

SCAPPOOSE PLANNING COMMISSION MINUTES

Thursday, September 26th, 2019 at 7:00 p.m.

1.0 CALL TO ORDER

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

2.0 ROLL CALL

Kevin Freimuth	Chair	Laurie Oliver	City Planner
Scott Jensen	Vice Chair	Chris Negelspach	City Engineer
Bill Blank	Commissioner	Elizabeth Happala	CDC Office Administrator
Bruce Shoemaker	Commissioner		
Tim Connell	Commissioner		
Reed Kelly	Alternate Commissioner		

Also present in the audience;

Jeff Pricher SRFD Fire Marshal

EXCUSED;

Rita Bernhard Commissioner

3.0 APPROVAL OF MINUTES

3.1 Sept. 12th, 2019 meeting minutes

Vice Chair Jensen moved, and Commissioner Blank seconded the motion to approve the Planning Commission minutes from September 12, 2019, as amended.

Motion Passed 6-0. AYES: Chair Freimuth, Vice Chair Jensen, Commissioner Blank, Commissioner Shoemaker, Commissioner Connell and Commissioner Kelly.

4.0 CITIZEN INPUT

Local resident Craig Marquardo came forward; he stated he lives at and manages the Creekside Apts. on SW 4th & Seely Lane. He is here to request that SW Seely Lane be renamed, stating that is the access street for the new Chief Concomly Park and directly adjacent to the Creekside apartment complex. Adding that it currently is a dead-end street that could potentially connect to NW 1st and currently has no addresses or structures addressed off the street nor are there any mailboxes on the street, then stated that the new park is now addressed off the street. He continued by saying that the owner of Creekside Apartments is Jim Bruce, who built the apartments with his brothers about 25 years ago. He stated the property is the crown jewel of apartment complexes in Columbia County and is still considered the most sought-after property to live in. He added that the owner, Jim Bruce, will be retiring soon as he fell 20' off a scaffolding; and found it appropriate now to request that Seely Lane be renamed to Bruce Lane. Adding that Creekside Apartments are addressed off of SW 4th and renaming it would not impact anyone, adding that any future addresses off Seely Lane would be addressed after the abutting properties are purchased and developed. He stated that in this particular climate where the city is trying to attract as many developers for apartment properties, that it would be a nice tip-of-the-hat to someone who's been here a long time and did it right.

Vice Chair Jensen stated that the Fire Marshal is present, and would he come forward, as the fire district is most concerned about addresses in the city.

Local resident Craig Marquardo stated that he already talked to him.

Vice Chair Jensen stated that the commissioners have not and would like to hear his comments.

Fire Marshal Jeff Pricher came forward; he asked the commissioners what questions they had for the fire district.

Vice Chair Jensen asked what kind of impact this address change would have on the fire district.

Fire Marshal Pricher stated that it would not impact the fire district, but it would impact everyone who is affected by addressing like 911, UPS, garbage, and the County. Adding that the big challenge is with the 911 center, as the method of vetting addresses is complicated now that everything is GPS located; it takes about 6 months to get addresses through the system. Adding that as new developments happen, it is helpful to get the plat information up front to avoid any addressing mistakes prior to people moving in. He explained they had an issue recently where a street was vacated and the existing home was added to a new street, but it did not make it on the map prior to a 911 call coming in from the property, which lead to access confusion for the first responders. He stated that addressing is very serious and they consider every change carefully; if a change is required, they can do it but if it is not required then they would prefer not to make any changes to addresses. Adding that the County is experiencing a lot of new development as well as the 5 cities the district is responsible for; any change right now would put added strain on the system this is not necessary.

Commissioner Blank asked if there could be a transition period between the name changes similar to how the City of Portland handled the change of Martin Luther King Blvd.; where both street names existed during that time period.

Fire Marshal Pricher stated that if that is a decision the Planning Commission makes then they would work with both the City and the Planning Commission to do what is best for the community to effect that change.

Chair Freimuth asked if a change like this was less impactful since there are no addresses addressed off of Seely Lane.

Fire Marshal Pricher stated he could not answer that in totality as there are several items that are tied to street names, listing examples like plat maps, county mapping, future planning and connector streets. Adding there are developers right now working on a project off Seely Lane. Stating that while there might only be 1 or 2 addresses off Seely Lane, it could have a significant impact.

Local resident Craig Marquardo spoke from audience- inaudible.

Vice Chair Jensen thanked the Fire Marshal for his perspective.

