

CITY OF SCAPPOOSE
PLANNING COMMISSION
SCAPPOOSE, OREGON
THURSDAY, MAY 28, 2009

CALL TO ORDER

Vice Chair Shuman called the Scappoose Planning Commission meeting to order at 7:00 p.m.

ROLL CALL

The regular meeting of the Scappoose Planning Commission was held May 28, 2009 at 7:00 p.m. in the Council Chambers located at City Hall at 33568 East Columbia Avenue in Scappoose, Oregon with the following present:

Planning Commission:

Paul Shuman	Vice Chair
Bill Blocksom	Commissioner
Don Dackins	Commissioner
Anne Frenz	Commissioner
Raul Torres	Commissioner
Ron Cairns	Commissioner

Staff:

Brian Varricchione	City Planner
Susan Reeves	City Recorder

Excused: Chair Negelspach & Commissioner Blank

APPROVAL OF MINUTES ~ May 14, 2009

Commissioner Blocksom moved and Commissioner Dackins seconded the motion to approve the minutes from the May 14, 2009 Planning Commission meeting. Motion passes (6-0). Vice Chair Shuman, aye; Commissioner Cairns, aye; Commissioner Dackins, aye; Commissioner Blocksom, aye; Commissioner Torres and Commissioner Frenz, aye.

CITIZEN INPUT

None

OLD BUSINESS

DOCKET # HO6-09

Consideration of an application submitted by Michelle Smith for a Type II Home Occupation permit (HO6-09) to authorize a counseling business within a residence. The site is located at 34055 SE Sturgeon Street, on property described as Columbia County Assessor Map No. 3107-CC-01404.

Format: Quasi-Judicial Land Use Public Hearings

Vice Chair Shuman read the opening statement and guidelines for the hearing. There were no objections to the Commissioners hearing this matter. No Commissioners had any issues regarding the matter. Vice Chair Shuman explained the Planning Commission's decision can be appealed to the City Council.

Vice Chair Shuman opened the hearing at 7:03 p.m.

City Planner Brian Varricchione read over the staff report. He noted that the hearing is continued from May 14 and staff is recommending approval.

Michelle Smith, applicant, explained she is a marriage and family therapist. She is working towards licensure right now under supervision. She doesn't have an issue with the conditions of approval.

Vice Chair Shuman closed the hearing at 7:08 p.m.

Commissioner Blocksom stated it fits with in our description and there weren't any people opposing this.

Commissioner Dackins moved and Commissioner Blocksom seconded the motion to approve an application submitted by Michelle Smith for a Type II Home Occupation permit (HO6-09) to authorize a counseling business within a residence. The site is located at 34055 SE Sturgeon Street, on property described as Columbia County Assessor Map No. 3107-CC-01404. Motion passes (6-0). Vice Chair Shuman, aye; Commissioner Cairns, aye; Commissioner Dackins, aye; Commissioner Blocksom, aye; Commissioner Torres and Commissioner Frenz, aye.

NEW BUSINESS

DOCKET # SDR1-09

Consideration of an application for Site Development Review (SDR1-09) submitted by the Scappoose School District. This request us for review of a proposed elementary school to replace the existing Petersen Elementary school. The site of the proposed new school is located south of SE 3rd Street and north of SE High School Way, on property described as Columbia County Assessor map # 3212-00-00400.

Format: Limited Land Use Decision

Vice Chair Shuman read the opening statement and guidelines for the hearing. There were no objections to the Commissioners hearing this matter. No Commissioners had any issues regarding the matter. Vice Chair Shuman explained the Planning Commission's decision can be appealed to the City Council.

Vice Chair Shuman opened the hearing at 7:10 p.m.

City Planner Brian Varricchione went over the staff report. He explained typically the City would require half street improvements, however when High School Way was dedicated to the public there was an agreement signed in 1999 between the school district, the City and some private developers which essentially said in return for school district dedicating their private street for public use the City could not impose additional street improvements for High School Way in the future. He explained the applicants have agreed to construct a new sidewalk along High School way in order to enhance pedestrian safety. He explained the sidewalk would extend from the edge of the rail right away down 800 or 900 feet east of there where there is an existing crosswalk, speed bump and stop sign for pedestrians to cross High School Way. He explained staff is recommending approval.

Paul Peterson, Scappoose School District Superintendent, thanked the Planning Commission and stated it is really an honor to be here representing the school district after three years of planning to get to this point. He explained we are being upfront and honest with people that we are doing these projects now but we will be trying to do some additional projects in 10 years. He gave an overview of the research that has been that helped them come up with a plan. He stated we are on budget so far and hoping to stay on schedule.

Michele Simantel, CardnoWRG, Portland, explained she is the land use planner on this project. She explained they have looked at the staff report and all the findings and agree with all the conditions of approval.

