

SCAPPOOSE PLANNING COMMISSION
Council Chambers at City Hall
33568 East Columbia Avenue

Thursday, August 25, 2016, at 7:00 p.m.

1.0 CALL TO ORDER

Chair Kulp called the Scappoose Planning Commission meeting to order at 7:05 p.m.

2.0 ROLL CALL

Planning Commissioner Present:

Carmen Kulp	Chair
Bill Blank	Commissioner
Bruce Shoemaker	Commissioner
Derrick Vargason	Alternate Commissioner

Staff Present:

Laurie Oliver	City Planner
Elizabeth Happala	Office Administrator III

Planning Commissioners Excused:

Jim Dahla	Commission
Scott Jensen	Commissioner

3.0 APPROVAL OF MINUTES ~ August 11th, 2016

Chairperson Kulp asked if anyone had any corrections/changes.

Commission Blank recommended a few minor adjustments.

Commissioner Blank moved and Commissioner Vargason seconded the motion to approve the August 11th, 2016 Planning Commission meeting minutes. Motioned passed (4-0).

AYES: Chair Kulp, Commissioner Blank, Commissioner Shoemaker and Commissioner Vargason.

NAYS: None

4.0 CITIZEN INPUT ~

There was no citizen input. Although Patrick Russell commented from the audience that he has some recommendations to code changes but will wait until after commissioners discuss the topic.

5.0 NEW BUSINESS

Chair Kulp began the work session to discuss the development code text by asking City Planner Oliver how they should start the process.

City Planner Oliver stated they could individually look at certain chapters of the code then she'll discuss the upcoming code updates coming out in the next couple of months.

(a slight interference occurred at the entrance when someone came in looking for the city courts to pay her fine, staff Happala directed the person to come to city hall during regular business hours 8am-5pm)

Commissioners asked City Planner Oliver to go over the upcoming code updates;

- The Downtown Overlay code has been looked at by the Economic Development Committee's sub-committee, plus City Planner Oliver has a few suggested revisions.
- The Sign code revisions were requested by Legal Counsel Shelby Rihala, plus City Planner Oliver is suggesting some layout changes.
- Title 17.74 Airport Employment Overlay Zones west of the airport have not been applied yet. The Transportation System Plan (TSP) needs to be adopted first since assumptions are from the TSP.
- Council made it a goal this year to increase the maximum height in the Expanded Commercial Zone, based on a local developer's concept for a hotel. City Planner Oliver will be presenting her additional research to City Council on Sept. 6th.

Commissioner Blank asked if the height restriction could be restricted to a type of business like hospitality/hotels only.

City Planner Oliver replied that it could be and that her research with the model development code for small cities and comparing the maximum height found in similar zones within cities that have a similar population and up to 20,000; she has found that the city is in line with the model code.

Commissioner Blank asked if she also looked into this for the airport zone.

City Planner Oliver replied that the airport does not have Expanded Commercial and the Safety and Compatibility Overlay zone for the airport would govern the height restrictions.

City Planner Oliver continued that she did not get additional suggestions or requests from the Planning Commissioners which are absent tonight, so we can begin with any ideas or suggestions the commissioners would like to discuss tonight.

Commissioner Blank stated he didn't find anything specific but would like to discuss open areas and open spaces for new residential developments.

Chair Kulp agreed with Commissioner Blank; as she would also like to discuss open areas.

Commissioner Vargason stated that he thought they were divvying up sections of code tonight.

Commissioner Shoemaker replied that they haven't gotten to that point yet or setting up a plan.

Chair Kulp stated she went through the development code and asked herself what she'd like to see; housing here has happened so quickly now, she does a lot of walking around the city both in the older subdivisions and newer subdivisions; she would like to see our city stand out more and make our neighborhoods more appealing and how to fit that into code language. Adding that she really appreciated the City's Park and Recreational Committee with their work on our Park Master Plan.

Commissioner Shoemaker stated he began looking at section 12 Streets, Sidewalks & Public Places; as it discusses open spaces; that some things have already been passed before them.