City Planner Oliver stated that she was able to locate some electronic files related to street name changes the city has done in the past which show that the Planning Commission has already set a precedence that they are not going to re-name a street after a living person or who has not completed their career or their legacy yet. She stated that on September 5, 2008 there was a proposal brought to Planning Commission to rename "High School Way" to "Derek Anderson Drive", which failed. Adding that the Planning Commission's recommendation to City Council was to deny that name change request. She stated she had found 4 other requests; all of which were brought up by staff or council to correct safety concerns, while eliminating confusion for our First Responders and those did pass. Adding that there was one change from NW 5th St. to Capt. Roger Kucera Way, which also passed as City Council had come up with that requested change during one of their work sessions.

Commissioner Blank stated that person is still living as he used to work with him.

City Planner Oliver asked if he was a veteran.

Commissioner Blank agreed; adding that he was a war hero from the Vietnam War where he was an unarmed helicopter pilot who was able to save a few people during the war.

City Planner Oliver stated to the Commissioners that this is not on the agenda, but she has been working with the City's legal counsel. Stating that ultimately it is up to the Commissioners to decide if they would like to move forward with this, there is no vote required. Legal counsel recommended that first you have discussions with the Fire Marshal, which you did tonight, then secondly having a joint work session with City Council to see if they would want to entertain the idea, but also suggested holding off until the City develops code language related to it. She stated to the Commissioners that have options on how they would like to move forward or direct staff.

Commissioner Shoemaker asked how Seely Lane was originally named.

City Planner Oliver stated that the name was on the original plat, which was un-recorded, the property owner was named Seely.

Office Administrator Elizabeth Happala stated in the 1940's the owner of the house and property was named Seely, the Bernet family purchased it in 2008, then sold it to the City in 2016, which is now the new city park.

Commissioner Connell thanked staff for their research, he suggested that since we don't have any code language to deal with the request that we should table it until the code language is in place.

Local resident Craig Marquardo spoke from audience- inaudible.

City Planner Oliver stated to the Planning Commissioners that if he has additional comments then he needs to come back to the podium to address the Commissioners, not from the audience.

Commissioner Blank asked if there were any other options.

Local resident Craig Marquardo came back to the podium and stated that renaming Seely Lane is low impact, adding that if you had to choose one street in the city that does not impact anyone then this would be the one. He stated that while Seely might have been a property owner at one time, the Bernet family owned the property for over 50 years and they were a household name in the City, adding that he is unsure what the Seely family did other than own property. He stated that the whole purpose of this request is that it is at the end of Jim Bruce's career and the reason he wants to address this now and not later is due to the development of the other abutting properties. Adding that those lots are floodplain properties with several issues and there has been some drama in the past that has prevented development, but it might not be the case now. Stating that if they decide not to do it then that is fine but if they do decide to do it then it would be better to do it now for all the reasons that the Fire Marshal mentioned.

Staff research: Roy Seely owned the property since the 1940's, Fred Bernet purchased it in 2008 (11 years ago) then sold it to the city in 2016.

Chair Freimuth asked resident Craig Marquardo if he had any other comments; he stated, "No".

Commissioner Kelly stated to City Planner Oliver that she has a lot on her docket and it would be challenging to do more research on new code language and ordinances as well as completing the council goals for this fiscal year; that to add this new code would be quite challenging as it is time you don't have.

City Planner Oliver agreed, if the direction is for Planning Commission to direct staff to do more research and adopt code language criteria for renaming streets then she would. Adding that her marching orders are set early in the year once City Council adopts their Council Goals, her work plan is essentially set for the fiscal year plus the applications coming in that are under State Statute to process within a certain number of days; adding that this would likely take some time before she could work on the new code language.

Chair Freimuth added that the City's legal counsel also mentioned to have staff develop the code language first. Commissioner Shoemaker stated we haven't had the code language for a long time and now all of sudden we need it.

Vice Chair Jensen replied that he did not see we needed it but if we want to do it then there should be a process.

Commissioner Shoemaker stated there some questions and we should table it until we can put it to a discussion to decide whether we need to develop the code or if we can meet with Council to work through it.

Commissioner Blank asked if in the past we just relied on state statute.

City Planner Oliver agreed.

Vice Chair Jensen stated that we cannot do this without a process in place and we can't just do it on state statute without some actual criteria developed.

Commissioner Shoemaker added that he agrees to having a discussion at another time.

Vice Chair Jensen added that there might not be a need to have that discussion later; developers name streets all the time.

Local resident Craig Marquardo spoke from audience- inaudible.

Chair Freimuth stated to him that they already heard his comments, if he has more comments to add then he is welcome to come back to the podium. He did not.

Commissioner Blank understands the request, adding that the street names that are already out there have been accepted and approved but now we are going retroactive to change those names.

Chair Freimuth stated that we can have this put on a future agenda or have further discussions.

Vice Chair Jensen added that they could ask City Council to see if they are interested in proceeding; if they aren't interested then there is no point of putting more time into it.

