

COLUMBIA COUNTY PLANNING COMMISSION MEETING

June 16, 2014
Meeting Minutes

Members Present: Paula Lichatowich, Linda Hooper, Alta Lynch, Jeff VanNatta and Terry Luttrell

Staff Present: Glen Higgins, Deborah Jacob, Kay Clay

Others: Dennis Daniels, D Balzat, Jim Dias, Jim Farjoy, James Hinds, Ronald Balteau, Wesley Hanson, Eric Thompson, Christian Lorenz, Dennis Hughes and Paul Scharf

The Planning Commission meeting was called to order by Jeff VanNatta at 6:30 pm,.

Debbie Jacob read the pre-hearing statement.

No Ex-Parte was declared.

DR 14-08 Church of Christ (Scappoose)

Debbie Jacob present the staff report.

In summary: The applicant, the Scappoose Church of Christ, submitted an application to expand their existing ~ 4,000 square foot church structure in order for them to provide more classroom and auditorium space for their congregation. The Scappoose Church of Christ intends to expand their auditorium by 832 sq ft, their entryway by 61 sq feet, and add three classrooms, a 1,238 sq ft expansion. These additions will total approximately 2,000 square feet and will allow for a 50% expansion of their existing facilities that will help the church to provide a better balance between their existing classroom and worship areas.

The existing church is located on a 9 acre property that is zoned for Community Service - Institutional (CS-I) and is within the City of Scappoose's Urban Growth Boundary. It is served by a private well and a septic system. In addition to the main church facility, the site also contains two accessory storage structures, one parsonage with its own separate septic system, and a 47- space paved parking area. The applicant also intends to redesign and expand the paved parking area from 47 spaces to 60 spaces. Part of this expansion will widen the site's existing 15' wide access to Wikstrom Road to 30 feet to provide a safer and easier access for buses and emergency vehicles.

According to National Wetlands Inventory of Chapman, Oregon there are no identified wetlands on the subject site, nor does it contain any natural areas, hydric soils, or sensitive and/or protected plant or animal species per the Scappoose-Spitzenberg CPAC

Area Beak Map, Likewise, the flood hazard areas identified on the FEMA FIRM 41009CO 444 D do not include any portion of the subject property. Emergency services are provided by the Scappoose Rural Fire District and the Columbia County Sheriff.

Debbie did review that parking which in Section 1415.1 of the Zoning Ordinance require churches to have one ADA- accessible parking space for every 50 standard spaces The submitted site plan shows the site's parking area will have 2 ADA accessible parking spaces which complies with the minimum provisions in Section 1415.1.

Upon further review and evaluation of the County's On Site Parking and Site Design Review Ordinances, the County Planner considers that, at this location, requiring the installation of 3 new 85 sq ft planter beds would not be an efficient use of the site's paved parking area. Instead of installing 3 new planter beds, staff recommends the Planning Commission consider allowing the applicant to minimize potential detrimental impacts church events have on nearby residents by planting natural landscaping and screening provided for in Section 1405.7 of the Off-Street Parking Ordinance. Planting natural landscaping vegetation is an acceptable and effective screen and/or buffer that can help separate conflicting land uses from one another and is a more appropriate mechanism for achieving this end on this CS-I zoned property along Wikstrom Road.

During the field visit, the applicant stated that they will need to remove some prune trees in order to construct the three new classrooms. With this new evidence, Staff finds that replacing these prune trees with other trees and/or vegetation along the north property line near Wikstrom Road can help to effectively screen the outdoor church activities from nearby residents and rural uses. Staff recommends that rather than exempting the applicants from installing 3 new planter beds per Section 1416.2, the Planning Commission can require the applicant to plant visual and noise obscuring natural vegetation along the north property line. The applicant is encouraged to consult with the County Soil and Water Conservation services to determine which native plants are best suited and easily maintained for this use and purpose. A copy of this landscaping/screening plan including a list of vegetation used shall be reviewed and approved by the County Planner prior to building permit issuance.

Concurrent with the application submitted for DR 14-08, the applicant is also requesting the Planning Commission's approval to modify the conditions under which TP 01-88 was originally permitted by the County Board of Adjustment in 1988. Specifically, the applicant explains *"We have maintained this permit by paying for it annually so that some day when we were ready to expand our facility we could legally place a few RVs on the church property during the construction phase. In this case, these RVs would be church member owned and parked on church property for convenience of those workers helping to complete our current expansion project. Then the RVs would be removed, likely by the month of October 2014."*

The submitted DR 14-08 application also included the attached Storm Water Control Plan prepared by KHE Engineering in cooperation with Brittell Architecture. This plan

provides details of how the site's existing and increases in stormwater will be managed on site and not on adjacent properties or roadways. These measures include collecting all runoff into rain drains and storm sewer lines and channeling it into newly installed catch basins and a swale located along the north and eastern property lines. The new swale will be located further east of the existing facility and immediately adjacent to the highway right-of-way and will be built around the existing sign that can be viewed from the highway and Wikstrom Road

This Stormwater Water Control Plan also provides the design of the metered outlet structures, catch basin and area drains that are necessary to manage the projected stormwater increases. This Engineered Stormwater Control Plan and Analysis indicates that the intended facility expansions and the proposed parking area modifications will not result in any increases in stormwater runoff volume that cannot be handled by the new drainage facilities and is consistent with the Drainage Modification requirements in Section B.2 of the County's Stormwater and Erosion Control Ordinance.

Additionally, the final site plan required at the time of building permit submittal, shall conform to this preliminary site plan's stormwater control and analysis. The County Building Official will also require the project to comply with the regulatory requirements for stormwater pollution and prevention plans (SWPPP) prior to, during, and post construction. Staff finds that the criterion is met subject to conditions.

This application was open for questions from the planning commission but they did not have any.

In favor:

James Hinds, Scappoose Church of Christ. The church has been in planning of this expansion for 3 decades. The need is there because of the volume verses the size of the current room's. There will be an expansion in the auditorium, entry way and the class rooms.

Opposition:

Closed the Public Hearing

All were in favor, motion passed.

Meeting adjourned.