

SCAPPOOSE PLANNING COMMISSION

Council Chambers at City Hall
33568 East Columbia Avenue

PLANNING COMMISSION MEETING MINUTES: Thursday, March 22th, 2018 at 7:00 p.m.

1.0 CALL TO ORDER

2.0 ROLL CALL

Planning Commissioners:

Carmen Kulp	Chair
Scott Jensen	Vice Chair
Bruce Shoemaker	Commissioner
Rita Bernhard	Commissioner
Jim Dahla	Commissioner
Tim Connell	Commissioner

Excused:

Bill Blank	Commissioner
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Staff:

Laurie Oliver	City Planner
Chris Negelspach	City Engineer
Alex Rains	Assistant to the City Manager
Elizabeth Happala	Office Administrator III

3.0 APPROVAL OF MINUTES

3.1 March 8th, 2018 meeting minutes

Commissioner Connell moved, and Commissioner Dahla seconded the motion to approve the Planning Commission minutes from March 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

None.

5.0 NEW BUSINESS

5.1 DOCKET # SDR2-18/ SLDP1-18

The City of Scappoose is requesting approval of an application for Site Development Review (SDR2-18) of a new public park on a 2.22-acre parcel located east of NW 1st Street, north of Seely Lane, west of the Scappoose Creek, and south of NW 4th Street, further described as Columbia County Assessor Map # 3212-BD-01300. The City also requests approval of a Sensitive Lands Development Permit-Flooding (SLDP1-18) due to the floodplains on the property. The scope of the proposed improvements include a parking lot, restrooms, a pavilion, a half-court basketball court, a children's play area, and benches – to be completed in two phases.

Format: Site Development Review is a Limited Land Use Decision and does not require interpretation or the exercise of policy or legal judgment, or a public hearing. Sensitive Lands Development Permits require a Quasi-Judicial Hearing and oral and written testimony is permitted.

Chair Kulp read the docket and the order of the hearing. Then asked for any ex-parte contact.

Vice Chair Jensen stated he has worked with the contract engineer professionally on other un-related projects.

Chair Kulp asked if anyone wanted to challenge the ex-parte contacts.

City Planner Oliver went over the staff report.

Chair Kulp asked if they could bring in more bike parking.

City Planner Oliver agreed that they could request that.

Commissioner Bernhard asked if there would be a connection between this park and Veteran's Park over the creek.

City Planner Oliver replied that is within the City's vision but this new park is funded with limited grant dollars.

Commissioner Bernhard stated that people could park at Veteran's Park and walk over if there was a connection.

City Planner Oliver replied that it could happen within 5 years but currently is not funded; then continued with the staff report. Adding that she did receive one written comment from Patrick Russell which they all have in front of them tonight with staff's response to his comments. Including that staff does recommend approval with the 11 conditions of approval. Stating that the City hired Mackenzie to put together the site plans to present tonight.

Chair Kulp asked if the Watershed Council was also working in this area.

City Planner Oliver replied that they will be working on the other side of the bank closest to Veteran's Park. Adding that the written comment and staff's response will be added as Exhibit #11 as additional findings.

Vice Chair Jensen asked if we met the setbacks for the Sensitive Lands requirement; page 7 under observations.

City Planner Oliver replied that the only setback she was mentioning was for the park use and A-1 zone.

Vice Chair Jensen asked if item G on page 17, if there was any reason why they shouldn't be dedicating the property as recreational use.

City Planner Oliver replied she plans on amending the zoning map and the comprehensive plan map to identify it as Public Use, currently the property is identified as General Residential on the Comp Plan map and A-1 on the zoning map.

Vice Chair Jensen agreed that would be a good idea to dedicate it as Public Use as a deed restriction in case the property is ever sold. Then asked if the City plans on paying the System Development Charges, to calculate it out as a fairness to everyone.