City Planner Oliver suggested that he look at the Subdivision chapter, since there is a provision in the code that if a park has been identified in a particular area, but a subdivision goes in there, the city could require the developer to have space designated as a park, although the city would have to pay the developer the going rate for that property. Adding that our current Parks SDC revenue goes towards the loan payments for Veteran's Park and that perhaps the Parks SDC's collected for the houses in that particular development goes directly towards the park in that development.

Chair Kulp asked if open spaces were actually parks or if they were separate.

City Planner Oliver replied that she sees those two items as interchangeably but does understand that generally parks have amenities while open spaces are more of a natural area.

Chair Kulp asked about developments that are south of us where there are larger open spaces between the homes; giving it a more open feel.

City Planner Oliver replied that those would be larger lot sizes with larger setbacks and those are dimensional requirements for that zone which is something we could change.

Commissioner Blank stated that developers have said in the past that they don't have to do anything extra if it's not in our code.

City Planner Oliver replied that if the developer goes the Planned Unit Development route which requires an extra step plus it cost a little more; it allows for concessions on certain items so the city could request something extra like open space.

Chair Kulp asked what prompts developers to go that route.

City Planner Oliver replied that for example the new 88 lot South Fork Subdivision behind Fred Meyer is a Planned Unit Development, they wanted to maximize their profits by having more buildable lots for detached homes which also allowed smaller dimensional requirements plus narrower roads. In exchange, they have two parks within the subdivision with one being a park and the other is open space. Plus City Councilor Barb Hayden got them to throw in a half-court basketball area within their park space; so these are some items we can get in exchange. Adding that she has

discussed with Legal Counsel Shelby Rihala a way that the city could incentivizing developers to choose that over a subdivision to give the city more flexibility in our requests when we are approving their application.

Commissioner Blank added that with more families moving into the city, we should have more space.

Chair Kulp agreed with Commissioner Blank; we need more open spaces for families.

City Planner Oliver added that there will be some updated changes to the flood plain ordinances coming down from FEMA making it much harder to develop in floodplains or wetlands. Stating that this will impact development in our town with the Scappoose Creek flowing through the city but could potentially make it easier for the city to acquire property along the creek for a liner park trail, as it has been a long term city goal; the ordinance changes could come from FEMA in 2018.

Chair Kulp told local resident Patrick Russell that he could join in at any time.

Commissioner Vargason first wanted to ask City Planner Oliver what the impact would be to the developer if we changed the dimensional requirements.

City Planner Oliver replied that developers might choose not to build here as it might be too cost prohibitive but if they do chose to develop here then ultimately they would end up with a neighborhood with very high values which then helps everyone who currently owns property here.

Commissioner Vargason asked City Planner Oliver if, in her opinion, with the projected growth of the city over the next 15-20 years and with the new development projects; if that risk is slightly mitigated.

City Planner Oliver replied that it could be but added that property taxes could increase so much that someone who has lived here their whole life might not be able to afford it here anymore, but this would be hard to project.

Commissioner Vargason asked City Planner Oliver if the dimensional requirements changed for a new development would impact the property taxes for existing homes.

City Planner Oliver replied that overall if the average price of homes increased then that would increase property values across the board thus increasing property taxes.

Commissioner Blank asked City Planner Oliver if her review of height restrictions also included open spaces in other jurisdictions.

City Planner Oliver replied not in this case since she was only looking at commercial areas not residential; adding that the city received two bids for the recent RFP of the housing needs analysis & buildable lands inventory; we will award the bid in September. Adding that as a part of this they will also be looking at our development code in relation to all of our residential zones to do a policy analysis and recommend how we can provide housing for the next 20 years. Stating that our residential zoning codes could be changed next May so we should be hesitant at changing any

language for our R-1, R-4 & MH zones at this time. These changes would come to the commissioners & city council for adoption through work sessions on the recommended policy updates.

Commissioner Vargason asked City Planner Oliver if tonight's endeavor is premature.

City Planner Oliver replied that there is plenty of other language to look at in our code.

