

SCAPPOOSE PLANNING COMMISSION
Thursday, March 10th, 2022 at 7:00 p.m.

1.0 CALL TO ORDER

Chair Jensen called the meeting to order at 7pm

2.0 ROLL CALL

Commissioners;

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

Excused;

Marisa Jacobs Commissioner

Staff;

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

Audience/attendance;

Wayne Mayo, Contractor

Geoff Wenker, Project Manager

Chase Berg, Lower Columbia Engineering

Dave DuHaime, Lower Columbia Engineering

Kwang Paik, Property/Dealers Market owner

Christy Leanna, Dealers Market Office Manager

3.0 APPROVAL OF MINUTES

3.1 January 13, 2022 Planning Commission Meeting

Chair Jensen asked the commissioners if they had any comments or corrections to the minutes. As there were none, Commissioner Blank moved to approve minutes as presented and Commission Shoemaker second. **Motion Passed 5-0. AYES: Chair Jensen, Vice Chair Blank, Commissioners Shoemaker, Commissioner Bernhard and Commissioner Santiago.**

4.0 CITIZEN INPUT

none

5.0 NEW BUSINESS

5.1 DOCKET # SDR2-21, PLA1-21

Wayne Philip Mayo Contracting has requested approval of an application for Site Development Review (SDR2-21) to allow for the construction of a new 3,840 square foot auto sales facility and associated site amenities. The applicant also requests approval of a Property Line Adjustment (PLA1-21) to remove the common property lines on the site, resulting in one legal lot of record. The applicant proposes to remove the existing buildings on site as part of this project. The site is located at 51801 Columbia River Hwy, south of the SW Old Portland Rd and Columbia River Hwy intersection, on property described as Columbia County Assessor Map # 3213-BO-00200 and 3213-BO-00300.

Format: Limited Land Use Decisions do not allow verbal testimony during the hearing since they do not require interpretation or the exercise of policy or legal judgement; however, written comments are permitted prior to the deadline of the public comment period (by 5:00 p.m., Wednesday, March 9, 2022).

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

City Planner Oliver Joseph stated that Commissioner Bernard has joined virtually. Then she began by describing the order of her presentation, beginning with the observations on page 9 of the packet, then the approval criteria, followed by staff recommendations and conditions of approval. Then welcomed any questions from the Commission.

Commissioner Santiago stated she had a question about the removal of the trees and apologized if she asked a question that was already addressed. She asked about the house and large sequoia tree that was already removed near the power lines, as she wanted to know if the applicant needed to submit a demo permit or a tree removal permit.

City Planner Oliver Joseph replied that she would let the applicant respond about what is on the property now. And replied that they did apply for a demo permit which has been finalized out.

Commissioner Santiago stated that the demo permit was not in the packet.

City Planner Oliver Joseph replied that the demo permit is not a requirement of the land use approval process as it is a separate process which they have already done previously. She then explained the city's public tree removal permit process which is only required for street trees that are within the right-of-way. Stating that trees on private property do not require permits.

Commissioner Santiago then asked what is on the site now.

City Planner Oliver Joseph stated that once we call the applicant forward then they can answer that question.

Commissioner Santiago thanked City Planner Oliver Joseph. Then Chair Jensen called the applicants forward for their presentation.

Contractor Wayne Mayo came up to the podium. He began by stating that the dealership has been going strong for many years selling new cars and nicer used cars plus car detailing. Adding that Jack Foley developed the site approximately 20 years ago. He stated that the recent purchase of the home lot in the middle of the property will make it a nice, square development. They are ready to move ahead once Planning Commission approves their application. He added that the property/business owner Mr. Paik is a hard-working businessman who brought a successful business to Scappoose without any customer complaints or returned cars and hopes the commissioners will approve their project. He asked the commissioners if they had any questions.

Commissioner Santiago asked if the power line issues have been addressed and what is on the site now.

Contractor Wayne Mayo replied that all the shrubs and trees have been removed. And the power lines have been removed a well.

Commissioner Santiago asked if the power lines were needed or if they were out of commission.

Contractor Wayne Mayo replied that they were no longer needed once the two houses were removed.

Commissioner Santiago asked about the abandoned water meter on packet page 74 C-3, line 29. She wanted to know if they meant the fire hydrant and not the water meter.

Contractor Wayne Mayo replied that those meters were for the two houses that were there, each with their own water meters, plus the dealership has their own water meter. Now that the homes have been removed and the lots have been combined, they only need 1 of the 2 extra water meters.

Commissioner Santiago stated that it looked like a fire hydrant was going to be removed or replaced.

Contractor Wayne Mayo replied that the fire hydrant would stay.

Commissioner Blank asked how long the project would take to complete.

Contractor Wayne Mayo replied that Covid has interrupted many markets and at this time they are having a hard time finding erectors. Stating that they will be working on the project while still running the car business. Adding that there will be a lot of dirt work that will need to be done before they can begin on the building. Therefore, there is not an exact date or timeframe available right now.

Commissioner Blank asked if they would have dust control.

Contractor Wayne Mayo replied that most of the property is black top currently and they will not be ripping it out instead they will be augmenting it.

Commissioner Blank stated that their approval will be good for 1-year and was wondering when they would begin.

Commissioner Shoemaker stated that the 1-year is when they will need to start the project not when they will need to finish.

City Planner Oliver Joseph agreed with Commissioner Shoemaker.

Commissioner Santiago asked about the Sequoia tree and wondering if they could install a new Sequoia tree.

