



Tuesday, May 30, 2023

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

1. Call to order 6:00 pm

1.1. Roll call

Voting Members Present:

Chair Pat Kessi, Vice Chair Christine Turner, Pat Turpen, Kim Holmes, Paul Vogel, Jeff Weis, Jeannet Santiago, Jennifer Anderson, Brian Rosenthal, and Paul Fidrych

Agency Partners Present:

Laura Kelly, Debbie Jacob, Nicole Ferreira, Chase Christensen, Patty Hawkins, Nancy Ward, and Michael Sykes

Staff Present:

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

Consultants Present: Beth Goodman from ECONorthwest, Heather Austin from 3J Consulting

Citizens Present:

Bart Hafeman and Tina Hafeman

Quorum was confirmed by N.J. Johnson.

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1.2. Agenda; May 30, 2023

With a motion duly set by Christine Turner and seconded by Patricia Turpen, the agenda was approved unanimously.

1.3. Minutes; January 31, 2023

With a motion duly set by Christine Turner and seconded by Brian Rosenthal, the January 31, 2023, minutes were approved unanimously.

1.4. Public comment

Bart Hafeman made comment to request that his property be considered to be brought into the UGB.

2. New Business

6:10 pm

2.1. Review of Project to date

Laurie Oliver Joseph provided an overview of the project:

- 50-Year Plan concept started as a Council goal about where development would occur over the next 50 years.
- Community outreach was the first priority. Included Community Conversations kit, Annual Town Meeting, Adventure Fest, Farmer's Market, and online survey. All about the 50-Year Plan Project Vision Statement.
- Completed a Housing Capacity Analysis, by MIG, via a State grant.
- Completed an Economic Opportunities Analysis and analysis of public and semi-public land needs by ECONorthwest.
- Now we are working through development code updates, Comprehensive Plan project updates, and the UGB/Urban Reserves update.
- All of this will be adopted by the Planning Commission and City Council in 2024. The 50-Year Plan document will summarize this all.

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2.2. Revisions to Public Land Needs

- Beth Goodman presented the short-term (2023) project schedule
 - Kim Holmes asked Laurie Oliver Joseph when Beth Goodman will brief City Council. Laurie responded that we will determine that tomorrow on a project team meeting call.
- Revisions to public lands need: Changes are anticipated as we progress. Currently, 2023-2043 will need 10 acres rather than 11.7 acres and 2043-2073 will be 16.6 rather than 19.3 acres.
- Beth Goodman stated that the park land need may change further based on ongoing discussions with the Park Committee.
 - Kim Holmes asked Michael Sykes where they are in the process on the Park Master Plan. Michael responded that they were talking about level of service (LOS) and are still working through these considerations. Paul Fidrych added that he is on the Parks Committee with Michael and they are recommending a combination of undeveloped open space and developed open space (i.e. parks). MIG is taking in these recommendations and will respond. Laurie added that Council may discuss level of service as well to give direction.
- Beth Goodman provided the current projection of land deficit but reiterated that this number may change.
 - Brian Rosenthal asked about land ultimately allocated to parks - If you designate park land on the Comprehensive Plan, is that fair to property owners?
 - Laurie Oliver Joseph responded that the City will not likely designate land but may include “potential park land to acquire” like Grabhorn Park.

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2.3. Present on Land Use Efficiency Measures and UGB Expansion Considerations

- Beth Goodman presented the UGB Expansion Study Area Establishment process.
- Christine Turner asked clarifying questions about the colors designating exception areas and constraints.
 - Beth Goodman used the computer mouse to walk through each of the color designations and study areas so that everyone in the audience and online could see the study areas.
- Brian Rosenthal asked if you would bring in an established subdivision.
 - Beth Goodman responded that you might bring it in if it is a pathway to providing needed services to further expansion areas, for example, but it would not count against you if there is no buildable potential.
- Brian Rosenthal asked how much land is in the study area.
 - Beth Goodman responded that calculations had not been made yet.
- Beth Goodman presented the analysis criteria for determining the UGB expansion area.
 - Michael Sykes asked about why we wouldn't consider "grayed out" areas. Beth Goodman responded that we have to consider exception lands first before high-value farmland.
- Brian Rosenthal asked about a property off Havlik Road that is not high-value farmland that almost made it into the UGB last time but is now considered "high-value" farmland because they planted nursery stock. This is perfect for a big box store.
 - Beth Goodman responded that what is being presented takes into consideration the city's level of risk.
 - Chair Pat Kessi commented that we probably need to plan on getting challenged.
 - Beth Goodman responded that we need to get the City Council's direction on the level of risk tolerance.

