

SCAPPOOSE PLANNING COMMISSION

Council Chambers at City Hall
33568 East Columbia Avenue

AGENDA:

Thursday, August 25th, 2022 at 7:00 p.m.

1.0 CALL TO ORDER

2.0 ROLL CALL

3.0 APPROVAL OF MINUTES

3.1 July 28, 2022 Planning Commission Meeting

4.0 CITIZEN INPUT

The City accepts public citizen input for any item not on the agenda; in person, by email, mail or virtually-via the MS Teams meeting. Please contact the Planning Dept. at 503-543-7184 before 5pm Wed. Aug. 24th, 2022.

5.0 NEW BUSINESS

5.1 STREET NAME CHANGE 6TH ST. TO SE 6TH COURT

The City of Scappoose is proposing to rename a portion of 6th Street to SE 6th Court. The portion of 6th Street proposed to be renamed is northeast of the SE Elm Street and SE 6th Street intersection.

***Format: This is not a land use application and is not subject to Title 17 – Land Use and Development Code.** All interested persons are invited to attend the hearings meeting and will be given an opportunity to be heard concerning the proposal. Interested parties may submit written comments to the City of Scappoose, Community Development Director, 33568 E. Columbia Avenue, Scappoose, Oregon, 97056 by Wednesday, August 24, 2022.*

6.0 COMMUNICATIONS

- 6.1 Calendar Check
- 6.2 Commissioner Comments
- 6.3 Staff Comments

7.0 ADJOURNMENT

Attendees may attend virtually or in person. For more details visit the city's website at <https://www.ci.scappoose.or.us/bc-pc> or call City Hall at 503-543-7146.

This is an open meeting and the public is welcome to attend in person or virtually. The City of Scappoose does not discriminate on the basis of handicap status in its programs and activities. If special accommodations are required, please contact Susan M. Reeves, MMC, City Recorder, in advance, at 543-7146, ext. 224. TTY 1-503-378-5938

Meeting Packet items listed above can be viewed on City's website via the calendar links;
www.ci.scappoose.or.us

SCAPPOOSE PLANNING COMMISSION MINUTES

Thursday, July 28th, 2022 at 7:00 p.m.

Please note that attendees may attend virtually or in person.

1.0 CALL TO ORDER

2.0 ROLL CALL

Commissioners;

Bill Blank Vice Chair
Bruce Shoemaker Commissioner
Rita Bernhard Commissioner (*virtual*)
Marisa Jacobs Commissioner (*virtual*)
Monica Ahlers Commissioner
Harlow Vernwald Alt. Commissioner

Excused;

Chair Jensen

Commissioner Bailey

Staff;

Laurie Oliver Joseph City Planner
Chris Negelspach City Engineer (*virtual*)
Elizabeth Happala Office Administrator

Audience/attendees;

Matt McHugh, CCPOD, LLC

Jeff Spang, Contractor/Project Manager

Anna Del Savio, local press

Nick Hurliman, CCPOD, LLC Owner

Chase Berg, Lower Columbia Engineering

3.0 APPROVAL OF MINUTES

3.1 March 10, 2022, Planning Commission Meeting

Vice Chair Blank asked the commissioners if they had any comments or corrections to the minutes. As there were none, Commissioner Shoemaker moved to approve minutes as presented and Commissioner Bernhard second. **Motion Passed 6-0. AYES: Vice Chair Blank, Commissioners Shoemaker, Commissioner Bernhard, Commissioner Jacobs, Commissioner Ahlers, and Alt. Commissioner Vernwald.**

4.0 CITIZEN INPUT

There were none.

5.0 NEW BUSINESS

5.1 DOCKET # FCP1-22, SDR1-22, MiV1-22

CCPOD, LLC has requested approval of an application for Food Cart Permit, Site Development Review, and Minor Variance to allow for the construction of a Food Cart Pod with connections for 11 food carts, the construction of a new 2,160 square foot dining hall/tap room, outdoor seating areas, a parking lot and landscaping. The applicant also requests a Minor Variance to the parking standard, to reduce the required parking on site to 26 spaces instead of 29 spaces. The applicant proposes to remove the existing buildings on site as part of the project. The site is located at 51875 SW Old Portland Rd, northwest of the SW Old Portland Road and Columbia River Hwy intersection, on property described as Columbia County Assessor Map # 3213-BA-03900.

Format: *Quasi-Judicial Decisions allow for both verbal and written testimony, which apply to the*

Food Cart Pod Permit and Minor Variance applications. Only written comments are permitted for Limited Land Use Decisions which applies to the Site Development Review application. Written comments must be received by 5:00 p.m., Wednesday, July 27, 2022.

Vice Chair Blank read the docket item and order of hearing, then asked for any ex-parte contacts, conflicts or challenges. As there were none, Vice Chair Blank stated that the applicants here tonight also volunteer in several of the same nonprofit events that he coordinates and attends. Adding that if anyone wanted him removed from tonight's meeting now is the time. Since there were no objections, he continued by calling for the staff presentation.

City Planner Oliver Joseph thanked the commissioners for coming as it has been a while since we've had the last meeting. She then went over the order of her presentation beginning with the observations followed by the applicable code chapters for the approval criteria including the page numbers ending with staff recommendations and conditions of approval. She then welcomed any questions from the Commission. As there were none, Vice Chair Blank called the applicant forward.

Applicant Chase Berg, Lower Columbia Engineering, came forward and stated his name, company name and that he is the applicant representative for this project. He thanked everyone for being here tonight and thanked the City Planner for all her time on this project. He then stated that they believe this would be a great benefit to the city and a great example of food cart pods for the community while giving the high school kids another option for lunch and a place for people to hang out. He then asked the commissioners if they had any questions.

Vice Chair Blank asked if they had any issues with the storage size restrictions.

Applicant Chase Berg, Lower Columbia Engineering stated that he's talked to the owners, and they did not believe it would be an issue.

Vice Chair Blank asked about the parking as he knows some of the parking spaces will be for the food carts and asked about car parking.

Applicant Chase Berg, Lower Columbia Engineering replied that they have not specifically designated all the parking spaces with striping although they will have 11 parking spaces for vendors.