Commissioner Blocksom asked about the bicycle transportation. He expressed his concern with students having to cross the highway to get to school. He stated the school 20 mph zone doesn't go all the way to High School Way and to him that is going to be a very dangerous intersection for cyclists. He explained his concern is there going to be a bike path designated for cyclists to go to and from school.

Michele Simantel replied they are not proposing any additional bicycle lanes with this plan but there are additional pedestrian connections, measures are taken to provide paths across Highway 30.

Anthony Yi, Kittelson and Associates, Inc. Portland, explained Paul Peterson was able to provide us with at least today's outlook and next years outlook of where all the students live. He explained whatever side the school is located on you are still going to have cyclist going back and forth. He explained with the way that the community grows some of the pockets where kids live may not be the pockets in the future. He explained there are improvements on the way with regards to the sidewalks and rail crossing. He stated we are trying to create the safest crossing and intersection.

Commissioner Torres stated you are proposing that the sidewalk being up on the bank which kind of discourages bicyclists because now if you are not using the street for the sidewalk it is the same that it is right now, which is basically bikes are going to be on the street going with the flow of traffic. He stated he is not sure why they would propose moving the sidewalk up to the top as apposed to expanding the street so the sidewalk would be over there as well, as well have a

bicycle lane. Michele Simantel explained the idea was to encourage traffic where it is currently being seen as happening. She explained this seemed like a location that could easily make connections given the grades between the east and the west connection. She explained in terms of the bicycles she doesn't know specifically what the grades would be to get up there but she feels the bicycles could easily take that path as well as pedestrians.

Commissioner Torres stated if you are saying you are encouraging traffic, what traffic are you encouraging. He feels this needs to be clarified because Michele Simantel stated existing traffic, there is no existing bicycle traffic right now because of the fact that there isn't a bicycle lane going back and forth through there. He stated if you are saying existing, you are talking about basically either foot traffic, auto traffic, or the bus traffic. Michele Simantel replied right, she is not familiar with the existing bicycle traffic. Commissioner Torres explained there is a whole new subdivision coming in on Old Portland Road so you are going to have possibly more families moving in there so now you have more people crossing Highway 30 but at the same point and time you want to encourage that foot traffic as well as you want to encourage the use of bicycles because now you have not just a grade school, you have Petersen and the High School. He explained you have three different schools congested in one area, you are really now encouraging a lot of foot traffic as opposed to auto traffic. He stated at the same point and time you have traffic that is going in the back now, you are taking away from High School Way when the new school comes in because all the traffic is on the back side along June; so you kind of isolated that more towards less traffic going on High School Way.

Paul Peterson explained in the school traffic law Highway 30 is considered a hazard so we have to bus back and forth. He stated the way it works we don't bus kids that live within a 1 mile of school unless there is a hazard. He explained since they are locating the new school next to Grant Watts they wanted to create a campus like feel.

Commissioner Torres replied that is what he was leading to because there is more of a campus environment that is why he is saying it would be encouraging to expanding High School Way so that you have the ability to have bikes there. Paul Peterson replied often the bikes ride along that dirt path now.

Vice Chair Shuman asked about the flow of traffic. He asked if the bus traffic will flow from Maple to SE 3rd and then in to the school. Anthony Yi replied that is the plan.

Scott Rose with DLR Group gave a handout to the Planning Commission. He explained they have 4 play areas. He explained they are relocating three of the newest pieces from the existing school to the new school.

Commissioner Blocksom asked if there has been discussion on where the ball fields will be relocated. Scott Rose explained two sites will be at Warren and two sites will be located at the High School, then down the road there will be fields at the existing Petersen School.

Commissioner Blocksom asked about the letter from ODOT regarding the fence. City Planner Brian Varricchione replied the fence came about in a meeting that the School District, the City

and ODOT attended and there was a fellow with ODOT Highway said you know there are a lot of kids that cross those tracks maybe you could put up a fence, it was sort of an off the cuff remark. He explained that is what is sketched in to the application. He explained upon further review the City has some concerns about what that fence might do in terms of hindering safety if there are kids that get trapped in the rail corridor. He explained ODOT Rail Division wants nothing to do with this. He explained he doesn't feel that person from ODOT Highway was speaking in any sort of official capacity, he thinks he was just observing that it would be nice if the kids stopped walking the tracks.

Vice Chair Shuman stated he has a question on page 20 of the staff report regarding closure of one highway access. City Planner Brian Varricchione replied since it is a different site than this school we are not putting it in as a condition of approval. Commissioner Blocksom replied now would be a good time to do it while the sidewalks are being replaced.

Commissioner Cairns asked about the neighbors adjacent to the new school. Scott Rose explained they are planting additional trees to create a buffer. He explained the lights are shielded and will be on timers to dim late at night.

Vice Chair Shuman closed the hearing at 8:22 p.m.

Vice Chair Shuman feels it looks great.

Commissioner Blocksom stated he would like to see the sidewalk next to the road, but it is understandable the way it is going to be done. He is anxious to see the new school. He feels this will be a big asset to the community.