Chair Kulp asked City Planner Oliver if they could look at the repetitive zoning language since churches and libraries are mentioned in each of them including Home Occupations. She asked if the consultants will be looking at that also.

City Planner Oliver replied that the commissioners can look at any part of our development code as the consultants will be looking into;

- Our zoning maps
- How much land is available in each of the residential zones
- Our dimensional requirements
- What is our density goal & concept for our city

Chair Kulp added that most of our population is younger.

City Planner Oliver agreed that Scappoose has a younger population than the State average.

Commissioner Blank added that a review of our commercial zone specifically the Downtown Overlay would help with how we want the city to look, it's been tweaked in the past but might need another review.

City Planner Oliver explained that they could, as a city, ask for an architectural review of our city where we could specify clearly how we want the city to look.

Chair Kulp agreed and suggested we should do an overview of the entire city so we don't have a 'hodge-podge' city as what we see at the south end of town looks different from what we see in the Downtown Overlay. Recommending more consistency

Commissioner Shoemaker stated that a lot of small towns are old towns with old houses built in the 1900's that once were rural but now have become a city with newer homes surrounding them, asked;

- How do other older towns address the inconsistency of neighborhood sidewalks while ensuring the safety of kids walking or biking to school through the rural parts?
- How do these towns handle the integration of rural areas to city?
- How can Planning Commission help with blending the new with the old to make it a more livable community with a consistent look?
- Adding that some cities have very strict and smart sign codes while other cities have abundant and overwhelming signage throughout their towns which takes away from the class and the look of the town.

City Planner Oliver replied that unfortunately with old towns comes non-conforming structures & signs, adding that we would need a revenue source either from a grant or creative financing which could then be used to help our small business owners make those conversions plus it would also take staff time to manage those projects and write grants. Stating that Scappoose has a high median income which some grants are based on so for example, St. Helens is lower so they qualify for more grants than Scappoose. Adding that she would try to find some examples of other towns where the integration has worked.

Commissioner Shoemaker stated that this should be our top priority.

Commissioner Blank suggested bringing the business owners together to discuss our signage concept.

Commissioner Shoemaker didn't mean to just pick on signage but it was a good example to start with.

Chair Kulp added that a building theme consistency should be a part of it too.

Commissioner Blank stated that when someone hires a marketer/brander; they come in and look at everything you have then present you with what could work for your city and how much it would cost to reach that goal/concept.

City Planner Oliver added that the Economic Development's sub-committee for the downtown revitalization will get to these types of topics and look at sources of funding to make those changes.

Chair Kulp stated that they have had 10 meetings and it doesn't seem to be moving forward but they did accomplish the Downtown Overlay code review.

Commissioner Vargason stated that as they look at prioritization of codes to review he suggested they consider the updated city's vision statement.

City Planner Oliver & Chair Kulp both agreed this was a great idea.

Commissioner Vargason stated he understands that some parts of the code they will not be able to change but asked if there was any advantage to writing up guidelines or recommendations that aren't necessarily requirements like signage, aesthetics or recommending open spaces or park space in a subdivision development.

City Planner Oliver stated that the guidelines or recommendations couldn't hurt but most developers will only propose the minimum requirements. Adding that the city is required to provide housing to meet the needs of our citizens so we have to have clear and objectionable standards so they know if they meet those then their project will be approved.

Commissioner Vargason stated he's looking at ways to incentivize their objectives as mentioned earlier.

City Planner Oliver stated she will ask Legal Counsel Shelby Rihala on ideas on how other communities have handled this, for example not charging fees for the zone change although it would

still go through the legislative process and the ordinance would be read at planning commission and city council; it is still worth looking in to.

Chair Kulp asked if the commissioners had anything else.

Commissioner Blank stated that they've brought up commercial signage but have not discussed uniformly city designed signage with some character for finding our amenities; so if we create a pedestrian walkway we need to have signage for people to find it.