Commissioner Shoemaker stated that 11 is the max vendor spaces and asked if they believe the 11 vendor spaces will be reached immediately or over time.

Applicant Chase Berg, Lower Columbia Engineering replied that is a great question and they hope those fill up right away or it could take time to fill those vacancies.

Commissioner Bernhard asked about the parking as the only other food cart pod she's seen is the one in St. Helen's where they have a lot of adjacent parking spaces at Safeway and the bowling alley. She is wondering if there would be enough parking at this new location since she knows there are nearby office spaces that might be concerned if people utilized their parking spaces.

City Planner Oliver Joseph replied that they can only require what the existing code requires.

Adding that they did go with the higher standard per 17.106 which states that if a building or use is planned or constructed in a manner that a choice of parking requirements can be made, they're required to use the greater number of parking spaces. Adding that they had to talk it through in relation to the parking standard since it requires one parking space per food cart although the dining hall would also be used by the those who purchase food from the food carts. They looked into reducing the parking for the dining hall since there would be an overlap of uses, adding that they did require as much parking spaces that they could require. Adding that if the Planning Commission does approve this tonight and there were some issues in the future, then the food cart pod code language does have a provision that is the ability to revoke a food cart pod permit based on 3 reasons; #1 excessive traffic, #2 excessive noise or litter & #3 other offensive activities that are not compatible with the surrounding area. Adding that if parking were an issue, then maybe they could enter into an agreement with the neighboring business to the north of their property where they could utilize their lot after-hours. Stating that this is our first food cart pod in our city, and we did require as much parking as we could. Adding that we have avenues in place if we need to address this issue in the future.

Commissioner Bernhard thanked City Planner Oliver Joseph for her thoroughness, and she is pleased to know that it has been addressed as she wonders if the surrounding properties would be impacted.

Commissioner Jacobs asked if 11 parking spaces was the maximum number that we're asking them to provide.

City Planner Oliver Joseph agreed.

Commissioner Blank asked about parking along the totem pole island and asked if we would need to put up any signage stating that parking at the totem pole is only for those visiting the totem pole or could people going to the food cart pod use those spaces as well.

City Planner Oliver Joseph stated that if there are issues in the future then we could look at that to decide if they need to change anything. Adding that she does not believe there is any plan in place to change the parking on the totem pole side of the street. She added that there will be signage as patrons leave the site of the food cart pod that there is only a right turn only exit so that they are not driving up through the other development to the north.

Commissioner Jacobs asked about the applicant's thought process in choosing 11 food cart sites.

Applicant Chase Berg, Lower Columbia Engineering replied that number was chosen to maximize the use of the site which would provide more variety of food choices.

Vice Chair Blank added that the owners are nodding their head in agreement since you are not able to see them.

Commissioner Shoemaker asked for clarification about the exiting to the right only off that short street and then once they get to Old Portland Rd. they can turn left or right.

City Planner Oliver Joseph replied that when they exit the parking lot they would exit right onto that short street but could turn either left or right at Old Portland Rd.

Commissioner Shoemaker asked if they could still access from the north.

City Planner Oliver Joseph agreed as there would be nothing there blocking access from the north.

Commissioner Shoemaker asked if there would signage on Highway 30 for access from the north.

City Planner Oliver Joseph replied that no one should direct traffic through someone else's parcel to get to the food carts, as access should be from Old Portland Road. Adding that the applicant plans to put up signs visible from the highway.

Vice Chair Blank asked if the highway signage would be placed prior to the intersection to turn.

City Planner Oliver Joseph replied that would be ODOT signage adding that the applicants would have to initiate that with ODOT.

Vice Chair Blank asked about #6 the language about storage in or under the cart in an orderly manner that is out of sight since he knows it's a big requirement in the city of Beaverton that electrical cords and wires are in a structure, he is wondering if that language is referring to electrical cords as well.

City Planner Oliver-Joseph replied that our code addresses it and states that they can't have cords laying around so next to each cart they will have a utility station where they will connect. Adding in theory there would not be hoses or electrical cords laying around causing a tripping hazard.

Vice Chair Blank thanked City Planner Oliver Joseph. Then asked for any proponents, as there were none he then asked for any opponents. He then asked if the Planning Commissioner had any further questions for staff before they start commissioner deliberations. There were none.

City Planner Oliver Joseph stated that she did not receive any other responses and is happy to answer any other questions that come up in the Commissioner deliberations.

Vice Chair Blank closed the hearing at 7:40pm for Commissioner deliberations.

Commissioner Shoemaker stated this is an excellent addition to the city as it gives more variety to food choices as he has heard from people around the community that there isn't a lot of choices here currently. He also likes the year-round concept and another food option for the high school kids if they can go inside also.

City Planner Oliver Joseph replied that there would be a bar area inside, although like any other bar restaurant there might be a section closed off to minors although there would be seating inside, in addition there will be covered outdoor seating as well.

Commissioner Shoemaker stated his biggest concern is traffic inflow and outflow. Adding that it can be dangerous turning left onto the highway although they continue down to Fred Meyer to access the traffic light at Havlik and Highway 30. Also stating that drivers turning off the highway tend to go too fast there.

City Planner Oliver Joseph stated that it is an odd location with that short frontage street, which is a

remnant of ODOT right of way, although it is the access to the property.

Commissioner Shoemaker asked what the other commissioners' thoughts are about the parking.

Commissioner Ahlers added that she thinks it will be a non-issue as there are so many residential areas close by that a lot of people could walk to it.

Commissioner Bernard stated that her questions have been addressed, and any issues that arise could be addressed in the future since this is our first one.

Commissioner Shoemaker stated that this one is planned much better than the other one in St. Helens, since it always seems to be closed when he stops by. Adding that from a planning perspective, he's not thrilled about the location, although it is planned 50x better than the other one.

Commissioner Bernhard added that this one appears to have more space since the one in St. Helens seems crowded.

Commissioner Shoemaker added that he feels like he is turning in front of somebody else who is coming from the other direction and it's not as appealing as this one.

Commissioner Blank stated that he would like to give good kudos to Lower Columbia Engineering for a great set of plans for the presentation tonight. And looks forward to the improvements to this vacant area.

