



Tuesday, September 12, 2023

50-YEAR STAKEHOLDER ADVISORY COMMITTEE MEETING AGENDA

Meeting at 6:00 pm

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

Topic

- | | |
|---|----------------|
| 1. Call to order | 6:00 pm |
| 1.1. Roll call | |
| 1.2. Agenda: September 12, 2023 | |
| 1.3. Minutes: August 1, 2023 | |
| 1.4. Public comment | |
| 2. New Business | 6:10 pm |
| 2.1. Review of Project to date
Laurie Oliver Joseph, City of Scappoose | |
| 2.2. Discuss Development Code Changes
Heather Austin, 3J Consulting | |
| 2.3. Discuss Comprehensive Plan Changes
Beth Goodman, ECONorthwest | |
| 2.4. Next Steps
Beth Goodman, ECONorthwest | |
| 3. Announcements | 7:55 pm |
| 3.1. Next meetings | |
| • SAC meeting Tuesday, October 24, 2023 at 6:00 pm | |
| • SAC meeting Tuesday, November 28, 2023 at 6:00 pm | |
| 4. Adjourn | 8:00 pm |

The Committee will accept written public comment at all meetings. Comments submitted by 5:00pm on September 11, 2023 to City staff will be included in the meeting packet. Please email 50-year-plan@scappoose.gov, drop written comments at City Hall, or call (503) 543 - 7146.

This meeting will be conducted in a handicap accessible room. If special accommodations are needed, please contact City Hall at (503) 543-7146, ext. 224 in advance. TTY 1-503-378-5938



Tuesday, August 1, 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, Paul Fidrych, Jeannet Santiago, Jennifer Anderson, and Brian Rosenthal.

Agency Partners Present:

Laura Kelly, Debbie Jacob, Nicole Ferreira, Chase Christensen, Patty Hawkins, Craig Campbell, and Brett Estes.

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:

Pat Anderson, Marissa Jacobs and Joe Backus.

Quorum was confirmed by N.J. Johnson.

1.2. Agenda: August 1, 2023

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

1.3. Minutes: May 30, 2023

With a motion duly set by Christine Turner and seconded by Pat Turpen, the May 30, 2023 minutes were approved unanimously.

1.4. Public comment

Pat Andersen is interested in retaining the desired attributes that Scappoose has. On code changes and land use efficiency measures, she has concerns about immediate need to make the changes to the zoning and codes. She's worried about not having a cohesive Comprehensive Plan that links the proposed changes in the development code with the vision for development.



She's worried about the higher density proposed in the development code changes, as well as the need for infrastructure planning to meet the higher potential development densities. She mentioned that Highway 30 is constrained and does not have enough capacity for more traffic. She asked what the plan is for changes to the Airport and the barrier of the rail system that bisects the City. She asks what would happen if there was a big accident on the rail system. She observed that the current sidewalk system is incomplete and walking on the streets is dangerous as a result of insufficient sidewalk system. She is concerned about how new infrastructure will be paid for by existing residents and taxpayers. She recommends slow and thoughtful planning for changes to the development code.

Marisa Jacobs is speaking as a resident, not as a member of any City committee. She acknowledges and appreciates the work of the SAC and City staff. Her concerns and questions are around the expectations about growth, that it may take 20 years to get to 10,000 people. She's concerned about making code changes that may not be necessary for 10 to 20 years. She's asking about the need for more higher density housing now and what the tradeoffs are. She's requesting that the project show what development would look like on a map and how the proposed changes to the code tie back to Scappoose's changes. She asks where services should be located in relation to new housing projects. She's asking for a map to show where new structures would specifically go.

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.

Paul Fidrych commented that many people expect this to be a 50-Year VISION Plan. But that this is really a 50-Year Plan focused on land use.

Laurie acknowledged that he is correct that this is a Plan focused on land use. There will be more communications about clarifying the outcomes of the 50-Year Plan.



2.2. Discuss Development Code Changes

Heather Austin, 3J Consulting and Beth Goodman, ECONorthwest

Heather Austin reviewed the presentation in the Power Point Presentation.

Paul Fidrych asked what the results of the proposed code changes will result in. That was covered in the evening's presentation.

Heather Austin corrected a prior statement that manufactured homes *can* be prohibited by CC&Rs.

Heather presented about the following about development code recommendations, focusing on the changes from the May 2023 presentation:

- **Single-family detached** housing code changes have no proposed changes.
- **Duplex.** The State passed HB 3395 - requires cities with 2,500 population and larger to allow duplexes on the same size lots as single-family detached. That law does not require compliance until 2025. It makes sense to make these changes by 2024 (adoption of all of the materials in the 50-Year Plan is proposed for autumn 2024).

Christine Turner asked if duplexes can be prohibited by CC&Rs. Laura Kelly from DLCDC said that the CC&R requirements are a private land issue. The City can clarify in its land use code that new CC&R restrictions cannot be established after a certain date. Heather Austin clarified that new CC&R restrictions cannot be put in place for duplexes.

- **Middle Housing Types.** The proposed changes in the Power Point presentation and are based on the feedback from the last SAC meeting. These changes are consistent with what was recommended in the 2023 *Scappoose Measures to Accommodate Needed Housing* report.
- **Multifamily Housing.** The proposed changes in the Power Point presentation are based on the feedback from the last SAC meeting. These changes are consistent with what was recommended in the 2023 *Scappoose Measures to Accommodate Needed Housing* report.
 - Paul Fidrych asked why we are considering making these changes that are not required by the State. He pointed out that the rent costs at the Peace Candle apartments, which are newly built, was higher than other housing in Scappoose.
 - Heather Austin answered that the types of changes proposed would better meet the needs of residents of Scappoose, as documented in the Scappoose Housing Capacity Analysis. Beth Goodman pointed out that Scappoose has had little multifamily housing built over a long period of time, that newly built multifamily housing like the Peace Candle



apartments are typically more expensive than existing multifamily rental housing, and when considering a UGB expansion, a city must consider land use efficiency measures.

- Jeff Weiss asked what zone most multifamily housing is built within. Laurie Oliver Joseph answered that most multifamily housing is in the A-1 zone (where there is inadequate land) and that multifamily development is occurring in Commercial zones.
- Jeff Weiss asked how setbacks and buffers would be affected. Heather Austin answered that the setbacks would not be changed but buffers had previously been discussed by the SAC with consensus for some reduction. Heather Austin reminded the SAC that multifamily buffers were in addition to required minimum setbacks which are not proposed to change.
- Brian Rosenthal asked if there were State mandated changes to parking for all the housing types under discussion. Heather Austin answered that there was just for duplexes and there is a slide coming up about that. Kim Holmes commented that this is a substantial concern where there are no sidewalks and off-street parking is not required.

Heather Austin presented about maximum densities for current and proposed changes for Scappoose and comparable cities in Oregon.

- Paul Fidrych questioned the comparison with Hood River and whether that is a good comparison, that they are UGB constrained. Heather Austin agreed that removing Hood River from the comparison would be fine.
- Beth Goodman presented pictures of middle housing examples in Scappoose, Eugene and Wilsonville. She noted that the reason for limiting pictures to these three cities is that it is difficult to find good examples where the specific density is known.
- Laurie Oliver Joseph clarified that current townhouse density in Scappoose is 17 dwelling units/net acre.
- Jeannet Santiago stated that the Wilsonville example looked like a single-family detached home. Beth Goodman pointed out that design is important.
- Brian Rosenthal commented that the Candle and Maple Street apartments are quite dense and clarified that the proposed changes in A-1 are less than this. Brian Rosenthal expressed concern with current height limits for higher density. Laurie Oliver Joseph stated that no changes are proposed to existing height limits in A-1.
- Jeannet Santiago asked what the height maximum for Commercial and Expanded Commercial multifamily is and if it can be reduced. Laurie Oliver Joseph discussed the rights of existing property owners and what liability the City would have for reducing existing provisions. Brian Rosenthal asked if heights for C and EC zoning could be reduced in new UGB areas. Laurie Oliver Joseph expressed



concern with continuity amongst the city's plans and zones. Heather Austin expressed concern with reduced land use efficiency.

- Beth Goodman provided information regarding the additional housing units that could result from the minimum lot sizes given a low, medium, and high capture rate, as part of the PowerPoint presentation.
- Jeff Weiss asked if it is possible to require a minimum unit size. Heather Austin answered that the City can do this but it may have unintended consequences by creating a barrier to development of innovative housing types.
- For duplex parking standards, Heather Austin said that HB 3395 limits to a maximum of 2 off-street parking spaces per duplex.
- For cottage cluster standards, Heather Austin said that the recommendation is to maintain the existing standards, rather than use the Oregon Model Code Language. Laurie is concerned that changes to the cottage cluster standards to denser standards would create problems.
- Kim Holmes asked if it is possible to require development of two- and three-bedroom units, so that some family sized housing was built along with small units. She asked how the City can make sure that new housing is truly affordable. Heather Austin has not seen that type of requirement in other communities. It would need to be a clear-cut percentage of housing that would need to be two- or three-bedroom housing (to have clear and objective standards). This could create a problem eventually within a changing housing market, preventing development of other housing types that may be needed.
- Kim Holmes asked about whether this project would include strategies to increase affordability. Laurie Oliver Joseph replied that the City has looked at these types of policies and there was not sufficient interest in implementing new affordable housing policies.
- Kim Holmes pointed out that the land use efficiency measures won't accommodate the projected need in the HNA. Beth Goodman and Laurie Oliver Joseph agreed but pointed out that the City is required to consider land use efficiency measures.
- Jeff Weiss stated that St. Helens is changing their housing market. Beth Goodman responded that they have land to be able to make meaningful changes.
- Brian Rosenthal suggested larger apartment unit sizes might allow space for families and lower rents for adults co-renting; should parking be reduced for larger units (though the existing 2 parking spaces per 3-bedroom unit is already a bit low). Laurie Oliver Joseph responded that they have developers in town who always build 3-bedroom units to maintain long-term renters.
- Jeannet Santiago commented that the lack of public transportation limits housing opportunities.

Laurie discussed the rezoning potential to address land deficits.



- Paul Vogel asked if the State will mandate higher density in the UGB area. Beth Goodman responded no, it will be based on the HCA need.
- Brian Rosenthal asked how many acres of A-1 will be in the UGB. Beth Goodman responded 8 acres at this point but may change after rezoning.

Heather Austin noted that housekeeping amendments will be brought directly to Planning Commission or City Council, not the SAC.

Heather Austin asked if the SAC has a recommendation about the proposed changes to minimum lot sizes.

- Brian Rosenthal has some concerns about how heights are defined in the Scappoose Code, related to sloped roofs. Laurie responded that the last changes to the Code cleaned up this issue to measure height to the highest point of the structure.
- Brian Rosenthal would like the City to consider a lower height requirement on newly zoned land for A-1 (in a UGB expansion), lower than 45 feet.
- Jeannet Santiago asked if height can be measured from something like sea level. Laurie Oliver Joseph responded that the height needs to be measured based on a clear and objective standard.

Chair Kessi asked if there were questions online but there were not. He confirmed that the next step for land use efficiency measures is a joint work session with PC and Council. Laurie Oliver Joseph confirmed.

2.3. UGB Expansion and Establishing Preliminary Sub-Areas

Beth Goodman, ECONorthwest

Beth presented the UGB slides

- Brian Rosenthal asked about the 1,640 total acres in exceptions zoning. Beth Goodman confirmed this is the total amount of acres, and of that, 909 acres are unconstrained. Brian Rosenthal asked if we could designate some low-quality farmland to build a supermarket or a big box store near the highway. Beth Goodman responded that we are required to look at the exceptions areas first, and we have more than enough area for the study area (over 2x the identified need) so we will not be looking at Priority 3 (low value farmland) or Priority 4 (high value farmland) properties.
- Debbie Jacob commented that land South of Johnson's Landing (on the east side of HWY 30) has commercial zoning (exception zoning) and Beth Goodman stated that we would review this and that it is likely that these properties are shown on the UGB maps but they are so small that they are not showing in detail on the slides.

2.4. Next Steps

Beth Goodman, ECONorthwest



- Chair Kessi asked what the next steps are. Beth Goodman stated that analysis work would continue on the UGB and that we are going to a joint PC/CC Work Session on September 5, next SAC meeting on September 12.
- Kim Holmes asked about procedure- if the UGB doesn't get approved, are we stuck with the zoning code updates? Beth Goodman responded that the UGB would eventually get approved after all challenges are satisfied.

3. Announcements

7:55 pm

3.1. Next meetings

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

4. Adjourn

8:05 pm

DRAFT



Proposed Development Code Updates
For Discussion by the Stakeholder Advisory Committee
September 5, 2023

The Scappoose 50-Year Plan Stakeholder Advisory Committee (SAC) is being asked to review the following chapters of the Scappoose Land Use and Development Code at their meeting on September 12, 2023:

- 17.62 General Commercial Zoning District
- 17.68 Expanded Commercial Zoning District
- 17.100 Landscaping, Screening and Fencing
- 17.104 Street Trees

Staff is recommending updates to each chapter which are identified with track changes (underline for language to be added and ~~strikethrough~~ for language to be removed).

Chapters 17.62 and 17.68- Commercial Zoning Districts

Staff would like to solicit SAC feedback on the proposed addition to the Commercial and Expanded Commercial zones to permit outright: “Food and beverage manufacturing and production with a building footprint less than 5,000 square foot in size with associated retail component”.

1. Do we want to provide more specificity around how much of the total square footage the “retail component” must be?
 - Does the proposed language balance the need to ensure vibrancy of commercial zoning districts and avoid a “mostly manufacturing/production” scenario while still allowing enough flexibility for businesses to operate successfully?
 - Should we require the “retail component” be at least some percentage of the building footprint?
2. Is 5,000 sf adequate for this type of use in the C/EC zones?
 - This is the standard used by Bend in their Commercial zone. Other cities, such as Oregon City, allow as much as 60,000 sf.

Parking Area Landscaping

Staff is proposing to remove parking area perimeter landscaping from Chapter 17.100 and add it to Chapter 17.106- Off-Street Parking and Loading. While updates to Chapter 17.106 are not ready for SAC review at this time, staff would like to solicit SAC feedback on parking area landscaping, both perimeter (which Scappoose currently has) and interior (which Scappoose currently does not have). For this discussion, staff has provided a comparison chart of Scappoose and four other jurisdictions as well as graphics used by the City of Tigard.

1. Should Scappoose require interior parking area landscaping to reduce heat island effects and improve site appearance? If so, how much? Percentage of overall site and/or minimum number and dimensions of landscaped islands?
2. Is the current 4’ perimeter parking area landscaping area adequate?

