

SCAPPOOSE PLANNING COMMISSION MINUTES

Thursday, September 10th, 2020 at 7:00 p.m.

Due to COVID-19 Restrictions;

Only a few Planning Commissioners and City staff 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 7:14pm.

(delayed due to some technical difficulties with the Microsoft Teams Conference Call-in)

2.0 ROLL CALL

Kevin Freimuth	Chair (in-person)	Laurie Oliver	City Planner (in-person)
Scott Jensen	Vice Chair (call-in)	Chris Negelspace	City Engineer (in-person)
Bruce Shoemaker	Commissioner (in-person)	Elizabeth Happala	Office Administrator (in-person)
Rita Bernhard	Commissioner (call-in)		
Reed Kelly	Commissioner (in-person)		
Marisa Jacobs	New Alternate Commissioner (in-person)		

EXCUSED;

Bill Blank	Commissioner
Tim Connell	Commissioner

AUDIENCE (none)

Applicants: called-into the Microsoft Teams Conference Call Meeting;

Gene Bolante, Studio 3 Architecture

Frank Stock, WDC Construction

3.0 APPROVAL OF MINUTES

3.1 June 11, 2020 meeting minutes

Chair Freimuth asked for any comments or edits to the minutes, there were none.

Commissioner Shoemaker moved, and Commissioner Kelly seconded the motion to approve the Planning Commission minutes from June 11, 2020, as presented. Motion Passed 6-0. AYES: Chair Freimuth, Vice Chair Jensen, Commissioner Shoemaker, Commissioner Bernhard, Commissioner Kelly and Alternate Commissioner Jacobs.

4.0 CITIZEN INPUT

(none)

5.0 NEW BUSINESS

5.1 2020 PLANNING COMMISSION TEAM AGREEMENT

Commissioner Shoemaker asked if it changed from last time.

City Planner Oliver replied no.

Chair Freimuth read the Team Agreement, then stated that all the Commissioners will sign the one document.

5.2 DOCKET # SDR1-20

S2 PDX LLC has requested approval of an application for Site Development Review to allow for the construction of an 80-unit apartment complex, to be constructed with (2) 40-unit buildings and associated site amenities. The site is located on the west side of SE 2nd Street, between Havlik

Drive and SE Frederick Street, on property described as Columbia County Assessor Map # 3213-AC-03500.

Format: Limited Land Use Decision; does not allow verbal testimony during the hearing. Written comments could be accepted if submitted by 5:00 p.m., Wednesday, September 09, 2020.

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.

Before beginning with the staff report, City Planner Oliver Joseph checked with Commissioners on the conference line to ensure they could hear her; Commissioners Bernhard & Jensen agreed. She then asked the Chair if he could confirm that the applicants have joined the Microsoft Teams conference call meeting or are waiting to be accepted.

Chair Freimuth replied that it shows the Applicant Gene Bolante has joined the on-line conference call meeting; Gene verified verbally.

City Planner Oliver then introduced and welcomed our new Planning Commissioner Alternate, Marisa Jacobs. She also stated that Commissioner Jacobs would be participating in the voting tonight as we have a couple of excused Commissioners.

City Planner Oliver then went over the staff report, findings, and staff recommendation with the conditions of approval, asking everyone to turn to page 32 of the packet to state that staff does provided a recommendation of approval with 20 conditions of approval, not 26 as the numbering was off. Adding that most of the conditions are boilerplate and similar to our other site development review conditions, while some are specific and based on comments that were submitted. She stated that she is happy to answer any Commissioner questions before we hand it over to the applicant, although first asked if everyone one the conference call could hear her and if applicants were on the conference call.

Commissioner Bernhard said she could.

Applicant Frank Stock confirmed he was present.

Commissioner Kelly asked about the transportation comment related to the intersection of Havlik, being reasonable by the City or ODOT.

City Planner Oliver Joseph stated that it was ODOT's comment, adding that its under ODOT's jurisdiction. Stating that when the Transportation System Plan (TSP) was adopted, the only way to accommodate the traffic through town and meet ODOT's adopted mobility targets was to widen the highway, more that it has been already. Due to the constraints of the railroad on one said and historic buildings on the other side (and the public not wanting to widen the Hwy which would require removing businesses on the west side of the Hwy), it was determined that the City could not meet ODOT's mobility targets, so the TSP recommended that new alternative mobility targets be established on Hwy 30 throughout Scappoose, which was completed by ODOT this year.

Since there were no other Commissioner questions Chair Freimuth asked if the applicants if they would like to begin their presentation.