Commissioner Bernhard stated that she believes there would be a lot of people walking to it including the kids from school so there might not be the need for additional parking.

Commissioner Blank also thanked them for their efforts on doubling up on the cycling and storage since there are a lot of cyclists out here too. Adding it's a perfect use for many types of people to access it.

Commissioner Shoemaker asked if it's all encapsulated or separate motions needed.

City Planner Oliver Joseph replied that it is all consolidated so whomever makes a motion would want to read the entire docket # and that you're adopting the findings contained in the staff report.

Commission Shoemaker moved to approve the Scappoose food cart pod Type II, **DOCKET # FCP1-22, SDR1-22, MiV1-22** with the conditions of approval. Commissioner Bernhard second. **Motion Passed 6-0. AYES: Vice Chair Blank, Commissioners Shoemaker, Commissioner Bernhard, Commissioner Jacobs, Commissioner Ahlers, and Alt. Commissioner Vernwald.**

Commissioner Blank thanked the owners and applicants.

Commissioner Shoemaker asked when their timeline is to open.

Applicant/owners from audience stated they hope to open by Memorial Day, which City Planner Oliver Joseph repeated into the mic for those attending virtually that would not hear them.

6.0 COMMUNICATIONS

6.1 Calendar Check

Vice Chair Blank went over the calendar in the packet.

City Planner added that there would probably be Planning Commission on Thurs. August 25th.

6.2 Commissioner Comments

Vice Chair Blank thanked the new commissioners and thanked them for joining the Planning Commission to be involved in their community. He looks forward to this new food cart pod. And thanked the Commissioners who joined in virtually.

Commissioner Shoemaker looks forward to the variety of food choices it will bring to our community.

6.3 Staff Comments

City Planner Oliver Joseph gave a brief overview of the 50-year plan; they kicked the project off in January and they have had 5 advisory meetings. Adding that the project as a whole is going great, and their next outreach will be at the City's Adventure Fest in September. On Tuesday Aug. 9th will be the Economic Opportunities Analysis meeting and then following that is August 30th, which is going to be the second portion or actually it's the last portion of the housing needs analysis which measures needed housing to look at different policies and incentives that Council might consider adopting in relation to that. After that there will be a joint City Council and Planning Commission check in on Sept. 6th in this room with the same topic of measures to accommodate needed housing.

Commissioner Blank asked if there would be another outreach at the Farmer's Market as the last day of the Farmers Market is Oct. 1st.

City Planner Oliver Joseph replied that she would make a note. Adding that there will be a stakeholder advisory committee meeting on Tues. Nov. 1st and the last joint City Council-Planning Commission check for this year will be Tue. Dec. 5th. For 2023, the 1st meeting will be Jan. 10, 2023. Adding that we will have our next Planning Commission on August 25th for a street name change recommendation to City Council. This is an application that the city is initiating in relation to the Thompson Woods subdivision that has dedicated right-of-way from 1998 as part of a minor partition. Adding that the dedicated right-of-way is significantly offset from SE 6th St. at Elm St. and now that the subdivision is going in the name of that street on the original plat was just "Sixth Street" without a directional indicator and ending in "Street". Since the road is not planned to connect to the north anymore the Fire Chief flagged it as it's not a good situation for emergency responders, so the city is initiating the change from "Sixth Street" to "SE 6th Court" as courts are not connected to through streets. Adding that the next development application will likely be for Healthy Smiles Dental Clinic. Stating that our department has been quite busy and has not slowed down much.

City Engineer Negelspach gave updates:

- Commerce Center Drive is completing the paving for phase 3 & 4 up to Ring-A-Ring Rd., that should wrap up next week with all the utilities in and they are getting close to being done there then following up with landscaping. We just received their second set of plans for the Moore Rd. waterline which would start in the fall.
- Thompson Woods subdivision is wrapping up their paving which had a 1-day detour, and

they should be wrapping up all their public infrastructure soon so they can start building the new homes and hopefully the market gets better.

- Maple Street Cottages to the east of Maple St. where it dead-ends will be trying to get all the paper work sorted out and signed for them to start construction that still needs an improvement agreement and some bonding to get in place.
- Grabhorn Property or 2nd St. apartments south of Goodwill is in construction, they are putting in their site utilities right now which should be wrapping up soon.
- Kale St. subdivision on the northside has construction documents in review.
- Maple St. 8-plex across from the Middle School is in construction and will be starting their ½ street improvements soon.
- JP West Partition project south of Columbia River View Estates has the 2 duplexes in construction.
- Stormwater Master Plan is wrapping up and they will be finalizing schedules to go to council with a work session in October and seeking final approval in November as he would like everyone's input.
- Old Portland Road sidewalk project is wrapped up with just a few punch list items, he hopes everyone is enjoying that and it will provide sidewalks to the food cart pod now and all the way south to Dutch Canyon.

Commissioner Blank stated that he drove out to the OMIC site and it's amazing how much space there is out there now.

City Planner Oliver Joseph added that the lots in phase one and two on the east side of the airport now has shovel-ready sites.

City Engineer Negelspace added that there are shovel-ready sites on Wagner Ct. also, so we have a lot of available land.

City Planner Oliver Joseph added that they will be talking about this at their Economic Opportunities Analysis on Aug. 9th as she has been looking at the buildable lands inventory that they are putting together for employment land categorizing each parcel and any constraints like wetlands and floodplains.

7.0 ADJOURNMENT

Commissioner Blank adjourned the meeting.

