

SCAPPOOSE PLANNING COMMISSION

Council Chambers at City Hall
33568 East Columbia Avenue

Thursday, January 23rd, 2020 at 7:00 p.m.

1.0 CALL TO ORDER

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

2.0 ROLL CALL

Kevin Freimuth	Chair	Laurie Oliver	City Planner
Scott Jensen	Vice Chair	Chris Negelspace	City Engineer
Bill Blank	Commissioner	Susan M. Reeves	City Recorder
Bruce Shoemaker	Commissioner		
Tim Connell	Commissioner		
Rita Bernhard	Commissioner		
Reed Kelly	Commissioner		

EXCUSED: Elizabeth Happala CDC Office Administrator

3.0 APPROVAL OF MINUTES

3.1 September 26th, 2019 meeting

Commissioner Blank moved, and Commissioner Connell seconded the motion to approve the Planning Commission minutes from September 26, 2019, as presented.

Motion Passed 7-0. AYES: Chair Freimuth, Vice Chair Jensen, Commissioner Blank, Commissioner Shoemaker, Commissioner Connell, Commissioner Bernhard and Commissioner Kelly.

4.0 CITIZEN INPUT

There were no public comments.

5.0 NEW BUSINESS

5.1 PCC UPDATE WITH ANDREW LATTANNER

Andrew Lattanner, Director of the new PCC Training Center, stated he wanted to thank the Planning Commission for the opportunity to be here tonight. He has been in this role for about six months. He stated he is excited to say that they have broken ground and next week they will be having their official groundbreaking and he invited the Planning Commissioners to attend. He explained tonight he wanted to give the Planning Commission a little presentation on both the programming and the building and where they are and where they are going. He went over a power point.

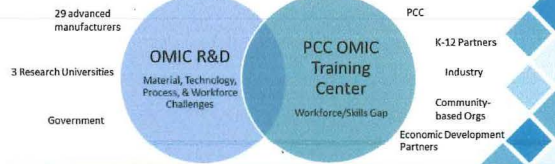
PCC OMIC Training Center



Portland Community College

OREGON MANUFACTURING INNOVATION CENTER

To provide solutions to metals and other manufacturing challenges while preparing the industry's workforce through on-the-job learning and serving as a catalyst for local and regional economic prosperity.



Portland Community College

What Does OMIC Training Collaboration Look Like?

- Pathways to Careers in Advanced Manufacturing
- Industry-Aligned Apprenticeship, Pre-Apprenticeship & Workforce Development
- Customized Training & Master Classes
- Exposure to World-Class R&D, Advanced Technologies, and Researchers

Portland Community College

What does the skills gap in manufacturing look like?

- According to OED, there were **4,187 Oregon-based difficult-to-fill vacancies** in the manufacturing sector in 2018.
- 83% of difficult-to-fill vacancies **required some work experience**.
- Manufacturers cited **lack of applicants** and **lack of experience** as primary hiring challenges for difficult-to-fill vacancies.

Source: "Oregon's Workforce Gaps," Oregon Employment Department, May 2019.

Portland Community College

OMIC Pathways



Portland Community College

Pre-OMIC Pathways



OMIC Pre-Apprenticeship/OMIC-Aligned High School Curriculum

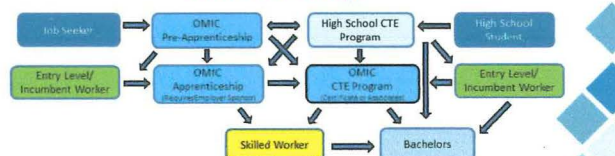
Portland Community College

OMIC Pathways



Portland Community College

OMIC Pathways



Portland Community College

OMIC Apprenticeship

- Combines on-the-job training with quality related instruction through PCC
- Students are sponsored and employed by an employer
- Industry-driven through a Joint Apprentice Training Committee
- State-approved (state-issued, nationally recognized journey card)
- National, third-party certifications



OMIC Apprenticeship: Benefits for Students

- Guaranteed Employment
- Rewards for Skills Gained (earn while you learn)
- Industry-Aligned Education Through PCC
- On-the-Job Training Through Employer
- National Credentials



OMIC Apprenticeship: Benefits for Employers

- Industry-Driven Curriculum
- Knowledge Retention
- Cost Savings
- Greater Employee Loyalty
- Certifications
- Pool of Skilled Talent



OMIC Registered Apprenticeships

The Oregon Industrial Development Joint Apprenticeship Training Committee is approved by BOLI to register Employers and Apprentices in four new programs:

