

SCAPPOOSE PLANNING COMMISSION MINUTES

Thursday, August 25th, 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
Rita Bernhard	Commissioner
Marisa Jacobs	Commissioner
Monica Ahlers	Commissioner
Ty Bailey	Commissioner

Excused;

Harlow Vernwald Alt. Commissioner

Staff;

Laurie Oliver Joseph	City Planner
NJ Johnson	Planning Intern
Elizabeth Happala	Office Administrator

Audience/attendees;

Joel Haugen (previous City Councilor)

Joe Backus (candidate for Scappoose Mayor)

Kim Holmes (serves on Parks & Rec Committee)

Paul Fidrych (virtual, serves on Parks & Rec Committee)

3.0 APPROVAL OF MINUTES

3.1 July 28, 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 6-0. AYES: Chair Jensen, Vice Chair Blank, Commissioners Shoemaker, Commissioner Bernhard, Commissioner Jacobs, and Commissioner Ahlers.**

4.0 CITIZEN INPUT

The City accepts public citizen input for any item not on the agenda; in person, by email, mail or virtually-via the MS Teams meeting.

Commissioner Bailey arrived.

5.0 NEW BUSINESS

5.1 STREET NAME CHANGE 6TH ST. TO SE 6TH COURT

The City of Scappoose is proposing to rename a portion of 6th Street to SE 6th Court. The portion of 6th Street proposed to be renamed is northeast of the SE Elm Street and SE 6th Street intersection.

Format: This is not a land use application and is not subject to Title 17 – Land Use and Development Code. All interested persons are invited to attend the hearings meeting and will be given an opportunity to be heard concerning the proposal. Interested parties may submit written comments to the City of Scappoose, Community Development Director, 33568 E. Columbia Avenue, Scappoose, Oregon, 97056 by Wednesday, August 24, 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, Chair Jensen added that if anyone wanted him

removed from tonight's meeting now is the time. Since there were no objections, he continued by calling for the staff presentation.

City Planner Oliver Joseph thanked the commissioners for coming in tonight as it has been a while since we've had a full house. She then stated that the planning department intern is here tonight and she will be turning this over to him for presentation to the commission.

Planning Intern NJ Johnson asked the commissioners to turn to exhibit 1, in their packet, the vicinity map, to give some context to the request describing the street and vicinity. Adding that is a discontinuous street that was platted in 1998 without any directional indicator and with an understanding that the street would be extended further north. However, with the adoption of the 2016 Transportation Master Plan, it is clear that it will not extend. Adding that it has not extended further north and will not be and that it is no longer aligned with the Scappoose Municipal Code in terms of road type. Adding that the approval criteria is in the packet which states it aligns with the 'court' type road. He also mentions exhibit 4 in the packet which is a letter in support from the Scappoose Fire Chief which states the name change could reduce their emergency response time by fifteen minutes due to the existing length of SE 6th Street and changing this segment to 'SE 6th Court' would further advance their response times. He also stated that it would be easier for their new owners in terms of the mail package deliveries, garbage and other services that revolve around having a precise address. He stated the approval criteria in the packet adding that Chapter 12.24.020 sets forth the criteria and procedures for renaming a street which starts here with the Planning Commission, then once the commissioners deem it appropriate and in line with the city's code, then it goes to City Council where they will hold another public hearing to consider this name change. He then wrapped up his presentation by stating that city staff is recommending that this segment of "6th Street" be renamed to "SE 6th Court" and welcomes any questions from the commissioners.

City Planner Oliver Joseph stated that this is pretty straightforward, adding that one item that didn't get touched upon, although it is in the packet, is page 14 of the packet has the previous plat showing the dedication of "6th Street" then calling the commissioners attention to exhibit 3 on page 15 showing the Thompson Woods Subdivision that the commissioners approved last November. Adding that the developer has already recorded the plat and put in the new street already. Adding that it looks really good if you haven't already driven by it and they already installed the street sign that says "SE 6th Court" as they've been working on this name change for a while now. They are working to get this all cleaned up by the time they sell the new homes, so they don't have any issues with financing.

Chair Jensen asked if the commissioners had any questions for staff.

Commissioner Jacobs stated she had none as it was straightforward.

Vice Chair Blank stated that it is a seamless transition since no one is currently living there so there would not be any address changes required.

Chair Jensen added that this reflects the work we did previously with staff for naming streets and it's a good practice to be following.

Chair Jensen asked if there were any proponents, as there were none he asked for any opponents. As there were none, he closed the hearing at 7:07pm for deliberations.

Vice Chair Blank moved to recommend the 6th Street name change to “SE 6th Court” to make the recommendation to City Council. Commissioner Bernhard seconded.

Motion Passed 7-0. AYES: Chair Jensen, Vice Chair Blank, Commissioners Shoemaker, Commissioner Bernhard, Commissioner Jacobs, Commissioner Ahlers, and Commissioner Bailey.