Commissioner Torres moved and Commissioner Dackins seconded the motion to approve an application for Site Development Review (SDR1-09) submitted by the Scappoose School District. This request is for review of a proposed elementary school to replace the existing Petersen Elementary school. The site of the proposed new school is located south of SE 3rd Street and north of SE High School Way, on property described as Columbia County Assessor map # 3212-00-00400. Motion passes (6-0). Vice Chair Shuman, aye; Commissioner Cairns, aye; Commissioner Dackins, aye; Commissioner Blocksom, aye; Commissioner Torres and Commissioner Frenz, aye.

DOCKET # PTR1-09

Consideration of an application from the City of Scappoose and the Oregon Department of Transportation for Public Land Tree Removal (PTR1-09) for the removal of thirty-seven street trees planted in the sidewalk on the west side of Highway 30 between Scappoose-Vernonia Highway and Old Portland Road. The applications propose to replant seventeen street trees behind the sidewalk.

Format: Quasi-Judicial Land Use Decision

Vice Chair Shuman opened the hearing at 8:26 p.m.

Vice Chair Shuman explained this will follow the same format as the previous Quasi-Judicial Land Use hearing.

City Planner Brian Varricchione went over the staff report. He explained ODOT ran the project since it got Federal stimulus money. The project will remove trees and repair the Highway 30 sidewalk.

Vice Chair Shuman asked if the curb is getting replaced also. City Planner Brian Varricchione replied it depends on the condition of the curb. He also explained they will be tearing out all the curb ramps and replacing them to bring them up to ADA standards.

City Planner Brian Varricchione explained this project will give some visual appeal to the City.

Commissioner Blocksom asked about ODOT's recommendation to close off the entry in front of the middle school. He asked wouldn't this be the time to do that when you have everything tore up any way. City Planner Brian Varricchione replied it would be the time to do that but whether it happens in a timely matter or not is hard to say. If ODOT and the School District can come to some conclusion that that is the way they are going to go then perhaps ODOT would amend the plans and make it part of this project but he can't guarantee that.

Lisa Carpenter, Warren, explained she thinks it is great that we have an opportunity to have stimulus money; the sidewalks need to be repaired. She explained she is concerned about having the sidewalk right next to the highway. She asked can we talk to somebody at ODOT and leave the trees from Maple Street to E. M. Watts Road and place the sidewalk on the west side of the trees. She explained the trees are a buffer for our children from the highway. She explained the trees that are there are one of the best trees that you can plant for urban setting. She asked can ODOT make this section be the last thing they do.

City Planner Brian Varricchione explained part of the terms of the project is basically the construction happen this summer.

Commissioner Cairns feels that is an excellent idea. Vice Chair Shuman and Commissioner Frenz also agree with Commissioner Cairns.

Herbert Smith, Scappoose, explained he thinks the idea that Lisa Carpenter has probably was a good idea but don't we have to use that stimulus money and if it runs out this time it will probably be another 20 years getting them fixed. He stated so I would say we just move on with what we have.

City Planner Brian Varricchione replied he feels Lisa Carpenter's idea is good but the timing is rough because with the project being out to bid ODOT's not real likely to want to change anything. He feels it is a great idea but the timing isn't good.

Commissioner Dackins asked if we could set this hearing out a month. City Planner Brian Varricchione replied unfortunately not.

Herbert Smith asked did I understand that these sidewalks will be put back into code. City Planner Brian Varricchione replied yes.

Vice Chair Shuman closed the hearing at 8:56 p.m.

Commissioner Blocksom moved and Commissioner Frenz seconded the motion to approve an application from the City of Scappoose and the Oregon Department of Transportation for Public Land Tree Removal (PTR1-09) for the removal of thirty-seven street trees planted in the sidewalk on the west side of Highway 30 between Scappoose-Vernonia Highway and Old Portland Road. The applications propose to replant seventeen street trees behind the sidewalk. Motion passes (6-0). Vice Chair Shuman, aye; Commissioner Cairns, aye; Commissioner Dackins, aye; Commissioner Blocksom, aye; Commissioner Torres and Commissioner Frenz, aye.

COMMUNICATIONS

Calendar Check: next Planning Commission meeting will be June 11, 2009

Planning Commission Comments

Vice Chair Shuman apologized for not including staff in the roll call.

Staff Comments

City Planner Brian Varricchione explained the sidewalk project is advertised today and bids are due to ODOT June 18, 2009 and the Havlik Crossing project is also being advertised and he thinks they are due June 16, 2009. He explained ODOT is handling bidding, the contracting and project oversight, which is very helpful. He explained today we accepted bids for the Dutch Canyon Water Line project.

ADJOURNMENT

Vice Chair Shuman adjourned the Planning Commission meeting at 9:00 p.m.

Vice Chair Shuman

Susan M. Reeves, CMC
City Recorder