

# SCAPPOOSE PLANNING COMMISSION MINUTES

Thursday, February 8<sup>th</sup>, 2024 at 7:00 p.m.

Disclaimer: These minutes are intended to summarize the conversations that took place in this meeting. For a full transcript with video recording of this meeting on YouTube go to; <https://www.youtube.com/watch?v=SeEcAfuT8n0&t=2s>

## 1.0 CALL TO ORDER

## 2.0 ROLL CALL

Scott Jensen	Chair	Laurie Oliver Joseph	Community Development Director
Bill Blank	Vice Chair	NJ Johnson	Associate Planner
Rita Bernhard	Commissioner	Elizabeth Happala	Office Administrator
Harlow Vernwald	Commissioner		
Marty Marquis	Commissioner		
Sara Jones	Commissioner		
<i>Excused;</i>			
Monica Ahlers	Commissioner		
Ty Bailey	Commissioner		

*Attendees;*

*Consultant Darci Rudzinski (virtual)*

*Public Works Director Dave Sukau (virtual)*

*none in audience*

## 3.0 APPROVAL OF MINUTES

### 3.1 January 25, 2024, meeting minutes

Vice Chair Blank requested a change to page 3 of the minutes to clarify that he asked if the garage was to be used as storage or an extension of his business, which the owner replied it was garage for his personal vehicles. He then moved to approve the minutes as revised. Commissioner Bernhard seconded the motion.

**Motion Passed 5-0. AYES: Chair Jensen, Vice Chair Blank, Commissioner Bernhard, Commissioner Vernwald, Commissioner Marquis & Commissioner Jones.**

## 4.0 CITIZEN INPUT

*(there were none)*

## 5.0 NEW BUSINESS

### 5.1 Docket # CPTA1-23

The City of Scappoose proposes land use amendments consisting of the following proposed actions:

- Removes Parks and Recreation from the Inventories section (Please note that the City will be removing individual inventories from the Comprehensive Plan, with each applicable new amendment moving forward, in order to streamline the Comprehensive Plan and to keep it more up to date. The inventories would then reside within each applicable Master Plan)
- Replaces the existing Parks, Trails and Open Space goals and policies.
- Adds the 2024 Scappoose Parks, Trails and Open Space Plan as Appendix K

**Format:** *The purpose of the hearings is to take testimony, either written or oral, regarding the proposed amendments. The Planning Commission will make a recommendation to the City Council and the City Council may approve, approve with modifications, or deny the proposed amendments following the Public Hearing. Deadline to submit written comments to Planning Commission is 5pm Wednesday February 7, 2024.*

Chair Jensen read the docket item, the limited land use format, calling the hearing to order, and stating the order of hearing, he then asked if any commissioner needed to declare any ex-parte contacts or conflicts. After hearing none, he called for the staff report.

Community Development Director Oliver thanked the commissioners for being here tonight then explained that her typical presentation will be different tonight since this is a Legislative Land Use hearing where their role will be to make a recommendation to City Council for adoption of the Parks Master Plan and Comp Plan Amendments. She then began with a brief opening statement and pointed out the applicable approval criteria and findings within the staff report followed which will be followed by the consultant's presentation. And stated that if anyone has any questions, we also have our Public Works Director who has joined virtually.

After the Community Development Director Oliver Joseph's presentation, she asked the Commissioners if they would like to ask any questions before the presentation by consultant Darci Rudzinski with MIG. As they had not, the consultant began her presentation with the slides that firm MIG created (*these slides are included in the Planning Commission Packet*).

Community Development Director Oliver Joseph thanked the consultant for her presentation and Chair Jensen asked if anyone had any questions.

Vice Chair Blank pointed out the footnote on page 6 of 161, which stated a clear summary of what they are trying to achieve tonight in order to streamline our Comprehensive Plan and keep it more up to date. *Footnote is copied and pasted below for reference;*

*1 Please note that the City will be removing individual inventories from the Comprehensive Plan, with each applicable new amendment moving forward, in order to streamline the Comprehensive Plan and to keep it more up to date. The inventories would then reside within each applicable Master Plan document.*

Community Development Director Oliver replied that it would pertain to the proposed amendments to the Comprehensive Plan, stating that in the beginning of the Comprehensive Plan there is an inventory section for each type of utility, and it will say how many feet of pipe or show a list parks. Adding that this data is pulled from each Master Plan then added into the inventory section of the Comprehensive Plan. She stated that cities are now getting away from having those inventories listed in their Comprehensive Plan as it creates an out-of-date Comprehensive Plan as soon as a project is completed from the list. Adding that the thought now is to keep the inventory of each utility within their respective Master Plans instead of the Comprehensive Plan.

