



**SCAPPOOSE**  
**50** YEAR  
PLAN

**Tuesday, May 17, 2022**

**50-YEAR STAKEHOLDER ADVISORY COMMITTEE MEETING MINUTES**

**Meeting at 6:00 pm**

*This meeting will be held in a hybrid format at Scappoose City Hall via Microsoft Teams*

**Topic**

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**1. Call to order**

**1.1. Roll call**

Voting Members Present: Chair Patrick Kessi, Vice Chair Christine Turner, Tyler Miller, Kim Holmes (remote), Yi Hua Rippet (remote), Pat Turpen, Michelle Graham, Jeff Weiss, Jennifer Anderson (remote), Brian Rosenthal

Agency Partners Present: Malysa Legg (remote), Andrew Lattanner (remote), Craig Campbell (remote), Nancy Ward

Staff Present: City Planner & Planning Department Supervisor Laurie Oliver Joseph, Planning Department Intern N.J. Johnson

Consultants Present: Anaïs Mathez, Beth Goodman (remote)

Citizens Present: Paul Fidrych

**1.2. Approval of Agenda; May 17, 2022**

Tyler Miller: I move to approve the agenda.

Brian Rosenthal: I second.

Aye votes: [All present voting members]

Nay vote: [None]

Abstain: [None]

Absent: [None]



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1.3. **Approval of Minutes; April 26, 2022**

Christine Turner: I move to approve the minutes from the April 26, 2022 meeting.

Michelle Graham: I second.

Aye votes: [All]

Nay vote: [None]

Abstain: [None]

Absent: [None]

1.4. **Vote to reinstate May 31, 2022 and July 19, 2022 meeting dates**

Tyler Miller: I move to approve the agenda.

Brian Rosenthal: I second.

Aye votes: [All]

Nay vote: [None]

Abstain: [None]

Absent: [None]

1.5. **Public comment**

N.J. Johnson: We had no public comment submitted.

**2. New Business**

2.1. Update on Outreach and Community Conversations

Anaïs Mathez and N.J. Johnson

Anaïs Mathez: Update on engagement and outreach activities and Annual Town Meeting. Anaïs updated the schedule for the project, including bringing more fleshed out ideas for the vision statement. The online survey has been up, community conversations are on-going.

N.J. Johnson: Done 6 community conversations, with about 77 participants. We have through June to complete the conversations. There is a variety of methods for doing the



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community conversations, like hosting a special event or bringing the questions into an existing event. If a community conversation is not possible, please distribute the survey. NJ is available to help with community conversations underway.

Paul Fidrych: How many conversations are we looking for to get a statistically significant reach of the population?

Anaïs Mattez: The outreach is qualitative, not statistically valid survey. Having more community conversations provides more input into the process. But there is no specific number of community conversations required. The results are not being ranked.

Paul Fidrych: If we're not reaching a lot of people, we're not hearing from the majority of the community.

N.J. Johnson: This concern presents an opportunity for the Committee and folks involved with the project to spread the word about these. The more we work to get people to participate, the less of a concern this is going to be.

Anaïs Mattez: The online survey has had about 65 respondents. She invites more ideas and efforts for pushing out information about the survey and community conversations, if there are opportunities.

Christine Turner: Ichabod's has a great community bulletin board we could use.

## 2.2. **Review outcomes of the Annual Town Meeting**

Anaïs Mathez

Anaïs Mattez: Good attendance for the Annual Town meeting. She explained the process for the Annual Town Meeting. We will digitize the maps so that it can be used later in the project, as needed. The discussion at the Meeting helped establish what language we should use in the Vision Statement to fit Scappoose.



Nancy Ward: It was one of the most engaging events she went to in years. It was fun and she liked the requirement that people must come to consensus. That made it a better discussion.

Paul Fidrych: The Annual Town Meeting was fantastic and good engagement. On page 6 of the meeting notes...Natural resources were discussed across tables, beyond the Scappoose Creek Trail. Scappoose has high quality natural resources that should be embraced and more resources recognized as important.

Patrick Kessi: The Annual Town Meeting was a good opportunity to get together, once a year. In the future, spread the word about the Annual Town Meeting.

Laurie Oliver Joseph: The photos of the maps and the individual sheets are on the City’s website and can be viewed there.

2.3. Discussion: Scappoose Strengths, Weaknesses, Opportunities, and Threats (SWOT)  
Anaïs Mathez

Anaïs Mathez described the purpose of a SWOT – To discuss Scappoose’s strengths, weaknesses, opportunities, and threats. The following are notes for the SWOT. The ranking indicates which items on the SWOT were a top priority for committee members.

