



Tuesday, November 1, 2022

50-YEAR STAKEHOLDER ADVISORY COMMITTEE MEETING AGENDA

Meeting at 6:00 pm

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

Topic

1. Call to order

1.1. Roll call

Voting Members Present:

Chair Pat Kessi, Tyler Miller (via Microsoft Teams), Kim Holmes, Jeannet Santiago (via Microsoft Teams), Yi Hua Rippet (via Microsoft Teams), Pat Turpen, Paul Vogel, Jeff Weiss, Jennifer Anderson (via Microsoft Teams), Brian Rosenthal

Agency Partners Present:

Debbie Jacob, Len Waggoner (via Microsoft Teams), Craig Campbell (via Microsoft Teams), Nancy Ward (via Microsoft Teams), Laura Kelly (via Microsoft Teams)

Staff Present:

Community Development Director Laurie Oliver Joseph and Associate Planner N.J. Johnson

Consultants Present: Beth Goodman and Brittany Bagent, ECONorthwest

Citizens Present:

Paul Fidrych and Joe Backus

Quorum was confirmed by N.J. Johnson.

1.2. Agenda - November 1, 2022

With a motion duly set by Paul Vogel and seconded by Brian Rosenthal, the agenda was approved unanimously.



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1.3. Minutes; September 27, 2022

With a motion duly set by Paul Vogel and seconded by Jeff Weiss, the September 27, 2022 minutes were approved unanimously.

1.4. Public comment

N.J. Johnson: No public comment submitted.

2. New Business

2.1. Project update to-date

Laurie Oliver Joseph provided project updates including stakeholder engagement related to the Housing Needs Analysis (HNA) and Economic Opportunities Analysis (EOA).

2.2. Revised draft results of the Economic Opportunities Analysis

Beth Goodman and Brittany Bagent, ECONorthwest

- Beth Goodman invited participants to share feedback or edits to the Economic Opportunities Analysis with N.J. Johnson or Laurie Oliver Joseph. The decision maker work session will be in December and we will return to this group to discuss other land needs (parks, school districts, churches, etc.) and vision statement revisions in early 2023. We will also discuss the Urban Growth Boundary in greater detail in 2023.
- Beth Goodman shared a minor update to the Buildable Lands Inventory as well as overlays. In review, uses per zoning district were discussed (commercial, light industrial, and airport).
- Brian Rosenthal: The airport zone also has commercial uses but the expanded definition includes personal services and entertainment.
- Laurie Oliver Joseph: 5,000 square feet or less commercial are permitting; larger require conditional use.
- Chair Pat Kessi: Where would heavy industrial be?
- Beth Goodman: Heavy industrial is not permitted.
- Laurie Oliver Joseph: Heavy industrial uses, including Cascade Concrete, are permitted in the county but not permitted in the city. They could make a request under light industrial.



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- Jeff Weiss: What zoning is OMIC?
- Laurie Oliver Joseph: Light industrial.
- Beth Goodman continued describing buildable land and the number of sites. Scappoose has five sites above 25 acres, which are easier to subdivide than it is to aggregate smaller sites. It is important to think about how to use these sites, particularly the larger ones.
- Paul Vogel: Can a light industrial use be built on a site that is 1 acre or less? Or would it be reclassified?
- Laurie Oliver Joseph: Light industrial does not have significant setback requirements so it is feasible. There is no minimum lot size.
- Beth Goodman: We are continuing to forecast 2,126 future mix of employment from 2023 – 2043. Future employment land needs total 206 gross acres.
- Chair Pat Kessi: If the forecast is 2,100 jobs, how does that relate to our population forecast?
- Beth Goodman: The job growth forecast is faster than the population forecast due to historic trends and land base which supports the growth.
- Chair Pat Kessi: How much housing is needed to support these jobs?
- Beth Goodman: We can look into that.
- Paul Vogel: Commercial versus industrial job concentration?
- Beth Goodman: Industrial employment is less dense (2-5 employees/acre). Commercial use is denser (15 – 20 employees/acre) and office is even more dense (25 employees/acre). Commercial and industrial support one another; commercial is locally serving. Export industries are typically manufacturing industries. The forecasts include a balance in employment between industrial, retail commercial, office & commercial services, and government. What is the economic development policy? Currently they point to higher wage jobs which leads to industrial jobs.
- Paul Vogel: I'm interested in a discussion around automation.
- Beth Goodman: Scappoose is better positioned for automation because of PCC and OMIC R&D which is attractive for businesses looking to relocate. That said, the forecasts are aspirational.
- Kim Holmes: How would we define a large employer? And the follow up is how to recruit a business?