City Planner Oliver stated she can reach out to them to see if they are interested in holding a work session to consider it or how they would like to move forward.

Chair Freimuth agreed and thanked City Planner Oliver; then asked if there was any other Citizen Input. There was none.

5.0 NEW BUSINESS

5.1 DOCKET # SDR3-19

OSG USA, Inc. has requested approval of an application for Site Development Review to allow for the construction of a 12,000 square foot industrial building, parking lot, and landscaping. The site is located north of Charles T Parker Way, just west of the Charles T Parker Way and West Lane Road intersection, on property described as Columbia County Assessor Map #3201-D0-00607.

***Format:** Limited Land Use Decision; there is no public hearing (verbal testimony will not be considered; however, written comments are permitted prior to the deadline of Wednesday, September 25, 2019 at 5 pm).*

Chair Freimuth read the docket and the format of the hearing, then asked the commissioners for any ex-parte contacts or conflicts of interest. Since none were stated, he asked if any party wants to challenge the Commissioners for the ex-parte contacts/conflicts. Since none were stated, he continued with the order of the hearing and requested the staff presentation.

City Planner Oliver went over the packet; highlighting the findings, the recommendation, and the 17 conditions of approval, including the applicant's requested amendment to condition # 8. Adding that staff does consider the application to meet the development code criteria and recommends approval.

Chair Freimuth invited the applicant up to the podium for their presentation.

Applicants Brian Varricchione, Planner with Mackenzie came forward with Scott Moore, Architect for Mackenzie. Mr. Varricchione stated that they have been retained by the owner to do the design work, planning, civil engineering, landscaping and architecture. He began by thanking the Commissioners for their time tonight, noting that OSG is excited to build their 12,000 sq. ft. building right next door to OMIC and the industrial cluster that is growing in the Scappoose area. He stated they are starting small but have plans to expand the building later if the first phase is successful. Their architect is working on the OSG Master Plan for their 6-acre parcel. He went over the design of the building, ADA access, and stated that they did review the 17 conditions of approval, including the revision, with the owner, and he does not have any concerns. He stated that between them, they can field any questions the Commission has.

Commissioner Kelly asked what kind of parts the company would be making here and what kind of machinery would be used to make those parts.

Applicant Scott Moore replied that they would not have any big welders but would have some CNC machines (computer numerical control), and some of those machines are currently at OMIC which will eventually be moved into the new OSG building. Adding that they will make some small drill bits and metal parts for the aeronautical industry and mostly honing parts, not casting.

Commissioner Blank stated that there is a Boeing facility in Gresham that does this also, although possibly on a larger scale. Then asked if they would have any problems if the Fire Marshal requested some training in their facility.

Applicant Scott Moore agreed OSG would be on a smaller scale then asked what kind of training.

Commissioner Blank stated he did not know but it was in the Fire Marshal's comments.

Applicant Scott Moore stated that if they needed access to the building then their client probably would not have any issues with that request.

Commissioner Kelly stated it appears they are providing 3 times more parking than required.

Applicant Scott Moore stated that OMIC holds training events on site where sales reps or others from out of town might attend, where the additional parking would provide some overflow parking for those events. Adding, how the added parking spaces would fit with some of the Master Plans they are working on if they chose to expand in the future.

Commissioner Connell asked what the future employment growth might be if they did expand.

Applicant Scott Moore replied that he is unsure what their employment numbers would be.
Commissioner Connell asked about the amount of room they have to expand.

Applicant Scott Moore stated that they do have room to grow from a manufacturing capacity inside as they have room within the building to bring in more equipment as a first phase of growth, then they can decide to expand the building later.

Applicant Brian Varricchione stated that they could expand by 30,000 sq. ft. with the potential for a new building to the north, depending on their success here.

Commissioner Blank asked if it would be similar to Cascade Tissue to the east.

Applicant Scott Moore agreed it would be similar with concrete tilt up construction with maybe a little different style.

Vice Chair Jensen asked staff about condition #11, the occupancy restriction until the sewer pump station is done.

City Engineer Negelspach replied that the sewer pump station is operational, we just don't have ownership of it yet, although the developer is working through a process to get that done.

Vice Chair Jensen asked if there is anything they should note related to the dedication of Charles T Parker Way.

City Planner Oliver replied that it is close.

Commissioner Blank asked about the removal of planted street trees and the location of the existing fire hydrant.

Applicant Brian Varricchione replied that when the landscape architect drew the plans, they were unaware that trees were already planted along Charles T Parker Way, possibly due to the fact that the survey work was done prior to the planting. And they have not advanced the plans enough to address the fire hydrant location.

Commissioner Kelly asked staff what Trip Generation would trigger a full study.

