

SCAPPOOSE PLANNING COMMISSION
Thursday, January 13th, 2022 at 7:00 p.m.

1.0 CALL TO ORDER

2.0 ROLL CALL

Commissioners;

Scott Jensen Chair
Bill Blank Vice Chair
Bruce Shoemaker Commissioner
Jeanette Santiago Commission (virtual)
Marisa Jacobs Commissioner
Excused;
Rita Bernhard Commissioner (virtual)

Staff;

Laurie Oliver Joseph City Planner
Chris Negelspach City Engineer
Elizabeth Happala Office Administrator

Applicants in attendance;

Joe Kessi, OHM Equity Partners

Audience;

Jakobi Kessi

Trevor X Barker (virtual)

3.0 APPROVAL OF MINUTES

3.1 November 18, 2021 Planning Commission Meeting

Chair Jensen asked the commissioners if they had any comments or corrections to the minutes. As there were none, Commissioner Shoemaker moved to approve minutes as presented and Commission Blank second.

Motion Passed 5-0. AYES: Chair Jensen, Vice Chair Blank, Commissioners Shoemaker, Commissioner Santiago and Commissioner Jacobs.

4.0 CITIZEN INPUT

There were none.

5.0 NEW BUSINESS

5.1 DOCKET # SB1-21

DL Consulting, Inc. is requesting approval of a Tentative Subdivision Plat Approval (SB1-21) to subdivide ~1 acre of land located northwest of the NE Kale and North Road intersection, further described as Columbia County Assessor Map Numbers 3212-AD-06100, to create 8 lots in the Manufactured Housing (MH) zoning district.

Format: Subdivisions are a Limited Land Use Decision that do not require verbal testimony, only written comments will be accepted if submitted by 5:00 p.m., Wednesday, January 12th, 2022.

Chair Jensen read the docket item and order of hearing, then asked for any ex-parte contacts or conflicts of interest. As there were none, he called for the staff report presentation.

City Planner Oliver Joseph began the staff report presentation included in the packet, beginning with the observations followed by agency comments then read one of the written comments received from neighboring property owners which was received prior to the deadline. She then went over the applicable approval criteria and the staff recommendations for approval. She ended her presentation by stating that there are 30 conditions of approval listed in the staff report, although asked that Planning Commissioners strike the re-paving conditions 8 & 9 as they were not related to a specific code. Then welcomed any questions from the Commission.

Commissioner Jacobs asked for assistance on finding the Condition numbers 8 & 9 on the map.

City Planner Oliver Joseph referred her to sheet C-2, that shows North Rd. then took the page over to Commissioner Jacobs.

City Engineer Negelspace stated its on the lower right had corner of the page, it's a lighter hash on the eastside of the center line that is not a requirement in our code or the county's code.

City Planner Oliver Joseph added that North Road is under the County's jurisdiction, and they did not require it, therefore, the city cannot either.

Commissioner Jacobs asked if there would not be any paving there.

City Engineer Negelspace replied that there is existing paving there now.

City Planner Oliver Joseph added that there is an existing 10-12' travel lane there.

City Engineer Negelspace explained that this would have added an overlay to it, and it will still match up but won't be ground down and new. He stated that on NE Kale St. the added condition to ground down and repave will also be removed as it is not in our code. Stating that the developer had originally agreed to it but then found the cost not to be feasible, now the more traditional patch will occur.

Commissioner Jacobs asked if the city could cover the cost to repave the streets.

City Engineer Negelspace replied that it is a brand-new road essentially and if the cuts were closer together then it would make sense to join them together but, in this case, they are separated by a distance that would have added an un-necessary cost.

Commissioner Blank asked about the width of Kale St. as it currently is narrow.

City Planner Oliver Joseph replied that it will go from 20' paved width to 32' paved width, which is our standard paved width for local streets.

Commissioner Santiago stated that she understands that we don't have code to require it and wanted to know why the city or staff recommended it and how will it affect them by not doing it.

City Engineer Negelspace replied that it was recommended for Kale St. due to the closeness of the street cuts which cause a bumpier driving surface. Although in this case, after he reviewed the more detailed construction plan set, it was determined that they are far enough apart that it would not cause for a bumpier drive surface. Adding that the applicant has agreed to consolidate utilities to common trenches to help minimize the number of trenches. And they felt that was a good compromise. For North Rd., the applicant stated he would possibly need to include paving the full width of North Rd. since the County required that on the subdivision to the south. Although the County did not require it this time, and after checking costs it was determined it was not feasible and requested that it be removed from the conditions.

City Planner Oliver Joseph added that this is specifically related to the feasibility of the project, and it was more important to the city to get the additional 7 housing units here and to forgo the additional paving that was not required by our code. Stating that if the city chose to take that on then it is something the city could consider, depending on our street budget.

City Engineer Negelspace stated the city's street budget will be depleted this year with other street projects.

Commissioner Blank asked how these changes affect the Public Works Director's comments.