Chapter 17.62 C

GENERAL COMMERCIAL

- 17.62.010 Purpose.
- 17.62.030 Permitted and Conditional uses.
- 17.62.050 Dimensional requirements—Commercial and mixed-use buildings.
- 17.62.060 Dimensional requirements—Multifamily buildings.
- 17.62.070 Dimensional requirements Live/Work townhouse or live/work multifamily buildings
- 17.62.080 Live/Work Requirements.
- 17.62.090 Special Buffer Requirements for multifamily and Live/Work multifamily buildings.
- 17.62.100 Architectural character for multifamily and Live/Work multifamily buildings.

17.62.010 Purpose. The purpose of the general commercial zone is to provide for a concentrated, central commercial, office and major retail goods and services area with opportunities for employment and business and professional services in close proximity to residential services and located adjacent to arterial or collector streets. (Ord. 868, 2018; Ord. 634 §1 Exh. A (part), 1995)

17.62.030 Permitted and Conditional uses. (Ord 877, 2019; Ord 868, 2018)

Use	
Church	Permitted outright ¹
Community recreation facilities	Permitted outright ¹
Convenience sales	Permitted outright ¹
Cultural exhibits and library services	Permitted outright ¹
Day care facility	Permitted outright ¹
Mixed-use building	Permitted outright ¹
Eating and drinking establishments <u>including outside dining facilities</u>	Permitted outright ¹
<u>Food and beverage manufacturing and production with a building footprint less than 5,000 square foot in size with associated retail component</u>	<u>Permitted outright¹</u>
Equipment rentals, general	Permitted outright ¹
Financial, insurance and real estate services	Permitted outright ¹
Food and beverage retail sales	Permitted outright ¹
Food cart pod (Type I or II), subject to Chapter 17.126	Permitted outright ¹
General retail sales	Permitted outright ¹

Home occupation (Type I) subject to Chapter 17.142, Home Occupations	Permitted outright ¹
Hospitals	Permitted outright ¹
Hotel/motel	Permitted outright ¹
Lodge, fraternal and civic assembly	Permitted outright ¹
Medical and dental services	Permitted outright ¹
Multifamily buildings, when located outside of the Scappoose Creek Floodplain	Permitted outright ¹
Live/work townhouses or live/work multifamily building	Permitted outright ¹
Parking facilities	Permitted outright ¹
Passenger terminals	Permitted outright ¹
Personal services, general	Permitted outright ¹
Postal services	Permitted outright ¹
Professional and administrative services	Permitted outright ¹
Public agency administrative services	Permitted outright ¹
Public safety facilities and public support facilities	Permitted outright ¹
Repair services for household and personal items, excluding automotive	Permitted outright ¹
Residential care facility when located at least two hundred feet from Highway 30 and outside of the Scappoose Creek Flood Plain	Permitted outright ¹
Sales grooming and veterinary of small animals	Permitted outright ¹
Vehicle fuel sales, retail	Permitted outright ¹
Any permitted use on a temporary basis subject to Scappoose Municipal Code 17.128, Temporary Commercial and Industrial Uses	Permitted outright ¹
Wireless communications facilities, not to include antenna support structures, subject to the provisions of Chapter 17.93	Permitted outright ¹
Public and private schools including but not limited to charter schools and career schools as defined and regulated by the State of Oregon.	Permitted outright ¹
Home occupations (Type II) subject to Chapter 17.142, Home Occupations	Conditional use ²
Major impact utilities, provided that a ten-foot perimeter setback containing both externally visible landscaping meeting buffering standards and solid screening surrounds the property	Conditional use ²
Ministorage with or without a caretaker dwelling	Conditional use ²

Wholesaling, storage and distribution, provided that all activities are conducted entirely within a building or structure	Conditional use ²
Outside storage subject to buffering and screening according to Chapter 17.100, Landscaping, Screening and Fencing	Conditional use ²
Outside dining facilities	Conditional use²
Commercial amusement facilities such as bowling alleys or movie theaters other than adult motion picture theaters	Conditional use ²
Wireless communication facilities, subject to the provisions of Chapter 17.93	Conditional use ²

¹In the general commercial zone, activities shall be conducted within an enclosed structure or building and are subject to Chapter 17.120, Site Development Review. Only these uses and their accessory uses are permitted outright.

²These uses and their accessory uses may be permitted when authorized by the planning commission in accordance with the requirements of Chapter 17.130, Conditional Use, other relevant sections of this title and any conditions imposed by the planning commission.

17.62.050 Dimensional requirements--Commercial and mixed-use buildings.
(Ord 868, 2018)

Dimensional Requirements	Requirement¹
Minimum lot area	Ten thousand square feet
Minimum lot width	Fifty feet
Minimum setback	
Front Yard	Ten feet and landscaped per Section 17.100.090;
Corner lots	The minimum setback for the side facing the street shall be twenty feet
Internal side or rear yard setback	No internal side or rear yard setback shall be required, except thirty feet shall be required where abutting a residential zoning district and the planning commission may reduce that required yard setback by fifty percent pursuant to Chapter 17.100, Landscaping, Screening and Fencing

Maximum height	No commercial building shall exceed fifty feet in height. A mixed-use building shall not exceed sixty feet in height. Within fifty feet of a residential zone, no building shall exceed thirtyfive feet in height
Maximum lot coverage	Ninety percent including all buildings and impervious surfaces

¹Additional requirements shall include any applicable section of this title. (Ord. 634 §1 Exh. A (part), 1995)

17.62.060 Dimensional requirements–Multifamily buildings. (Ord 868, 2018)

Dimensional Requirements	Requirement
Minimum density	15 dwelling units per net acre
Minimum lot width	Fifty feet
Minimum setback	
Front Yard	Fifteen feet
Front of garages or carports	Twenty feet from the property line where access occurs
Side yard	Total a minimum of fifteen feet with one setback not less than ten feet, which shall be on the street side for corner lots
Rear yard	Twenty feet
Setbacks for accessory building behind a residence	
Side	Five feet each
Rear	Five feet
Maximum height	Sixty feet
Accessory Building	Twenty two feet
Maximum lot coverage	Eighty percent, including all buildings and impervious surfaces
Minimum landscape	Twenty percent

17.62.070 Dimensional requirements Live/Work townhouse or live/work multifamily building. (Ord 868, 2018)

Dimensional Requirements	Requirement
Minimum density Townhouse Multifamily	Two thousand five hundred square feet per unit 15 dwelling units per net acre
Minimum lot width Townhouse Multifamily buildings	Twenty-five feet per unit Fifty feet
Minimum setback	
Front Yard	Fifteen feet
Front of garages or carports	Twenty feet from the property line where access occurs
Side yard	Total a minimum of fifteen feet with one setback not less than ten feet, which shall be on the street side for corner lots
Rear yard	Twenty feet
Setbacks for accessory building behind a residence Side Rear	Five feet each Five feet
Minimum height	Two stories
Maximum height Townhouse Multifamily Accessory Building	Thirty-five feet Sixty feet Twenty two feet
Maximum lot coverage	Eighty percent, including all buildings and impervious surfaces
Minimum landscape	Twenty percent

17.62.80 Live/Work Requirements. Each Live/Work unit shall meet the following requirements:

1. The ground floor commercial or office space will have visibility, signage, and access from the primary street.
2. A live/work unit with residential uses on the ground floor must

be located outside of the Scappoose Creek Floodplain.

3. To preserve the pedestrian orientation of the commercial or office space, alley or rear access is required to provide services and residential parking.

4. Each Live/Work Unit shall have a minimum work space of 200 square feet and a minimum living area of 600 square feet.

5. Each Live/Work Unit shall have a minimum of one (1) off-street parking space for each dwelling unit and one (1) off-street parking space for the first 500 square feet of non-residential floor area. Additional off-street parking spaces for non-residential floor area over and above the first 500 square feet shall be provided pursuant to Chapter 17.106 (Off-Street Parking and Loading Requirements). (Ord 868, 2018)

17.62.090 Special Buffer Requirements for multifamily buildings and live/work multifamily buildings. Buffer requirements for multifamily uses in the general commercial district are the same as the A-1 zone, See Section 17.56.070. (Ord 868, 2018)

17.62.100 Architectural character for multifamily and live/work multifamily buildings. Architectural character requirements for multifamily uses in the general commercial district are the same as the A-1 zone, See Section 17.56.080. (Ord 868, 2018)

Chapter 17.68

EC EXPANDED COMMERCIAL

Sections:

- 17.68.010 Purpose.
- 17.68.030 Permitted and Conditional uses.
- 17.68.050 Dimensional requirements—Commercial and mixed-use buildings.
- 17.68.060 Dimensional requirements—Multifamily buildings
- 17.68.070 Dimensional requirements Live/Work townhouse or live/work multifamily buildings
- 17.68.080 Live/Work Requirements.
- 17.68.090 Special Buffer Requirements for multifamily and live/work multifamily buildings.
- 17.68.100 Architectural character for multifamily and live/work multifamily buildings.

17.68.10 Purpose. The purpose of the EC zone is to provide areas: A. For combining light manufacturing, office, retail sales, and complementary related commercial uses;

B. For combining uses which have no off-site impacts in terms of noise, odor, glare, lights, vibration, smoke, dust or other types of off-site impacts;

C. For combining parking, landscaping and other design features which physically and visually link structures and uses within one development;

D. Which utilize a basic street and utility pattern which will permit flexibility in the size of development sites and provide internal circulation which connect to adjoining sites; and

E. Which provide for a circulation system that provides direct access to arterials or collectors that will not channel traffic through residential areas. (Ord. 868, 2018; Ord. 634 §1 Exh. A (part), 1995)

17.68.030 Permitted and Conditional uses. (Ord 877, 2019; Ord 868, 2018)

Use	
Agricultural sales	Permitted outright ¹
<p>Automotive and equipment:</p> <ol style="list-style-type: none"> 1. Repairs provided that a five-foot landscaped perimeter setback surround all outdoor parking and storage areas and all repair work is performed indoors; 2. Sales/rental/storage of farm equipment, automobiles, recreational vehicles, boats or light equipment, provided that a five-foot landscaped perimeter setback surrounds all outdoor parking and all storage areas are buffered and screened in accordance with Chapter 17.100, Landscaping, Screening and Fencing. 	Permitted outright ¹
Building materials sales and storage	Permitted outright ¹
Building maintenance services	Permitted outright ¹
Business equipment sales and services	Permitted outright ¹
Church	Permitted outright ¹
Commercial amusement facilities including bowling alleys, video arcades, and movie theaters other than adult motion picture theaters	Permitted outright ¹
Communication services	Permitted outright ¹
Construction sales and services	Permitted outright ¹
Day care facility	Permitted outright ¹
Mixed-use building	Permitted outright ¹
Eating and drinking establishments <u>including outside dining facilities</u>	Permitted outright ¹
<u>Food and beverage manufacturing and production with a building footprint less than 5,000 square feet in size with associated retail component</u>	<u>Permitted outright¹</u>
Equipment rental and sales	Permitted outright ¹
Financial, insurance and real estate services	Permitted outright ¹
Food cart pod (Type I or II), subject to Chapter 17.126	Permitted outright ¹
General retail sales	Permitted outright ¹
Home occupation (Type I) subject to Chapter 17.142, Home Occupations	Permitted outright ¹
Laundry services	Permitted outright ¹

Medical and dental services	Permitted outright ¹
Mini-storage with or without caretaker dwelling	Permitted outright ¹
Multifamily buildings, when located outside of the Scappoose Creek Flood Plain	Permitted outright ¹
Live/Work townhouses or live/work multifamily building	Permitted outright ¹
Packaging and production of finished products from previously prepared materials	Permitted outright ¹
Parking facilities	Permitted outright ¹
Participation sports and recreation, indoor	Permitted outright ¹
Postal services	Permitted outright ¹
Professional and administrative offices	Permitted outright ¹
Public safety services	Permitted outright ¹
Public support facilities	Permitted outright ¹
Recreational vehicle parks subject to Chapter 17.94, Manufactured Home Regulations	Permitted outright ¹
Research services	Permitted outright ¹
Residential care facilities when located at least two hundred feet from Highway 30 and outside of the Scappoose Creek Flood Plain	Permitted outright ¹
Small animal sales and services including veterinary	Permitted outright ¹
Vehicle fuel sales, retail	Permitted outright ¹
Wholesale, storage and distribution	Permitted outright ¹
Hotel/motel	Permitted outright ¹
Any permitted use on a temporary basis subject to Scappoose Municipal Code 17.128, Temporary Commercial and Industrial Uses	Permitted outright ¹
Wireless communications facilities, not to include antenna support structures, subject to the provisions of Chapter 17.93	Permitted outright ¹
Public and private schools including but not limited to charter schools and career schools as defined and regulated by the State of Oregon.	Permitted outright ¹

<p>Adult bookstore, entertainment or motion picture theaters, provided no sales area or activity is ever visible from the building exterior, all building setbacks shall be a minimum of thirty-five feet from any property line and shall be screen and buffered in accordance with Section 17.100.090. In addition, location shall be at least one thousand five hundred feet, measured in a straight line, from any of the following:</p> <ol style="list-style-type: none"> 1. Residential district 2. Public or private nursery, preschool, elementary, junior, middle or high school 3. Day care facility, nursery school, convalescent home, home for the aged, resident care facility or hospital 4. Public library 5. Community recreation 6. Church 	<p>Conditional use²</p>
<p>Automotive and equipment body repairs conducted wholly within an enclosed structure</p>	<p>Conditional use²</p>
<p>Fleet storage with no buildings or structures, provided that a five-foot screened and buffered perimeter setback surrounds all outdoor parking and storage areas</p>	<p>Conditional use²</p>
<p>Home occupations (Type II) subject to Chapter 17.142, Home Occupations</p>	<p>Conditional use²</p>
<p>Outside storage subject to buffering and screening in accordance with Chapter 17.100, Landscaping, Screening and Fencing</p>	<p>Conditional use²</p>
<p>Outside dining facilities</p>	<p>Conditional use²</p>
<p>Major impact utilities provided that a ten-foot perimeter setback containing both externally visible landscaping meeting buffering standards and solid screening surrounds the property</p>	<p>Conditional use²</p>
<p>Radio towers and transmitters</p>	<p>Conditional use²</p>
<p>Wireless communication facilities, subject to the provisions of Chapter 17.93.</p>	<p>Conditional use²</p>

¹In the expanded commercial zone, except as specifically stated, activities shall be conducted within an enclosed building or structure and are subject to Chapter 17.120, Site Development Review. Only these uses and their accessory uses are permitted outright.