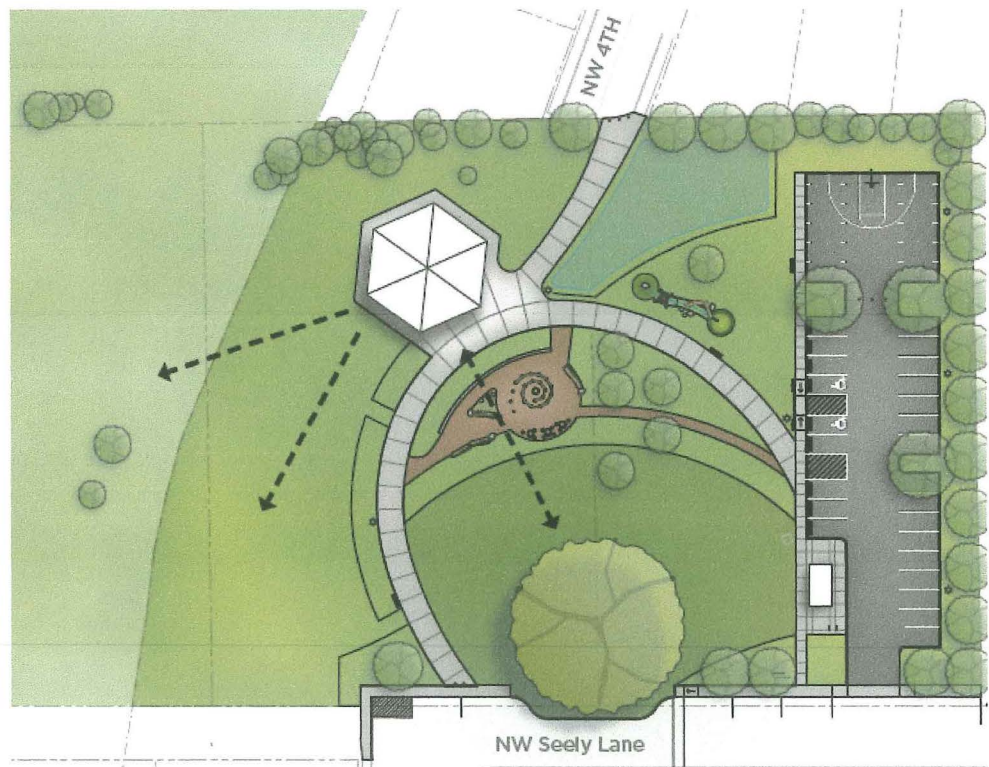
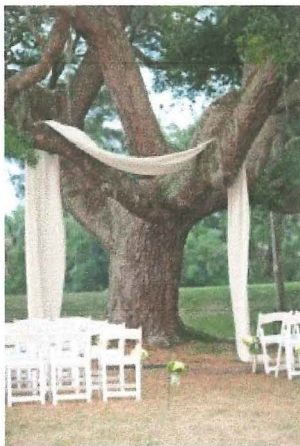
Chair Kulp asked if anyone else had any other questions; then asked the City's consultants from Mackenzie to come forward with their presentation.

City's Consultants Brian Varricchione & Nicole Ferreira came forward and introduced themselves, then went over their site plans (inserted below);



