

SCAPPOOSE PLANNING COMMISSION MINUTES

Thursday, June 11th, 2020 at 7:00 p.m.

Due to COVID-19 Restrictions;

Only a few Planning Commissioners, City staff & two people from applicant team were in Council Chambers for the meeting to maintain the required social distance.

1.0 CALL TO ORDER

Chair Freimuth called the meeting to order at 7:01pm

2.0 ROLL CALL

Kevin Freimuth	Chair (in-person)	Laurie Oliver	City Planner (in-person)
Scott Jensen	Vice Chair (call-in)	Elizabeth Happala	Office Administrator (in-person)
Bruce Shoemaker	Commissioner (in-person)		
Rita Bernhard	Commissioner (call-in)		
Reed Kelly	Commissioner (in-person)		

EXCUSED;

Bill Blank	Commissioner
Tim Connell	Commissioner

AUDIENCE; *(closed to public in-person entry, only public call-in allowed at this time)*

Applicant Team present in-person;

Brett Kahr, Lower Columbia Engineering
Rich Bailey, Bailey Construction

3.0 APPROVAL OF MINUTES

3.1 May 14th, 2020 meeting minutes

Chair Freimuth asked for any comments or edits to the minutes.

Commissioner Shoemaker moved, and Commissioner Kelly seconded the motion to approve the Planning Commission minutes from May 14, 2020, as presented.

Motion Passed 5-0. AYES: Chair Freimuth, Vice Chair Jensen, Commissioner Shoemaker, Commissioner Bernhard and Commissioner Kelly.

4.0 CITIZEN INPUT

(none)

5.0 NEW BUSINESS

5.1 DOCKET # SDR4-19/PLA3-19/MiP1-19:

Richard Holmason has submitted applications for Site Development Review (SDR4-19), Property Line Adjustment (PLA3-19), and Minor Partition (MiP1-19). The request is to allow for the construction of a tri-plex on a 9,006 square foot parcel and a quad-plex on an 11,003 square foot parcel, with associated site amenities. This is a consolidated hearing and the property line adjustment and minor partition are required to be approved in order to create the parcels that would allow the tri-plex and quad-plex to be built. The site is located at the northern terminus of NE 3rd Street, southeast of the NE 3rd and Crown Zellerbach Road intersection, on property described as Columbia County Assessor Map # 3212-AB-00400 and 3212-AB-00300.

***Format: Limited Land Use Hearing; written comments must be received by 5pm June 10th, 2020.
(Note, there will be no opportunity for verbal comments.)***

Chair Freimuth read the order of the hearing and asked for any ex-parte contacts or conflicts of interest. Since there were none, he then called for the staff report.

City Planner Oliver went over the staff report, findings, and staff recommendations with conditions of approvals. She stated that she did not receive any written comments about the development.

Chair Freimuth asked if any commissioners had any questions about the staff report; as there were none, he called up the applicant from Lower Columbia Engineering.

Brett Kahr from Lower Columbia Engineering came forward, he stated that the City Planner did a great job covering it. Adding that they are proposing a reasonable, small family-oriented development, which typically have long term leases.

Chair Freimuth asked if they had a projected timeline.

From the audience, the builder Rich Bailey of Bailey Construction, stated it would be a few more steps before they could get permits, as staff mentioned earlier.

City Planner Oliver stated that they did submit their building plans already for concurrent review, at their risk, and the two other steps would be the recording of the deeds and the partition plat, once those have been recorded, the building permit should be ready.

Commissioner Shoemaker stated that we are in need of more family homes here.

From the audience, the builder Rich Bailey of Bailey Construction, stated that he has built these in Scappoose before, across the highway, and they are well maintained family units with three-bedrooms.

Vice Chair Jensen, via phone, asked how they would delineate the driveway from the other asphalt areas.

Applicant Brett Kahr from Lower Columbia Engineering stated that the individual tenant parking areas will be marked off. Adding that if additional delineation areas are desired in the drive-area they could propose an exterior pattern in the paving to define the drive area.

Vice Chair Jensen stated that would be a great idea.

Chair Freimuth stated they would now close the hearing for the Commissioner to discuss.

HEARING CLOSED FOR COMMISSIONER DISCUSSIONS;
Commissioner Bernhard, via phone, stated everything was well put together.

Vice Chair Jensen, via phone, stated he only had the previous comment.

Commissioner Shoemaker asked City Planner Oliver if the original calculation allowed up to 8 units and they are doing 7 units.

City Planner Oliver replied that they are meeting the square footage to allow for 3 units on one parcel and 4 on the other parcel. Adding that it was always a triplex and quadplex that was proposed.

Commissioner Shoemaker stated he saw something about eight units on page 135.

City Planner Oliver replied that she does not know why it said eight on that page.

Chair Freimuth asked if there were more comments, as there were none he called for a motion.

Vice Chair Jensen moved, to recommend approval item 5.1 ANX1-19, ZC1-19, SB1-19 with the conditions of approval provided in the staff report. Commissioner Kelly seconded the motion.
Motion Passed 5-0. AYES: Chair Freimuth, Vice Chair Jensen, Commissioner Shoemaker, Commissioner Bernhard and Commissioner Kelly.

6.0 COMMUNICATIONS

6.1 Calendar Check

Chair Freimuth mentioned that instead of all the paper, it might be cheaper to get all the commissioners I-pads.

City Planner Oliver replied that she prefers to flip through the paper copies.

Chair Freimuth continued with the calendar items within the packet.

6.2 Commissioner Comments

(there were none)

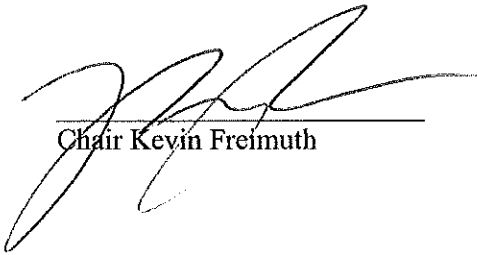
6.3 Staff Comments

City Planner Oliver explained that our office is still busy even though we are still closed to the public, adding that we have a drop box at City Hall where people can drop off plans and applications. She stated that we might open in July as we are having plexi-glass installed at the front counters of CDC and City Hall. Adding that once we have some protocols in place, we should be able to re-open.

Chair Freimuth stated his work is closed through September.

7.0 ADJOURNMENT

Chair Freimuth adjourned the meeting at 7:31 p.m.


Chair Kevin Freimuth

Attest:


Elizabeth Happala, Office Administrator