² These uses and their accessory uses may be permitted when authorized by the planning commission in accordance with the requirements of Chapter 17.130, Conditional Use, other relevant sections of this title and any conditions imposed by the planning commission:

17.68.050 Dimensional requirements—Commercial and mixed-use buildings.
(Ord. 868, 2018)

Dimensional Requirements	Requirement ¹
Minimum lot size	Ten thousand square feet
Minimum lot width	One hundred feet
Minimum setback	
Front Yard	Shall be a minimum of ten feet and shall be landscaped per Section 17.100.090
Corner lots and through lots	The minimum setback for the side facing the street shall be twenty feet
Side or rear yard	None required except thirty feet shall be required where abutting a residential zoning district and the planning commission may reduce the required yard setback by fifty percent pursuant to Chapter 17.100, Landscaping, Screening and Fencing.
Maximum height	<p>No commercial building shall exceed fifty feet in height.</p> <p>A mixed-use building shall not exceed sixty feet in height.</p> <p>Within fifty feet of a residential zone, no building shall exceed thirty-five feet in height.</p>
Maximum lot coverage	The maximum lot coverage shall be ninety percent including all buildings and impervious surfaces

¹Additional requirements shall include any applicable section of this title. (Ord. 868, 2018; Ord. 634 §1 Exh. A (part), 1995)

17.68.060 Dimensional requirements—Multifamily buildings. (Ord. 868.2018)

Dimensional Requirements	Requirement
Minimum density	15 dwelling units per net acre
Minimum lot width	Fifty feet
Minimum setback	
Front Yard	Fifteen feet
Front of garages or carports	Twenty feet from the property line where access occurs
Side yard	Total a minimum of fifteen feet with one setback not less than ten feet, which shall be on the street side for corner lots
Rear yard	Twenty feet
Setbacks for accessory building behind a residence	
Side	Five feet each
Rear	Five feet
Maximum height	Sixty feet
Accessory Building	Twenty two feet
Maximum lot coverage	Eighty percent, including all buildings and impervious surfaces
Minimum landscape	Twenty percent

17.68.070 Dimensional requirements Live/Work townhouse or live/work multifamily building. (Ord. 868, 2018)

Dimensional Requirements	Requirement
Minimum density Townhouse Multifamily	Two thousand five hundred square feet per unit 15 dwelling units per net acre
Minimum lot width Townhouse Multifamily buildings	Twenty-five feet per unit Fifty feet
Minimum setback	
Front Yard	Fifteen feet
Front of garages or carports	Twenty feet from the property line where access occurs
Side yard	Total a minimum of fifteen feet with one setback not less than ten feet, which shall be on the street side for corner lots
Rear yard	Twenty feet
Setbacks for accessory building behind a residence Side Rear	Five feet each Five feet
Minimum height	Two stories
Maximum height Townhouse Multifamily Accessory Building	Thirty-five feet Sixty feet Twenty two feet
Maximum lot coverage	Eighty percent, including all buildings and impervious surfaces
Minimum landscape	Twenty percent

17.68.80 Live/Work Requirements. Each Live/Work unit shall meet the following requirements:

1. The ground floor commercial or office space will have visibility, signage, and access from the primary street.
2. A live/work unit with residential uses on the ground floor must be located outside of the Scappoose Creek Floodplain.
3. To preserve the pedestrian orientation of the commercial or office space, alley or rear access is required to provide services and residential parking.
4. Each Live/Work Unit shall have a minimum work space of 200 square feet and a minimum living area of 600 square feet.
5. Each Live/Work Unit shall have a minimum of one (1) off-street parking space for each dwelling unit and one (1) off-street parking space for the first 500 square feet of non-residential floor area. Additional off-street parking spaces for non-residential floor area over and above the first 500 square feet shall be provided pursuant to Chapter 17.106 (Off-Street Parking and Loading Requirements). (Ord. 868, 2018)

17.68.090 Special Buffer Requirements for multifamily buildings and live/work multifamily buildings. Buffer requirements for multifamily uses in the expanded commercial district are the same as the A-1 zone, See Section 17.56.070. (Ord. 868, 2018)

17.68.100 Architectural character for multifamily and live/work multifamily buildings. Architectural character requirements for multifamily uses in the expanded commercial district are the same as the A-1 zone, See Section 17.56.080. (Ord. 868, 2018)

Chapter 17.100

LANDSCAPING, SCREENING AND FENCING

Sections:

- 17.100.010 Purpose.
- 17.100.020 Applicability--Approval process.
- 17.100.030 General provisions.
- 17.100.090 Buffering and screening requirements.
- 17.100.100 Screening--Special provisions.
- 17.100.110 Fences or walls.
- 17.100.120 Required fencing of pools.
- 17.100.140 Re-vegetation.

17.100.010 Purpose. The purpose of this chapter is to establish standards for landscaping, buffering and screening in order to enhance the environment of the city through the use of plant materials as a unifying element and by using trees and other landscaping materials to mitigate the effects of the sun, wind, noise and lack of privacy. (Ord. 634 §1 Exh. A (part), 1995)

17.100.020 Applicability--Approval process. A. The provisions of this chapter shall apply to all development including the construction of new structures, major modification of existing structures as defined in Chapter 17.120, and to an application which increases the on-site parking or loading requirements, or which changes the access requirements.

B. Where the provisions of Chapter 17.120 do not apply, the planner shall approve, approve with conditions, or deny a plan submitted under the provisions of this chapter. No notice is required.

C. The applicant shall submit a site plan which includes:

1. Location of underground irrigation system sprinkler heads where applicable;
2. Location and height of fences, buffers and screening;
3. Location of terraces, decks, shelters, play areas, and common open spaces;
4. Location, type, size and species of existing and proposed plant materials; and
5. A narrative which addresses soil conditions and erosion control measures. (Ord. 634 §1 Exh. A (part), 1995)

17.100.030 General provisions. A. Unless otherwise provided by the lease agreement, the owner, tenant and their agent, if any, shall be jointly and severably responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris.

B. All plant growth in landscaped areas of developments shall be controlled by pruning, trimming or otherwise so that:

1. Public utilities can be maintained or repaired;
2. Pedestrian or vehicular access is unrestricted;
3. Visual clearance area provisions are met. (See Chapter 12.10, Visual Clearance Areas.)

C. Certificates of occupancy shall not be issued unless the landscaping requirements have been met or a bond has been posted with the city to insure the completion of landscaping requirements.

D. Existing plant materials on a site shall be protected to prevent erosion. Existing plant materials may be used to meet landscaping requirements if no cutting or filling takes place within the dripline of the tree. (Ord. 820 §6, 2012; Ord. 634 §1 Exh. A (part), 1995)

17.100.090 Buffering and screening requirements. A. Buffering and screening are required to reduce the impacts on adjacent uses which are of a different ~~type~~zoning design. The owner of each proposed development is responsible for the installation and effective maintenance of buffering and screening. When different ~~uses~~zones abut one another, buffering and screening are required. When different ~~uses~~zones would be abutting one another except for separation by a right-of-way, buffering, but not screening, shall be required.

B. A buffer consists of an area within a required interior setback adjacent to a property line, having a width of ten feet, except where the planning commission requires additional width, and a length equal to the length of the property line of the abutting ~~use or uses~~zone or zones.

C. Occupancy of a buffer area shall be limited to utilities, screening, and landscaping. No buildings, accessways or parking areas shall be allowed in a buffer area.

D. The minimum improvements within a buffer area shall include:

1. One row of trees, or groupings of trees equivalent to one row of trees. At the time of planting, these trees shall not be less than ten feet high for deciduous trees and five feet high for evergreen trees measured from the ground to the top of the tree after planting. Spacing for trees shall be as follows:

a. Small or narrow stature trees, under twenty-five feet tall or less than sixteen feet wide at maturity shall be spaced no further than fifteen feet apart;

b. Medium sized trees between twenty-five feet to forty feet tall and with sixteen feet to thirty-five feet wide branching at maturity shall be spaced no greater than twenty-five feet apart;

c. Large trees, over forty feet tall and with more than thirty-five feet wide branching at maturity, shall be spaced no greater than thirty feet apart.

2. In addition, at least one five-gallon shrub shall be planted for each one hundred square feet of required buffer area.

3. The remaining area shall be planted in groundcover, or spread with bark mulch.

E. Where screening is required the following standards shall apply in addition to those required for buffering:

1. A hedge of narrow or broadleaf evergreen shrubs shall be planted which will form a four-foot continuous screen within two years of planting; or

2. An earthen berm planted with evergreen plant materials shall be provided which will form a continuous screen six feet in height within two years. The unplanted portion of the berm shall be planted in lawn, ground cover or bark mulched; or

3. A five-foot or taller fence or wall shall be constructed to

provide a continuous sight obscuring screen. Fences and walls shall be constructed of any materials commonly used in the construction of fences and walls such as wood or brick, or otherwise acceptable by the planner. Corrugated metal is not considered to be acceptable fencing material. Chain link fences with slats may qualify as screening when combined with a planting of a continuous evergreen hedge;

4. An evergreen hedge or other dense evergreen landscaping may satisfy a requirement for a sight obscuring fence where required. Such hedge or other dense landscaping shall be properly maintained and shall be replaced with another hedge, other dense evergreen landscaping, or a fence or wall when it ceases to serve the purpose of obscuring view; and no hedge shall be grown or maintained at a height greater than that permitted by these regulations for a fence or wall when located within a visual clearance area as set forth in Chapter 12.10, Visual Clearance Areas

F. Buffering and screening provisions shall be superseded by the vision clearance requirements as set forth in Chapter 12.10, Visual Clearance Areas.

G. When the use to be screened is downhill from the adjoining zone or use, the prescribed heights of required fences, walls or landscape screening shall be measured from the actual grade of the adjoining property. (Ord. 820 §6, 2012; Ord. 634 §1 Exh. A (part), 1995)

17.100.100 Screening--Special provisions ~~A. If four or more off-street parking spaces are required under this title, off-street parking adjacent to a public street shall provide a minimum of four square feet of landscaping for each lineal foot of street frontage. Such landscaping shall consist of landscaped berms or shrubbery at least two feet in height, which shall be dispersed adjacent to the street. as much as practical. Additionally, one tree which shall provide a canopy of at least three hundred square feet upon maturity shall be provided for each fifty lineal feet of street frontage or fraction thereof. Landscaped parking areas may include special design features which effectively screen the parking lot areas from view. These design features may include the use of landscaped berms, decorative walls, and raised planters. Landscape planters may be used to define or screen the appearance of off-street parking areas from the public right-of-way.~~

~~Materials to be installed shall achieve a balance between low lying and vertical shrubbery and trees,~~

B. ~~Loading areas and outside~~ Outside storage shall be screened from public view from public streets and adjacent properties by means of sight-obscuring landscaping, fences, walls or other means. The screen shall have a minimum height of six feet. ~~and the planning commission may require a taller screen depending on the location and height of the loading or storage area.~~

C. Except for one-family and two-family dwellings, any refuse container or disposal area and service facilities such as gas meters and air conditioners which would otherwise be visible from a public street, customer or resident parking area, any public facility or any residential area, shall be screened from view by placement of a solid wood fence, masonry wall or evergreen hedge between five and eight feet in height. All refuse materials shall be contained within the screened area. (Ord. 634 §1 Exh. A (part), 1995)

17.100.110 Fences or walls. A. Fences, walls or combinations of

earthen berms and fences or walls up to four feet in height may be constructed in required front yards. Rear and side yard fences, or berm/fence combinations behind the required front yard setback may be up to ~~seven six~~-feet in height without any additional permits. Any proposed fence ~~or fence/berm combination~~ higher than seven ~~six~~-feet shall require a building permit. Any fence or fence/berm combination greater than eight feet in height shall require planning commission approval in addition to a building permit.

B. The prescribed heights of required fences, walls or landscaping shall be measured from the lowest of the adjoining levels of finished grade.

C. Fences and walls shall be constructed of any materials commonly used in the construction of fences and walls such as wood or brick, or otherwise acceptable by the planner. Corrugated metal is not considered to be acceptable fencing material. Fences and walls shall be in compliance with other city regulations. (Ord. 634 §1 Exh. A (part), 1995)

17.100.120 Required fencing of pools and ponds. ~~A. Every person in possession of land within the city, either as owner, purchaser under contract, lessee, tenant or licensee, upon which is situated a swimming pool or other outside body of water designed or used for swimming, dipping or immersion purposes having a depth of more than eighteen inches shall maintain an enclosure consisting of a fence or wall which shall discourage children climbing and is acceptable to the building inspector.~~

~~All gates or doors opening through such enclosure shall be equipped with self-enclosing and self-latching devices installed at least forty inches above the ground or base, designed to help and capable of keeping such door or gate securely closed at all times when not in actual use; provided, however, that the door of any dwelling occupied by human beings and forming any part of the enclosure required need not be so equipped. A swimming pool is any structure intended for swimming or recreational bathing that contains water over 24 inches deep. This includes in-ground, above-ground and on-ground swimming pools, hot tubs and spas. Swimming pool enclosures must comply with the provisions of the applicable building code in effect at the time of pool installation.~~

B. All fishponds or other decorative pools having a depth of eighteen inches or more shall ~~construct and maintain an acceptable enclosure and securely close off or block any and all entrances thereto. An acceptable enclosure shall be one of the following:~~ be enclosed or covered by one or both of the following:

1. A fence completely surrounding the yard where the ~~fish pond~~ fishpond or decorative pool is located;
2. A wire screen or cover of sufficient strength to hold a weight of at least seventy-five pounds and installed not more than six inches below the surface of the water at all times. (Ord. 634 §1 Exh. A (part), 1995)

17.100.140 Re-vegetation. A. Upon completion of construction activities, where natural vegetation or topsoil has been removed in areas not affected by the landscaping requirements and that are not to

be occupied by structures, such areas are to be replanted as set forth in this section to prevent erosion.

B. Preparation for Re-vegetation. Topsoil removed from the surface is to be stored on or near the sites and protected from erosion while construction activities are underway; and

1. Such storage may not be located where it would cause suffocation of root systems of trees intended to be preserved; and

2. After completion of such activities, the topsoil is to be restored to exposed cut and fill embankments or building pads to provide a suitable base for seeding and planting.

C. Methods of Re-vegetation.

1. Acceptable methods of re-vegetation include hydromulching or the planting of rye grass, barley or other seed with equivalent germination rates, and where lawn or turf grass is to be established, lawn grass seed or other appropriate landscape cover is to be sown at not less than four pounds to each one thousand square feet of land area.