City Planner Oliver stated that our new website will have a better parks page with maps, listing the amenities for each park and a link to the park reservation calendar. Suggesting that we could have folding maps available to the public. Adding that the signage might be something we need to add to our parks master plan assuming that the city would be the ones installing most of the parks in the city so that could be added. And once Heritage Park is done the city will contact ODOT to put out signage on Highway 30 to direct people to the park, Watts House, City Hall & the Police Station.

Commissioner Blank stated that some of the entrance signs into Scappoose are getting old and you can't read them adding that some are installed by certain clubs or organizations like Travel Oregon.

Chair Kulp added those signs are sometimes installed by the Chamber of Commerce or organizations like Kiwanis or Rotary.

(brief discussion amongst commissioners on types of motto signage)

Resident Pat Russell approached the speaker desk, he gave his address; 32271 Linden St., Scappoose OR 97056. He has several comments related to upgrades to our code but many of the implementation issues needs to begin with our Comprehensive Plan, which he knows through previous commissioner discussions, needs a major upgrade. He has several residential ideas to present the commissioners or at least plant the seeds for change;

- 1) The City of Scappoose has a tremendous asset with the South Scappoose Creek which is really under threat due to private logging practices upstream which could be impacting the city's water resources forcing them to look for alternative water sources. One solution introduced by Metro in the urban areas was to apply rural area setbacks to introduce salmon back into the urban creeks/streams which is 400' from top of bank although the State's Safe Harbor rule is 50'. Historically the center line of the stream has meandered so one year it might be 50' from top of bank but as that erodes away it could only leave 5' from the bank due to the cutting of the creek. Stating that this would be hard to address in the zoning regulations but feels the Safe Harbor rule established by the state was an easy out for communities to adopt. The Oregon plan for salmon recovery has never come to justice with the U.S. Endangered Species Act so he encourages the commissioners to think about how serious the city is about having salmon return to the South Scappoose Creek. He also mentioned that millions of dollars are being invested on a small section of the creek.
- 2) He has been reflecting on other cities throughout the country like Dublin Ohio which was mentioned at the last commissioner meeting; it's a bedroom community about 6 miles from downtown Columbus Ohio and they can afford the great schools, infrastructure improvements, and parks because the property tax on these homes is \$7-8K which a majority of it goes to the

schools; the city itself has a 2% income tax to fund the city budget, 20% of the 2% goes to the city parks. The other city he reviewed was Blue Ash, Ohio just north of Cincinnati on Interstate 71; they recently adopted an interesting comprehensive plan which was more illustrative with more basic concepts. As a past urban planner he said their zoning codes were probably quite lengthy to meet those goals, but their tax base provides them with the necessary funding for their improvements.

- 3) He reiterated that he is new to Scappoose but our subdivision review process confused him when he read our last two subdivision reports; our code states that the subdivision review is not subject to public hearing unless it was in an Overlay zone or if it was a Planned Unit Development (PUD) otherwise the subdivision application is processed at staff level. He's unsure if that is actually the case but if that is true then he suggests with the growth pressures on this city; the Planning Commission should take charge of every residential development possibly with a threshold of either 5 lots or 10. Stating these are really important decisions that will be forming our neighborhoods plus the possibility of expanding the UGB which would increase annexations thus increasing the formation of new neighborhoods. Adding that the Planning Commissioners have an opportunity to form sustainable, livable and desirable neighborhoods. City Planner Oliver stated that the applications do go through Planning Commission approval. Patrick Russell continued that one way to achieve these neighborhood design concepts is under our State Law goals & guidelines requiring citizen involvement in our communities. From what he understands, our Planning Commission is the arm of citizen involvement in this community which does meet the Oregon State Law but we don't have any established neighborhood groups. He stated that he came from an unincorporated area of North Clackamas; he's been watching smaller cities for example the City of Milwaukie, it is very committed in having active neighborhood groups. The city funds each neighborhood group about \$10k/year to be used at their discretion, which they contribute those dollars towards their neighborhood parks or walkways; but it gives them a sense of empowerment. He feels this same exercise could be done in our city which would delineate the neighborhoods that are unique in themselves as the east-side is different from the west-side by their topography. Adding that he just came from an informal group of 3 CFO's in the Oak Grove North Clackamas area; these are the same questions they've been wrestling with for the past 6-7 years; how they want their neighborhoods to look. They have several incoming projects that meet the minimum requirements, although they are not satisfied with how they looked. So the first step is to have our Planning Commission work with the neighborhood groups in defining their neighborhoods and what we want in them. This process would then lead to special development standards; the city should provide special development overlay zones for each neighborhood which could be different setbacks or grading & special tree stabilization/protection standards depending on the topography of the neighborhoods. Our subdivision review standards should include the neighborhood groups who then would not be able to complain about the new development if they were a part of the review committee.
- 4) He discussed Planned Unit Developments (PUD); in his past experience, special tracts are created in PUD's but they become very frustrating as to who owns it, who maintains it and if it's appropriate for that subdivision. In his review of our recently approved PUD, South Fork, Track A was created but he did not see any further discussions brought up about it and who would maintain it for the next 40-50 years, since parks should have a minimum 40 year life similar to what is expected of public streets. Planning Commissioners should really think about the public ownership standards of these tracts and should be very leery of HOA's as most don't succeed. Adding that having common sensitive natural areas makes it difficult for agencies like a