Vice Chair Bill Blank

Attest: _____
Elizabeth Happala, Office Administrator



SCAPPOOSE
Oregon

To: Planning Commission
From: Laurie Oliver Joseph, AICP, CFM, Community Development Director
N.J. Johnson, Planning Department Intern
Date: August 18, 2022
Re: Request for Street Name Change – Portion of 6th Street

The portion of 6th Street proposed to be renamed is northeast of the SE Elm Street and SE 6th Street intersection (see attached Vicinity Map, **Exhibit 1**). From their intersections with SE Elm Street, 6th Street and SE 6th Street are offset and discontinuous. The portion of 6th Street proposed to be renamed was dedicated as right of way as part of a 2-lot partition which was recorded in 1998. At the time this short section of road right of way was dedicated and given a name on the plat, the street name did not contain a directional indicator (see attached Partition Plat No. 1998-24, Exhibit 2). Additionally, at the time Partition Plat No. 1998-24 was recorded it is likely that there was a plan for this section of right of way to extend to the north; however, subsequent land use decisions and the 2016 Transportation System Plan have made it clear that this section of right of way will not extend further north due to the off-set nature of this portion of 6th Street compared to the existing developed portion of SE 6th Street to the southwest of this right of way. Therefore, the road type used, “street”, is inappropriate and would be confusing to emergency responders and others. According to the SMC (Scappoose Municipal Code), the characteristics of this section of 6th Street align with the requirements of a “court” road type (see SMC 12.24.020). The Scappoose Rural Fire District Chief has requested that the name be changed to SE 6th Court to properly indicate the road type for this portion of 6th Street (see **Exhibit 4**).

To clarify the road type and directional indicator and simplify emergency response, mail delivery, and other services, staff recommends that the City rename 6th Street to SE 6th Court. There are currently no structures with addresses on 6th Street; however, a 9-lot subdivision was recently platted along this section of right of way (Thompson Woods Subdivision, see **Exhibit 3**) and the road and utilities are currently being constructed.

Scappoose Municipal Code Chapter 12.24¹ sets forth the procedure and approval process for renaming streets. The procedure requires a recommendation from the Planning Commission to the City Council for the renaming of any existing street if the Commission feels there is a strong public need for the change, renaming is in the best interest of the City, and if the request meets the approval criteria contained in SMC 12.24.020. Upon receiving the Commission’s recommendation, the Council is then required to schedule a public hearing to consider the matter. If Council wishes to approve the name change, they will adopt an ordinance to formalize the decision.

Findings related to the approval criteria to rename an existing street from SMC 12.24.020 are below:

¹ ORS 227.120 sets forth the procedure and approval process for naming or renaming streets and SMC 12.24 follows this process but adds additional review criteria to consider.

12.24.020 Street renaming approval criteria and standards.

A. Street Definition. For the purposes of this section, the word “street” shall refer to a public or private way that is created to provide ingress or egress for persons to one or more lots, parcels, areas, or tracts.

B. General Criteria. The following general criteria shall apply to the renaming of any street.

1. A street name change application brought by the public is only allowed on streets that start and terminate within the City’s urban growth boundary.

2. A street name change shall apply to the entirety of an existing street. Renaming only a portion of a street is not permitted. A cul-de-sac at the end of a street may not be given a name separate from the street.

Finding: The street name change was recommended by the Scappoose Rural Fire District Chief and is being initiated by the City. The street begins and ends within the City limits. The street name change would apply to the entirety of this section of right of way.

3. A street name shall not duplicate a street name already in use within the City’s urban growth boundary unless the two streets have already become connected or it is reasonably likely that the two streets will be connected at some future time, as determined by City Staff.

4. A street name shall not sound like another street name within the City’s urban growth boundary such that the new name could cause confusion between the two streets.

5. A street name shall not be a name that is deliberately misspelled, a pun, a frivolous association with another word, a neologism, profane or slang.

6. A street name shall not contain punctuation or be longer than 20 characters.

7. A street name shall not be approved if the Fire District opposes the name change pursuant to a safety concern.

Finding: The street name is changing in order to add a directional indicator at the beginning of the name (SE) and to change the road type at the end of the name (street to court), in conformance with this chapter of code language. There is an existing section of road named SE 6th Street and the intent of this request is to alleviate any confusion between that portion of SE 6th Street that already exists and this section of right of way that is currently being constructed to support new housing within the Thompson Woods Subdivision. The Scappoose Rural Fire District Chief requested that the street name be changed to SE 6th Court to correctly indicate the road type to avoid confusion for emergency responders (see **Exhibit 4**).

8. No street name shall be changed that is of historic significance or that is significant in its own right, without a showing of a compelling public need for the name change.

9. No street name shall be changed that was previously named after an individual unless the Council decides that society no longer views the individual’s contribution as positive.

10. All street name changes must be in the best interest of the City and the six-mile area surrounding the City.

Finding: The street name is not of historic significance or significant in its own right, nor was it named after an individual. The Planning Commission will consider the request to determine if the application is in the best interest of the City and the six-mile area surrounding the City.

Staff recommends that the Planning Commission recommend the name change to City Council since it was recommended by the Scappoose Rural Fire District Chief in order to alleviate confusion for emergency responders and others.

C. Numerical Criteria. The following numerical criteria shall apply to the renaming of any street.

- 1. No street shall contain numbers in its name unless the street name is ordinal in nature.*
- 2. No street shall be changed to an ordinal number unless it directly connects or is immediately parallel to another ordinally numbered street.*
- 3. Whenever there is a direct connection, the ordinal number of the new street shall match the ordinal number of the existing street. Whenever there is not a direct connection, the ordinal number of the new street shall follow consecutively from the ordinal number of the immediately parallel street.*

Finding: The City is seeking to change the directional indicator and road type only, not the numerical nature of the street name.

D. Directional Criteria. The following directional criteria shall apply to the renaming of any street.

- 1. All directional indicators must be abbreviated as N, NE, E, SE, S, SW, W, or NW. Directional words may only be written out when they are attached to another word.*
- 2. Directional indicators must be placed at the beginning of the street name.*
- 3. Directional indicators must correspond to the correct addressing district.*
- 4. The city is divided into the following addressing districts for the purpose of addressing.*
 - i. North District (N): All of the city north of Columbia Ave.*
 - ii. South District (S): All of the city south of Columbia Ave.*
 - iii. East District (E): All of the city east of US30. Of US30.*
 - iv. West District (W): All of the city west*

Finding: The City is seeking to add directional indicators to the road name by adding SE at the beginning of the name, in conformance with the above code language.

