

DATE: April 6, 2022  
TO: Scappoose Advisory Committee  
CC: Laurie Oliver Joseph  
FROM: Beth Goodman  
SUBJECT: Scappoose Advisory Committee Meeting #1 Minutes – March 15, 2022

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The Scappoose Advisory Committee held its first meeting on March 15, 2022 from 6 to 8 p.m. Attendance for the meeting is listed in the attached roster. This memorandum documents the minutes from the meeting, which was led by the consultant team from ECONorthwest (Beth Goodman) and 3J (Anaïs Mathez).

Meeting recording:

[https://youtube.com/playlist?list=PL2\\_E5A2B34qT4aMjVFhDUr145yRuWDOZj](https://youtube.com/playlist?list=PL2_E5A2B34qT4aMjVFhDUr145yRuWDOZj)

## 1. Call to order

The meeting was called to order by Chair Patrick Kessi.

## 2. Welcome and Introductions

Introductions and discussion of the question “*What do you love about Scappoose?*”

- Brian Rosenthal: Local developer who owns some small commercial properties. I like the town—it has value. It’s a great place to raise kids, not too crowded. Growth is positive, just have to do it right.
- Patricia Turpen: Senior Center. Lived here since 1994. This was the place we could get the kind of housing we have. We love our neighbors.
- Tyler Miller: City Council. I grew up here; it feels like home.
- Patrick Kessi, Chair: Community member at large. Grew up here. Great place to raise kids. Growth we’ve seen has been progress done right. That’s what we want to see going forward.
- Christine Turner: Vice Chair. Lived here since 2004. Business owner and on Scappoose economic development committee. I love the potential of Scappoose.
- Andy: Scappoose Bay Watershed Council. I love the access to the outdoors and nature and parks.
- Debbie Jacob: Senior Planner with Columbia County Development Land Services. This is my favorite City, close to Portland.
- Casey Garrett: County Commissioner. Live in St Helens but most family lives in Scappoose. Access to metro area but having a rural feel with community spirit.
- Janet Williams: Historical Society. Been here 50 years. Raised family here. All amenities of the big city.

- Isaac Butman: City of Scappoose. Recreation amenities, busy but not too busy.
- Craig Campbell: OMIC. Love the people of Scappoose. Everyone is welcoming and supportive.
- Len Waggoner: Scappoose Drainage Improvement Company. Been coming here for 80 years.
- Nancy Ward: Port of Columbia County. Moved here because I love this community. You can be as involved as you want to be. Our potential is enormous. Let's take advantage of it wisely.
- Laurie Oliver Joseph: City of Scappoose. I love Scappoose because it's a small town but we're so close to everything. The people here are wonderful to work with.
- NJ Johnson: City of Scappoose. I love that this City is growing in a smart way and that's why I'm excited about this project.
- Paul Vogel: Columbia Economic Team. I love Scappoose because I'm on the same page as the chair: smart growth and smart planning. OMIC. Brought in UGB land around those assets. We can all sense that this is a community that has yet to be discovered by the urban area. Smart planning to continue!
- Scott Jensen: Chair of Planning Commission. Planning ahead is really important and I'm proud of city council for taking this step.
- Kim Holmes: Parks and Rec Committee. Best assets are people. Second best asset are the outdoor recreation opportunities.
- Jeannet Santiago: Representative from a historically underrepresented community, Planning Commission. Growth an opportunity. Beautiful place to live. People are great.
- Jeff Weiss: Scappoose Library. I like the people and the way it's growing.
- Jennifer Anderson: Habitat for Humanity. I love the staff at the HS. Enjoying your trails.

### 3. 50-Year Plan Project Overview

Beth Goodman presented an overview of the Scappoose 50-Year plan project. The discussion that followed is summarized below.

- Patrick: Are the technical products coming as listed in order on the schedule?
- Brian: When we've done this in the past, we couldn't pick land that best fit the community. Are laws about land regarding current zoning and farm/forest/soil classes still relevant/do we have any flexibility these days?
  - Beth - No, can't work around those laws just yet.
- Chair Kessi: I assume we're going to look at best practices. Is there any gold standard that we should look at in terms of a 50-year plan?

- Beth - We will be bringing forward to you best practices and policies around things like housing, econ dev, etc.
- Beth - We are going to work with Urbanism Next: they will help us envision what the future could look like. They can bring best practices and some forward-looking ideas. For example: the development of the Pearl District is an example that many cities nationally have done.
- Christine Turner: How often does a 50-Year Plan happen? Not often at all.
  - Beth - The 50-Year process should be more common, but it isn't.
- Tyler Miller: can you remind us what dictates how much land we can pull into our UGB?
  - Beth - Population forecast.
- Brian: can you remove land from an urban reserve?
  - Beth - Yes, but also no, it might trigger a measure 49 (landowner claims City must pay the loss of their land value)
- Brian: Can we be aspirational? Last time we looked at industrial and commercial from an aspirational perspective. Can the EOA this time be as aspirational?
  - Beth answered that approach may not work as well in this project, but this will be a source of discussion.