2. Other re-vegetation methods offering equivalent protection may be approved by the approval authority.

3. Plant materials are to be watered at intervals sufficient to ensure survival and growth.

4. The use of native plant materials is encouraged to reduce irrigation and maintenance demands. (Ord. 634 §1 Exh. A (part), 1995)

Parking Area Landscaping Standards Comparison Chart- September 5, 2023
 Prepared for Scappoose 50-Year Plan Stakeholder Advisory Committee

	Parking Lot Perimeter Landscaping Width-Adjacent to Street	Parking Lot Perimeter Landscaping Width-Adjacent to Other Properties	Interior Parking Area Landscaping-Minimum	Interior Parking Area Landscaping- Islands
Scappoose	4'	None specified	None specified	None specified
Milwaukie	4' (downtown); 8' (all others)	0' (downtown); 6' (all others); not required when parking area shared between properties	25 sf per parking space	120 sf min size; 6' min width; 1 tree per island
Beaverton	6'	10' (commercial abutting residential outside business district)	None specified	1 every 10 (or 12) parking spaces; 70 sf min size; 6' min width; must contain one tree min. 20' at mature height
Hillsboro	6' (arterial); 5' (all others)	4'	None specified	190 sf (double-loaded) or 95 sf (single-loaded) min size; 5' min width; 1 tree per island at end of row and at least 1 tree every 100' within parking rows
Tigard	8' with 3' wall or hedge	5' with 6' fence or wall when nonresidential is adjacent to residential		In Tigard Triangle: 190 sf (double-loaded) or 90 sf (single-loaded) min size; 5' min width; 1 every 5 parking spaces; 1 at end of every row; 1 tree per island; <i>or</i> landscaped area running the length of the row of parking with same number of trees.

Tigard Parking Area Perimeter Landscaping Standards Graphics

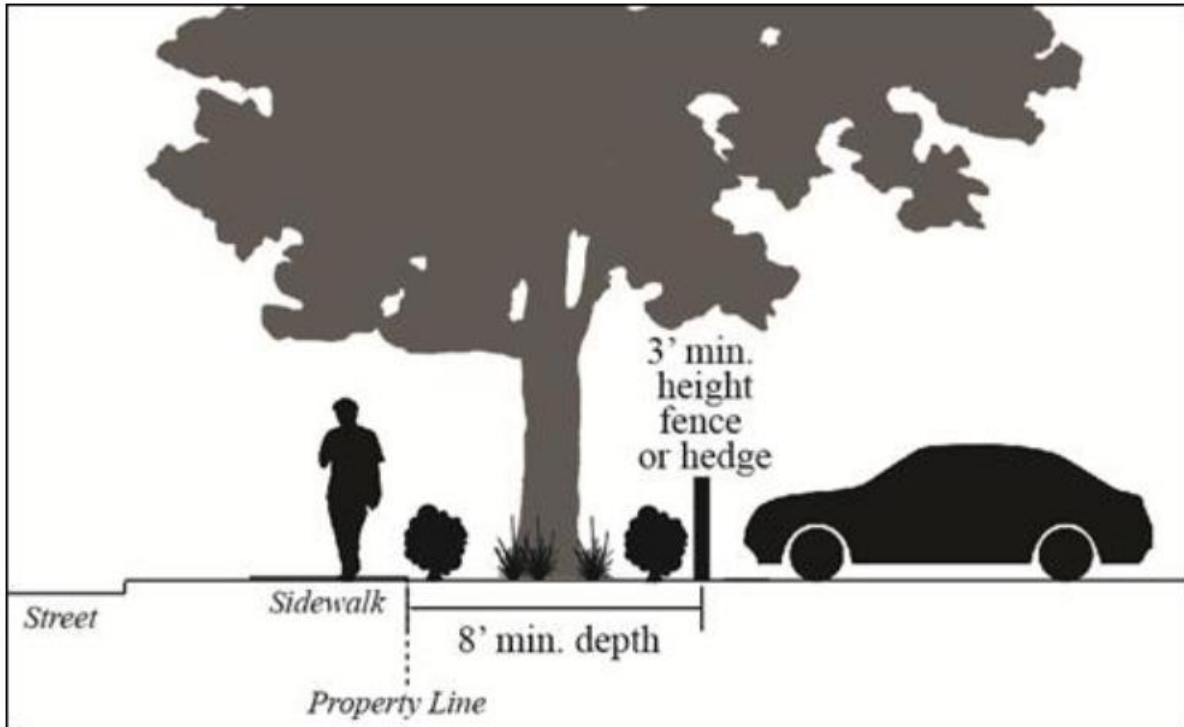


Figure 1: Parking Adjacent to Street (ROW)

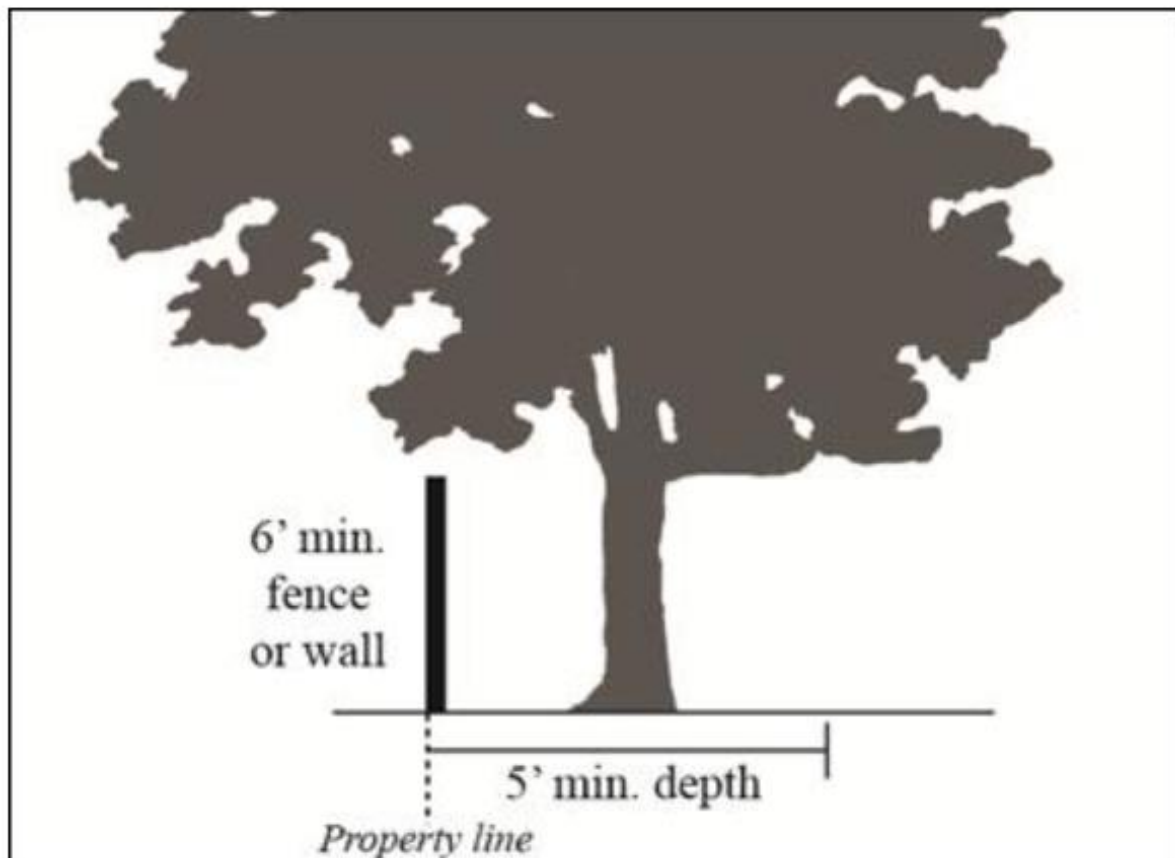
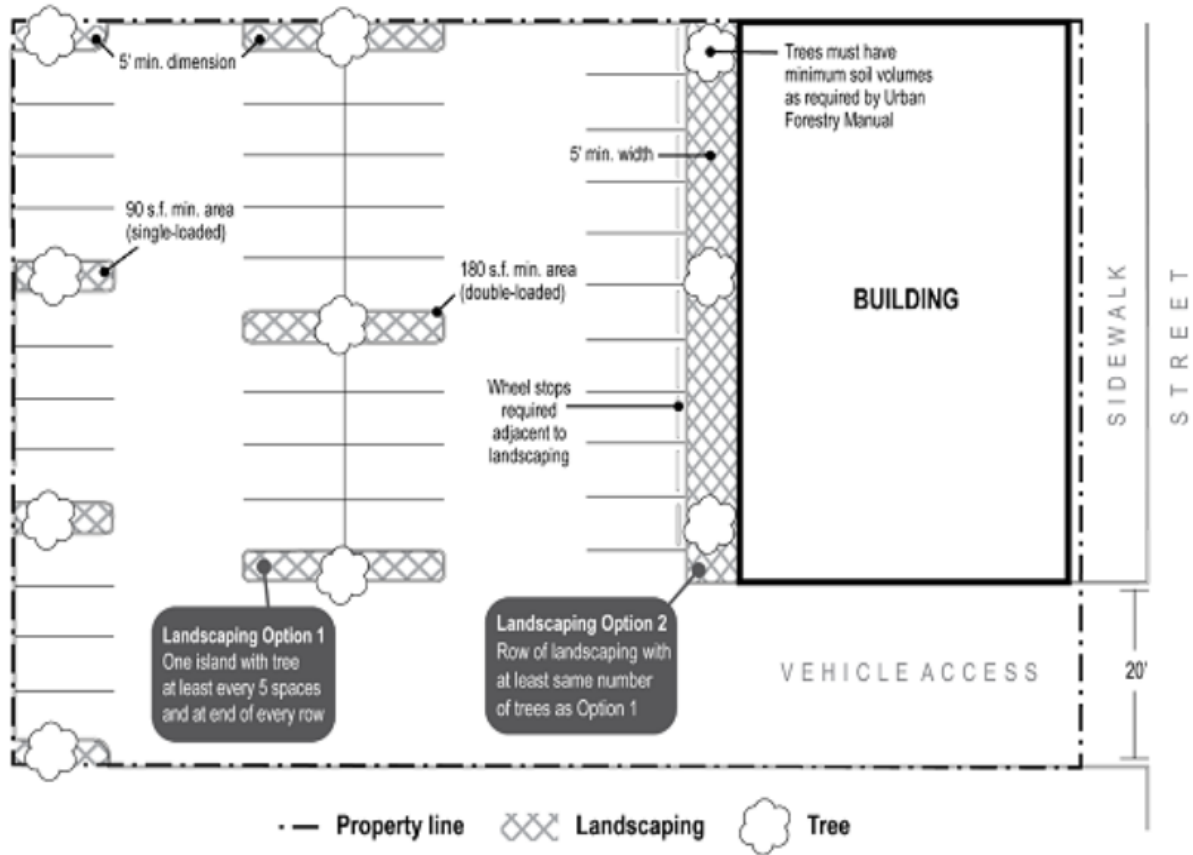


Figure 2: Parking Adjacent to Adjoining Residential Property

Tigard Parking Area Interior Landscaping Standards Graphic



Chapter 17.104

Sections:

STREET TREES

- 17.104.010 Purpose.
- 17.104.020 Applicability.
- 17.104.030 Approval process.
- 17.104.040 Standards for street trees.
- 17.104.060 Maintenance of street trees.
- 17.104.070 Excavation approval required.
- 17.104.080 Penalties for damage or removal of street trees.

17.104.010 Purpose. The purpose of this chapter is to foster retention of the overall tree canopy in the city and require the planting of street trees in order to enhance the environment of the city through the use of plant materials as a unifying element and to protect the health, safety and welfare of the public by using trees to mitigate the negative effects of impervious surfaces and vehicular traffic including increased temperatures, airborne particulates, carbon dioxide, noise and stormwater runoff. (Ord. 659 §3(part), 1997)

17.104.020 Applicability. A. The provisions of this chapter shall apply to all development as defined in Scappoose Municipal Code Chapter 17.26, Definitions, except a building permit to add to or remodel an existing single-family residence.

B. All development shall be required to plant street trees. Street trees shall be defined as trees located on land lying between the property lines on either side of all streets, avenues or public rights-of-way within the city or within easements defined on a recorded plat as street tree easements.

C. All street trees required under this chapter shall be subject to the requirements of Scappoose Municipal Code Chapter 17.140 Public Land Tree Removal. (Ord. 659 §3 (part), 1997)

17.104.030 Approval process. A. The applicant shall submit two copies of a site plan, drawn to an acceptable scale, which includes:

1. North arrow and map scale;
2. Name and phone number of contact person;
3. Location of all permanent structures including signs;
4. Location of right-of-way and all utilities including underground and aboveground;
5. Location, type, size and species of proposed street trees.

B. Where the development does not require approval by the planning commission, the plan shall be submitted to the planner for determination of completeness. When the plan is determined to be complete, the planner shall send one copy to the public works director for review and comment and shall allow five days for public works comments. The planner shall approve, approve with conditions, or deny a plan submitted under the provisions of this chapter within ten business days of determining the plan to be complete. No additional public notice shall be required.

C. If no other approvals are required by the project, there shall be no fee for approval of the plan required by this section.

D. If the project requires other approvals, the following shall apply:

1. Approval of the plan required by this section shall be consolidated with all other required approvals and shall be processed pursuant to the requirements of the other approvals; and

2. One percent of the total fee for all other approvals shall be placed in a dedicated fund for the planting and maintenance of street trees; and

3. All required information may be combined with plans required by other approvals.

E. Certificates of occupancy shall not be issued unless the street tree requirements have been met or a bond has been posted with the city to ~~insure~~ensure the plantings. (Ord. 659 §3(part), 1997)

17.104.040 Standards for street trees. A. Street trees shall be selected from the approved street tree list on file with the Planning Department.

B. At the time of planting, street trees shall not be less than ten feet high for deciduous trees and five feet high for evergreen trees.