E. Type Criteria. The following type criteria shall apply to the renaming of any street.

- 1. All street names must include a road type.*
- 2. Valid road types are Aly, Ave, Blvd, Cir, Ct, Dr, Hwy, Ln, Lp, Pkwy, Pl, Rd, St, Ter and Way. Trail is not an acceptable road type.*
- 3. The following criteria apply to road types:*
[...]
 - v. A court must have five or more pieces of property, including flag lots, abutting the street at a location other than the end of the street. Four or fewer abutting properties must keep the name of the main street.*

Finding: The City is seeking to change the road type from street to court, based on a request for the name change from the Scappoose Rural Fire District Chief. The Fire Chief requested

that the road type be changed to “court” since it meets the description for court above and since there are no plans to extend the road in the future. None of the lots would keep the name 6th Street to reduce the confusion previously mentioned in this report.

Notice of this request was mailed to property owners abutting this section of 6th Street on August 10, 2022 and will be published in the August 12, 2022 and September 2, 2022 edition of the local newspaper. Staff has received no written comments from the public as of the date of this report.

The following agencies have been provided with notice of this proposed name change:

City Departments:	City Manager, City Recorder, Finance, Utility Billing, Police, Public Works, Engineering, Building
Columbia County:	Assessor, Clerk, Elections, Emergency Management, General Services, Land Development Services, Roads, Sheriff, Surveyor, Transit
Services:	Scappoose Rural Fire Protection District, Columbia River PUD, NW Natural Gas, CenturyLink, Comcast, Scappoose School District, Durham School Services, U.S. Postal Service (Scappoose Postmaster), Columbia 911 Communications District

No comments in opposition to the request have been received as of the date of this report. Based on the findings outlined above, staff requests that the Planning Commission recommend to the City Council that 6th Street be renamed to “SE 6th Court.”

Please find attached the following exhibits:

1. Vicinity map [pg.13](#)
2. Partition Plat No. 1998-24 [pg.14](#)
3. Thompson Woods Subdivision plat [pg.14](#)
4. Comment from Scappoose Fire District Chief, dated August 17, 2022 [pg.16](#)



Legend

-  Streets
 Water
 Sanitary Sewer
 Storm Drainage
 Rivers
 City Limits Boundary
 Taxlots Boundary

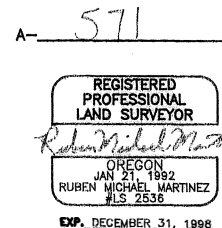


A horizontal number line with three tick marks. The first tick mark is labeled '0', the second is labeled '225', and the third is labeled '450 Feet'.

PARTITION PLAT NUMBER 1998-24 FOR

JAMES THOMPSON

IN THE SOUTHEAST QUARTER OF SECTION 12
TOWNSHIP 3 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN
IN THE CITY OF SCAPPOOSE
COLUMBIA COUNTY, OREGON
JANUARY 15, 1998



DEED REFERENCES

1. PARTITION PLAT NO. 1998-01
2. COUNTY SURVEY MAP NO. 1345
3. COUNTY SURVEY MAP NO. L-24

DEED REFERENCES

1. DEED BOOK 171 PAGE 327

Scale: 1" = 40'

LEGEND:

- DENOTES SET 5/8 X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "MARTINEZ LS 2536"
- ⊙ DENOTES FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "MARTINEZ LS 2536"
- DENOTES FOUND OTHER MONUMENT AS NOTED
- [] 2 DENOTES RECORD DATA PER SURVEY AS DESIGNATED PER NUMBER
- () 2 DENOTES RECORD DATA PER DEED AS DESIGNATED PER NUMBER

APPROVALS

APPROVED THIS 6 DAY OF Nov, 1998

COLUMBIA COUNTY SURVEYOR

APPROVED THIS 24 DAY OF May, 1998

COLUMBIA COUNTY BOARD OF COMMISSIONERS

Joel E. Jarboe
John R. Peterson

STATE OF OREGON, S.S.
COUNTY OF COLUMBIA

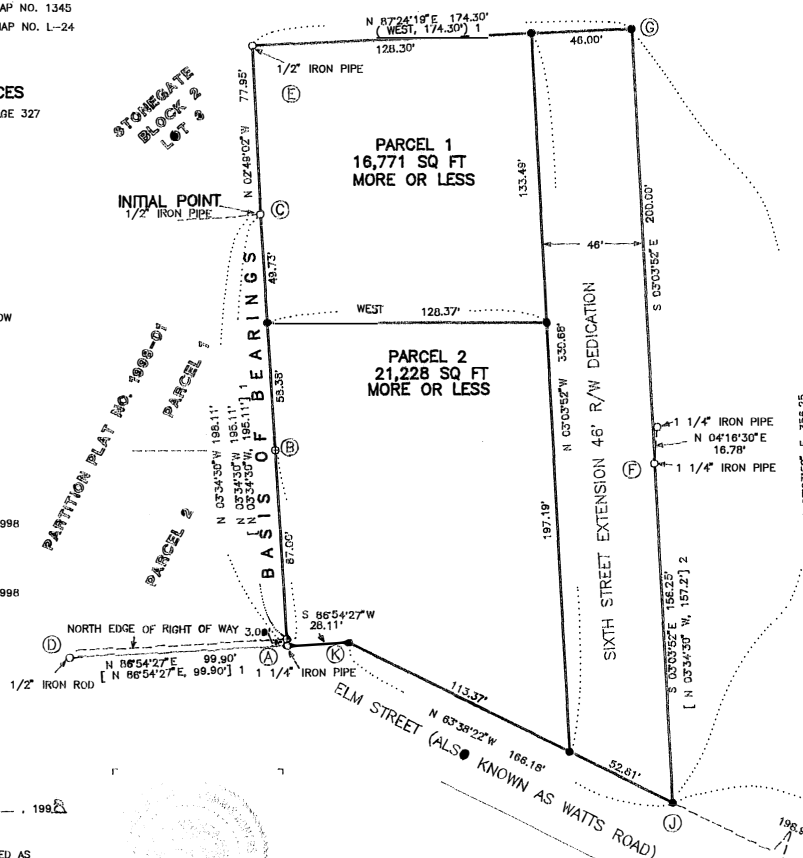
I DO HEREBY CERTIFY THAT WE ATTACHED PARTITION PLAT WAS RECEIVED FOR THE RECORD

ON THE 14 DAY OF May, 1998AT 12:13 O'CLOCK P M. INSTRUMENTNO. 98-05371 AND RECORDED ASPARTITION PLAT NO. 1998-24COLUMBIA COUNTY CLERK,
COLUMBIA COUNTY RECORDS,BY [Signature]TAXES FROM July 1 199 7THROUGH June 30 199 8