watershed council to restore areas similar to the South Fork Subdivision since there is no initiative for them to come in to restore the creek which has a huge horseshoe cut which then creates huge erosion control potential. The 2009 watershed council reported this horseshoe, which is an issue that could come back on the city if the HOA has no money to spend on the project. Stating that some HOA's collect money but then try to regulate the standards on individual properties; like the wrong house color, grass too high which then creates animosities which are not the city's problem but they become a part of it since they allow the HOA to take off with their own initiatives.

- 5) He discussed allowing streets to become private streets; it's unclear if those streets will last 40-50 years from now. Although our Fire Marshal could say he sees an issue with the the private street then force those changes but otherwise they are private streets which are hard to regulate on-street parking. Some property owners have been known to own property to the centerline or one property owns the whole easement of the street. He stated that our residential design standard allows for roads that are too wide even the lowest at 33' is still too wide. He encourages the Planning Commission to think forward 100 years as to the community's cost to maintain those wide street for on-street parking, which is a privately used activity for people who live on that street. Asking if the city actually gets full value of the on-street parking. He wonders if letting these subdivision have private narrow streets might solve the problem but then it would only benefit the developer as they can just pass on the maintenance problems onto the homeowners, and would the city want that.
- 6) Another observation he had was as the city begins updating the development standard; the standards must be fair, equitable and objective. But there are many deep pocket developers that enjoy intimidating & bullying neighborhoods which there are laws written now to protect neighbors that raise objections to large developers.
- 7) In California during the 1980's they would compare the cost of providing service to that new home vs. the amount of taxes collected to decide if it offset the service demand to the community. This is an observation that could help the city decide if they want affordable housing or different housing varieties; but as a community we need to survive with standards of livability. In 1986, Riverside County California came up with a dollar amount for new homes that created the tax base needed; it was a home with at least a \$250k value which was probably 30-40% higher than a normal entry level home price. Riverside County raised their standards to get that level of housing in the community; knowing that once that house comes in to the city it now is a service demand but the taxes on that value of home offset that service demand.
- 8) Commenting on the upcoming flood plain ordinance coming in 2018; there is a reason we have flood plain areas and those areas should never be destroyed especially if there is a salmon creek flood plain area that is a habitat not for lawns or parking lots. City Planner Oliver stated that it's biological opinion issued by the EPA. He continued that it doesn't surprise him that it came from the EPA; if cities don't protect their floodplains then they're not protecting their salmon habitat.
- 9) Another thought he had to help out with the code updates; he helped the City of Beaverton in the mid 1970's, many of their uses were more discretionary which the Planning Commission & City Council had authority under state law to make those decisions. The City of Beaverton might have been a charter city at that time as well, which might have had more authority than non-charter cities. He recalls a lot of discretionary decisions that did not require exact language and an ordinance. The language was broad enough to allow for some discretions, which more developers are in favor of. Adding that the aspirational developer which he has seen in other cities, will first ask the city what they want in their neighborhood and then they try to achieve those goals. Versus

