

SCAPPOOSE PLANNING COMMISSION

Council Chambers at City Hall
33568 East Columbia Avenue

PLANNING COMMISSION MEETING MINUTES: Thursday, March 8th, 2018 at 7:00 p.m.

1.0 CALL TO ORDER

Chair Kulp called the meeting to order at 7pm

2.0 ROLL CALL

Planning Commissioners:

Carmen Kulp	Chair
Scott Jensen	Vice Chair
Bill Blank	Commissioner
Bruce Shoemaker	Commissioner
Rita Bernhard	Commissioner
Tim Connell	Commissioner

Staff:

Laurie Oliver	City Planner
Susan M. Reeves	City Recorder

Excused: Commissioner Dahla, and Office Administrator III Elizabeth Happala

3.0 APPROVAL OF MINUTES

3.1 February 8th, 2018 meeting minutes

Commissioner Shoemaker moved, and Commissioner Bernhard seconded the motion to approve the Planning Commission minutes from February 8, 2018. Motion passed 6-0.

AYES; Chair Kulp, Vice Chair Jensen, Commissioner Blank, Commissioner Shoemaker, Commissioner Bernhard, and Commissioner Connell.

NAYS: None.

4.0 CITIZEN INPUT

There was no citizen input.

5.0 NEW BUSINESS

5.1 DOCKET # MoA1-18

High Tyme Enterprise Investments, Inc. has requested approval of an application for Modification of Approval (MoA1-18) of Conditional Use Permit (CU2-02) to allow for the interior remodel of an existing retail building to include the following uses; retail (238 square feet), office (664 square feet), and hair salon (126 square feet). No external modifications are proposed. The site is located at 51081 Columbia River Hwy, southwest of the Columbia River Hwy and SW Havlik Drive intersection on property described as Columbia County Assessor Map # 3213-C0-05500.

Format: Verbal and written testimony will be taken regarding the Modification of Approval of this Conditional Use Permit (Quasi-Judicial Hearing).

Chair Kulp opened the public hearing at 7:02 p.m. She read the docket item, the order of the hearing, and asked if any Commissioner had any ex-parte conflicts.

Commissioner Blank stated he has not talked to anybody but does recognize people in the audience; Commissioner Bernhard stated that same, adding that it would not affect their decision.

City Planner Laurie Oliver went over the staff report, the conditions of approval and comments received. She explained staff is recommending approval.

Chair Kulp asked if the County septic issues were minor; which City Planner Oliver replied yes.

Chair Kulp asked if the Fire District issues were only the addressing.

City Planner Oliver agreed and discussed the statement about Hazardous Materials Inventory.

Chair Kulp asked if the Planning Commission had any questions for staff. Seeing none, she asked if the Planning Commission had any questions for the applicants.

Commissioner Blank stated that he did have a question; Chair Kulp asked the applicants to come forward.

Commissioner Blank asked if they foresee any problems complying with the conditions of approval.

Applicant & Property Owner, Sherine Amick, replied they don't have any issues. Adding that Rob at RS Media will be helping with the addressing sign.

Chair Kulp asked if the salon and retail space between were related as the plans show them separated out.

Applicant & Property Owner, Sherine Amick replied that it would be all related.

Commissioner Blank asked if the restrooms would be the same as they were for the previous tenants.

Applicant & Property Owner, Sherine Amick, agreed.

Chair Kulp asked if there are any proponents or opponents that would like to speak; seeing none she closed the hearing at 7:15 p.m. for deliberation.

Commissioner Blank stated it was straight forward and had no other comments.

Chair Kulp explained they will be approving the applicant with the five conditions of approval from City Planner Oliver. She read over the five conditions of approval.

Vice Chair Jensen moved, and Commissioner Bernhard seconded the motion to approve Docket # MoA1-19, with the five conditions of approval. Motion passed 6-0.

AYES; Chair Kulp, Vice Chair Jensen, Commissioner Blank, Commissioner Shoemaker, Commissioner Bernhard, and Commissioner Connell.

NAYS: None.

COMMUNICATIONS

6.1 Calendar Check

City Planner Oliver went over the calendar.

Chair Kulp explained there is a Community Club meeting on March 14, at 6:30 p.m. at Scappoose Creek Inn.

6.2 Commissioner Comments

Commissioner Connell explained he missed the last Planning Commission meeting, but asked City Planner Oliver's thoughts on the Annual Town Meeting.

City Planner Oliver replied she had hoped they would have had a better turn out. Staff liked the location. She also explained staff had a round table discussion on what worked and didn't work. They will keep it at the High School but moving between the auditorium and the cafeteria was difficult. Some of the feedback stated there were too many topics to cover. Adding that next time they will shorten the time to possibly 9am to noon and keep the topics limited. She stated all in all she feels it was a great event, and staff put out a lot of information to those who attended. She also gave them an update on the naming of the park at Seely Lane. She thanked all those who helped at the Annual Town Meeting.

Several Commissioners stated it was a great event and they liked the real-time voting clickers.

Commissioner Connell explained the feedback he received was to make it shorter and on a week night instead of a Saturday morning.

Chair Kulp asked if we could survey the public on what day/time would be best.

City Planner Oliver explained the other feedback was trying to work with the High School Civics class and try to get the younger crowd more involved. Adding that they know they are missing a certain demographic.

Commissioner Bernhard explained if you have it in the evening it could be busy with sports. She mentioned possibly having it during the day and having the High School students attend.

City Planner Oliver replied she thinks no matter when you have it you'll miss out on a certain audience; but possibly holding an event at the high school just for them.

6.3 Staff Comments

City Planner Oliver asked the Planning Commission if they want the paper copies or would you like to view them on line for Municipal Code updates.

Chair Kulp and Commissioner Connell will just view the Municipal Code online.

City Planner Oliver gave an update on a minor partition for Scott Parker's 14 acres that were just annexed in which abuts West Lane Rd.; plus working on the Seely Park staff report.

Commissioner Connell asked if his property was zoned Light Industrial; City Planner Oliver agreed.


Commissioner Blank asked how the West Lane project is coming along.

City Planner Oliver replied they are just waiting for good weather to finish up. Adding that the creek restoration project will be starting in June or July.

Commissioner Blank stated that Cycle Columbia County will be starting from here this year, adding that they purchased a cycle repair station and it was installed by the bench; they will be purchasing more to place around the County.

6.0 ADJOURNMENT

Chair Kulp closed the hearing at 7:32 p.m.



Chair Carmen Kulp

Attest:



Susan M. Reeves, MMC, City Recorder