HAVE BEEN PAID

COLUMBIA COUNTY

DIRECTOR OF FINANCE AND TAXATION

BY [Signature]

NOTES

1. THERE ARE NO KNOWN GEODETIC CONTROL MONUMENTS WITHIN 1/2 MILE OF THIS PARTITION.
2. THIS PARTITION PLAT IS SUBJECT TO AN EASEMENT FOR DITCHES, DRAINS & POWER LINES, AS DESCRIBED IN DEED BOOK 60 PAGE 209

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, JAMES M. THOMPSON, PERSONAL REPRESENTATIVE OF THE ESTATE OF IRA H. THOMPSON OF THE HEIRS AT LAW AND/OR DEVISEES UNDER THE LAST WILL OF IRA H. THOMPSON, AM THE AUTHORIZED AGENT OF THE LAND REPRESENTED ON THE ATTACHED PARTITION MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND I HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AND DEDICATE EXTENSION OF THE SIXTH STREET TO THE CITY OF SCAPPOOSE AND THE PUBLIC FOREVER AS A PUBLIC WAY, ALL IN ACCORDANCE WITH THE PROVISIONS OF THE OREGON REVISED STATUTES CHAPTER 92.

JAMES M. THOMPSON, PERSONAL REPRESENTATIVE OF THE ESTATE OF IRA H. THOMPSON OF THE HEIRS AND/OR DEVISEES UNDER THE LAST WILL OF IRA H. THOMPSON



ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF COLUMBIA } S.S.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 12 DAY OF March, 1998, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED, JAMES M. THOMPSON, PERSONAL REPRESENTATIVE OF THE ESTATE OF IRA H. THOMPSON OF THE HEIRS AT LAW AND/OR DEVISEES UNDER THE LAST WILL OF IRA H. THOMPSON, TO ME KNOWN AS THE IDENTICAL PERSON NAMED IN AND WHO EXECUTED THE FORGING DECLARATION, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED SAID DECLARATION AS HIS FREE AND VOLUNTARY ACT AND DEED.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE PROPERTY AS DESCRIBED IN DEED BOOK 171 PAGE 327 INTO TWO PARCELS. MONUMENTS WERE FOUND AT POINTS (A), (B), (C) & (D) PER PARTITION PLAT NUMBER 1998-01 AND LINE (A) - (D) WAS HELD AS THE BASIS OF BEARINGS. POINT (F) WAS HELD PER COUNTY SURVEY MAP NUMBER 1345. POINT (E) WAS HELD PER DEED BOOK 171 PAGE 327. POINT (G) WAS ESTABLISHED BY INTERSECTING RECORD DEED DISTANCES FROM POINTS (E) & (F). POINTS (I) & (H) WERE HELD AS THE NORTHERLY RIGHT-OF-WAY OF ELM STREET (40 FOOT RIGHT-OF-WAY) PER COUNTY SURVEY MAP NUMBER L-24. POINT (J) WAS ESTABLISHED BY INTERSECTING LINE (G) - (F) WITH LINE (H) - (I). POINT (K) WAS ESTABLISHED BY INTERSECTING THE BEARING ON LINE (D) - (A) WITH THE BEARING FROM LINE (H) - (I). OTHER MONUMENTS WERE SET AS SHOWN HEREON.

SURVEYORS CERTIFICATE:

I, RUBEN MICHAEL MARTINEZ, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED PARTITION MAP, THE BOUNDARIES BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT WHICH IS MARKED BY A 1/2" IRON PIPE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 3 BLOCK 2 OF STONEGATE IN SECTION 12 TOWNSHIP 3 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, OREGON; THENCE NORTH 02°49'02" WEST A DISTANCE OF 77.95 FEET; THENCE NORTH 87°24'19" EAST A DISTANCE OF 174.30 FEET; THENCE SOUTH 03°03'52" EAST A DISTANCE OF 356.25 FEET TO THE NORTHERLY RIGHT-OF-WAY OF ELM STREET (40 FOOT RIGHT-OF-WAY); THENCE NORTH 63°38'22" WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 166.18 FEET; THENCE SOUTH 86°54'27" WEST A DISTANCE OF 28.11 FEET; THENCE NORTH 03°34'30" WEST ALONG THE EAST LINE OF PARCEL 2 AND PARCEL 1 OF PARTITION PLAT NUMBER 1998-01 A DISTANCE OF 198.11 FEET TO THE SOUTHEAST CORNER OF LOT 3 BLOCK 2 OF STONEGATE AND THE INITIAL POINT.

CITY OF SCAPPOOSE APPROVALS

APPROVED THIS 14 DAY OF MAY, 1998

CITY MANAGER, CITY OF SCAPPOOSE

BY [Signature]APPROVED THIS 14 DAY OF May, 1998

CITY ENGINEER, CITY OF SCAPPOOSE

BY [Signature]

Exhibit 2

THOMPSON WOODS

A REPLAT OF PARCEL 1 OF PARTITION PLAT NO. 1998-24, AND OTHER LANDS,
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 2
WEST, WILLAMETTE MERIDIAN, CITY OF SCAPPOOSE, COLUMBIA COUNTY, OREGON
DATE: FEBRUARY 10, 2022

SURVEYOR'S CERTIFICATE

I, MICHAEL S. KALINA, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS REPRESENTED ON THE ANNEXED MAP OF "THOMPSON WOODS", SITUATED IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF SCAPPOOSE, COLUMBIA COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING A FOUND 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "MARTINEZ LS 2536" LOCATED AT THE SOUTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT NO. 1998-24; THENCE ALONG THE WESTERLY LINE OF PARCEL 1 OF SAID PARTITION PLAT, NORTH 02°27'55" WEST 49.59 FEET TO A 1/2-INCH IRON PIPE AT THE SOUTHEAST CORNER OF LOT 3, BLOCK 2 OF THE PLAT OF "STONEGATE"; THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID PARCEL 1, NORTH 01°53'49" WEST 78.02 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "RAJ LS 2725" AT THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 1, NORTH 88°30'07" EAST 128.60 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "MARTINEZ LS 2536" AT THE NORTHEAST CORNER THEREOF; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 1, SOUTH 01°57'17" EAST 133.45 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "MARTINEZ LS 2536" AT THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 1, NORTH 88°53'25" WEST 128.41 FEET TO THE INITIAL POINT.

