



Tuesday, August 9, 2022

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

**Meeting at 6:00 pm**

*This meeting was held in a hybrid format at Scappoose City Hall via Microsoft Teams.*

**Topic**

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- 1. Call to order** **6:00 pm**
- 1.1. Roll call
- Voting Members Present:  
Chair Pat Kessi, Vice Chair Christine Turner, Tyler Miller, Scott Jensen (via Microsoft Teams), Kim Holmes, Jeannet Santiago (via Microsoft Teams), Pat Turpen, Paul Vogel (via Microsoft Teams), Michelle Graham, Jeff Weiss, and Brian Rosenthal
- Agency Partners Present:  
Debbie Jacob, Nicole Ferreira (via Microsoft Teams), Len Waggoner, Alfred Moreno (via Microsoft Teams), Nancy Ward, Brett Estes (via Microsoft Teams), and Laura Kelly (via Microsoft Teams)
- Staff Present:  
Laurie Oliver Joseph, Community Development Director and N.J. Johnson, Planning Department Intern
- Consultants Present: Brittany Bagent, ECONorthwest; Nicole Underwood, ECONorthwest; and Beth Goodman, ECONorthwest
- Citizens Present:  
Tina Amela (via Microsoft Teams), Paul Fidrych, George Hafeman, Marissa Jacobs, and Brady Preheim
- Quorum confirmed by N.J. Johnson
- 1.2. Agenda August 9, 2022



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With a motion duly set by Brian Rosenthal and seconded by Vice Chair Christine Turner, the agenda was approved unanimously.

1.3. Minutes; May 31, 2022, and July 19, 2022

With a motion duly set by Vice Chair Christine Turner and seconded by Patricia Turpen, the May 31, 2022 and July 19, 2022 minutes were approved unanimously.

1.4. Public comment

Laurie Oliver Joseph: We had no public comment submitted.

**2. New Business**

2.1. Overview of an Economic Opportunity Analysis

Beth Goodman and Brittany Bagent, ECONorthwest

Beth Goodman gave an overview of the Economic Opportunity Analysis (EOA), as described in the PowerPoint Presentation for the meeting.

- Jeff Weiss: When will the survey end?
- Laurie Oliver Joseph: After the Adventure Festival so likely in September.

[The Council Chambers experienced technical difficulties. Participants joining via Microsoft Teams could not hear so Beth Goodman repeated an overview of the agenda.]

- Beth Goodman defined an EOA per statewide planning requirements, how this work helps inform economic development strategies, land use policies, and city coordination.
- Beth Goodman shared an overview of methodology including data collection and zoning designations, land categories, remove partially improved sites, and the process to verify information with the city and with the SAC.
- Beth Goodman shared the difference between zoning designations versus comprehensive plan designations, Port of Columbia County specific sites which can be leased but not sold which will influence their economic development potential.
  - o Paul Vogel: Port of Columbia County property technically can be sold but it's unlikely. ECO will verify with the Port.
  - o Brian Rosenthal: If the land is <.5 acre it isn't going in the inventory? I've built two projects on that size sites.



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- Beth Goodman: That is correct but doesn't influence the ability to develop.
- Vice Chair Christine Turner: Should we lower the threshold?
- Beth Goodman: It would not remarkably change the results.
- Beth Goodman presented on a number of constraints (100 year flood plain, wetlands, perennial streams, slopes, landslide susceptibility, runway protection zone).
- Vice Chair Christine Turner: Laurie, is this the new flood plain?
- Laurie Oliver Joseph: This is the current floodplain. We did include floodplain delineation around the parcels near the airport so it is effectively taking it out of the inventory.
- Kim Holmes: When will the new delineation be confirmed?
- Laurie Oliver Joseph: The City applied for a grant to analyze that land which would take 6 – 8 weeks then we would review maps. After that, there may be 6 to 9-month review process. Likely a year before that is in effect.
- Beth Goodman presented vacant and unconstrained and therefore potentially developable. It's important to note that the airport designated land is in its own categories.
- Brian Rosenthal: Airport business park is similar to a commercial overlay. For the purpose of the EOA, are we considering it industrial or commercial?
- Beth Goodman: I will verify the uses.
- Beth Goodman presented total buildable acreage including acres with the airport employment overlay.
- Brian Rosenthal: I would not feel comfortable moving forward without clarifying how the airport overlay will be assessed.
- Beth Goodman: It will be addressed and discussed at the November meeting.
- Len Waggoner: Commercial land and the last large commercial property off to the west (where the food carts are going) is ~12.5 acres and the City uses A1 and there isn't a way to protect commercial land.
- Beth Goodman: The City needs to designate traditional commercial separate from airport uses. We will address and discuss this in the next two meetings in November and January to have these rezoning discussions, including the character of different zones. Some outcomes from this project may be recommendations to rezone. Returning to small lot (we can look at 10,000 sf



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to ½ acre to see how many sites we are considering to potentially expand the inventory) however that would influence the city's case to expand the UGB. The assumptions we utilized is verbatim from Goal 9.