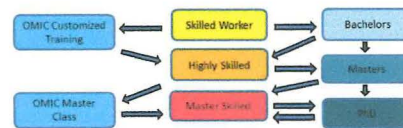
- Machinist
- CNC Mill Operator
- CNC Lathe Operator
- Industrial Welder Fabricator
- Mechatronics Technician – **Currently in development**



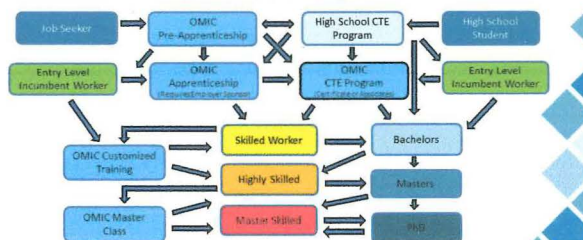
OMIC Pathways



OMIC Pathways



OMIC Pathways



PCC OMIC Training Center



Groundbreaking
 Wednesday, January 29, 2020
 9:00 AM – 11:00 AM
 OMIC R&D

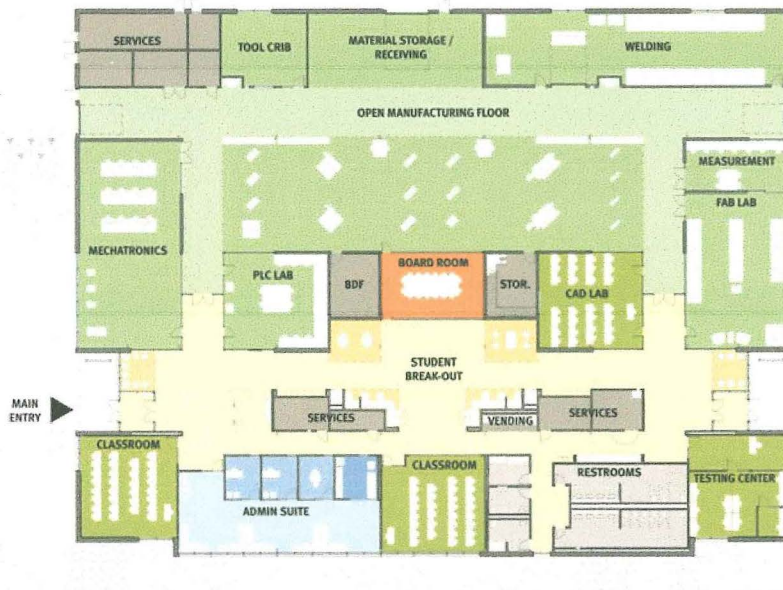


PCC OMIC Training Center

- 17.5 acres of land
- Building a 30,000 sq. ft. training facility
- Close proximity to OMIC R&D
- Easy access to Highway 30



PCC OMIC TRAINING CENTER RENDERINGS



THANK YOU



Commissioner Reed asked Andrew Lattanner what is the schedule?

Andrew Lattanner replied provided they stay on track they will have a grand open next spring.

The Planning Commission thanked Andrew.

5.2 STAFF UPDATE ON CURRENT PROJECTS

City Planner Laurie Oliver gave an overview on the inquiry meeting process and gave updates on some current projects:

Dealers Market is looking to do some site upgrades, they are getting rid of the old house and they are wanting to build an enlarged, nicer showroom.

Today they had an inquiry meeting for a proposed 8-lot subdivision just north of 6th Street and Elm Street. There are some challenges there, but they got staffs feedback and they will start working on potentially laying that out to see how it pencils out.

At the end of this month there is an inquiry meeting for an 8-unit apartment complex just north of Maple Street.

The preliminary plat for the Victoria Estate's subdivision that was approved several years ago has expired. Staff will be holding an inquiring meeting because the owner is looking to do a lot line adjustment and partition and create a couple of lots.

The next application City Planner Oliver is expecting is for a tri plex and a quad plex on adjoining lots on the east side of NE 3rd Street at Crown Zellerbach.

The next Planning Commission meeting will be held February 27 and that is for the Varsity Grill remodel.

City Engineer Chris Negelspach went over construction projects:

East Airport ~ there is a new road, new well, new sewer pump station, and part of this project is the sewer line on E Columbia Avenue. The sewer line has been tabled due to the weather.

The Crown Zellerbach extension road is mostly done. They have some landscaping, streetlights, street signs, franchise utility work, and a little more paving to do. All the heavy-duty utility work is done. The well is going to take another year or so. He has plans but they are still working on them. The sewer pump station and sewer lines are about 50% complete. He explained what they are doing now is only Phase I and II.

PCC has been doing all the onsite work. One good thing with this project is NW Natural just provided gas from Columbia Avenue to West Lane Road to Charles T Parker Way and then to Wagner Court. That portion never had gas. PCC Will have all their permits tomorrow and they are just working on site and it will take a couple of weeks to get ready to start the buildings.