ALSO, BEGINNING AT A POINT HEREIN DEFINED AS THE SECONDARY INITIAL POINT, BEING A FOUND 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "MARTINEZ LS 2536", LOCATED AT THE NORTHWEST CORNER OF PARCEL 2 OF INSTRUMENT NUMBER 2019-004558, COLUMBIA COUNTY DEED RECORDS, WHICH BEARS NORTH 88°30'07" EAST 46.00 FEET FROM A FOUND 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "MARTINEZ LS 2536" LOCATED AT THE NORTHEAST CORNER OF SAID PARCEL 1 OF PARTITION PLAT NO. 1998-24; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 2, NORTH 88°30'07" EAST 174.02 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR." AT THE NORTHWEST CORNER OF THE TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2003-033707, COLUMBIA COUNTY DEED RECORDS; THENCE ALONG THE WESTERLY LINE OF SAID INSTRUMENT NUMBER AND THE WESTERLY LINE OF INSTRUMENT NUMBER 2005-011418, COLUMBIA COUNTY DEED RECORDS, SOUTH 01°54'23" EAST 452.78 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR." ON THE NORTHERLY RIGHT-OF-WAY LINE OF SE ELM STREET (20.00 FEET FROM CENTERLINE); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 62°32'17" WEST 22.95 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR." AT THE SOUTHEAST CORNER OF THE TRACT OF LAND DESCRIBED IN BOOK 117, PAGE 416, COLUMBIA COUNTY DEED RECORDS; THENCE ALONG THE EASTERLY LINE OF SAID DEED, NORTH 01°54'23" WEST 243.91 FEET TO A 1-INCH IRON PIPE AT THE MOST NORTHERLY CORNER THEREOF; THENCE ALONG THE WESTERLY LINE OF SAID DEED, SOUTH 21°52'39" WEST 21.57 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR." ON SAID NORTHERLY RIGHT-OF-WAY LINE OF SE ELM STREET; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 62°32'17" WEST 77.53 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "MARTINEZ LS 2536" ON THE EASTERLY RIGHT-OF-WAY LINE OF 6TH STREET (46.00 FOOT WIDE RIGHT-OF-WAY); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 01°57'17" WEST 356.25 FEET TO THE SECONDARY INITIAL POINT.

THE ABOVE DESCRIBED TRACTS OF LAND CONTAIN 1.76 ACRES, MORE OR LESS.

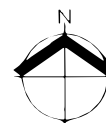
AS PER O.R.S. 92.070(2), I ALSO CERTIFY THAT THE POST MONUMENTATION OF THE REMAINING MONUMENTS IN THIS SUBDIVISION WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF PAVING IMPROVEMENTS OR ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION, WHICHEVER COMES FIRST, IN ACCORDANCE WITH O.R.S. 92.060.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE AND MONUMENT THE PROPERTIES DESCRIBED IN INSTRUMENT NUMBER 2022-01025, PARCEL 2 OF INSTRUMENT NUMBER 2022-01030, AND PARCEL 1 OF PARTITION PLAT NO. 1998-24, COLUMBIA COUNTY DEED RECORDS. THE BASIS OF BEARINGS (N01°57'17"W) AND BOUNDARY RESOLUTION ARE PER COLUMBIA COUNTY SURVEY NUMBER 6831.

PLAT NOTES

1. THIS PLAT IS SUBJECT TO THE CITY OF SCAPPOOSE CONDITIONS OF APPROVAL FOR THOMPSON WOODS IMPOSED IN DOCKET NO. SB2-21.
2. THIS PLAT IS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS AS RECORDED IN INSTRUMENT NUMBER 2022-5716, COLUMBIA COUNTY DEED RECORDS.
3. TRACT 'A' IS A STORMWATER FACILITY AND IT SHALL BE OWNED AND MAINTAINED BY THE THOMPSON WOODS HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, PER INSTRUMENT NUMBER 2022-5714. SAID TRACT IS SUBJECT TO A STORM SEWER, SURFACE WATER, DRAINAGE, AND DETENTION EASEMENT TO THE CITY OF SCAPPOOSE OVER ITS ENTIRETY.
4. TRACT 'B' IS A PRIVATE DRIVEWAY TRACT AND IS SUBJECT TO AN ACCESS EASEMENT OVER ITS ENTIRETY TO BENEFIT INSTRUMENT NUMBER 2003-033707, INSTRUMENT NUMBER 2005-011418, AND DEED BOOK 117, PAGE 416, COLUMBIA COUNTY DEED RECORDS. SAID TRACT SHALL BE CONVEYED TO THESE OWNERS AFTER PLAT RECORDING.
5. THIS PLAT IS SUBJECT TO A SCAPPOOSE DRAINAGE DISTRICT RIGHT-OF-WAY PER BOOK 60, PAGE 209, COLUMBIA COUNTY DEED RECORDS.