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- Beth Goodman: A big employer may account for a large number of employees or a large site. Scappoose is well positioned in the next several years to plan for large employers whereas other cities may not be.
- Paul Vogel: Talking with six companies ranging from 20 acres to 250 acres, ranging from 25-50 employees, 80-160 employees, and 1,200 employees that is aviation related. Columbia County Economic Team (CCET) is working with Business Oregon on these pipeline projects. His focus is manufacturing and will not target requests for information (RFIs) for businesses that have height restrictions, heavy water needs, or come up against other limitations. One challenge in Columbia County is that nearly 90% of land is privately owned. Columbia County is targeted by site selectors with companies that want to locate here despite not having the best conditions. Obstacles include distance to I-5, transportation efficiency, workforce limitations (although workforce is often very willing to commute), perceived housing deficit, and incentives (although that is statewide and not limited to Scappoose).
- Chair Pat Kessi: I'm concerned with housing supply due to Paul's comments.
- Beth Goodman: The land for housing is concerning. We will discuss urban reserves which may accommodate housing.
- Brian Rosenthal: I'm interested in discussing more about urban reserves. I understand that urban reserves will come into the UGB more easily.
- Beth Goodman: Planning for public works is also helpful to have urban reserves.
- Brian Rosenthal: Would the forecasted growth trigger the need for developer to pay for future growth? For example, if a developer locates close to urban reserves do they need to pay for just their site or for capacity for forecasts?
- Laurie Oliver Joseph: It is worth discussing as a policy conversation.
- Beth Goodman: I suggest discussing further with the city manager's office.
- Beth Goodman then continued presenting land sufficiency, including the 21-acre deficit of commercial land.
- Brian Rosenthal: The 2015 plan identified a hotel and motel, one to service and support the airport and another located on highway 30.
- Beth Goodman reintroduces target industries, including manufacturing, professional services, tourism, local services, aviation-related industries, and



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trades for construction and manufacturing support. Beth presents needs for typical businesses that may locate in Scappoose.

- Debbie Jacob: is Highway 30 a competitive advantage or disadvantage?
- Beth Goodman: Being located on or near Highway 30 is more advantageous than disadvantageous.
- Brian Rosenthal: Access to Highway 30 is advantageous but having access to a traffic light is even higher value.

2.3. Discuss Economic Development Policies

Beth Goodman and Brittany Bagent, ECONorthwest

- Beth Goodman introduces the city's existing comprehensive plan economic goals. These goals focus on land use recommendations but the framing can be more inclusive of additional recommendations.
- Kim Holmes: Is there interest in a railroad spur?
- Paul Vogel reviewed all rail dependent recruitment projects as rail dependents and tracks which properties with rail access are available.
- Brittany Bagent presented an overview of economic development policies, including celebrating quality of place, expanding business development, and supporting upward economic mobility.
- Chair Pat Kessi: Why prioritize economic development? Request to add introduction to economic development and underscore importance.
- Discussion regarding the benefits of economic development included the following: invest in job opportunities, investing in the economic base, economic development allows residents and leaders choose who you want to be, being intentional about manufacturing (for example) allows for secondary and tertiary jobs.
- Len Waggoner: The idea of giving large businesses tax incentives is frustrating to me because public services are going to have to expand their service provision to these developments, which is very difficult to do if we give them tax breaks.
- Brian Rosenthal: I did not see the land at Parker's Pit (in UGB) in the inventory (south side of the pit).
- Laurie Oliver Joseph: It is constrained in the floodplain.



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- Chair Pat Kessi: My final comments and requests for the consultant team include writing an introduction to the importance of economic development, incorporating economic development recommendations into the EOA, and exploring jobs/housing balance.

2.4. Next steps

Beth Goodman: ECONorthwest will review and incorporate feedback and edits to the EOA. The next SAC meeting is scheduled for January 10, 2023.

Laurie Oliver Joseph: Committee members, please be aware that the January meeting may need to be rescheduled, depending on the completion of various items.

3. Adjourn

7:38 pm