

SCAPPOOSE PLANNING COMMISSION MINUTES

SCAPPOOSE PLANNING COMMISSION

Council Chambers at City Hall
33568 East Columbia Avenue

Thursday, June 13th, 2019 at 7:00 p.m.

1.0 CALL TO ORDER

2.0 ROLL CALL

Scott Jensen	Vice Chair	Laurie Oliver	City Planner
Bill Blank	Commissioner	Elizabeth Happala	CDC Office Administrator
Rita Bernhard	Commissioner		
Kevin Freimuth	Commissioner (late)		
Patricia Gibson	Commissioner		
Reed Kelly	Alternate Commissioner		

EXCUSED:

Tim Connell	Chair
Bruce Shoemaker	Commissioner

3.0 APPROVAL OF MINUTES

3.1 May 9th, 2019 meeting minutes

Commissioner Bernhard moved, and Commissioner Blank seconded the motion to approve the Planning Commission minutes from May 9^h, 2019.

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

4.0 CITIZEN INPUT

There was none.

5.0 NEW BUSINESS

5.1 DOCKET # SDR2-19/MiV2-19/PLA2-19/SLDP1-19

Equitect Ltd. has submitted applications for Site Development Review (SDR2-19), Minor Variance (MiV2-19), Property Line Adjustment (PLA2-19), and Sensitive Lands Development Permit-Flooding (SLDP1-19). The request is to allow for the construction of a multi-family development consisting of two 18-unit buildings, to include; a total of (12) studio units, (9) one bedroom units, (9) two bedroom units, (6) three bedroom units, a minor variance to the height allowance, a property line adjustment to reconfigure the two parcels, and a permit to construct the parking and associated site amenities in the portion of the property located within the floodplain. The site is located north west of the NW Laurel and NW 1st Street intersection, on property described as Columbia County Assessor Map # 3212-BD-00800 and 3212-BD-00900.

Format: Limited Land Use Decision and Quasi-Judicial hearing;

~ Site Development Review and Property Line Adjustments are Limited Land Use Decisions and do not require a public hearing (there will be no opportunity to provide verbal testimony, however written comments are permitted prior to the close of the public comment period).

~ Minor Variance and Sensitive Land Development Permits are Quasi-Judicial Decisions that do require a public hearing (verbal and written testimony will be permitted).

Vice Chair Jensen 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 in detail, stated there were not comments received, and recommendation to approve the application with the 26 conditions of approval. She then asked the Commissioners if they had any questions.

Vice Chair Jensen stated that since Commissioner Freimuth entered late while City Planner Oliver was going over her staff report; he asked Commissioner Freimuth if he had any ex-parte contact or impartiality. Commissioner Freimuth replied no.

Vice Chair Jensen then asked if anyone wanted to challenge his ex-parte contact/impartiality; as there were none the hearing continued.

Vice Chair Jensen asked about the Transportation Study, asked if there was a 3rd party review.

City Planner Oliver replied that it was a staff review since there was not a zone change involved, and the use was included in the city's Transportation System Plan (TSP).

Commissioner Blank asked if this project would trigger a traffic change in the area for an alternate route.

City Planner Oliver replied that our TSP was quite recently adopted in 2016, there are a lot of side streets to access Highway 30, adding that potentially if there are complaints or a need arises the City has a traffic safety committee that meets once a month to address safety issues around the city.

Commissioner Bernhard agreed as the street is narrow and should be monitored; then asked about the flooding in the area and how the storm water would affect this property.

City Planner Oliver stated that the last flood this past February was likely a 100-year flood, adding that she did go out during the flooding event and noticed it roughly might have come up to the proposed basketball area or parking lot but not near the buildings.

Commissioner Blank stated that from what he has read and seen in the packet, only the basketball court and parking lot would be affected.

City Planner Oliver replied that our flood plain ordinance does not permit any multi family structures in the floodplain area, adding that the applicant proposed that the base floor elevation would be 2' above the base flood elevation. Stating that if the flood maps were to change in the future, they still have 2' above the flood plain.