C. Spacing and minimum planting areas for street trees shall be as follows:

1. Street trees under twenty-five feet tall and less than sixteen feet wide at maturity shall be spaced no further than fifteen feet apart in planting areas containing no less than sixteen square feet of porous surface and not less than four feet wide;

2. Street trees under twenty-five feet tall and greater than sixteen feet wide at maturity shall be spaced no further than twenty feet apart in planting areas containing no less than sixteen square feet of porous surface and not less than four feet wide;

3. Street trees between twenty-five feet to forty feet tall and less than twenty-five feet wide at maturity shall be spaced no greater than twenty-five feet apart in planting areas containing no less than twenty-four square feet of porous surface and not less than six feet wide;

4. Street trees between twenty-five feet to forty feet tall and greater than twenty-five feet wide at maturity shall be spaced no greater than thirty feet apart in planting areas containing no less than twenty-four square feet of porous surface and not less than six feet wide;

5. Street trees greater than forty feet tall at maturity shall be spaced no greater than forty feet apart in planting areas containing not less than thirty-six square feet of porous surface and not less than eight feet wide.

D. Street trees located under or within ten feet of overhead utility lines shall be less than twenty-five feet tall at maturity.

E. Street trees shall be planted in accordance with the requirements of Scappoose Municipal Code Section 13.28.020(C). (Ord. 875, 2018; Ord. 659 §3(part), 1997)

17.104.060 Maintenance of street trees. A. The adjacent owner, tenant, and their agent, if any, shall be jointly and severally responsible for the maintenance of all street trees which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and tree wells shall be kept free from refuse and debris.

B. All street trees shall be controlled by pruning to National Arborist Association Pruning Standards for Shade Trees included as Appendix B of the Scappoose Comprehensive Urban Forestry Plan.

C. Every owner of any tree overhanging any street or right-of-way within the city shall prune the branches so that such branches shall not severely obstruct the light from any ~~streetlamp~~streetlight or obstruct the view of any street intersection and so that there shall be a clear space of thirteen feet above street surface or eight feet above the sidewalk surface. Such owners shall remove all dead, diseased or dangerous trees, or broken or decayed limbs which constitute a menace to the safety of the public. The city shall have the right to prune any tree or shrub on private property when it interferes with the proper spread of light along the street from a streetlight, or interferes with visibility of any traffic-control device or sign or sight triangle at intersections as defined in Scappoose Municipal Code 12.10, Visual Clearance Areas. Tree limbs that grow near high voltage electrical conductors shall be maintained clear of such conductors by the electric utility company in compliance with any applicable franchise agreements.

D. The city shall have the right to plant, prune, and otherwise maintain trees, plants and shrubs within the lines of all streets, alleys, avenues, lanes, as may be necessary to ~~insure~~ensure public safety or to preserve or enhance the symmetry and beauty of such public grounds.

E. It is unlawful as a normal practice for any person, firm or city department to top any street tree. Topping is defined as the severe cutting back of limbs within the tree's crown to such a degree so as to remove the normal canopy and disfigure the tree. Trees severely damaged by storms or other causes, or certain trees under utility wires or other obstructions where other pruning practices are impractical may be exempted from this chapter at the determination of the city manager after consultation with a registered arborist or certified forester. (Ord. 820 §7, 2012; Ord. 659 §3(part), 1997)

17.104.070 Excavation approval required. Written approval of the city manager is required prior to any excavation within the dripline of a street tree. (Ord. 659 §3(part), 1997)

17.104.080 Penalties for damage or removal of street trees. The abuse, destruction, defacing, topping, removal, mutilation or other misuse of any tree planted on public property or along a public street is prohibited. The cost of repair or replacement shall be borne by the party performing

the activity. Repair or replacement value of street trees shall be determined by a qualified arborist or landscape architect at the expense of the party performing the activity. Such damage or removal activity shall be subject to the penalties defined by Chapter 17.24, and other penalties defined by applicable ordinances and statutes, provided that each tree so abused shall be deemed a separate offense.

~~Any activity that results in injury, mutilation or death of a street tree is prohibited. If such injury, mutilation or death of a street tree shall occur, the cost of the repair or replacement shall be borne by the party performing the activity. The replacement value of street trees shall be determined in accordance with the latest revision of the Council of Tree and Landscape Appraisers evaluation method. (Ord. 659 §3 (part), 1997).~~

DATE: September 5, 2023
TO: Laurie Oliver Joseph and N.J. Johnson
FROM: Beth Goodman
SUBJECT: Revised Scappoose Comprehensive Plan Policies

The Scappoose Comprehensive Plan is the guiding document for land use policy, including the City's development code and its zoning map. The Comprehensive Plan covers a wide-range of land use topics, including housing, economy, transportation, public facilities and services, natural resources, natural hazards, and parks.¹

As part of the 50-Year Plan, we are revising portions of the Comprehensive Plan, focusing on housing and the economy. We will also update some policies related to public and semi-public uses and natural resources. The Scappoose Housing Capacity Analysis and Economic Opportunities Analysis will be adopted into the Comprehensive Plan to replace outdated information and as the basis for the revised comprehensive plan policies.

It may be helpful to look at the Comprehensive Plan Map and Zoning Map (see the footnote).² The Comprehensive Plan map shows the future use of all land within the UGB and the zoning map shows the current planned use of land within the UGB. The most notable differences are that when land annexes into the city limits from the county, the zoning changes from County zoning to City zoning, generally consistent with the Comprehensive Plan map designation.

This memorandum presents revisions to housing and economic policies in Scappoose. In future meetings, we will bring forth revisions to other policy topics, such as policies related to natural resources or natural hazards, as they relate to changes to Scappoose's development code around those issues.

We will discuss the proposed changes to the Comprehensive Plan Policies at the September 12th SAC meeting. Please bring your questions or comments on the changes to that meeting.

¹ The Scappoose Comprehensive Plan is available from:

https://www.scappoose.gov/sites/default/files/fileattachments/planning/page/2221/comp_plan_current_through_ord_874_2018-11-15.pdf

² The Scappoose Comprehensive Plan Map is available from:

https://www.scappoose.gov/sites/default/files/fileattachments/planning/page/980/largeformat_compplan.pdf

The Scappoose Zoning Map is available from:

https://www.scappoose.gov/sites/default/files/fileattachments/planning/page/981/largeformat_zoning.pdf

General Principles for Land Use

Preface

While the derivation of the general goals and policies come from the specific inventories, the derivation of the land use goals and policies is less clear. They come in part from State Goals and Guidelines, and in part from land use principles adopted by the City of Scappoose. In some cases, the State's goals have been modified to reflect local conditions.

General Goals of the City of Scappoose for Land Uses

- 1) The growth of the City should be orderly and in accordance with the public health, safety, and welfare, while preserving individual choice and recognizing existing patterns of development.
- 2) Physical characteristics of the area, such as its geographic assets and limitations, its topographic and geologic features, etc., should be recognized where they may represent important land use determinants.
- ~~3~~ 3) Land uses should maintain Scappoose’s small-town community atmosphere, creating connected neighborhoods, providing opportunities for a strong and innovative economy, providing access to outdoor recreation, and supporting well-planned infrastructure.
- 4) A suitable balance between competing land use should be established so that, insofar as possible, the complete range of social, economic, cultural, and aesthetic needs of the community are met.
- 45) Where certain types of uses have been found to be incompatible with other types of land use, there should be a buffer area to lessen the degree of incompatibility.
- 56) Sufficient area for the expansion of all major land uses for the next twenty years should be provided.
- 67) Residential living areas should be safe, attractive, and convenient, ~~and should make a positive contribution to the quality of life and personal satisfaction of residents;~~ Additionally, there should be sufficient areas for a wide range of housing choices.
- 78) Commercial areas should provide ~~maximum services~~ services to the public and should be safely integrated into the physical pattern of the community.
- 89) Industrial areas should be suitable for their purpose, properly located, and adequate for future needs.
- 910) Open spaces should be protected for future generations.

- ~~1011)~~ Public and semi-public developments should be located to encourage a pattern of land development that benefits the whole community.
- ~~112)~~ Life and property should be protected from natural disasters and hazards.
- ~~123)~~ Adequate public services and facilities should be provided to encourage an orderly and efficient growth pattern.
- ~~134)~~ A safe and convenient transportation system should be developed to meet future needs.
- ~~145)~~ The local economy should be strengthened and diversified.
- ~~156)~~ Housing that meets the local residents' housing needs should be allowed and encouraged.
- ~~16) — The natural and man-made resources of the community should be effectively utilized.~~
- 17) Land uses should be arranged to maximize the conservation of energy.
- ~~18) — A quality of life reflecting the wants of the citizenry should be articulated and strived for.~~
- ~~1918)~~ Citizen participation will continue to be an important element of the City's land use planning process. Besides public hearings held by the Planning Commission and City Council, the City shall utilize the local newspaper and radio station to keep populace informed of land use issues. The City shall also publish quarterly a summary of past and future activities.

Housing

Goal for Housing

It is the goal of the City of Scappoose to:

- 1) Provide opportunities for ~~needed~~development of a diversity of housing ~~types~~choices, including ~~attached and detached~~ and attached single-family units, manufactured housing on individual lots and in manufactured housing parks, prefabricated housing, duplexes, triplexes, quadplexes, cottage clusters, town houses, and multifamily housing ~~for both owner and renter occupancy, government assisted housing, and manufactured dwelling parks.~~ This housing may be occupied by any resident of Scappoose, including agricultural workers, people with disabilities, older persons, or college students.
- 2) ~~Locate~~Provide opportunity for development of a wider range of rental and ownership housing choices in Scappoose.
- 2)3) ~~Provide opportunities~~opportunities for development of adequate numbers of needed housing units at price ranges and rent levels that it is fully integrated ~~are commensurate with land use, transportation and public facilities~~the financial capabilities of Scappoose households and allow for flexibility of housing location, type, and density.
- 3)4) ~~Locate~~high-density multi-family dwellings in areas of the City with access to key transportation corridors and commercial centers and other services.
- 4)5) ~~Protect residential areas from conflicting land uses, unnecessary through traffic, or incompatible uses.~~
- 6)5) ~~Support development of low-income and workforce-affordable housing through development of land use policies that allow and encourage affordable housing production and working with agencies and developers of affordable housing,~~ through implementation of the Scappoose Urban Renewal Plan (2019) and other policies to support development of affordable housing.

Policies for Housing

It is the policy of the City of Scappoose to:

- 1) Maintain adequate zoning, subdivision, and building codes to help achieve the City's housing goals and to meet the housing needs identified in the Housing ~~Needs~~Capacity Analysis.
- 2) Ensure that newly developed housing adjacent to or within Sensitive Lands receive the appropriate development permit.

- 3) ~~Work~~Develop partnerships with ~~all interested~~ agencies and organizations to ~~facilitate~~build housing ~~conservation and construction, and to improve sub-standard dwellings; moreover, to encourage and cooperate with all efforts to provide adequate housing for those with special needs.~~
- 4) ~~Provide opportunity for development of housing~~that is affordable to low- and moderate-income households, including ~~government-assisted housing for households with special needs.~~
- 4) ~~Develop partnerships with agencies and organizations that support preservation and rehabilitation of existing housing that is affordable to households with low- and moderate-income.~~
- 5) Permit multi-family dwellings which conform to the following general conditions and criteria:
 - A. Multi-family housing should be compatible with surrounding uses and should be scaled to be compatible with adjacent areas zoned for single-family housing; through required special buffers for multi-family housing over two stories tall.
 - B. Multi-family development should include open space or recreational facilities for their residents as well as off-street parking and adequate access.
 - C. Multi-family development should be encouraged in areas close to commercial centers and corridors.
- 6) Permit Manufactured Home parks ~~and subdivisions~~ within ~~the~~ City limits; they shall be developed so that they conform to the following general conditions: (Ord 635, 1995)
 - A. Manufactured Home parks should be compatible with surrounding uses and should be permitted in areas zoned for a residential density of 6 to 12 dwelling units per acre.
 - B. They should include open space or recreational facilities for their residents as well as off-street parking and adequate access.
- 7) Identify and plan for the infrastructure investments necessary to support development of housing as part of the capital improvement planning process.
- 8) Ensure that subdivisions provide all necessary public services paid for by the developer.
- 9) Re-evaluate City ordinances and, where possible, streamline administration and requirements to reduce development costs.

- 10) Encourage energy efficient housing patterns in residential developments through efficient use of land and encouraging multi-family development in appropriate areas.
- 11) Monitor residential land development to ensure that there is enough residential land to accommodate the long-term forecast for population growth.
- 12) Permit siting of manufactured homes on all land zoned for single family residential uses. (Ord 618, 1994)
- 13) Ensure the City's housing policies support the Fair Housing Act and affirmatively further fair housing.

General Residential Goals and Policies

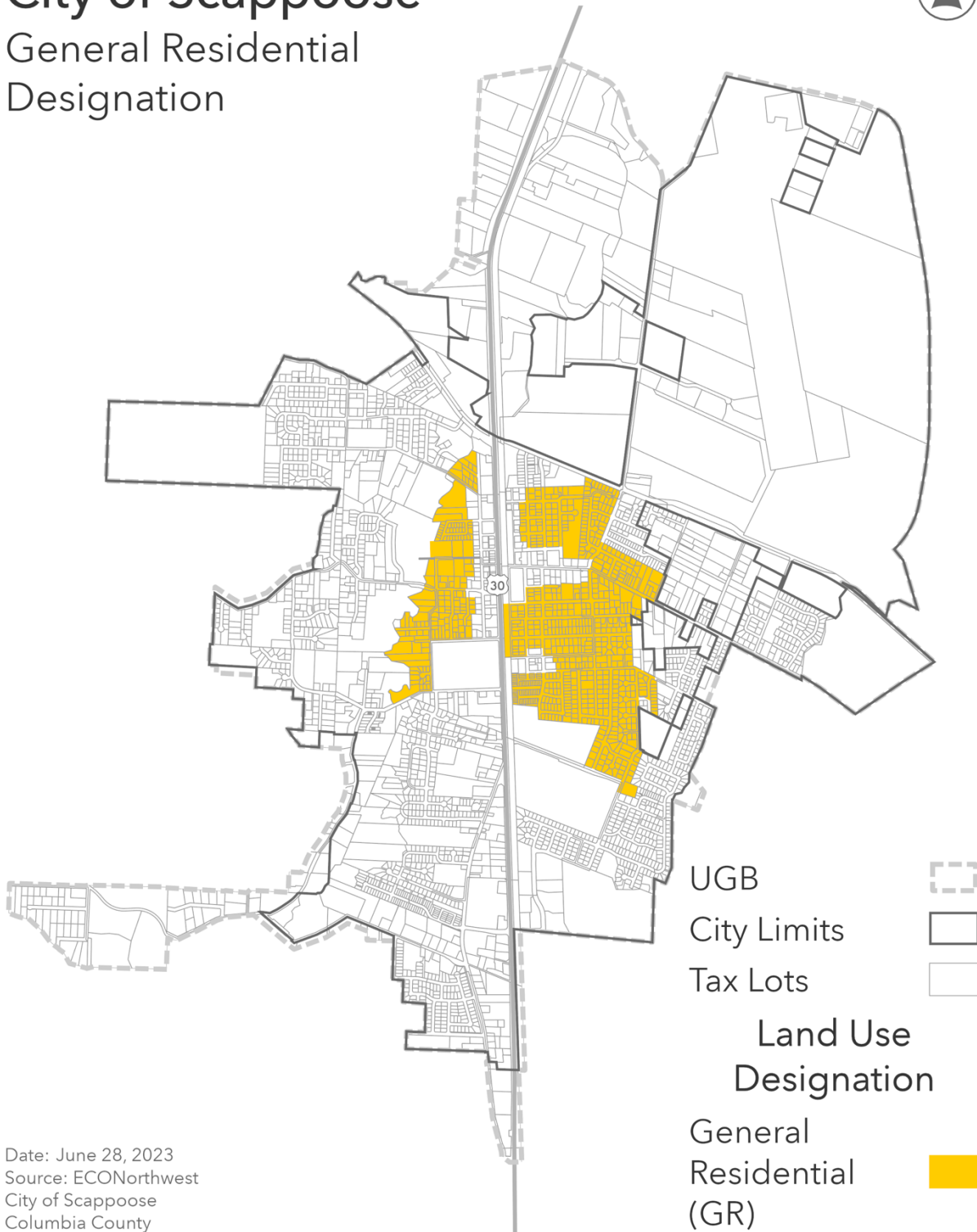
Preface

This designation is intended for older areas of town which are centrally located, where community services are convenient, and where residential densities are highest. ~~Though such areas GR lands are zoned R-4, A-1, or R-1, all of the current GR lands are zoned A-1 or R-4; the latter allows up to four plexes as outright uses, while the former allows all forms of multi-family dwellings as outright uses, and R-4 allows up to a quad four plexes. Roughly 174 acres are designated as GR.~~

