is a hot summer forecast and was wondering if the city was preparing for it.

City Planner Oliver replied that City Engineer Negelsbach could discuss the water well projects in Staff Comments.

### **6.2 Staff Comments**

City Engineer Negelsbach stated the city is drilling two new water wells; one off Dutch Canyon and one at East Airport. Adding the Dutch Canyon Well could be done in the next 2 months as it has been drilled and

cased. And the other well site is a bit more challenging to drill as they are running into large boulders, it possibly won't be on-line for another 6-12 months as it was factored into the conditions for the full build out at east airport; so the demand for the well won't be there until their final phase is done.

City Planner Oliver & City Engineer Negelspace discussed the Crown Zellerbach extension that parallels the Crown Zellerbach Trail; it is hard to see since they are still negotiating the right of way at the intersection of Westlane Rd., explaining that it is a mile and a half of roadway that parallels the trail then heads north past the runway with most of the utilities in.

Commissioner Blank asked about the parking lot area.

City Engineer Negelspace replied that it has not started yet but should start in a month or so.

Commissioner Blank asked about Chapman Landing now that we have the authority to work on it.

City Engineer Negelspace stated they are not doing a lot with that yet, currently they are just trying to clean the path and make it safe, as there is an overpass without any fall protection on either side. Now there is fencing on both sides of the overpass and they are looking into fencing off the concrete block that was the old foundation for the crane since they don't know if it's stable.

Commissioner Blank stated that he has people comment about the projects around the airport.

City Engineer Negelspace replied it is a massive project and they'll have a sewer pump station that will be built there; this project will go into next year.

Commissioner Blank asked about any wildfire concerns.

City Engineer Negelspace replied they should be fine, within the City anyways.

Commissioner Blank stated the City can only do so much, he noted that we are in the red when he looked at the maps; adding most of the issues will be outside the City.

Commissioner Bernhard added there are a lot of trees around the City, especially on the hillside.

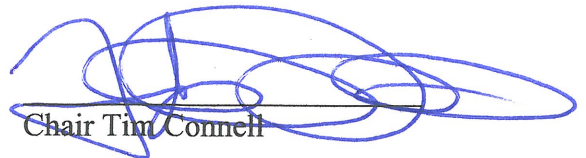
Chair Connell asked for any further questions or comments, as there were none, he adjourned the meeting.

## **7.0 ADJOURNMENT**

Chair Connell adjourned the meeting at 7: 49p.m.

Attest:

  
Elizabeth Happala, Office Administrator III

  
Chair Tim Connell