Commissioner Freimuth asked about the height the building, asking what the purpose is of our height standard.

City Planner Oliver replied that for any standard residential lot a single-family house could go up to 35' in all residential zones, adding that the city recently increased the maximum height to 60' in the commercial and expanded commercial zones. Adding that this property is within our Downtown Overlay which should have more of a pedestrian feel, so we limited multi-family buildings to 35'; however, if it were a mixed use building with commercial on the 1st floor and residential above, they could have gone up to 45'. They are asking for a variance for the riser, which would have less impact than if it had been a mixed-use building.

Commissioner Blank asked if they would have the same type of acorn lighting that is around this area.

City Planner Oliver agreed.

Commissioner Freimuth asked why the recommended tree doesn't say it should match what is in the area.

City Planner Oliver stated that the applicant gets to choose from our approved street tree list.

Vice Chair Jensen asked if anyone had further questions; as there were none, he called the applicant forward.

Owner of Equitect, Joe Scharf, came forward with his architect from MacKenzie; Brian Varricchione. Mr. Scharf introduced himself as the owner of the advisory company that submitted the application and he is also the principal builder of the project. Then introduced his architects to field any specific design questions.

Commissioner Blank asked the owner if he had any objections to any of the conditions.

Owner of Equitect, Joe Scharf stated they were given a heads up about the conditions although the fire comments came in later, adding they are all acceptable conditions. Then went into details about the fire requirements.

Vice Chair Jensen asked about who would oversee the lit basketball court.

Owner of Equitect, Joe Scharf replied no one would, although if there are complaints he lives nearby. Adding that he sees all the kids in the neighborhood play in that field so he decided it would be a good spot for a basketball court.

Commissioner Bernhard stated it is close to the new Chief Concomly Park which will eventually bridge over to Veteran's Park.

Owner of Equitect, Joe Scharf stated he has talked to City Planner Oliver about helping with that connection although his property doesn't line up well, he is willing to work with the city in the future.

Commissioner Blank asked about him working with the City for access to the creek.

Owner of Equitect, Joe Scharf replied they are negotiators, but they are more than willing to participate. Adding that they encourage neighbors to use their property and that is why they made a very strategic plan to stay out of the creek area.

Commissioner Blank stated that he drove by and could get a vision of how it could look.

Owner of Equitect, Joe Scharf added that they are all very proud of their plan and insight.

Commissioner Bernhard asked if he has had any responses from the neighborhood.

Owner of Equitect, Joe Scharf stated he knows the neighbor to the north who just moved into his grandfather's house, stated he has lived there for 2 years now and has met most of the neighbors, adding that he has known the owner of the duplex, Jamie Williams for years; everyone has been very supportive of their project but there is always some nervousness about it. He stated he did make a pointed plan to be up by 1st St. furthest away from all the neighbors. Adding that he believes that his direct neighbors might also develop their properties the same way.

Vice Chair Jensen asked who was going to maintain all the plants.

Owner of Equitect, Joe Scharf stated that there would be some drip irrigation, they might look into shared maintenance. Adding they will look at it as they go, and they have 100% plans to build and hold the

property.

Commissioner Blank stated he could hire his neighbor Jaimie.

Owner of Equitect, Joe Scharf stated they don't always hire their neighbors as they are still planning it. But they have discussed some maintenance with him.

Commissioner Bernhard stated that he does a good job around town.

Applicant's architect/engineer representative from MacKenzie, Brian Varricchione wanted to thank the City Planner and City Engineer for helping them get to this point. Adding that what they see in front of them tonight is a design that was built around the site context which the owner stated early in the project for them, to not to mess with the floodplain or the creek; commending the owner for his vision. He then went over the highlights of their plan.

Architect Steve Bosler came forward to discuss how this northwest design fits in the neighborhood with mostly wood and an open breezeway in the middle. Stating that the mix of units help with the stability of the balcony or patio with large windows that looks like a chalet in the woods in an urban setting.

Commissioner Blank asked if those were skylights.

