

SCAPPOOSE PLANNING COMMISSION

Council Chambers at City Hall
33568 East Columbia Avenue

PLANNING COMMISSION MEETING MINUTES: Thursday, June 28th, 2018 at 7:00 p.m.

1.0 CALL TO ORDER

2.0 ROLL CALL

Planning Commissioners:

Carmen Kulp	Chair
Scott Jensen	Vice Chair
Bill Blank	Commissioner
Bruce Shoemaker	Commissioner

Staff:

Laurie Oliver	City Planner
Chris Negelspaceh	City Engineer
Susan M. Reeves	City Recorder

Excused:

Rita Bernhard	Commissioner
Tim Connell	Commissioner
Elizabeth Happala	Office Administrator III

3.0 APPROVAL OF MINUTES

3.1 April 26, 2018 meeting minutes

Commissioner Shoemaker moved, and Commissioner Blank seconded the motion to approve the Planning Commission minutes from April 26, 2018.

Motion Passed 4-0. AYES: Chair Kulp, Vice Chair Jensen, Commissioner Blank, and Commissioner Shoemaker.

4.0 CITIZEN INPUT

None.

5.0 NEW BUSINESS

5.1 DOCKET # SB1-18

Stafford Land Company LLC is requesting approval of an application to subdivide Columbia County Assessor Map Numbers 3212-DD-00100, 3212-DD-00500, and 3212-DD-00501 to create 15 lots in the Low Density Residential (R-1) and Moderate Density Residential (R-4) zoning districts. The site is located southeast of the SE 6th and SE Elm Street intersection.

Format: Subdivisions are a Limited Land Use Decision and do not require a public hearing (there will be no opportunity to provide verbal testimony).

Chair Kulp read the docket and the order of the hearing, then asked for any ex-parte contact, which there was none.

City Planner Oliver went over the staff report and the submitted comments along with the findings. She stated staff does recommend approval which are subject to the thirty-six conditions of approval.

Levi Levasa, Project Manager with Stafford Land Company, talked about the delay regarding the surveying. He gave an overview of Stafford Land Company LLC. He stated the City staff is very nice to work with. He

explained what they are proposing for the subdivision. He stated the subdivision is cut and dry and the staff report covered everything.

Commissioner Blank stated there are thirty-six conditions of approval, he asked Levi if he has any issues with them.

Levi Levasa replied absolutely no issues with the conditions of approval. He stated there is one thing that he is not sure is necessary, regarding SDC's, which condition number twenty-three covers.

Chair Kulp asked on page 24 regarding dedicating 0-feet.

City Planner Laurie Oliver explained the reasoning behind that.

Chair Kulp stated to Levi she was happy to hear he met with the neighbors. She asked about the single-story homes.

Levi Levasa replied that is not something we as developers could commit to.

Commissioner Blank asked Levi if he were to build a one-story house, would that be considered more affordable?

Levi Levasa replied no, they are about \$5 more per square foot to construct.

Chair Kulp asked about the additional fire hydrant is that because they can't turn around there.

City Planner Laurie Oliver replied yes.

Chair Kulp asked about the storm water and the Scappoose Drainage District.

City Engineer Chris Negelspace explained it is due to more pumping. He explained they don't have a problem with conveyance, it is more about electricity.

Commissioner Blank replied it sounds like you can work something out.

City Engineer Negelspace replied he thinks so.

Chair Kulp talked about the sidewalk.

City Engineer Negelspace replied the west side didn't dedicate like they should have. He explained they felt the best way was to take a couple feet from the bike lane and the sidewalk. He stated we could even save some trees with this potential plan.

Commissioner Shumaker asked what would be the average size of the homes?

Levi Levasa replied probably around 2,200 square feet.

Chair Kulp closed for deliberation at 7:31 p.m.

Commissioner Blank stated what he sees is most of the issues have been worked out, the City has worked out the issues with the road/street, along with drainage issues. He feels the concerns he had have been answered. He feels the thirty-six conditions of approval are appropriate. He mentioned the trees and if they could save a few that would be good.

Vice Chair Jensen really liked that the neighborhood meeting was done upfront. He likes that people showed up tonight, good job to everybody.

Commissioner Shoemaker moved, and Vice Chair Jensen seconded the motion to approve Docket #SB1-18, with the thirty-six conditions of approval. Motion Passed 4-0. AYES: Chair Kulp, Vice Chair Jensen, Commissioner Blank, and Commissioner Shoemaker.

6.0 COMMUNICATIONS

6.1 Calendar Check

City Planner Laurie Oliver went over the calendar. She explained there will not be a Planning Commission meeting on July 26.

6.2 Commissioner Comments

Commissioner Blank talked about the Party in the Park and said it was very successful. He thanked the City and all the volunteers.

6.3 Staff Comments


City Engineer Chris Negelspace gave an overview of projects around that City that will be starting soon.

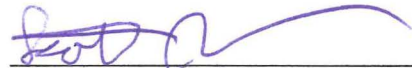
Vice Chair Jensen talked about the moving of one of the taxiways at the airport.

7.0 ADJOURNMENT

Chair Kulp adjourned the meeting at 7:41 p.m.

Attest:


Susan M. Reeves, MMC
City Recorder


Chair Carmen Kulp
Vice Chair Scott Jensen