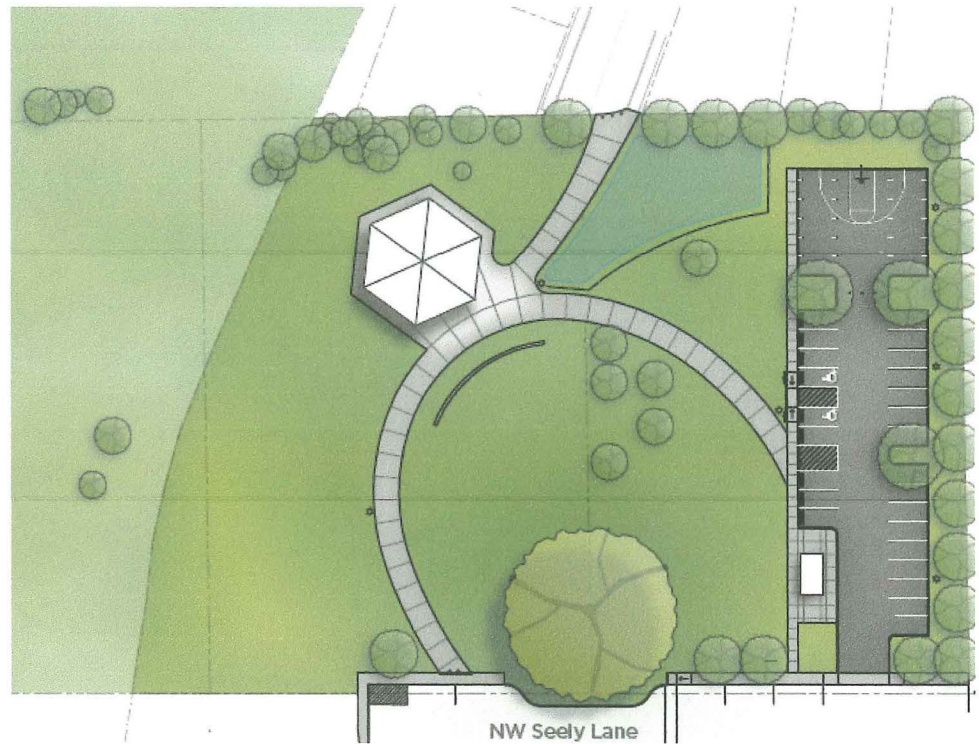
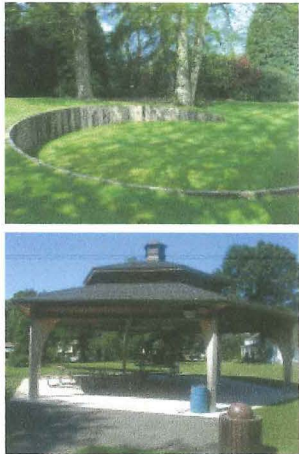
Seely Lane Park
February 28th, 2018

Master Plan
2170633.00 M.



Seely Lane Park
February 28th, 2018

Master Plan
2170633.00 M.



Seely Lane Park
February 28th, 2018

Phase 1
2170633.00 **M.**



Seely Lane Park
February 28th, 2018

Phase 2 - Play
2170633.00 **M.**

Vice Chair Jensen asked why they don't have a full size basketball court instead of a half court.

City's Consultant Nicole Ferreira from Mackenzie replied that they did look into a full court but it took up a fair amount of space.

Commissioner Shoemaker asked if the court doubled as additional parking then does that account for the 35 parking spaces.

City's Consultant Nicole Ferreira from Mackenzie agreed that it adds 10 or 12 spaces. Adding that the basketball hoop has a longer neck so the base can be outside of the paved area.

Chair Kulp asked if there was going to be a place for cooking or a BBQ for the events.

City's Consultant Nicole Ferreira from Mackenzie replied that there were none at this time; but could be added at a later phase. Stating that the big ticket items are the pavilion, restrooms and parking lot that will take up most of the grant monies.

Commissioner Dahla asked if there would be a sidewalk connecting the westside of the street to the east side by the tree where the path ends.

City's Consultant Nicole Ferreira from Mackenzie replied that they did discuss that but they wanted to minimize the paved space so they chose to connect to only the one side. Adding that they wanted to make sure there was access for maintenance & catering vehicles to drive up on the curb to get to the pavilion.

Commissioner Connell asked if they knew what the anticipated foot & bike traffic would be from Seely Lane to 4th.

City's Consultant Brian Varricchione from Mackenzie stated that they have not quantified those numbers yet.

Chair Kulp stated that it is a regular path as she uses it often.

Commissioner Connell was concerned about the playground so close to the paved path with quick bicyclists traveling though, if it were too congested in that area.

City's Consultant Nicole Ferreira from Mackenzie replied that is why the sidewalks are wide to ensure enough space for bicyclists to maneuver around the people.

Commissioner Shoemaker asked where the bike racks are located.

City's Consultant Nicole Ferreira from Mackenzie replied that they are by the restroom but there is room to add additional bike racks.

Vice Chair Jensen asked if there was any separation between the public park and the private apartment playground that is to the south.

City's Consultant Nicole Ferreira from Mackenzie replied that they did not consider that into their plan.