Applicant Gene Bolante, with Studio 3, stated that he is speaking on behalf of the developer, who is excited about the project and providing the City with more housing options. He stated they looked at the conditions of approval that staff came up with, and they do not have any issues with any of them, then asked if any Commissioners had any questions for him.

Commissioner Kelly asked about the measures they are thinking of to mitigate the noise from the nearby railroad tracks.

Applicant Gene Bolante with Studio 3 stated that City Planner Oliver Joseph had brought that up and they have been looking at different options that they have done on other projects, like buffering the exterior wall that faces the tracks and will look at some options.

Commissioner Kelly asked if they had retained an acoustical consultant.

Applicant Gene Bolante with Studio 3 replied that he has not, although has worked with one in the past.

Commissioner Kelly stated that it is worrisome as it is an active line that comes through town early in the morning with the requirement of sounding their horn four times as they are coming and going through the intersections. Adding that he has stayed in hotels next to train tracks and lived near one, and that he would like them to pay special attention to it.

Applicant Gene Bolante with Studio 3 agreed.

Chair Freimuth asked Commissioners on the phone if they had any questions.

Commissioner Jensen stated he had the same concerns about the proximity of the railroad, which has been covered. Then he asked if the developer would also be the operator of the site.

Frank Stock, WDC Construction, replied that they would be the property manager also, as they do with their other projects.

Commissioner Bernhard thanked City Planner Oliver Joseph for a great report, that makes their job easier.

Commissioner Shoemaker asked City Planner Oliver Joseph if the comments in the paper were correct about the City being responsible for the maintenance of the Peace Candle, adding that the signage on the candle would be facing the wrong direction since the plans show a 3-story apartment building which would be 33 feet in height and the candle standing 50' the signage would need to be adjusted.

City Planner Oliver Joseph agreed, adding that prior to building finals the City would bring the candle up to a more pleasing look. Adding that the City has budgeted for a new paint job, new signage, new lighting, and new electrical to help bring it up to standards so there would be less maintenance required moving forward. She also stated the applicant has been really good to work with on this matter.

Hearing closed by Chair Freimuth for Planning Commission discussions.

Commissioner Shoemaker thanked City Planner Oliver Joseph for the great staff report and knows the City needs the housing, although he forgot to ask the applicant about affordability or rental prices, he assumes it will be market rent.

Chair Freimuth added that he did not see any language about it being low income housing.

Commissioner Bernhard agreed that the City does need the housing and knows we are short on availability here.

Chair Freimuth also agreed, especially for the kids that will be going to the new PCC campus.

Commissioner Shoemaker added that for location wise its excellent and close to all the stores.

Chair Freimuth agreed, then called for a motion.

Vice Chair Jensen moved, to recommend approval of SDR1-20 with the conditions of approval provided in the staff report. Commissioner Bernard seconded the motion.

Motion Passed 6-0. AYES: Chair Freimuth, Vice Chair Jensen, Commissioner Shoemaker, Commissioner Bernhard, Commissioner Kelly and Alternate Commissioner Jacobs.

6.0 COMMUNICATIONS

6.1 Calendar Check

Chair Freimuth went over the September and October calendar.

Commissioner Shoemaker added if Commissioner Blank were here, he would mention that the Farmers Market has been extended to the end of September now.

City Planner Oliver Joseph agreed, as she heard that also. Then added that we will have Planning Commission on October 8th for a Modification of Approval for the East Airport Subdivision.

6.2 Commissioner Comments

Chair Freimuth asked for updates on the apartments on NW 1st St.

City Engineer Negelspach replied that he is waiting on updated plans to review.

Chair Freimuth thanked City Planner Oliver Joseph for a great staff report.

6.3 Staff Comments

City Planner Oliver Joseph gave updates on current projects; PCC should be done in the next 90 days, Devinaire hangar is under construction, Starbucks should open soon as they just need their final inspection, and she received a new subdivision application for Dutch Canyon Estates Phase 4, with 33 lots, just south of Callahan Rd.

City Engineer Negelspach added that the east airport project is working past the new roadway, although it's not visible yet, and that they just completed the mass grading and have submitted plans for all the utilities for Phases 3 and 4. Then they will start doing all the utility work.

Chair Freimuth asked if Devinaire was the one that had to get creative with their fire suppression.

City Planner Oliver Joseph agreed.

Commissioner Shoemaker asked about any groundbreaking on Maple St. cottages.

City Planner Oliver Joseph stated their construction plans have been submitted and are in review, but no groundbreaking yet.

7.0 ADJOURNMENT

Chair Freimuth adjourned the meeting at 7:56 p.m.



Chair Kevin Freimuth

Attest:



Elizabeth Happala, Office Administrator