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Land use efficiency measures

- Heather Austin explained that land use efficiency measures will focus on residential lands but some may be about commercial lands.
- Brian Rosenthal asked about the proposed changes to the Development code for things like lot sizes. He asked why we are looking at the specific lot sizes we are.
 - Heather Austin said that we are looking at most of these changes to remove barriers to housing development. The duplex reductions will be required when the City reaches 10,000 people.
 - Brian Rosenthal suggested that the City should wait until it reaches 10,000 people. Christine Turner agrees with him.
 - There was a lot more discussion about this, with questions about whether these specific changes are required. Heather Austin and Beth Goodman answered that there is room for discussion but that there will be some requirement for increases in land use efficiency.
 - Jeff Weiss asked about why Manufactured Home (MH) allows middle housing. Laurie Oliver Joseph explained that MH is similar to R-4, except for allowing manufactured home parks.
- Heather Austin presented information about potential changes to maximum building coverage for lots with ADUs.
 - Pat Turpen asked if you could take a current workshop and put in plumbing and such to create an ADU, without a building permit.
 - Laurie Oliver Joseph answered that an ADU requires a permit.
 - Debbie Jacob asked if the City has any occupancy requirement for ADUs.
 - Laurie Oliver Joseph answered “no” there is no tenancy requirements, but short-term rentals are not allowed in Scappoose.
 - Brian Rosenthal thinks that these changes are fine.

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- Heather Austin presented information about A-1 zone building spacing and special buffer requirements.
 - No questions or comments
- Heather Austin presented information about parking requirements for ADUs. Scappoose requires 1 additional on-site parking for an ADU but is no longer allowed to require additional parking for ADUs.
 - No questions or comments
- Heather Austin presented information about parking requirements for duplex. The suggestion to decrease from 4 off-street parking spaces to 2 off-street parking spaces, to have the Duplex be at the same scale as a single-family detached unit.
 - Kim Holmes said she had some concerns about the lack of sidewalks and pedestrian safety. She asked if there could be different standards for some areas.
 - Laurie Oliver Joseph explained that the Downtown Overlay is an example of different standards from other commercial areas.
 - Brian Rosenthal suggested that the parking requirements in a duplex be set by number of bedrooms in the units. 1-bedroom/studio unit would require 1 parking space and 2-bedroom units would require 2 parking spaces.
 - Laurie Oliver Joseph suggested this might want to be consistent with the multifamily standards for parking.
 - Jeannet Santiago asked about the size of parking spaces. Laurie Oliver Joseph said there are standards for parking stall length and width in the development code.
 - Christine Turner asked about how one assesses whether a street has enough capacity for additional on-street parking.

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- Heather Austin explained that it is a consideration of the requirements for lot width, driveways, and other public works considerations. Laurie Oliver Joseph also said that there are standards for street widths for allowing parking on one or both sides.
- Jeannet Santiago suggested using tuck beneath parking in some cases, live and work spaces or denser housing development.
 - Beth Goodman pointed out the much higher costs of development.
- The SAC made a request for more ideas for duplex parking.

State-mandated changes – these are changes the City must make to be compliant with state law.

- Lot size changes by housing types
 - Duplex changes to the same lot sizes as single-family detached.
 - Laurie Oliver Joseph commented that this is an easy land use efficiency measure to do now and gets the City ahead when they are required.
 - Brian Rosenthal commented that he’s concerned about affordability of housing. It would include encouraging development of duplexes, rather than single-family detached housing. Encouraging development of more multifamily housing. He suggests decreasing the lot size a little – like to 8,000 square feet.
 - Others seemed to agree that 8,000 feet lot size for duplex units, rather than the suggested 6,000 square feet lot size. For R-4 and MH – take it down to 6,000 sq ft
 - Middle housing – R-4 and MH – 6,000 sq ft for first 2 and 1,500 for after.
 - For A-1....Perhaps, maybe use the suggested standards for A-1.

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- Bring back pictures of similar housing to the density in A-1.
- Also bring back comparison of what other cities around 7,000 to 10,000 allow.
- How many units will the City gain from the proposed changes?

2.4. Next Steps

Beth Goodman, ECONorthwest

- Continue work on Land Use Efficiency Measures, Code updates, and zoning changes
- Continue UGB and Urban Reserves Analysis
- Start Comprehensive Plan updates

3. Announcements

7:55 pm

3.1. Next meetings

- SAC meeting August 1, 2023
- SAC meeting September 12, 2023
- SAC meeting October 24, 2023
- SAC meeting November 28, 2023

4. Adjourn

8:03 pm

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