Strengths	Ranking		
	1	2	3
Good schools	II	III	
Safe place to be anytime (low crime)			II
Relatively easy commute		II	
Unparalleled outdoor recreation, birding, hiking, kayaking	I		I
Peaceful place, not stressful place to live			
Great library			
Location to Portland Metro	I		
Good location to jobs, entertainment, amenities			
Commute is easy from Scappoose compared to other places			



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Friendly, approachable people. Because Scappoose is a safe place where you can be not on guard.	II		
Small town feel. Everyone knows your name. You talk to people while in line at the store.	I	I	III
Availability and access to medical services		I	
Relatively low property taxes		II	II
Business friendly environment		I	
Access to post-secondary education with PCC.			
Access to higher education that is new to Scappoose.			
Culture of education that lends itself to good schools.			
Employment land for jobs.	III		
Farmer's market adds a sense of community.			
Movies at the Park			
More community events than there used to be.			
Stable, predictable, cooperative leadership with long-term mayor and city council			I
Well-functioning infrastructure and utility system. Public works.			I
Regional partnerships and cooperation among jurisdictions and partners.			
Airport			

Weaknesses	Ranking		
	1	2	3
Difficulty to get a business started			
Requirements for land development, red tape <ul style="list-style-type: none"> <li>But is it more difficult to other communities? Suggestion that Scappoose is easier than most.</li> <li>Part of the problem is that time it takes to work through requirements, which make it most costly to develop. But it is relatively better than in some places.</li> </ul>			
Lack of existing spaces and venues in town make it harder to develop new businesses. Like lack of restaurants make it harder to open new restaurants.			I
Decline in housing affordability	I		I
Not enough youth activities and outlets	I	II	I



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<ul style="list-style-type: none"> <li>Lack of a community center makes it harder to host activities for children and some community events.</li> <li>Not enough engaging activities away from the school district.</li> </ul>			
<p>The City needs a separate identity from the school district. There is high reliance on the school district to fill in gaps, such as sports field. There aren't enough opportunities for socialization apart from the school.</p> <ul style="list-style-type: none"> <li>Concerns about conflict around the perceptions related to the school district</li> </ul>			
Need more meeting places, including more restaurants.			
Need more of a town center for socializing and central meeting point. No main street.	I	I	I
Highway and railroad dividing the town.		III	I
Difficulty finding affordable childcare, perhaps more difficulty for very young (babies) and in summer. <ul style="list-style-type: none"> <li>There was disagreement about this.</li> </ul>			
Lack of living wage jobs	I	I	
Lack of public transportation			
Increased traffic on Highway 30	II	I	
Not on an interstate highway, which increases the costs of getting goods to a place off of an interstate highway.			
Lack of athletic field for youth sports year around.		I	I
Lack of funding for public facilities, like event center			
Little industrial and not enough commercial to support property taxes, lack of large employment	I		II
Lack of services for commercial and industrial, such as welders or other service providers.			
Hard to find local contractors to home repairs.			
No hotel.			
Lack of a hospital	I	I	
Lack of media, like enough reach for the local radio station			I

<b>Opportunities</b>	<b>Ranking</b>		
	1	2	3



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Availability of employment land, especially by the airport.	I		
Regional migration, from the Portland area			I
Potential repurpose of the middle school	II	I	
OMIC as a training opportunity, clustering, R&D education, coordination of resources. Technology is world class	II	I	III
PCC brings workforce training opportunities, including for young people and innovation opportunities for makerspaces and related. Innovative facilities.		I	
PCC may think about broader education, beyond workforce training.			
Airport has capacity for growth of airport activities.	I	I	
Parks, such as Chapmen Landing and Vista Park. <ul style="list-style-type: none"> <li>• Opportunities for day recreation and tourism</li> </ul>	I	II	
Undevelopable land (wetland regulations) that can be preserved for green spaces and parks.			I
Continuous trails, parks-to-parks, CZ trails. Potentially all the way to Tillamook (if it was connected to Banks). This provides opportunities for tourism.		I	I
Location to Portland, easy access to downtown Portland	I	III	I
Doing the 50-Year Plan, including looking far out. Forward-thinking planning capacity of the City.	I		
Small Business Development Center in Columbia County.			
Opportunities for more community events			
Opportunity to market and brand Scappoose. Tourism outreach.			
Scappoose Bay Watershed Plan Sales – working with agencies that attract people is an opportunity.			

Threats	Ranking		
	1	2	3
Increased traffic on Highway 30			
Columbia River flooding is a threat	III		
Cascadia earthquake event		I	
Lack of stormwater system makes building difficult if you are not on Highway 30			I
OMIC is building a new site outside of Austin		I	III



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Retaining OMIC in Scappoose			
Affordable housing, low-income, workforce, senior housing			
Commercial activity in St Helens and other areas (Outflow of retail, restaurant, and other opportunities		II	I
New barriers that prevent development of new businesses and jobs		I	
Lack of high-enough-speed Internet	I	I	
Lack of developing infrastructure to meet growth	IIII	I	I
Planning for an uncertain future.		I	I
Overspecializing.		I	I

**3. Announcements**

3.1. Next meetings

- May 31, 2022 – to review draft Residential Lands Needs Analysis
- July 19, 2022 – to review draft 50 Year Plan Vision Statement

3.2. Upcoming events

- City Council/Planning Commission check-in June 6, 2022 (MIG/APG)
- City Council/Planning Commission check-in July 18, 2022 (ECONW/3J)
- Farmers Market Open House July 23, 2022

**4. Adjourn**

Patrick Kessi: I adjourn the meeting at 7:55pm.