OSG will have their permits this week to start all their work. They have a surcharge on there, so they won't be able to actually to start building until they move the dirt off.

The Devinaire Hangar project is just waiting for a clearance from FAA. They are doing all their

site work while they are waiting on the building. He explained the company is relocating all of their staff from Hillsboro Airport to the airport in Scappoose. The Port of Columbia County and their consultant team worked very hard to get this hybrid fire suppression approved.

Caswell Subdivision, it was previously named Urie, is actively in construction. Staff worked behind the scenes for a very long time to get the property owners on the corner to dedicate right-of-way and so the City could do frontage improvements. On the frontage that will all be new paving. The City has a plan to partner with the County on Elm Street. On 6th Street from Elm Street south they will probably do an overlay. As a part of the agreement the property owner on the corner wanted all the trees gone and new street trees will be planted.

On NW 1st Street there will be a 36-unit apartment complex. Staff has the plans and they are in review. This spring the contractor will be starting on that. You will see some half street paving with that as well.

Commissioner Bernhard asked what about the additional traffic that will be created in that area?

City Planner Laurie Oliver replied they did a traffic study and it shows that it met the v/c (volume/capacity) ratios for the intersections according to the City's requirements. Traffic is going to continue to increase around the City.

Commissioner Shoemaker stated it's the cars parked on the streets that is creating a bottleneck, in addition to no center line.

Commissioner Blank talked about a section being no parking.

DISCUSSION ON 2020 TRAINING TOPICS

City Planner Laurie Oliver explained we try to do training once a year and we are thinking of bringing in John Morgan, who is a well know planner around the State. She is wondering if there are specific trainings topics that the Planning Commission would like to have covered. She explained if you think of something later please email her.

City Engineer Chris Negelsbach stated other technical topics are on the table also, like reviewing plans or traffic or storm water.

Commissioner Bernhard replied traffic does seems to be a big issue.

Commissioner Blank talked about making major changes in housing and how we zone things, but more and more people are still looking at those issues.

City Planner Laurie Oliver talked about the Housing Implementation Plan, which was adopted by Council last July. She gave an overview of what has occurred so far. She is excited to see what comes of that.

Commissioner Bernhard asked what is the situation with the homeless here? City Planner Oliver replied she would have to defer to Chief Miller.

Commissioner Blank explained Habitat for Humanity is putting together a plan to discuss the issues on affordable housing and homelessness.

Vice Chair Jensen talked about getting training for Planning Commission on how to engage with the community.

City Planner Oliver talked about the City having a brochure on how to engage, to help the citizens understand how to testify at a public meeting.

Vice Chair Commissioner Jensen thinks it is good idea to know how to engage with the public.

Commissioner Bernhard talked the Town Meeting.

Commissioner Blank talked about an offer the City put in on some property.

City Planner Laurie Oliver talked about the City putting in an offer on the Grabhorn property, which is located off of NW EJ Smith Road, which is north of Veterans Park. She explained in conjunction with that the City would be able to create a creekside trail from the Buxton property to EJ Smith Road.

6.0 COMMUNICATIONS

6.1 Calendar Check

City Planner Oliver went over the calendar in the packet. She talked about the Boards & Commission event on January 30, 2020. She explained the February 3rd Council meeting has been canceled. She hopes the Commissioners can attend the Annual Town Meeting on February 8, 2020, at the Scappoose Middle School. The next Planning Commission meeting will be on February 27, 2020.

6.2 Commission Comments

Chair Freimuth talked about the need for workers in the trades and it is something they don't have to go to college for and he thinks it is exciting that Scappoose gets to be at the forefront of this.

6.3 Staff Comments

City Planner Oliver explained we are looking at a joint City Council/Planning Commission work session, either February 18 or sometime in March. She explained she had a planning intern working in her office for a little bit and she did some research on how other cities handle street renaming and they pulled together some examples to look at. She explained Huell, who is an intern, will do the work session. This is not a development code amendment; it would be a municipal code amendment.

City Planner Laurie Oliver explained she printed out a copy of the Community Development Centers updates for the Planning Commission to review. She explained this is something they do for Council.

Commissioner Bernhard replied that might be helpful.

Commissioner Blank explained the 12th of September will be the date of the next Sauerkraut Festival.

City Engineer Negelspach talked about the sewer treatment upgrades that will be starting soon.

7.0 ADJOURNMENT

Chair Freimuth adjourned the meeting at 8:24 p.m.



Chair Freimuth

Attest:



City Recorder Susan M. Reeves, MMC