the developer that comes in and sees the bare minimums of what they must provide per our codes then if the city doesn't like it; they get taken to court. In the City of Norco, in Riverside County California, a horse town where developers must include architecture that reflects a desired Western theme where all streets must also provide a minimum 12' wide horse trails protected from vehicular traffic so many streets did not have sidewalks; this created issues with many developers coming in to the city that didn't know how to relate and incorporate the western architecture, for example a major chain hotel (Holiday Inn) wanted to develop in the city but they did not want to do the western architecture, so the city denied their development request until they submitted a western design. Another city he worked for was in the Palm Springs area; they felt that a strong design standard would be the best way to incorporate their design guidelines since an ordinance cannot be written for everything. Stating it is easier on developers if a city has strong design guidelines, which are typically 30-100 pages, with visual design concepts that provide the architectural concepts with visual principals that are unique to the city. For Palm Springs, it was the requirement of incorporating wood into their design; the strong design guideline helped the outside developers have the visual examples that were required. Stating that some of the other bedroom communities around Portland like Scappoose, Canby and McMinnville; will be greatly impacted in the next 20 years and feels that it is very important for these communities to have strong design standards in place. Adding that these are design guidelines, not code, but being able to hand out visual design guidelines to new developers can be quite helpful especially when we get national home builders from Texas, like D R Horton, that might have a different idea of how the development should look which is different from our ideas. He also had a comment about the town of Blue Ash in Cincinnati, similar to the geographic size of Scappoose; they designed different districts throughout their city pushing for mixed use development. Many of their major corporations are home based which brings in more discretionary income and more expensive housing. They presented their design standards to the community and their business groups by using lots of visual aids, pictures and exercises to show them what they wanted in their design standard including explicit details that they did not want to see franchises in their community.

- 10) He thanked the commissioners for their time and he realizes that many of his comments are aspirational comments but wants the commissioners to think big and be prepared for the development that is coming our way, don't be afraid or timid about changing your standards.

Commissioner Blank added some comments to Resident Patrick Russell comments;

1. City of Milwaukie has neighborhood parks with neighborhood summer events in their parks, which would be great here as well.
2. City of Wood Village is a good example of a designed community from the ground up which some parts are good and others not so good.
3. Smart Planning has been introduced to our commissioners regarding the size of the streets, planting strips & sidewalks; which they incorporated some parts of it into our code but maybe it's something they could look at again.
4. He agreed with many of Patrick Russell's comments and points especially about discretionary language in the development code.
5. The creek bank setbacks in our code was more than the minimum standard at the time the code was written.

City Planner Oliver added that it is currently 50', both City Planner & Chair Kulp agreed that this should be expanded more along with the wetlands setbacks.

Commissioner Blank referring to the 1996 floods, feels that these areas should remain open and undeveloped. Plus he recently read in the paper that they are going to try to bring back a wild bird sanctuary behind Mean's Nursery, in the county, as part of mitigation for the wetlands that have been in-filled by the nursery which never was mitigated; it used to have a huge bird population.

Resident Patrick Russell added that there is a duck lake restoration area down by the channel on property the state parks might own which the Scappoose Bay Watershed Council has already started that restoration project and are looking for more funding but he was unsure if that was a part of the Mean's Nursery mitigation site. He stated that there are developers looking at Portland Harbor mitigation opportunities by using a part of the Scappoose Bay. He also mentioned that the City of Milwaukie is also working on a mitigation project with Portland Harbor; they are doing a total reconstruction of the creek mouth and lower area, by the Mildrum Bar Landing, due to a new subdivision developer installing a dam on the creek. Adding that the person isn't a developer but has deep pockets to fund these projects which then can offset their credits for the next person buying into the credits of the project. This might be something that Scappoose wants to look into for the wetlands or all the lower areas that can use attention. These projects are supposed to be perpetuity projects that last forever.

Commissioner Blank thanked resident Patrick Russell for taking the time to make all the comments.