Architect Steve Bosler stated it is a breezeway that is open at both ends and tall.

Commissioner Blank stated it was a nice-looking structure then asked about solar panels.

Architect Steve Bosler replied they would not get enough arrays.

Commissioner Blank stated it seems that their design is meeting our downtown overlay, then asked about the completion date.

Owner Joe Scharf stated they would like to break ground by September.

Commissioner Blank asked about the traffic in the area.

Owner Joe Scharf stated he's lived there for a couple years now and as a member of this community he is aware of the traffic issues surrounding highway 30 *(then became inaudible as he spoke from the audience)*.

Applicant's architect/engineer representative, Brian Varricchione had a couple thoughts about the conditions; replying to Commissioner Freimuth's comment about specific street trees #21; he suggested that the applicants be more vague about the trees and just state that they would plant an approved tree in case the specific tree is not available.

Commissioner Freimuth asked about the process of changing the species on the plan.

City Planner Oliver stated that it does happen, and it would be an easy change; she could change the wording of the condition.

Commissioner Blank stated that everything used to go to Planning Commission when Michael was the planner.

Vice Chair Jensen agreed that now our city planner has the discretion to handle that change; adding she is

great to work with.

Applicant's architect/engineer representative, Brian Varricchione asked City Planner Oliver about condition #20, regarding the grinding, if it was for the ½ street improvement.

City Planner Oliver agreed it was just for the ½ street.

Commissioner Freimuth asked who is responsible for the other ½.

City Planner Oliver replied it would be the abutting property, which is the credit union, when they develop it, it would trigger a ½ street improvement.

Vice Chair Jensen asked if there were any further questions, there was none. Then closed hearing at 7:57 and moved to deliberations.

Commissioner Blank stated the traffic is a concern; he would like to see that there will be another plan for traffic movement in that area which might just come with time when there are more developments. Adding that they should follow the effects from this project.

Vice Chair Jensen stated that new development is the opportunity to get items upgraded.

Commissioner Freimuth added the other scenario is the non-requirement of any action unless there is an issue.

Vice Chair Jensen stated traffic is not going to get better, but it is encouraging to see local people that own property, develop it.

Commissioner Bernhard & Commissioner Freimuth added that it is a nice-looking building.

Commissioner Blank stated that the applicant/owner seems to have agreed with the conditions of approval proposed by staff, so there shouldn't be any issues or conflicts since everyone is on the same page.

Vice Chair Jensen stated that the conditions of approval are usually not a surprise to the applicant as they are discussed between staff and applicant prior to tonight.

Commissioner Bernhard moved and Planning Commissioner Freimuth seconded the motion to approve Docket 5.1 SDR2-19/MiV2-19/PLA2-19/SLDP1-1, as amended.
Motion Passed 6-0. AYES: Vice Chair Jensen, Commissioner Blank, Commissioner Bernhard, Commissioner Freimuth, Commissioner Gibson and Alternated Commissioner Kelly.

6.0 COMMUNICATIONS

6.1 Calendar Check

City Planner Oliver reviewed the calendar and stated there might not be any planning commission meetings in July.

6.2 Commissioner Comments

Commissioner Blank stated that the grand opening of Chief Concomley Park showed the wrong photo.

Commissioner Bernhard stated the new park looks very nice.

Commissioner Freimuth stated that the last couple have been quite substantial.

Commissioner Blank thanked staff for all their time on these applications as he can tell it takes a lot of time before we get to this point.

City Planner Oliver stated the next one might be large too with annexation and cottage housing.

Commissioner Bernhard thanked City Planner Oliver, added that she must work a lot on these applications.

6.3 Staff Comments

City Planner Oliver introduced our new Planning alternate, Reed Kelly.

Alternate Planning Commissioner Kelly stated he's had the opportunity to work with the City Engineer and Fire Marshal, he will be here when needed otherwise he would be in the audience.

7.0 ADJOURNMENT

Vice Chair Jensen adjourned the meeting at 8:09 p.m.


Vice Chair Jensen

Attest:


Elizabeth Happala, CDC Office Administrator