Chair Jensen asked about the goals for additional parks that aren't being carried through when it appears like there is interest in the development of new neighborhood parks. Pointing out that on page 137 under Parks, where it says "a park in every neighborhood" list the goal as "partially" and on page 138 under the "Access and Connectivity" it states "no".

Community Development Director Oliver Joseph replied that the “park in every neighborhood” was partially carried over and for the Access and Connectivity, it is states as a 5-minute walk where a 10-minute walk is the accepted standard in recognition of City’s limited budget. She mentioned that our consultant Darci or our Public Works Director could further answer to as well.

Consultant Darci Rudzinski with MiG agreed with Community Development Director Oliver Joseph further explaining that if she recalls correctly City Council no longer has that listed in their council goals. Adding that this is just one metric and they do have more accessibility language in the updated goal and policies which remains important and comes though in the recommended policy language.

Community Development Director Oliver Joseph added that if she recalls correctly the original goal of a park within a 5-minute walk was possibly a personal goal of our previous Mayor Burge that was added to the council goals. Adding that a 10-minute walk is now standard which is why it was changed.

Commissioner Bernhard added that 10 minutes is reasonable as it depends on the area.

Community Development Director Oliver Joseph stated that they wanted goals that were reflective of what they heard from the community and what is possible.

Chair Jensen stated that he didn’t key in on the difference between a 5-minute or 10-minute walking distance.

Vice Chair Blank stated that he noticed in the budget that it will list parks but also says to be determined, stating that it is planned to be developed at some point in time.

Chair Jensen asked how large the Keys Road Water treatment plant property is.

Public Works Director Dave Sukau replied that he believes it is about 5 acres total.

Chair Jensen asked about adding a neighborhood park on that property and asked if it would be possible to bury the reservoir and put a park on top.

Public Works Director Dave Sukau replied that it could not be a possibility due to the elevations of the tank and must stay in the confines of public security fenced in. He added that they have looked at adding a pocket park on that site many times as there is ungated green space along the drive isle. He often sees neighbors running their dogs there already.

Commissioner Marquis stated that he lives in that neighborhood and uses that area often.

Public Works Director Dave Sukau stated that these master plans help drive those decisions as they look holistically where they want to add small amenity additions to the City that target that 10-minute walk to a park. Adding they are all on the same page.

Chair Jensen asked for any other questions, as there were none he asked if there were any proponents and opponents. Noting that there was no one in the audience, he closed the hearing for

deliberations then asked the commissioners if they had any questions.

Commissioner Marquis asked if were just making a recommendation to City Council.

Vice Chair Blank agreed.

Commissioner Bernhard stated that all the issues were well covered.

Chair Jensen called for the motion if there were no other questions.

Commissioner Blank moved that the Planning Commission recommend approval of the draft amendments of CPTA 1-23 as presented to City Council. Commissioner Bernhard seconded.

**Motion Passed 6-0. AYES: Chair Jensen, Vice Chair Blank, Commissioner Bernhard, Commissioner Vernwald, Commissioner Marquis & Commissioner Jones.**

## 6.0 COMMUNICATIONS

### 6.1 Calendar Check

Chair Jensen went over the calendar in the packet.

Commissioner Blank added that the URA meeting was switched from the 5<sup>th</sup> to the 20<sup>th</sup>.

### 6.2 Commissioner Comments

Chair Jensen thanked staff.

Commissioner Blank added that it is a lot of work to put this together.

### 6.3 Staff Comments

Community Development Director Oliver noted that the March 18<sup>th</sup> is a joint work session for Planning Commission and City Council for the 50-Year Plan. Adding that they will be looking at more Development Code amendments and most Comprehensive Plan amendments are almost done and they are still looking at the Urban Growth Boundary expansion sub-area analysis. There will be more joint work sessions and moving towards adoption this fall.

Chair Jensen asked if there were any more staff comments, as there were none the meeting was adjourned.

## 7.0 ADJOURNMENT

Chair Jensen adjourned the meeting at 7:47 pm.



Chair Jensen

Attest:

  
Elizabeth Happala, Office Administrator