Map of Scappoose's General Residential Lands

City of Scappoose General Residential Designation

0 1 Miles



Date: June 28, 2023
Source: ECONorthwest
City of Scappoose
Columbia County

Goal for the General Residential Land Use Designation

It is the goal of the City of Scappoose to:

- 1) Create conditions suitable for higher concentrations of people in proximity to public services, shopping, transportation and other conveniences.
- 2) To provide places suitable for ~~multi-family dwellings and single family dwellings~~ all types of needed housing.
- 3) Locate high-density multi-family dwellings in areas of the City with access to key transportation corridors and commercial centers and other services.

Policies for the General Residential Land Use Designation

It is the policy of the City of Scappoose to:

- 1) Protect General Residential areas from conflicting land uses, and unnecessary through traffic, ~~and other undesirable influences~~.
- 2) Encourage greater densities in the older portions of town which are convenient to shopping and other conveniences, and more suitable for development at greater densities than outlying areas.
- 3) Permit multi-family dwellings which conform to the following general guidelines:
 - A. Multi-family housing should be compatible with surrounding uses and should be scaled to be compatible with adjacent areas zoned for single-family housing.
 - B. Multi-family development should include open space or recreational facilities for their residents as well as off-street parking and adequate access.
 - C. Multi-family development should be encouraged in areas close to commercial centers and corridors.
- 4) Make effective use of vacant City residential lots, particularly odd-shaped parcels and those isolated within blocks.
- 5) Provide opportunity for development of housing affordable to low- and moderate-income households, including government-assisted housing.
- 6) Provide opportunity for development of diverse housing choices, with housing affordable at all income levels.

Suburban Residential Goals and Policies

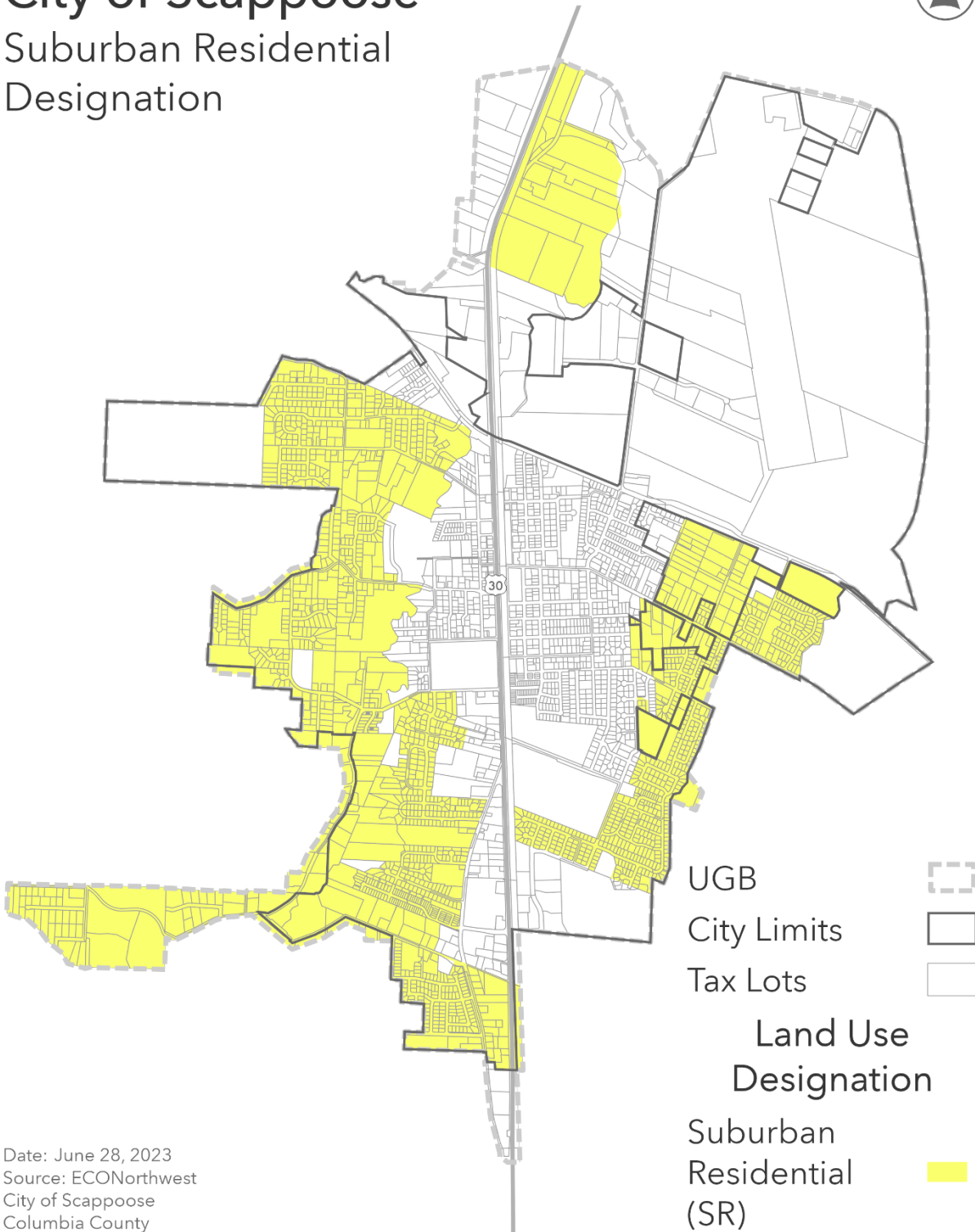
Preface

The Suburban Residential designation is intended for areas within or adjacent to cities where a permanent, semi-suburban character is being established. However, housing choices are not limited solely to single-family detached homes; duplexes, tri-plexes, and four-plexes may also be allowed. A wide range of public services and facilities are or would be made available in these areas as they move toward complete urbanization. ~~Approximately 830 acres are designated SR, and these are predominantly to the west and southwest.~~ (Ord 637, 1996)

Map of Scappoose's Suburban Residential Lands

City of Scappoose Suburban Residential Designation

0 1 Miles



Date: June 28, 2023
Source: ECONorthwest
City of Scappoose
Columbia County

Goal for the Suburban Residential Land Use Designation

It is the goal of the City of Scappoose to:

- 1) Create conditions suitable for moderate concentrations of people not in immediate proximity to public services, shopping, transportation and other conveniences.
- 2) To provide places suitable for single family dwellings, accessory dwelling units, cottage housing, duplexes, triplexes, and four-plexes.

~~3) Minimize adverse effects on adjacent developments through the enforcement of subdivision regulations of the Development Code. (Ord 635, 1995)~~

Policies for the Suburban Residential Land Use Designation

It is the policy of the City of Scappoose to:

- 1) Identify and plan for the infrastructure investments necessary to support development of housing as part of the capital improvement planning process.

~~(#2 deleted by Ord 637, 1996)~~

~~23)~~ Promote the development of homesites at a density and standard consistent with: the level of services that can reasonably be provided, and the characteristics of the natural environment.

~~34)~~ Review diligently all subdivision plats to ensure the establishment of a safe and efficient road system.

~~45)~~ Encourage developers to allocate land for open space or recreation in their subdivisions.

~~56)~~ Identify and plan for the infrastructure investments necessary to support development of housing as part of the capital improvement planning process.

Manufactured Home ~~(Ord 635, 1995)~~-Residential Goals and Policies

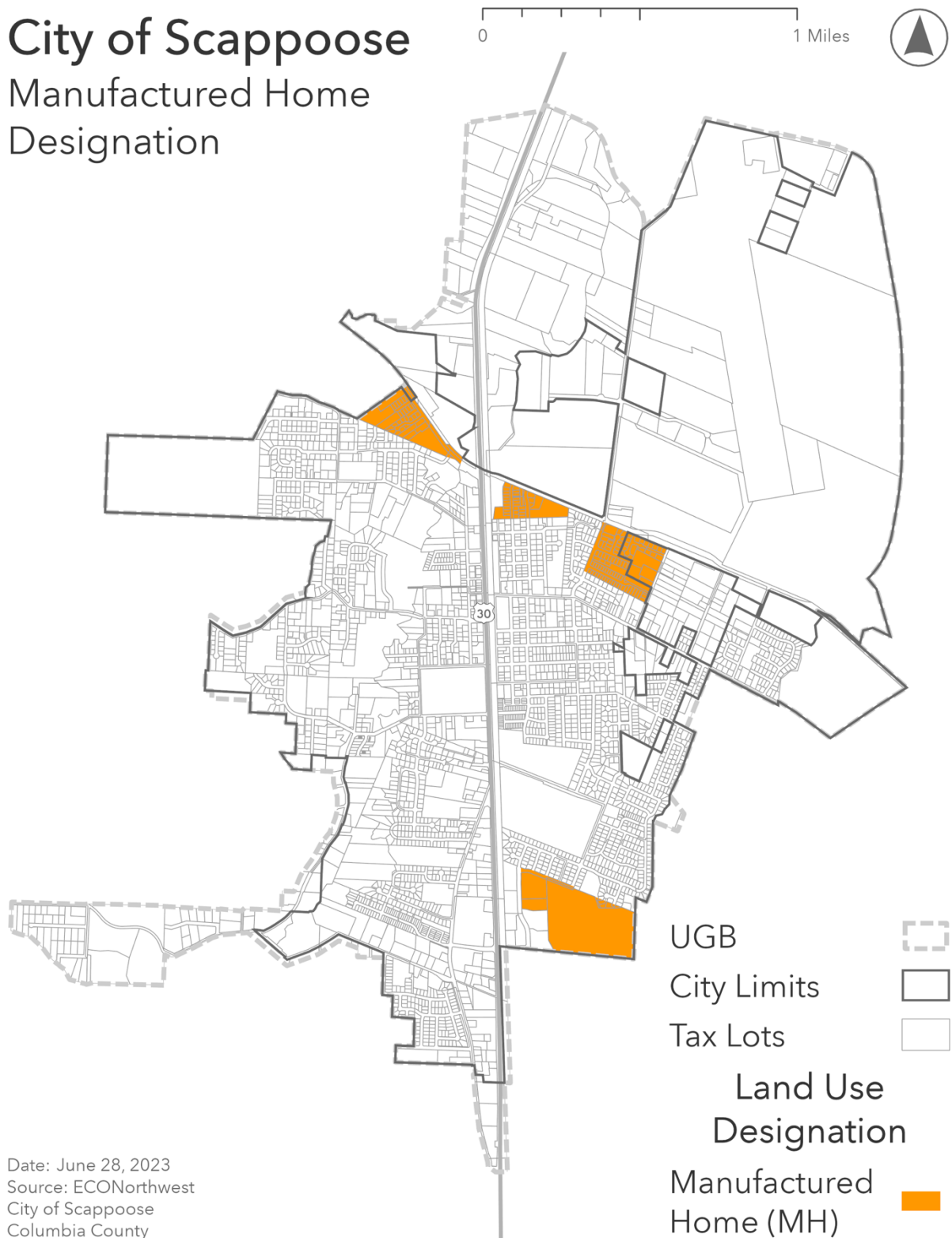
Preface

The Manufactured Home designation is intended for areas that the City feels would be best suited for Manufactured Home parks ~~and Manufactured Home subdivisions~~, though all forms of housing are allowed. (Ord 635, 1995)

~~There are 86 vacant buildable acres designated MHR. The bulk majority of MHR land is of these lands are~~ in the southern part of the City, though there are three separate smaller areas to the north. Two of these northern areas are already being used for Manufactured Homes and sewers will allow increased intensification. ~~(Those lands already used for Manufactured Homes are not included in the 86 vacant acre figure.)~~

Map of Scappoose's Manufactured Home (~~Ord 635, 1995~~) Residential Lands

City of Scappoose Manufactured Home Designation



Goal for the Manufactured Home -Residential Land Use Designation (~~Ord 635, 1995~~)

It is the goal of the City of Scappoose to:

- 1) Ensure there are opportunities for development of manufactured home parks~~Provide conditions suitable for concentrations of people living in Manufactured Homes~~, multi-family dwellings, or subdivisions, and in areas which have a wide range of public services or where they can be made easily available. (~~Ord 635,1995~~)

Policies for the Manufactured Home -Residential Land Use Designation (~~Ord 635, 1995~~)

- 1) Manufactured Home parks should be compatible with surrounding uses and should be permitted in areas zoned for a residential density of 6 to 12 dwelling units per acre.
- 2) Ensure that Manufactured Home parks meet the Manufactured Home park standards as set forth by the State Oregon Department of ~~Commerce~~Consumer and Business Services. (~~Ord 635, 1995~~)
- 3) They should include open space or recreational facilities for their residents as well as off-street parking and adequate access.
- 4) Encourage the siting of Manufactured Homes in planned environments. (~~Ord 635, 1995~~)

Economic Goals and Policies

Goal for Economics

It is the goal of the City of Scappoose to:

- 1) Maintain conditions ~~favorable for a growing,~~ to support growth of a healthy, stable, and diversified business and industrial climate.
- ~~2) Establish greater local control over local economic development policy through the adoption of the Scappoose Economic Opportunities Analysis.~~
- ~~3) Provide the~~ 2) Ensure there is sufficient land and public facilities necessary to support economic development while allowing the free market economy to ~~operate~~ develop without restrictions when appropriate ~~with an absolute minimum of restrictions.~~
- ~~4) Take advantage~~ 3) Build on the range of economic opportunities identified in the Scappoose Economic Opportunities Analysis (EOA) to increase local employment and community prosperity and increase the diversity of the local economy.
- ~~5) Capitalize on the comparative advantages identified in the Scappoose EOA (Economic Opportunities Analysis, Appendix J) to maintain and attract industrial and commercial employment opportunities,~~ building on opportunities related to the Oregon Manufacturing Innovation Center and workforce training opportunities at the Portland Community College location in Scappoose.
- ~~6) Take steps to make Scappoose's center a pedestrian-friendly, mixed-use environment that supports a variety of services and retail options.~~

Policies for Economics

It is the policy of the City of Scappoose to:

- 1) Make sufficient suitable land available for the anticipated ~~expansion~~ growth of commercial and industrial activities identified in the Scappoose EOA.
- 2) Encourage the preservation, improvement and renewal of the existing business district of the City so that it will be allowed to play a role as a center of economic and civic activity for the entire community.
- 3) Encourage the intensification of land use in the present commercial strips, together with design features that would reduce conflict with traffic flow, such as frontage roads and single access joint off ~~of the~~ street parking.