Commissioner Shoemaker and resident Patrick Russell discussed the cities in Ohio and the major corporations within those cities plus their tax base.

City Planner Oliver agreed with resident Patrick Russell on how everything comes down to the Comprehensive Plan which we will need to look at but we are limited to funding. Adding that our new AmeriCorps Rare member will start Sept. 12; one of his projects will be to review that plan but first we need to get it on our city website. Stating that he will review the word document, ensure it is up-to-date with current ordinances and codify everything as it should be, then get it online. Then identifying the sections that need to be updated plus researching funding sources to start working on those sections. Adding that our annual town meeting is a great place to interact with the community and get feedback on our changes to development codes.

Chair Kulp agreed with City Planner Oliver; adding that the committees need to step it up as this is how we get more citizens involved like the economic development committee.

City Planner Oliver added that this is a partnership as this will affect everyone.

Chair Kulp added that the citizens need to be more involved.

Commissioner Blank stated that it would be great to have more of the professional community like architects get involved.

City Planner Oliver stated that having the community more involved is so important and really appreciates resident Patrick Russell sharing his comments.

Chair Kulp asked what their next step is.

City Planner Oliver stated that they could look at these other cities like Wood Village, then pull examples of codes from those cities, and see if they have an architectural review committee.

Commissioner Shoemaker spends a lot of time driving through different areas and sees the changes in each different city; some cities like Jacksonville have quaint downtown areas that focus on their visitors.

Commissioner Blank added that they are restricted by what they can do on Highway 30 and ODOT rail; the Downtown Overlay was a way that they thought would bring some of the businesses from the westside to the eastside. But there isn't any continuity on the eastside due to the power station & a telephone company which makes it difficult. Adding they created a model of what it could look like but it never happened.

Commissioner Shoemaker feels they are at a crossroads since there are industries coming here; it is happening as businesses are coming on the eastside of town now.

City Planner Oliver agreed that those new business bring support business which will drive more demand on our city businesses like restaurants and shops.

Chair Kulp added that they can look at other cities that have a highway or a train running through their town.

Commissioner Blank added that the Mainstreet Program, which Scappoose has used in the past, suggested islands of trees in the middle of the highway to beautify it; but businesses don't like being blocked from highway access.

City Planner Oliver added that the suggested changes might not get passed thorough council.

Chair Kulp added that the City Council is like them; trying to figure out how to make these changes work for our city.

City Planner Oliver recommended the commissioners use development code ideas from other cities around the state, as Oregon has some unique land use codes; adding that there are some grand ideas outside of Oregon that we could incorporate into our code as well.

Commissioner Blank & Commissioner Shoemaker discussed some sites throughout Oregon that have unique cities, for example Baker City is trying to reinvent themselves. Stating the facade was there but they are going back to an old look again

6.0 COMMUNICATIONS

Calendar Check

City Planner Oliver went over the calendar; next Planning Commission meeting would be on Sept. 22nd as there were not enough Planning Commissioners for a meeting on Sept. 15th.

Commissioner Shoemaker stated he will not be available that day.

Commission Comments and Staff Comments

City Planner Oliver asked the commissioners if they were interested in the upcoming training; none were at this time.

Chair Kulp likes the Planning Commissioner Brochure.

City Planner Oliver discussed the other items on the calendar plus the next Site Development Review on the old TVBS building across from City Hall. Adding that these Portland developers came in asking the city what we wanted or needed.

Chair Kulp mentioned that the new apartments on the corner of E. Columbia and Westlane Rd. seemed pretty tight.

City Planner Oliver replied that this is a part of the Site Development Review Code she would like changed since it says 15' between buildings but not from any projections.

Commissioner Blank stated he was watching a County Commissioner meeting that mentioned our local developer Brian (Rosenthal) wanted to change some codes.

City Planner Oliver replied he was working on the Downtown Overlay.

7.0 ADJOURNMENT

Chair Kulp adjourned the meeting at 8:35 p.m.



Chair Carmen Kulp

Attest:



Elizabeth Happala, Office Administrator III