6.0 COMMUNICATIONS

6.1 Calendar Check

Chair Jensen went over the August and September calendars in the packet.

6.2 Commissioner Comments

Commissioner Jacobs thanked staff for bringing the street name change to them and making it clear and concise. Then stated that she has been following the Grabhorn Park project and noticed that the arborist report was delivered, and it mentioned some utility work, construction and potential road. She is curious to know when it would come to Planning Commission.

City Planner Oliver Joseph replied that it would not go to Planning Commission until the city has funding. Adding that the application type would be a Site Development Review and a Sensitive Lands Development permit, noting that the approvals are only good for 1-year and the city would not move forward with those applications until they are certain they have the grant funding for the park development, which at this time she is not sure when that will occur.

Commissioner Jacobs asked for clarification if the plan would come to them in pieces or totality.

City Planner Oliver Joseph replied that she is not certain yet although she thinks it would not come to the commissioners in pieces unless they decided to do some type of phased construction. Adding that typically it would be a large part of it at one time that comes to the commission for approval.

Commissioner Blank asked about the changes to some upcoming planning Commission dates.

City Planner Oliver Joseph replied that she would comment on that in staff comments whenever you're ready to move to that.

Commissioner Jacobs asked about the 7pm meeting time for Planning Commission and if that could be moved to 6pm. She thinks she might have already talked about this before and apologizes if it was although she would like to bring it up again.

Chair Jensen stated that this might be a city policy as they try to keep all the meeting times consistent with other meeting times. Adding its typical with other jurisdictions as well although might not be an official city policy necessarily.

Commissioner Blank added that the later start time is to ensure the public can attend as well.

City Planner Oliver Joseph added that it also gives time for consultants coming from out of town the time they need to get here. And that she would be for the change.

Commissioner Jacobs added that the parks and rec committee meets at 6pm.

City Planner Oliver Joseph stated that she would ask and get back to her.

Commissioner Jacobs thanked her and stated that if the other commissioners are agreeable then that would great. If not, then she just wanted to pose the question.

Commissioner Shoemaker added that there are some city meetings that begin at 6pm or are held right before City Council meetings.

Commissioner Jacobs added that the Economic Development Committee meetings are held at noon, noting that other committee meetings are held at different times and her preference would be an earlier meeting time.

6.3 Staff Comments

City Planner Oliver Joseph thanked Commissioner Blank for bring up the meeting date changes as she asked about possible date changes. Stating that on Thursday September 22nd will be a Site Development Review with a Property Line Adjustment application for the new Healthy Smiles Dental clinic. Adding that three other applications would be deemed complete soon. She stated that it will be a busy fall as she figures out the scheduling to meet the 120-day requirement and one of the applications would require City Council approval. She stated that she had asked about a date change to Oct. 20th although just noticed that it's the same night at the Parks & Rec committee meeting. She is looking at Thursday Nov. 3rd as a potential alternate date. Asking the commissioners to respond to the email that was sent about the possibility of date changes for Planning Commission as we will need a quorum. She stated that the applications coming up is a new 48-unit apartment complex, OXBO's new headquarters with a warehouse and office building and finally the Buxton Ranch planned development near SW JP West Rd., which will require 3 hearings.

Commissioner Shoemaker stated the Nov. 3rd would work for him.

Chair Jensen stated it would be easier if everyone would respond to the email.

City Planner Oliver Joseph stated that the email was sent today.

Commissioner Jacobs asked where the apartment complex was going.

City Planner Oliver Joseph replied that it is the Mikesh property where the strawberry stand is along Hwy. 30 near Hafeman Plaza, it's a deep narrow lot. She then stated that the 50-year plan is going well, and they've held 6 committee meetings already and everyone is welcome to attend. Adding that there will be a joint City Council/Planning Commission work session on Tues. Sept. 6th covering measures to accommodate needed housing with our Housing Needs Analyst consultants at that meeting and another one on December 5th with ECONW and 3J consulting on the draft Economic Opportunities Analysis. She then drew their attention to the flier in the packet for the city's Adventure Festival on September 10th that will begin with a Run with Neil event.

Commissioner Bernhard asked if this would be yearly like the Pow Wow.

City Planner Oliver Joseph replied that City Council wanted to have an annual community event and is not certain that it will be this event every year or something else.

Chair Jensen asked if there was anything else to add.

City Planner Oliver Joseph stated that he could open Public Comment again since there seems to be an interest in the audience.

Chair Jensen opened Public Comment.

Audience member Joel Haugen spoke from the audience without a mic (in audible) about the Run with Neil event.

City Planner Oliver Joseph replied that flier is in the packet along with the Adventure Fest flier.

7.0 ADJOURNMENT

Chair Jensen adjourned the meeting 7:21pm

Attest: 
Elizabeth Happala, Office Administrator


Chair Scott Jensen