City Planner Oliver Joseph replied that he did request the additional paving on Kale St., although again since this is not in our city code, we can't require it. Typically, when we are trying to include something that is not a code requirement, we have early conversations with the developer then we add it to the conditions when they agree. In this case, there was agreement until the actual costs were known for this small subdivision with 8 lots and frontage on three different roads. It came down to the feasibility of the project.

Commissioner Jacobs asked if the developer shared those cost differentials.

City Planner Oliver Joseph replied that they are not required to do so. Adding that there was a request and again it was not tied to any code criteria. This was also discussed with the city attorney who agreed that those items could be removed.

Commissioner Blank stated that this will create the housing we need.

City Planner Oliver Joseph agreed, this will create needed housing.

Chair Jensen asked about the top of page 12 findings related to the 50' lot widths and the 25' lot widths.

City Planner Oliver Joseph replied that some were attached townhomes and asked everyone to refer to sheet C-2 at the top, showing the tentative lots with a 50' minimum width.

Chair Jensen asked if the Commissioners have any further questions, as there were none, he called the applicant(s) forward for their presentation.

Joe Kessi, OHM Equity Partners came forward and went over the existing condition of the property that he would like to turn into an 8-lot subdivision. Adding there is a lot of expense that is going into this project that does not have a lot of land although they still wanted to come up with a housing project that would be visibly appealing to the housing across Kale Street. Stating that this zoning would have allowed for high density apartment type housing or manufactured homes, which would not have matched the existing neighborhood. Adding that they chose a lower density housing plan that would still be feasible. He stated that he built Kale St. a few years back and it changed the traffic flow of the neighborhood by allowing better accessibility to the highway. Adding that this new development would widen that street and finishing it off which would be big improvement to the neighborhood as well. He then asked if anyone had any questions.

Commissioner Jacobs asked him to walk them through the architectural style of the homes since she didn't see any renderings.

Joe Kessi, OHM Equity Partners replied that he cannot, explaining that his company mostly does horizontal construction of streets and underground utilities not vertical/building construction. Adding that if he does build the homes, then they would be very stylish as he lives in this community and has a vested interest. If they do not, then he believes it would match the surrounding building styles.

Commissioner Jacobs asked if he does not build the homes then he would sell to a builder.

Joe Kessi, OHM Equity Partners replied that it is their policy, to sell to a local builder.

Commissioner Blank asked about the letter received about a fence and if he was open to their request.

Joe Kessi, OHM Equity Partners replied that he has been in contact with them throughout the whole process, adding that Susan has been great. Stating the property is currently vacant and she has been their eyes and ears to ensure it stays vacant. He has a great working relationship with her and hopes that continues. Adding that the ask for a fence was not his interpretation of her letter but rather a request to talk about something that works for everybody which he is 100% open to. Stating that they are not new to

development, and they always go and talk to all the neighbors prior to construction, and everyone will have his home number if any issues arise.

Commissioner Jacobs asked if he would be able to provide the cost differential that prevented him from doing the additional paving.

Joe Kessi, OHM Equity Partners replied no and does not feel that is appropriate. Adding that when he develops in his own community, he tries to do as much as he can as long as they hit the right numbers. They had originally hoped that they could have provided the additional paving, although later found out that the numbers didn't align. He hopes that it shows that they are willing to go that extra mile when it's feasible; adding they would rather have this project then not have it.

Commissioner Blank asked about their temporary erosion controls and who would be responsible for it.

Joe Kessi, OHM Equity Partners replied that erosion control happens throughout a project and throughout the phases they would all have to follow the policy and procedures set forth by the city's requirements. Adding that in horizontal construction, there is a piece of erosion control that is on the plans.

Commissioner Jacobs asked if the driveways would be gravel if she's looking at the plans correctly.

Joe Kessi, OHM Equity Partners replied no, as the city's codes do not allow that. Adding that the key on the plan does not show gravel, it should show it as asphalt or concrete.

City Planner Oliver Joseph stated we do not allow a gravel driveway.

City Engineer Negelsbach added that there are projects that have pervious driveways with pavers made out of segmental blocks with sand backfills, although that it not the case here.

Commissioner Blank stated the details show gravel construction and Commissioner Jacobs agreed.

City Engineer Negelsbach replied that they are looking at the grading plan which shows the erosion control elements on the plan which is gravel.

Commissioner Blank asked if it shows drainage.

City Engineer Negelsbach replied no, it's applicable for this plan to show gravel in their erosion control plan and its only for construction as a DEQ requirement.

Chair Jensen asked if there was any staff response.

City Planner Oliver Joseph stated that there would be revisions to the staff report to include a new exhibit #14 with the Reeves and Dietrich letter, and revisions to the observations for #8 & #9 conditions striking out the additional paving.

City Engineer Negelsbach added this was an unusual project as they usually have all the conditions worked out prior to sending out the packet. Although in this case it wasn't possible, and he apologized to the commission for this being a bit messy by not having that part worked out prior to the packets being sent out.