## 4. Public Involvement Plan and Community Conversation Kits

Anais Mathez presented an overview of the public involvement plan and community conversation kit. She explained that anyone could use the kit to host a community conversation. It can be an informal conversation or a presentation and discussion with a committee. Anyone can host a community conversation and submit notes/outcomes of the conversation.

- Vice Chair Turner: Should the conversations include County (not within the City) neighbors. Anais answered that the focus should be people who live within Scappoose city limits, within the UGB, or close to Scappoose.
- Chair Kessi: People may work in Scappoose or have their children go to school in Scappoose but not live in Scappoose. Anais agreed.

Anais asked the question: *“What makes Scappoose special today?”*

- Patrick: Opportunity to do things better and learn from other community's mistakes.
- Len: The City has 300 acres of land at the Airport. Large businesses could locate at the Airport, bringing a lot of employment to Scappoose. That could change Scappoose a lot.
- Chair Kessi: Opportunities for job growth, especially of family wage jobs.

- Jeff Pricher: From the Fire District’s perspective, it is special that the Fire District staff have low turnover, embody the community, and go the extra mile.

Anais asked the question: *“What would you like to change in the future in Scappoose?”*

- Vice Chair Turner: Wants to see a hotel develop in Scappoose, more services for residents and visitors. Would like to have more services and businesses. Scappoose needs more of a sense of community and togetherness and building better charm. Wants to see more of a sense of community.
  - Follow up: Is there a lack of community or something else? Answer: The community is centered on the school and children’s activities. But if you are not connected to the school, you lack this.
- Brian Rosenthal: Hotel is important for Scappoose but may be a bit longer-term. Wants Scappoose to be more self-sufficient, with more restaurants and retail options. That may happen more with more growth. Would like to see home-ownership stay at the levels that they are now, above State averages. Helps with community investment and buy-in for schools.
- Paul Vogel: Wants to change commute patterns. Speaks to employment, training, workforce, where people spend money. Wants people to live and work more in Scappoose. Agrees on need for more restaurants and services.
- Kim: Increase walkability and bikeability. Build on fuel tax? What amenities do similar sized cities have that Scappoose lacks. How to fund the desired amenities.
- Janet: Agrees with need for more restaurants and places to shop. Have more services available in the evening, so that people can go to restaurants, even if they commute out for work. Wants to see more willingness on the community’s behalf to embrace growth.
- Patricia Turpen: We need more jobs in Scappoose. Transportation options will need to change in the next 50-years. Like more transit or perhaps a by-pass in town. Concerned about how to access things like medical services if a person doesn’t drive.
- Patrick: Need better Internet connection and better broadband connections. Work from home opportunities will grow over time, allowing people with high-tech jobs to locate in Scappoose.
- Chair Kessi: The community has potential to support projects and rally together. Also developing a more active downtown, with more services. The City and School District should work together more and engage with each other.
- Jeff Pricher: Being a special district, the Fire District is challenged by laws and requirements that hamper the District. One challenge is the Enterprise Zone, which is good for economic development, but results in lower funding for the Fire District. The other challenge is the Urban Renewal District, which also means that the Fire District does not get funding from the Urban Renewal District. These issues mean the Fire District can’t purchase the equipment needed.

Anais said that the conversation they just had was a great example of the types of input that might be had from community conversations. We are hoping that the SAC members will volunteer to do at least one community conversation each. The conversations need to be concluded by June.

- Chair Kessi suggested that SAC members start with the groups of people they know best.
- Paul asked: There is a lot of interactivity between communities. Should these community conversations include people beyond Scappoose? Laurie: That is acceptable and may give an external view of Scappoose, which may be helpful.
- Paul asked: Should the community conversation be a survey that can be taken by individuals? Anais answered that there is a survey on the City's website that already mirrors the questions in the community conversations.

## 5. Next Steps

- Upcoming SAC meetings
  - April 26 (HNA Update)
  - May 17
- Annual Town meeting – April 30, 2022
  - Chair Kessi requested a calendar invitation for the next 3 meetings, including the Annual Town Meeting.

## 6. Discuss and Adopt Team Agreement

Chair Kessi asked if there was any discussion about the team agreement. No one raised concerns or made comments.

Chair Kessi accepted a motion to adopt the team meeting. Tyler made the motion, Paul seconded. All agreed to the agreement. No demurs or abstention.

Tyler asked for the public comment at a particular time during the meeting, to allow people to give comments verbally. Laurie explained that the preference is for written comments. Isaac also emphasized that there will be ample opportunities for comment in public meetings and event forums. Chair Kessi asked that public comments be moved to the beginning of the meetings.

Paul Vogel asked if the Chair could restrict comments to the topics discussed by the Committee, not any other topics such as those beyond the scope of the meetings. Laurie said that the comments should focus on the topics discussed by the Committee. Broader comments about topics not focused on the topics of this project can be brought to the City Council.

Vice Chair Turner asked for tabs for her binders. Laurie agreed to do that.

## 7. Public Comment

None

## 8. Adjourn

Chair Kessi adjourned the meeting.