- Len Waggoner: Small lots come into the conversation in higher density developments.
- Laurie Oliver Joseph: The tradeoff of this is not prohibiting anyone from developing, just impacts the City's ability to expand.
- Preliminary forecast
  - Beth Goodman presented national and state economic trends, including unknowns around state/national trends such as work from home data. Commuting patterns are comparable to other communities in the region.
  - Chair Pat Kessi: What is the best practice or the best healthy mix with commuting patterns?
  - Beth Goodman: It's best to have more residents live and work in the same city, but that's not often possible particularly with households splitting jobs across different cities. It may not be smart to establish a goal for commuters. Often in cities where there are higher live/work numbers, it implies that the city is isolated rather than part of a larger region like Scappoose is.
  - Len Waggoner: I'm concerned about leakage, particularly in retail with residents who leave for work every day.
  - Vice Chair Christine Turner: How can a city influence housing? There is a new development going in near the railroad that are leasing at very high rates.
  - Beth Goodman: The HNA and the other consulting team will discuss housing policy ideas.
  - Vice Chair Christine Turner: How does the city recruit businesses?
  - Beth Goodman: Economic development strategy needs and partnerships with the Columbia Economic Team.
  - Paul Fidrych: How will self-driving cars impact Scappoose as a bedroom community?
  - Beth Goodman: Technology such as self-driving cars will not proliferate overnight but the demand for affordable housing is necessary now.
  - Paul Fidrych: What happens to industrial jobs with the rise in A.I. robots like we're seeing at Amazon warehouses? Because we have so much land, can we



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use our land for something else? Is this an opportunity to relook at industrial land to consider more commercial and residential?

- Beth Goodman: There are Central Oregon data warehouses which generate high property taxes but have low employment numbers. There are several uses for large lots.
- Debbie Jacob: Public transportation is challenging because Scappoose bears the brunt of rush hour. The entire county could benefit from more public transportation.
- Laurie Oliver Joseph: The last transportation improvement plan is from 2016 and there aren't plans for another update soon.
- Len Waggoner: Developing a city center along Highway 30 is challenging; the current city center is around Fred Meyer.
- Kim Holmes: When was the commuting data collected? How is hybrid work reflected?
- Beth Goodman: The data is from 2019 so it is pre-covid. It's important to acknowledge qualitatively what is happening with hybrid work.
- George Hafeman: E-commerce is proliferating and will be reliant on distribution centers. It is difficult to know what will happen with retail.
- Employment forecast
  - Beth Goodman presented covered employment trends and growth, average annual growth rates per industry, and other employment data points.
  - Beth Goodman presented 2023 – 2043 employment forecasts including two safe harbors which are important because it cannot be challenged in court. Beth advises that the forecast population growth for the city and employment growth in the region are safe harbors; the historic employment growth could technically be challenged in court but Beth recommends that it's probably a safe bet.
  - Brian Rosenthal: Could we blend the methodologies and forecast 2%? Would that benefit us in an appeal?
  - Beth Goodman: It wouldn't likely benefit.
  - Jeff Weiss: What was the 20-year growth rate previously? Did employment accelerate in one year?



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- Beth Goodman: The data was not geocoded in the current form 20 years ago so it would not help. Year-over-year isn't as helpful for forecasting, especially with recessions.
- Len Waggoner: We still need to consider the airport. How do we explain this growth and assumptions?
- Beth Goodman: That's why it's important to do on a regular basis because the last time this was completed, OMIC was not in Scappoose. We will discuss details of land available at the airport at the November meeting. If much of the land at the airport is developed before the next EOA, that will shift economic forecasts in the future.
- Len Waggoner: Zoning is power in Oregon. The world can come to you if you have the right zoning. The airport could find a 100-acre user tomorrow.
- Beth Goodman: It's possible for an airport user to come in and it's possible that a recession happens tomorrow.
- Paul Fidrych: How many FTE are at OMIC and PCC?
- Vice Chair Christine Turner: 17 FTE at OMIC but we aren't sure about PCC.
- Grouping industries and types of employment
- Brian Rosenthal – are the retail/office FTE/acres based on historic trends? Beth notes that it's from national averages. This may adjust with the overlay.

#### Competitive/competitive advantages

- Brittany Bagent presented the advantages and disadvantages, from the presentation.
- Brian Rosenthal: Childcare is available but it may be a lack for low-income households. It doesn't quite rise to the level to be included in the list of disadvantages.
- Kim Holmes: Recreation opportunities for children over 12 may be lacking.
- Brian Rosenthal: Highway 30 is not an advantage because of congestion. Scappoose is an island competitively.
- Jeff Weiss: Highway 26 is worse for congestion than Highway 30.
- Vice Chair Christine Turner: City is helpful in starting a business.
- Laurie Oliver Joseph: The City approved urban renewal funds to support business expansion.



## Potential Target Industries

- Brittany Bagent presented the potential target industries, from the presentation.
- No comments on the target industries.

### 2.2. Next Steps

Beth Goodman, ECONorthwest

See the items in the announcements.

## 3. Announcements

### 3.1. Next meetings

- SAC meeting Tuesday, August 9, 2022
- SAC meeting Tuesday, August 30, 2022
- City Council/Planning Commission check-in September 6, 2022
- SAC meeting Tuesday, September 27, 2022
- SAC meeting Tuesday, November 1, 2022
- City Council/Planning Commission check-in December 5, 2022
- SAC meeting Tuesday, January 10, 2023

### 3.2. Upcoming events

- Adventure Festival – City booth, Saturday, September 10, 2022
- Please let staff know if you would like to sign up for a two-hour time slot to be in the City's booth at the Adventure Fest to let people know about the 50 Year Plan, the draft 50 Year Plan Vision Statement and the Vision Survey. We have a sign-up sheet here tonight or you can email [loliver@cityofscappoose.org](mailto:loliver@cityofscappoose.org).  
Thanks!

## 4. Adjournment

Chair Pat Kessi: I adjourn the meeting.