- 4) Encourage the expansion of employment opportunities within the urban area, so residents can work within their community.
- 5) Promote pollution free industrial development necessary to provide a balanced tax base for the operation of local government services.
- 6) ~~Cooperate~~Partner with other agencies, interest groups and businesses in efforts to develop strategies for improving the local economy.
- 7) Assist in programs to attract desirable industries in terms of diversification, labor-intensiveness, and non-pollution rather than accept any industry which may wish to locate here; additionally, to prohibit industries with excessive levels of ~~of~~ pollution or other undesirable effects which would cancel possible economic benefits or threaten the existing quality of living.
- ~~8) — Work with local mining industries to rehabilitate the gravel pits so that there will be an efficient use of land and the pits will not be an eyesore.~~
- 98) Work with Departments of Environmental Quality and Fish and Wildlife in enacting controls and performance standards for industrial operations to reduce the possibility of excessive impact upon the environment.
- 940) Capitalize on the comparative advantages offered by the industrial land at the Scappoose Industrial Airpark, proximity to the Portland region, a pro-business community attitude, workforce training opportunities presented by Oregon Manufacturing and Innovation Center and Portland Community College, as well ~~as~~and the availability of serviced employment land to create job opportunities for existing and future Scappoose residents.
- ~~11) — Identify special locations for industrial activities that will assist in energy conservation; specifically, industries should be clustered:~~
 - ~~a) — Close to existing rail lines, Highway 30, and the airport.~~
 - ~~b) — To allow for employees to use carpools and public transportation.~~
- ~~12) — Ensure that mining activities are compatible with surrounding activities including the airport by applying the Public Use Airport Safety and Compatibility Overlay Zone.~~
- 1310) Coordinate plans by the City, County and Port District to provide and pay for public facilities to accommodate expected industrial, commercial, institutional, and residential growth.
- 1411) Encourage design features on Highway 30 that reduce conflicts with traffic flow, as congestion and traffic hazards can only hinder local economic development.

- 1512) Encourage energy saving building practices in future commercial and industrial buildings.
- 1613) Protect industrial, airport-related and commercially designated areas for their intended uses ~~as identified in the Scappoose Economic Opportunities Analysis.~~
- ~~17) Coordinate with the Port of St. Helens and individual property owners to protect land near the Scappoose Industrial Airpark for intended airport related and airport-compatible employment uses as called for in the Scappoose EOA.~~
- 1814) Take actions ~~called for in the EOA~~ to increase local employment and improve the population to employment balance. ~~(Ord 816, 2011)~~
- 15) Support commercial and industrial development through implementation of the Scappoose Urban Renewal Plan (2019) to improve transportation, water, wastewater, and stormwater infrastructure in Scappoose’s town center and at the Scappoose Industrial Airpark.

Commercial Goals and Polices

Preface

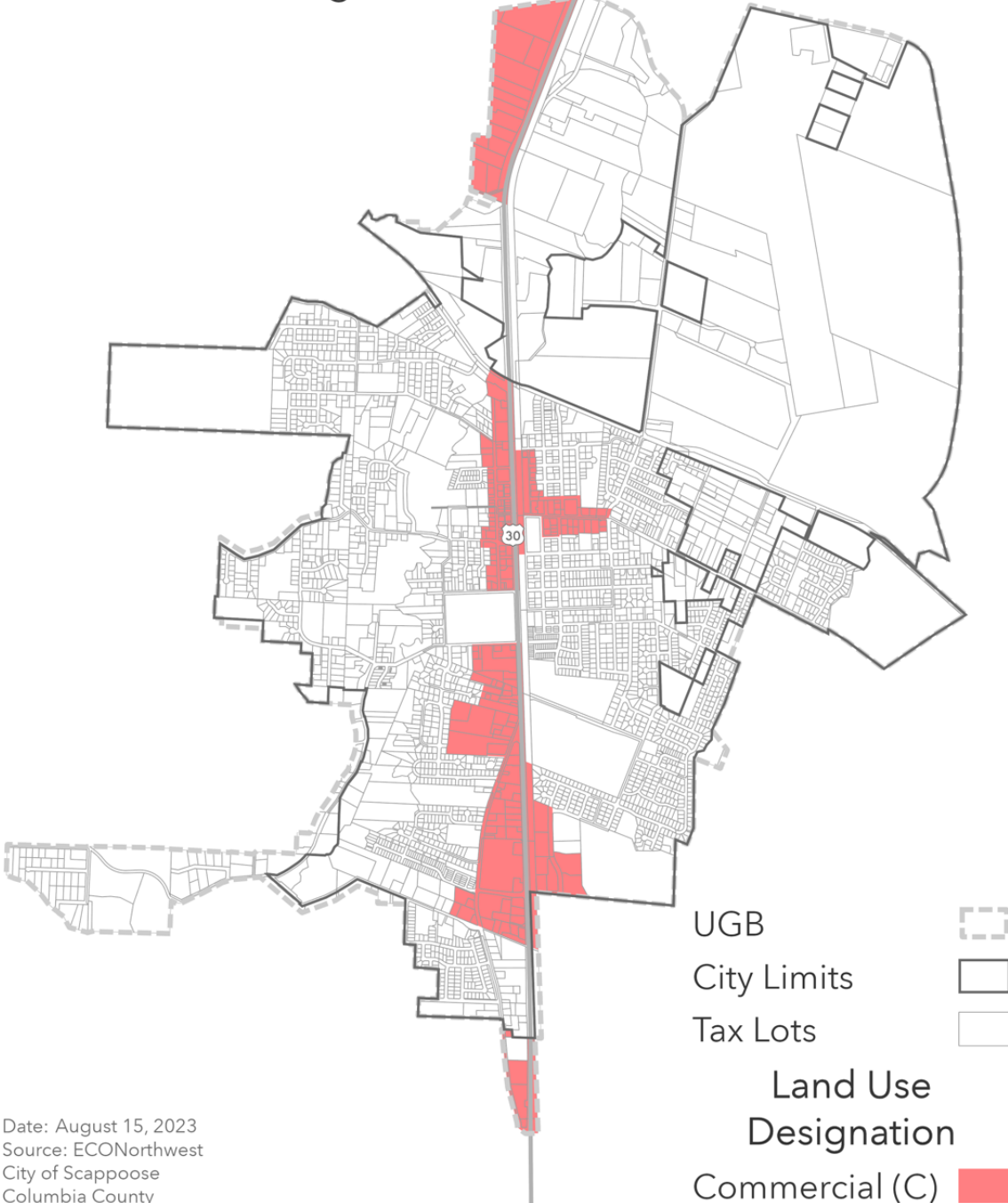
~~Currently some 40 acres are being actively utilized for commerce. It is estimated that the commercial lands will double in size as the City grows. Not only is the City population expected to triple, but an increased population will provide a demand sufficient for more specialized goods and services. Furthermore, increasing gas prices will probably cut down the frequency of Portland shopping. This Plan, then, designates some 85 $\frac{1}{2}$ acres for commerce, an amount that makes up 5% of the urban growth boundary.~~

~~The City realizes the potential for increased traffic hazards on Highway 30.~~





~~Working Scappoose’s General Commercial zone is intended to provide for a central commercial area with the State Highway Division, it will examine the following items of new development proposals opportunities for office, and major goods and services uses. Scappoose’s Expanded Commercial zone provides a combination of light manufacturing, office, retail, sales, and other uses. Both Commercial zones are intended to see if the number of accesses should be limited, if joint parking should be required, have direct access to arterial or if the development requires specific safety measures. collector roads, avoiding routing traffic through residential areas.~~

Scappoose's Commercial Lands.

City of Scappoose Commercial Designation



Date: August 15, 2023
Source: ECONorthwest
City of Scappoose
Columbia County

- UGB 
- City Limits 
- Tax Lots 
- Land Use Designation
- Commercial (C) 

Goals for the Commercial Land Use Designation

It is the goal of the City of Scappoose to:

- 1) ~~Establish~~Maintain commercial areas which provide maximum service to the public and which are safely integrated into the physical pattern of the City.
- 2) Establish conditions which will assure that arterial traffic flows are not disrupted and that access to and from these locations is designed for safety.

~~3) — Prevent highway frontage from becoming a strip of mixed commercial, residential and other unrelated uses.~~

Policies for the Commercial Land Use Designation

- 1) Make sufficient land available for the anticipated expansion of commercial ~~and industrial~~ activities.
- 2) Encourage the preservation, improvement, expansion, and renewal of the City's existing business district and implement the ~~adopted~~ Downtown Overlay in the Scappoose Plan supporting the existing Land Use and Development Code, which encourages the preservation, improvement, and renewal of Scappoose's business district in its role as a center of economic and civic activity for the entire community. (Ord 682, 1999).
- 3) Encourage the filling-in of vacancies in present commercial ~~strips~~ areas, together with design features that would reduce conflict with traffic flow, such as frontage roads and single access joint off-street parking.
- ~~4) — Locate business activities in clusters for the convenience of the public to be served rather than scattered or mixed with non-commercial land uses.~~
- ~~4) — Concentrate commercial uses in the General Commercial and Expanded Commercial zones but allow small-scale commercial uses intermixed with residential development to create complete neighborhoods.~~
- 5) Allow a wide variety of business, office, and service uses, including ~~motels, hotels, and rooming houses; however, care must be taken to ensure that non-retail uses such as apartments do not prevent the establishment of compact, clustered business centers~~ multifamily housing.
- ~~6) — Encourage curbing along Highway 30 and limit the number of curb cuts to minimize traffic hazards as a result of conflicts between through traffic and shopper traffic.~~
- ~~7.6)~~ Improve the general appearance, safety and convenience of commercial areas by encouraging greater attention to the design of buildings, parking and circulation.

8.7) Encourage ~~the design features that would reduce conflict with traffic flow, such as frontage roads and single access joint off street parking.~~

~~9) Encourage the transition of W. 1st into a commercial area for offices and services.~~

10) ~~Not expand the amount of~~ infill of commercially ~~-zoned~~ land ~~until sufficient~~ but and allow for expansion of commercial land to meet the needs identified ~~in-filling has occurred in vacant areas.~~ the Scappoose EOA.

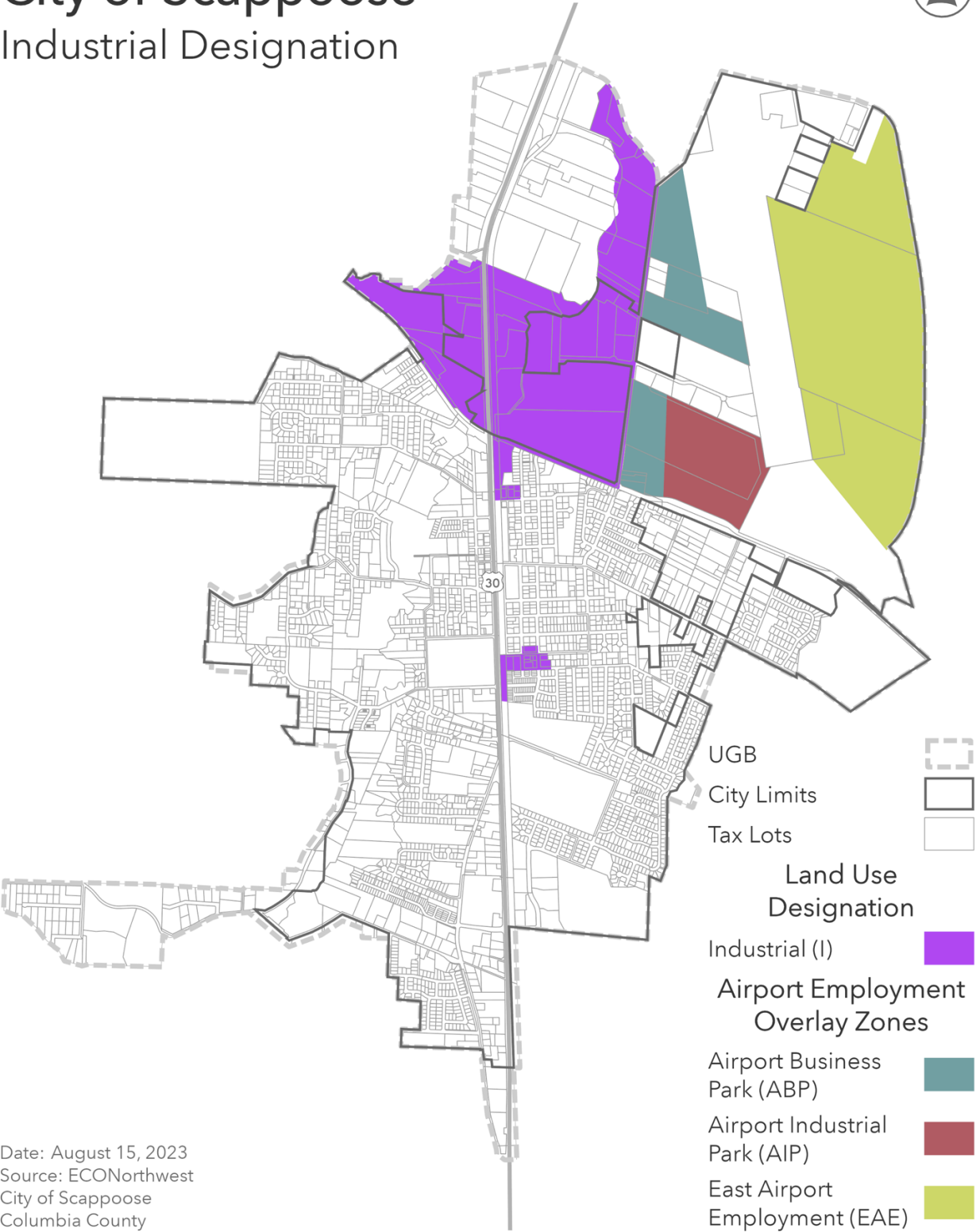
Industrial Land Goals and Policies

Preface

~~The industrial designation covers includes industrial uses such as light manufacturing, with few (if any) nuisance characteristics such as noise, glare, and smoke. The types of uses allowed include manufacturing, processing, assembling, packaging or treatment of products of previously prepared materials. Industrial land should provide a variety of sites with good highway or rail access. all types of industry, light as well as heavy. The zoning regulations of the Development Code will specify whether the land can be used for activities that have off-site impact, or whether it can be used just for light industrial activities with no off-site impact. Additionally, the zoning regulations of the Development Code will have a distinct zone for surface mining: the lands northeast of the Highway 30 and North Vernonia intersection will be so zoned. (Ord 635, 1995)~~