City Planner Oliver Joseph added that there are always a lot of conversations that occur before the staff report is finalized. Adding that this further demonstrates why they don't include conditions that are not tied to the city's criteria unless they have a willing applicant which they did until the numbers came in that didn't make the project feasible. Stating that the housing units is the important factor here tonight.

Chair Jensen closed the hearing for deliberations.

Commissioner Blank stated that he has reviewed everything, and the project does meet all of the city's criteria.

Chair Jensen stated that if staff thinks this is messy then he wanted to clarify that it wasn't, and he appreciates staff as they do a great job and the commissioners have it very good here.

Commissioner Santiago asked if she missed the timeline of the project.

City Planner Oliver Joseph replied that they have one year.

Commissioner Santiago asked if that was for the vertical construction or the construction of the houses.

City Planner Oliver Joseph replied that tonight they are approving the tentative subdivision plat and once the roads and utilities are constructed then the applicant will submit for final plat review which is a staff level review. Then once the final plat is recorded, it creates the legal lots, which do not have timeline. Those lots can sit undeveloped indefinitely, although we all know that housing is in short supply and anticipates that they will sell quickly.

Commissioner Jacobs understands that this is tentative and then there will be a design piece, she asked how much leeway the developer will have to change the layout of the location of the houses.

City Planner Oliver Joseph replied that the tentative plat is to approve the lot lines not where the houses will sit on the lot or how they are joined. The plan shows a shadow of how it could layout, adding that the inside lots for the attached houses are sized in a manner for attached housings.

Commissioner Jacobs asked if those attached house could be changed to duplexes.

City Planner Oliver Joseph replied that the lots size would not support it as a duplex would be 2 housing units on one lot, whereas this plan will support one town home on each lot. Adding that none of the lot sizes in this plan would support a duplex on one lot.

Commissioner Shoemaker stated that this plan is a great use for this small piece of land, he then moved to approve SB1-21 with addition of exhibit #14 and the revised conditions to 8 & 9, and Commissioner Blank seconded the motion.

Motion Passed 5-0. AYES: Chair Jensen, Vice Chair Blank, Commissioners Shoemaker, Commissioner Santiago and Commissioner Jacobs.

6.0 COMMUNICATIONS

6.1 Calendar Check

Chair Jensen went over the calendar in the packet.

6.2 Commissioner Comments

Commissioner Jacobs thanked staff for a nice packet and walking her through her questions. Commissioner Blank agreed.

6.3 Staff Comments

City Planner Oliver Joseph stated that they just kicked off the housing needs analysis and the 50-year plan. They are coming up with ideas for the technical advisory committees for each of those and will want some Planning Commissioners to sit on those committees, although at this time they have not figured how many they will need. Adding that the 50-year plan would be at least a 3-year commitment with approximately 14

technical advisory meetings with 5 open houses. The first open house will be the Annual Town Meeting which could be early to mid-March. Adding that the Housing Needs Analysis will have about 4 meetings. Stating that this is a huge scope of work that will result in some great changes for the city.

Commissioner Santiago asked for confirmation that it would be about 4 meetings a year and if the Commissioners volunteer or if she would choose.

City Planner Oliver Joseph agreed to the number of meetings and was unsure how the committee members would be chosen. She then asked how many commissioners would be interested. Adding that as a citizen anyone can come to the meetings, but they would want Commissioners in your official capacity to sit on the committee and will also want other members from other committees. Stating that more info will be forthcoming soon with a kickoff with the community visioning piece that will be at the Annual Town Meeting.

City Engineer Negelspace stated that Old Portland Rd. from the Highway down to Dutch Canyon Road improvements will begin next week and should last a few months. This includes sidewalks, catch basins, and moving mailboxes and utilities.

Commissioner Blank asked if it would include bike lanes, which City Engineer Negelspace replied no, as there was no restriping in the plan.

Commissioner Santiago asked if the road would be open or closed as the highway is typically backed up during rush hour, which City Engineer Negelspace replied that the road would be open or at least one lane would be open.

City Engineer Negelspace added that there will be re-paving on E. Columbia Ave. and Miller Rd. plus continuing work at East Airport as they are completing underground work. And that OMIC will also be doing some underground work as well.

City Planner Oliver Joseph added that they did receive their first land use application for a new food cart pod which proposes spaces for 11 permanent connections with a tap house and covered seating area. She is wrapping up her completeness comments on their first review.

Commissioner Blank asked if the applicants owned other food carts.

City Planner Oliver Joseph replied yes, they own the one behind the bowling alley in St. Helens, so they are not new to this. This one will be located off Old Portland Road near the totem pole where there is a brick house and tall arbovitae now, which will be removed. They are also proposing some outdoor fire pits with a seating area and should be able to bring it to Planning Commission in the next few months.

7.0 ADJOURNMENT

Chair Jensen adjourned the meeting at 8:06 p.m.

Attest:


Elizabeth Huppala, Office Administrator


Chair Scott Jensen