City Planner Oliver Joseph replied that Sequoia trees are a very large species therefore are not an ideal tree for this site or for this development due to their potential size. Adding that they only have a 10' planter strip.

Hearing was closed for deliberations by the Commissioners at 7:35pm

Commissioner Shoemaker stated that he read through the whole proposal that is extremely detailed and followed all the city's ordinances. Adding that we have an efficient group that reviews these, and this plan should be approved.

Commissioner Blank agreed with Commissioner Shoemaker. Adding that it is an existing business that is growing. He stated that he has no idea what the architectural rendering will be until after its built although he's sure it will look good and has no reason to deny it.

Commissioner Santiago stated that the issues with traffic, lighting and landscaping have been addressed even though they are getting rid of some trees, they do plan to plant new trees. Stating that she agrees with Commissioner Blank that it looks good in the 2D image and is not sure how it will look in the 3D version but if it will be an improvement then she will approve it.

Chair Jensen stated that there is no reason to not approve it.

Commissioner Shoemaker moved to approve DOCKET # SDR2-21, PLA1-21, Commissioner Blank seconded the motion.

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

6.0 COMMUNICATIONS

6.1 Calendar Check

Chair Jensen went over the calendar in the packet. City Planner Oliver Joseph added that the Mayor appointed the Planning Commission chair to the 50-year stakeholder advisory committee. And that Commissioner Santiago will also be on the committee as a representative, not as a Planning Commissioner.

6.2 Commissioner Comments

Commissioner Blank stated it was a great presentation from staff.

Commissioner Santiago asked about the asphalt, if they were going to get rid of it then what type of environmental regulations are there for the city.

City Engineer Negelspach replied that the only regulatory requirements for a demolition of a building is asbestos & lead abatement per the DEQ. Adding that any hardscapes like asphalt or concrete are not regulated and typically taken to Scappoose Sand and Gravel to be recycled as it makes a good a structural fill although we don't allow it in the streets as it can be difficult to get to the utilities.

Commissioner Santiago asked if we address this with them initially when they ask for those permits.

City Engineer Negelspach replied that they can pull a demo permit anytime without a land use action although as staff they sign off on the permit. Adding that they are required to do asbestos reports, abatement, fill any tanks in accordance with DEQ plus cap sewer/water lines, septic systems get decommissioned in accordance with the county sanitarian, and all the franchise utilities

are contacted to have those services terminated in accordance with their procedures.

Commissioner Blank stated that a few years back the Planning Commission used to approve every public tree removal then turned that approval process over to the Planner unless it's a Heritage Tree. Adding that the Planning Commission does not see everything that goes on in the background that staff handles.

6.3 Staff Comments

City Planner Oliver Joseph stated that they will hold their first 50-year stakeholder meeting this next Tuesday. Adding that the first project she worked on when she started with the city was the East Airport project beginning with the appeal of the UGB application in 2015, to the annexation of 350 acres in 2016 to the approval of the subdivision in 2017 and in the next week she should have a final plat. Once that is recorded the city will inherit a 14-acre park land in the SE corner of the runway which is coming along nicely. She also received the second submittal of the food cart pod and will be the next project for the Planning Commissioners to review.

City Engineer Negelspach stated that there are several projects in construction; the Old Portland sidewalk project added sidewalks to each side of the roadway, and he appreciates everyone's patience, including during moving mailboxes. Plus, the East Airport phase 3 & 4 is connecting the roadway to Ring-A-Ring Rd., and OMIC improvements, including prepping the pad for their new Additives building, plus the 80-unit apartments, and finally Thompson Woods subdivision. In addition, the city is working on the Bella Vista waterline replacement phase 1, East Airport Moore Road water line which will be a major 18" waterline loop to Skyway Drive and he is hoping to see plans for Dutch Canyon IV subdivision soon. In addition there are several other items they are working on in the background; Storm Water Master Plan is still in process and working with the Fire Dept. for the ISO rating which sets the insurance rates for everyone who lives in Scappoose. Adding that he and the City Planner have been working with the drainage district on the LOMR update with is a part of the levy re-certification and they will submit to FEMA for approval for the east side.

Commissioner Santiago stated that the audio was cutting in and out, was there a new development on the eastside.

City Engineer Negelspach replied that the floodplain lines are on the east side of town and will not affect anything on the westside of the highway.

Commissioner Blank asked about the development across from Veteran's Park.

City Planner Oliver Joseph replied that it is called the Buxton Ranch development and she did receive their land use application in late February which is under completeness review. Adding that they did submit a conditional letter of map revision to FEMA as their plan is to modify the floodplain boundary on their property by recontouring the land which must also meet our development code by not adding any fill to the floodplain. It will be coming to Planning Commission once FEMA conditionally approves it and it meets our development codes.

Commissioner Blank stated that it will not happen overnight.

City Planner Oliver Joseph stated that FEMA will comment within 90 days and that she will not deem the application complete until she receives the notice from FEMA.

Commissioner Santiago asked if the City Planner has a deadline.

City Planner Oliver Joseph replied that she has 30 days to deem it complete. At this time, she will deem it incomplete. Then they have 180 days to make it complete.

Commissioner Santiago was wondering if they would go back to the back of the line since she knows we are so busy.

City Planner Oliver Joseph replied that she is mandated by the state to process applications in a certain number of days.

Commissioner Santiago replied that is what she thought.

7.0 ADJOURNMENT

Chair Jensen adjourned the meeting at 8:02 p.m.



Vice Chair Bill Blank

Attest: 

Elizabeth Happala, Office Administrator