~~Some 275 acres are designated for industrial activity, 95 of which are vacant and buildable. The Economics Preface describes these lands. The 180 acres that are now being used include West Coast Shoe, Scappoose Sand & Gravel, the Crown Zellerbach Pole Yard and other existing majority of Scappoose's vacant industrial properties land is within the Airport Employment Plan Designation, which permits Light Industrial airport compatible uses.~~

City of Scappoose Industrial Designation



Date: August 15, 2023
 Source: ECONorthwest
 City of Scappoose
 Columbia County

Goal for the Industrial Land Use Designation

It is the goal of the City of Scappoose to:

- 1) Provide a place for industrial activities where their requirements can be met, and where their environmental effects will have a minimal impact upon the community.
- 2) Support growth of Oregon Manufacturing and Innovation Center (OMIC), including educational activities and industrial businesses that locate near OMIC.

Policies for the Industrial Land Use Designation

It is the policy of the City of Scappoose to:

- 1) Provide suitable areas for industrial expansion, utilizing for such purposes relatively large, flat areas that are separated by buffers from the City's residential districts.
- 2) Prevent industrial development from disrupting ~~homogeneous~~established residential neighborhoods.
- ~~3~~ 3) Allow housing for people participating in or working at institutions of higher education located in industrial areas, such as the Oregon Manufacturing and Innovation Center or Portland Community College.
- 4) Locate industrial areas so they have a convenient relationship to the community's transportation system, without generating heavy traffic through residential districts; additionally, the clustering of industrial activities will allow carpooling by employees.
- 45) Screen, setback or buffer the boundaries of industry, particularly unsightly areas which can be viewed from arterials or from residential areas.
- 56) Apply this designation where industrial concerns have become established and where vacant industrial sites have been set aside for this purpose.
- 67) Protect the stability and functional aspects of industrial areas by protecting them from incompatible uses.
- 8) Preserve and protect prime industrial lands on sites larger than 10 acres for traded-sector uses, avoiding parcelization where possible.
- 9) Monitor industrial development to ensure that Scappoose continues to have enough industrial land to accommodate expected growth.

Airport Employment (AE) Designation

Preface

The Airport Employment (AE) plan designation encourages airport related and compatible employment near the Scappoose Industrial Airpark. The AE plan designation is implemented by the Public Use Airport zone and three overlay zones that implement specific provisions of the Scappoose Comprehensive Plan ~~and 2011 Economic Opportunities Analysis (EOA)~~. ~~Prior to development within any overlay district, a conceptual master land use, street, taxiway and utility concept plan shall be approved by the City to guide future development within the district. The concept plan shall indicate where and how large parcels will be retained for targeted employment uses over time.~~

The AE plan designation identifies locations for future employment types ~~targeted in the Scappoose EOA~~ that complement or capitalize on airport accessibility or operations. The AE designation protects sites for their intended employment activities while encouraging and supporting the Scappoose Industrial Airpark’s continued operation and vitality.

Airport-related and ~~compatible~~ employment uses are permitted outright by zoning within the AE designation – thus encouraging targeted employment types to locate near the airport where they can be served by planned taxiways where feasible. The AE designation specifically encourages educational facilities, such as Portland Community College, that offer airport-related coursework and training. The AE designation also encourages ~~mixed use~~ mixture of commercial and industrial employment opportunities in a business park setting in specified locations.

Goals for the Airport Employment (AE) Land Use Designation

It is the goal of the City of Scappoose to:

- 1) Support and promote the continued safe operation of the Scappoose Industrial Airpark and the economic vitality of the AE designation by ~~providing suitable sites for targeted employment opportunities identified in~~ implementing the Airport Employment Overlay zones.
- 2) ~~Provide a~~ Maintain the Scappoose Industrial Airpark as the location for airport-related and ~~compatible~~ employment activities ~~in a master planned setting,~~ consistent with ~~good highway, arterial road and airport access – in an area where their environmental effects will have a minimal impact upon the community.~~ the Scappoose Industrial Airpark Master Plan.
- 3) Utilize the AE designation as an attractor for employment opportunities ~~identified in the Scappoose EOA~~ that are dependent upon, compatible with, or benefit from aircraft access, air transportation, and the existing cluster of aviation-related businesses located near the airport.

- 4) Take advantage of the transportation options provided by the Scappoose Industrial Airpark by allowing airport-related and compatible employment uses ~~called for in the Scappoose EOA~~, including industrial, office and service commercial, ~~along with~~ supportive lodging and restaurant employment.

Policies for the Airport Employment (AE) Land Use Designation

It is the policy of the City of Scappoose to:

- 1) Locate light industrial, office and service commercial, and airport-related employment areas that have a convenient relationship to the community's vehicular and aircraft transportation systems.
- 2) Screen or set back the boundaries of airport related development areas from abutting existing residential uses.
- ~~3) Apply the AE designation to areas east, south, and west of the airport runway.~~
- ~~4)3) Protect the stability and functional aspects of airport-related uses by prohibiting incompatible uses that create safety hazards or otherwise interfere with customary and usual aviation-related activities as defined by the Development Code.~~
- ~~5)4) Encourage airport- and manufacturing-related educational opportunities.~~
- ~~6)5) Work with the Port of St. Helens Columbia County and private property owners to maintain the continuing viability of the Scappoose Industrial Airpark and the AE.~~
- ~~7)6) Encourage mixed office and service commercial uses, and supporting lodging and restaurant opportunities in a master planned setting in designated Business Park areas.~~
- ~~8)7) Protect large industrial sites, such as sites larger than 10 acres in size, for their intended use ~~as called for in the Scappoose EOA~~.~~
- ~~9)8) Provide taxiway access to employment sites wherever feasible – especially in designated Industrial Airpark areas.~~

~~Implementation of the Airport Employment (AE) Plan Designation~~

- ~~1) The AE plan designation within the UGB is implemented by the Public Use Airport (PUA) zone, in conjunction with three overlay zones codified in the Development Code. The PUA zone restricts employment uses to ensure~~

operational compatibility with the airport. The PUA zone allows airport related and industrial uses outright and supporting commercial uses through the conditional use process.

- 2) ~~Uses and activities allowed within the AE designation must comply with the Public Use Airport Safety and Compatibility Overlay (Chapter 17.88 of the Scappoose Development Code).~~
- 3) ~~Outside City Limits, County rural residential and farm zones will apply on an interim basis to retain land in large parcels until the land is (a) annexed and (b) rezoned in accordance with these policies.~~
- 4) ~~More specific zones are needed to implement the policy direction resulting from the Scappoose EOA. Rezoning to more intensive employment uses must be preceded by a transportation impact analysis, coordinated and approved by the Oregon Department of Transportation (ODOT), to demonstrate compliance with the Transportation Planning Rule.~~
- 5) ~~The East Airport Employment (EAE) overlay zone will be applied to large parcels east of the airport runway to ensure airport operational compatibility and to retain large industrial and institutional sites identified in the Scappoose EOA. Master planning requirements ensure that that land is developed efficiently and that the provision of transportation and utility facilities occurs consistent with adopted plans.~~
- 6) ~~The Airport Business Park (ABP) overlay zone will be applied to selected parcels west of the runway and served by West Lane Road. The Business Park overlay zone allows a mix of targeted light industrial, commercial service and office, and supporting lodging and restaurant uses targeted in the Scappoose EOA. Master planning requirements ensure that that land is developed efficiently and that the provision of transportation and utility facilities occurs consistent with adopted plans.~~
- 7) ~~The Airport Industrial Park (AIP) overlay zone allows industrial uses targeted in the Scappoose EOA. However, taxiway access to individual parcels is required for development in this zone to occur.~~
- 8) ~~The Airport Employment Potential Future Zoning Map in the Development Code shows the general location of each of these specific zones or overlay zones. However, minor changes in the proposed conceptual boundaries of these overlay zones may occur at the time of rezoning, provided that the minimum number of suitable acres identified in the EOA is retained for each general employment category.~~

~~Airport Land Use Goals and Policies~~

~~Preface~~

~~The Airport designation covers airport related development. The Land Use and Development Code will specify whether the land can be used for airport related light industrial activities or airport residential development.~~

~~The Airport designation will aid in the economic development of the Scappoose Industrial Airpark by identifying locations for future airport related development that can support and take advantage of airport operations. This designation broadens the range of economic development opportunities allowed near the Airpark while encouraging and supporting the Airpark's continued operation and vitality.~~

~~Airport related light industrial uses are permitted outright within the Airport designation thus encouraging airport related industry to locate near the airport. In addition to allowing airport related light industrial uses, this designation will allow airport residential development as a conditional use in the Airport Related Zone, as specified in the Development Code. Airport residential development provides economic development opportunities by attracting airport related business owners and by increasing the size of the local fleet, which in turn increases opportunities for aircraft maintenance and repair businesses. Airport residential development would also provide a steady base of financial support for the airport through access fees. Residential development at the Scappoose Industrial Airpark would require exploration of siting options and would occur only on private land in the vicinity of the Airpark, thus requiring cooperation between the private sector and the airport sponsor.~~

~~Significant Findings of the Plan with Regards to the Airport Land Use Designation~~

- ~~1)——The Scappoose Industrial Airpark is located within the city limits of Scappoose along Honeyman Road, northeast of downtown Scappoose. Access to the airport is provided by Crown Zellerbach Road and West Lane Road.~~
- ~~2)——The airport is owned, operated, and maintained by the Port of St. Helens, the airport sponsor.~~
- ~~3)——Per the State Aviation System Plan, the Scappoose Industrial Airpark is a Category 2 airport and is the second busiest airport without an air traffic control tower in the State of Oregon. A Category 2 airport is defined as a business or high activity general aviation airport with over 30,000 operations per year and at least 500 turbine aircraft operations. In 2007, the Scappoose Industrial Airpark had over 80,000 operations.~~
- ~~4)——The airport is one of three airports with a runway over 5,000 feet in length within a 30 nautical mile radius of the Portland International Airport. The airport has one runway, 5,100 feet by 100 feet, and one main parallel taxiway on each side of the runway.~~

- ~~5) The airport is considered a major airport in the Portland metropolitan area.~~
- ~~6) The primary fixed base operator (FBO) at the airport is Transwestern Aviation. Other airport businesses include Sherpa Aircraft Manufacturing, Sport Copter, Inc., Oregon Aero, Composites Universal Group, Evergreen Aviation Services and Restorations, Overall Aviation Services and the Northwest Antique Airplane Club.~~
- ~~7) Utilities serving the airport include Columbia River PUD (electricity), City of Scappoose (water, west side of the airport), and Century Tel (telephone). With the exception of new construction on the west side of the airport, which is served by public sewer, buildings have on-site septic systems.~~
- ~~8) The Scappoose Rural Fire Protection District provides rescue and fire fighting services for the airport.~~
- ~~9) The Scappoose Industrial Airpark is a valuable resource and provides economic benefits to the City. The City supports the continued operation and vitality of the airport.~~
- ~~10) This chapter addresses only the Scappoose Industrial Airpark and land adjacent to the airport.~~

~~Goals for the Airport (A) Land Use Designation~~

~~It is the goal of the City of Scappoose to:~~

- ~~1) Support and promote the continued safe operation and economic vitality of the Scappoose Industrial Airpark.~~
- ~~2) Provide a location for airport-related light industrial activities in an industrial business park setting where there is good highway and airport access and where their environmental effects will have a minimal impact upon the community.~~
- ~~3) Utilize the Scappoose Industrial Airpark as an attractor for aviation-related industries that are dependent upon or compatible with and benefit from aircraft and air transportation and interact strongly with the cluster of aviation-related businesses also located near the airport.~~
- ~~4) Take advantage of the transportation options provided by the Scappoose Industrial Airpark by allowing airport-related land uses, including industrial, commercial, and residential.~~

~~Policies for the Airport (A) Land Use Designation~~

~~It is the policy of the City of Scappoose to:~~

- ~~1) Locate light industrial and airport related development areas so they have a convenient relationship to the community's transportation system; this includes vehicular and aircraft transportation systems.~~

- 2) ~~Screen or set back the boundaries of airport related development areas from abutting existing residential uses outside the Airport land use designation; within the Airport land use designation, screen or set back airport residential uses from airport related light industrial uses.~~
- 3) ~~Apply this designation to areas near the airport.~~
- 4) ~~Protect the stability and functional aspects of airport related uses by prohibiting incompatible uses that create safety hazards or otherwise interfere with customary and usual aviation related activities (as defined by the Development Code).~~
- 5) ~~Restrict airport residential development to subdivisions or partitions in accordance with the Airport Related Zone in the Development Code.~~

~~Work with the Port of St. Helens to maintain the continuing viability of the Scappoose Industrial Airpark. (Ord.799, 2008)~~