Vice Chair Jensen asked about a separation between the playground and pavilion as it appears many users not associated with a certain rental/event would be able to go right through the event space; adding that it might be best to have more space or separation between the rental space and full time public space.

City's Consultant Nicole Ferreira from Mackenzie stated it was a good point which they could consider.

Consultant Brian Varricchione from Mackenzie replied that the floodplain puts constraints on the location as it pushes everything to the east side of the park.

Chair Kulp asked if they were keeping the apple trees as well; which the consultants agreed.

Commissioner Dahla asked about the lighting around the park; the consultant pointed out the multiple locations.

The City's Consultants from Mackenzie completed their presentation then thanked everyone for their time.

Chair Kulp thanked them for their presentation and asked the person in the audience if she had any questions on the presentation. She did not. Then she asked the commissioners if they had any further comments.

Commissioner Bernhard stated she would really like to see a bridge connecting the two parks together so both parks can be utilized.

Commissioner Shoemaker asked about Patrick Russell's comments and thanked City Planner Oliver for adding the staff comments right into his comments. Stating that he does not understand his delay in the project based on his comments.

City Planner Oliver stated the city could remove any non-native plants; adding that his comments are directed at not having any development in a flood plain which has been consistently his opinion. Adding that the city's opinion is that a park is the best use for this area.

Commissioner Bernhard stated it's a great use for the floodplain area if there was a flood.

City Planner Oliver added that according to the photo we have in our office it shows that the 1996 flood waters would not have touched the pavilion or the restrooms.

Chair Kulp stated that it might be a misunderstanding after looking at the maps; maybe he misread the area.

Vice Chair Jensen stated that he likes to talk about the 500 year floodplain and not the 100 year floodplain.

Chair Kulp added that the creek damage has already been done and will be repaired.

Commissioner Shoemaker asked if this park is directly across from Veteran's Park.

Commissioner Dahla stated it would be directly across from the playground area at Veteran's Park.

Commissioner Shoemaker asked if bicycles would be allowed on the sidewalks as other parks in the city post signs that bicycles and skateboards are not allowed.

City Planner Oliver stated it is a shared use path.

Assistant to the City Manager Alex Rains stated that they are still discussing the rules of the park; hours, dogs, etc.

Commissioner Shoemaker asked if there were any concerns from the area residents.

City Planner Oliver replied that there were some early issues but they contacted all the abutting residents back when they were discussing soccer fields.

Assistant to the City Manager Alex Rains stated that it was originally proposed as a soccer field; where there was a lot of push back due to the parking requirements.

Commissioner Bernhard stated she walks the parks often and has never had a problem with kids riding their bicycles too fast.

Commissioner Shoemaker asked if anyone knew what the bridge span would be over to Veteran's Park. Assistant to the City Manager Alex Rains replied that they looked at it once and it was 50-75 feet; adding that it would be an expensive addition to the park but would depend on the funding.

Commissioner Bernhard stated that it is nice to have the option of a bridge in the future.

Commissioner Shoemaker moved, and Commissioner Bernhard seconded the motion to approve DOCKET # SDR2-18/SLDP1-18 with 11 conditions of approval amending #4 with parking for 8-bicycles.

Motion passed 6-0.

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

NAYS: None.

6.0 COMMUNICATIONS

6.1 Calendar Check

City Planner Oliver went over the calendar.

6.2 Commissioner Comments

Chair Kulp thanked the City's Consultants from Mackenzie on their presentation of Seely Park.

6.3 Staff Comments

City Planner Oliver stated the Urie Subdivision application was dropped off for 16 lots near SE Elm & 6th. Adding that it is split zoned R-1 & R-4. Plus, Manor Drive Subdivision for a 14 lot subdivision should be dropped off next week; it is zoned Manufactured Housing and is proposed to be developed with duplexes, triplexes and fourplexes by Will Kessi.

City Engineer Negelspach stated that there are numerous projects going on; we are all busy.

7.0 ADJOURNMENT

Chair Kulp adjourned the meeting 8:03 pm.



Chair Carmen Kulp

Attest:



Elizabeth Happala, Office Administrator III