City Planner Oliver replied that it would be 100 trips daily or more than 10 PM peak hour trips, or if there was a special circumstance that we needed a full study. Currently, this is a brand-new street with only OMIC using it.

Commissioner Connell asked if some of the employees would be coming from Texas or would they be using some of the students from OMIC.

Applicant Scott Moore replied that they do not know how their client will be handling the hiring process.

Vice Chair Jensen replied that OSG is one of the OMIC partners helping to fund the program and they will more than likely take advantage of it. He also stated to the applicants that he does appreciate all the extra parking they put in as he looks out 20-50 years where that size space could accommodate more than 5 employees, he's glad to see they didn't take advantage of the 1 employee to 1 parking space ratio.

Chair Freimuth closed the hearing and began Commissioner discussions.

Commissioner Blank stated that since they have no problems with the conditions of approval we should move forward with the approval.

Commissioner Connell moved, and Vice Chair Jensen seconded the motion to approve DOCKET # SDR3-19 with the 17 conditions of approval, as amended.

Motion Passed 6-0. AYES: Chair Freimuth, Vice Chair Jensen, Commissioner Blank, Commissioner Shoemaker, Commissioner Connell and Commissioner Kelly.

6.0 COMMUNICATIONS

6.1 Calendar Check

City Planner Oliver went over the calendar in the packet.

Commissioner Blank added that this Saturday will be the last Farmers Market of the season and is hoping they have a good turnout for the entertainment.

6.2 Commissioner Comments

Commissioner Blank stated he is not against people looking into renaming streets, but we need to develop the code language for this as this might not be the last one we see.

Vice Chair Jensen stated it has been a decade since the last one was requested.

Commissioner Shoemaker stated that it's so infrequent that he didn't want it to take up a lot of staff time. He would like to have a meeting with City Council to see if they are interested in the idea.

City Planner Oliver stated that the main issue is, whether or not it is in the best interest of the city to rename streets.

Vice Chair Jensen stated that he understands someone might think highly of this person and thought this might be the best way to honor them, but he is not aware of what this person, a developer, has done specifically for the city.

City Engineer Negelspace stated that if we have criteria in place, it will prevent people from coming here randomly asking for a street name change. Adding that having a process would eliminate these random conversations.

Commissioner Connell stated that it is sad having people leave here disappointed whereas having a criteria or code in place would keep that from happening.

Chair Freimuth added that there was only one answer that would have made him happy.

Vice Chair Jensen stated that maybe we need some basic threshold criteria in place instead of new code language; for example, something as simple as only considering someone who is no longer living, since otherwise they could still potentially do something bad that could change their legacy.

Commissioner Connell stated that another could be what they have done specifically for the City.

Commissioner Blank stated that someone must already have a 1 through 10 list.

City Planner Oliver stated she could see what City of Portland has in their code language.

Vice Chair Jensen stated that he understands the difficulty of changing a street name, but for a business to change their address and stationery is not trivial.

Commissioner Connell stated it took 7 years for Google to update their street name when it changed from 8th St. to 9th St.

Vice Chair Jensen thanked staff for making their job easy.

Commissioner Blank stated the minutes were incredible and thanked Office Administrator Happala for her time and efforts in the minutes and stated the presentation was great also.

Chair Freimuth stated they are very detailed minutes.

Vice Chair Jensen thanked the Fire Marshal for attending tonight to provide his input.

6.3 Staff Comments

City Planner Oliver stated that we did get the plans for the NW 1st St. apartments. And OSG has decided on doing concurrent plan review during this approval time, and those plans are moving forward.

Vice Chair Jensen stated the Devinaire hanger on Port property should break ground the 2nd week of October.

Commissioner Connell asked when the roadway to the east airport would be completed.

City Engineer Negelspace provided some update on the east airport project; they were going to pave on Saturday but now it might be next Monday or Tuesday, and they still have a sewer pump station to build and a well site to construct, plus a trailhead parking lot. Adding that there will be some impact on E. Columbia when they install the sewer lines. Adding that the Port is wrapping up their utility line project, which is going well.

Commissioner Blank asked about PCC and the sale of the property.

City Engineer Negelspace stated we don't have any information on that, PCC did submit a grading application, but now we are just waiting on them to see what will happen.

Commissioner Connell asked if the Casswell Subdivision would include a full closure of SE Elm St., and when.

City Engineer Negelspace replied that the City is trying to do frontage improvements at the corner of SE 6th & Elm in order for it to be fully improved when they do their ½ street improvements.

7.0 ADJOURNMENT

Chair Freimuth adjourned the meeting at 8:05 p.m.

Attest:


Elizabeth Happala, CDC Office Administrator


Chair Freimuth