SCALE: 1" = 40 FEET

PREPARED FOR

CREEKWOOD HOMES
PO BOX 1785
NORTH PLAINS, OR 97133

5/10/2022
REGISTERED
PROFESSIONAL
LAND SURVEYOR

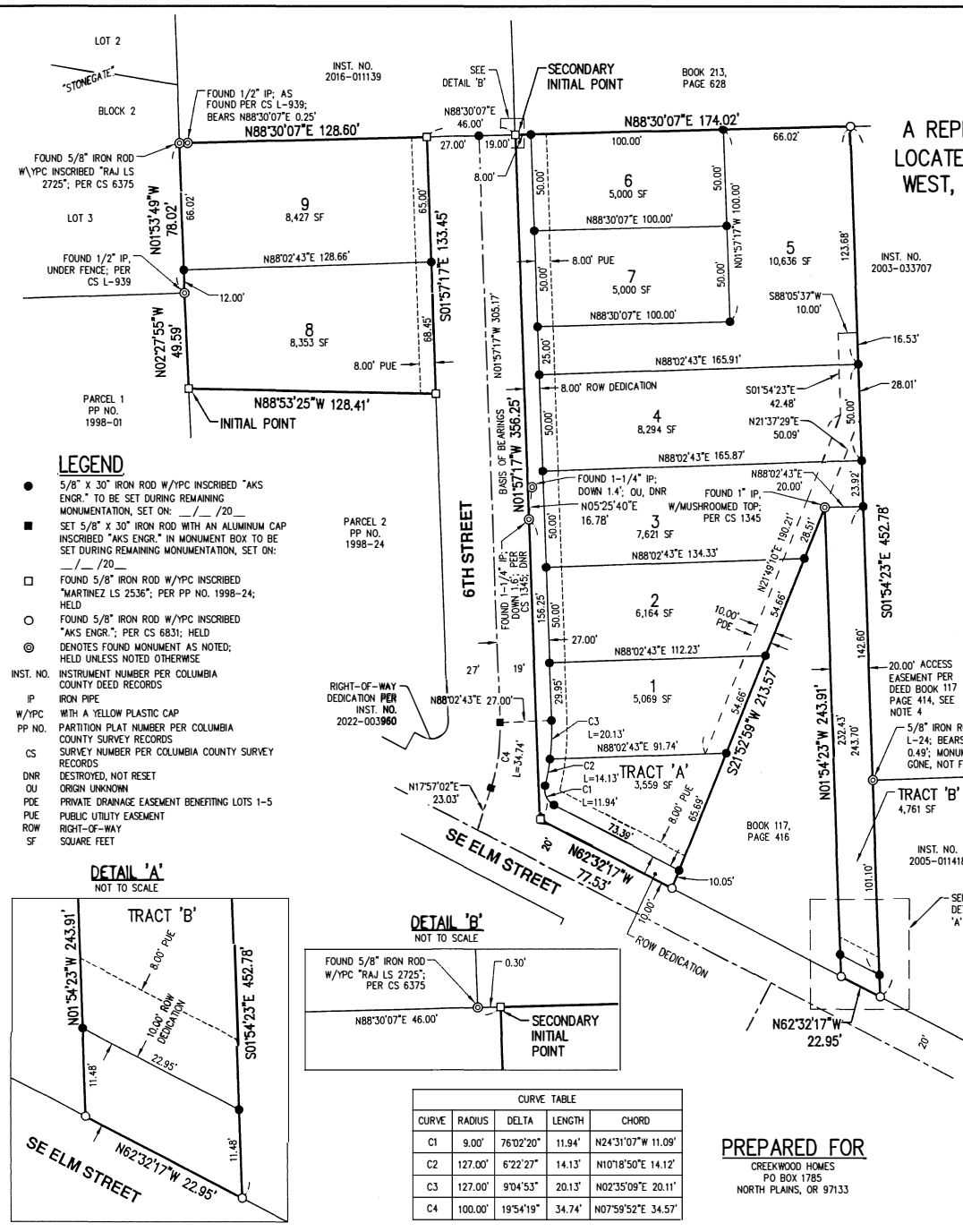
OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
09550915
RENEWED: 6/7/2023

JOB NAME: 6TH STREET
JOB NUMBER: 8644
DRAWN BY: KLH
CHECKED BY: MSK
DRAWING NO.: 8644PLAT

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

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FIRE CHIEF

Scappoose Fire District



Laurie Oliver Joseph

August 17th, 2022

RE: Proper name for new development on the SE 6th grid

Laurie,

The fire district supports clarifying what was platted in the early 1990's. The fire district believes that clarifying a street name will promote faster responses which will provide better safety for the community. This belief is also shared by the US post service.

The city has a grid system that was enacted for clarity and safety. The platted street from the 90's has no NE, SE, NW or SW. This does not fit into our system. We need to clarify this.

The city has a street that is named "6th" on the West side of HWY 30. That street is broken down by NW and SW. The city also has a street that is named "6th" on the East side of HWY 30. In this case, the prefix is a direction, one that has significant meaning to first responders. If we are not able to get to an emergency quickly because of bad directions, there are consequences.

Thank you for the opportunity to comment on this.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeff Pricher", with a long horizontal stroke extending to the right.

Jeff Pricher

Fire Chief, Scappoose Fire District jpricher@srfd.us
971-325-4788

Scappoose Rural Fire District 52751
Columbia River HWY / P.O. BOX 625
Scappoose, Oregon 97056
971-325-4788

August 2022



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 Work Session, 6pm City Council, 7pm	2	3	4	5 <i>Movies by Moonlight at Heritage Park 7pm</i>	6 Scappoose Farmers Market 9 am - 2pm
7	8	9 50-Year Stakeholder Advisory Committee Meeting, 6pm	10	11	12 <i>Movies by Moonlight at Heritage Park 7pm</i>	13 Scappoose Farmers Market 9 am - 2pm
14	15 City Council 7pm	16	17	18 EDC, noon Park & Rec, 6pm	19 <i>Movies by Moonlight at Heritage Park 7pm</i>	20 Scappoose Farmers Market 9 am - 2pm
21	22	23	24	25	26 <i>Movies by Moonlight at Heritage Park 7pm</i>	27 Scappoose Farmers Market 9 am - 2pm
28	29	30 50-Year Stakeholder Advisory Committee Meeting, 6pm	31			

September 2022



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3 Scappoose Farmers Market 9 am - 2pm
4	5 	6 Joint Planning Commission/City Council work session 6pm City Council 7pm	7	8 NO Planning Commission	9 Adventure Festival Movie @ Veteran's Park 8pm	10 Scappoose Farmers Market 9 am - 2pm Run With Neil 8am Adventure Festival @ Veteran's Park 10am
11	12	13	14	15 EDC-cancelled Parks & Rec 6pm	16	17 Out of the Darkness Walk @ Heritage Park Farmers Market 9am - 2pm
18	19 Work Session 6:00 pm City Council 7pm	20	21	22 Planning Co	23	24 Scappoose Farmers Market 9 am - 2pm
25	26	27 50-yr. Plan Stakeholder Advisory Committee 6pm	28	29	30	