



Tuesday, September 12, 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, Pat Turpen, Kim Holmes, Jeff Weis, Paul Fidrych, Jeannet Santiago, and Brian Rosenthal.

Agency Partners Present:

Casey Garrett, Laura Kelly, Debbie Jacob, Chase Christensen, 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

Quorum was confirmed by N.J. Johnson.

1.2. Agenda: September 12, 2023

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

1.3. Minutes: August 1, 2023

With a motion duly set by Pat Turpen and seconded by Brian Rosenthal, the August 1, 2023 minutes were approved unanimously.

1.4. Public comment

None



2. New Business

6:10 pm

2.1. Review of Project to date

Laurie Oliver Joseph, City of Scappoose

Laurie Oliver Joseph provided brief overview of the project and where we are tonight.

2.2. Discuss Development Code Changes

Heather Austin, 3J Consulting

17.62 General Commercial

Heather Austin explained the changes based on the red-lines of code.

Brian Rosenthal commented about concerns about odor from breweries (etc.), requesting language to be added about odor control to avoid disrupting other commercial businesses. Laurie Oliver Joseph mentioned that there is code about environmental code, as it relates to odor. Requested to refer to 17.90.060 (Odors) in this section.

Paul Fidych commented that 5,000 sq ft is too small and prefers a larger space (like 10,000 sq ft) to give enough space. Brian Rosenthal commented that a brewery in commercial that is large can produce offensive odors. He is comfortable with a 6,000 sq ft space.

Jeannet Santiago asked if we had done research about what a typical brewery size is. Laurie Oliver Joseph commented that we could do research about typical sizes. Paul Fidych said that, in his experience, 5,000 sq feet would be very limiting.

Heather Austin brought up that breweries need space for storage and sometimes some bottling, suggesting that 10,000 sq ft would be appropriate.

Brian Rosenthal said he was okay with 10,000 sq ft, with a reference back to the 17.90.060 (Odors) section of the code.



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Kim Holmes asked if this applies to the whole city and how we are differentiating between larger breweries in industrial with breweries in commercial. She questioned if a brewery is achievable in commercial areas without strong odors. She shares Brian's concerns about odors.

Laurie Oliver Joseph said that a few years ago, City Council had wanted to add breweries and micro-distillery as an allowed use in commercial. There was not time to make this zoning code change at the time.

Kim Holmes asked if there could be too large (or small) a percentage of space for retail uses. There was discussion of the potential minimum percentage of the space for retail. No less than 10% of the building square footage would be required to be used for retail space.

Paul Fidych questioned whether the retail square footage requirement should be included. Many other uses do not have this level of detail in commercial, like storage.

The suggestion was to leave the code at "must include a retail component." Or similar language.

Mixed Use Buildings in Commercial

Brian Rosenthal asked about 17.62.050 regarding maximum height for mixed use buildings and whether we would be re-visiting height limits for land newly brought into the UGB for commercial. He made the comment that 60 feet is high for mixed use (commercial on the bottom floor, with commercial above). A new commercial zone, with lower height limit for mixed use (or multifamily) buildings, could be applied to land brought into the UGB and land under re-zoning consideration.

Laurie Oliver Joseph said there may be a need for a new commercial zone and that should be discussed more in the future.

Kim Holmes is concerned about new commercial land added to the UGB is likely to be at the gateways of the community and whether that land would be used more for housing, with buildings as tall as 60 feet.



Paul Fidrych agrees with Brian Rosenthal about height of mixed-use buildings. And that land newly brought into the UGB should be in a different type of commercial zone that allows lower height mixed use buildings.

Beth Goodman suggested we bring the topic of potentially creating a different commercial zone at a later part of the project. The idea that seemed to have some support was a new commercial zone, with lower height limit for mixed use (or multifamily) buildings, which could be applied to land brought into the UGB and land under re-zoning consideration.

Outdoor storage at apartments

Paul Fidrych asked about the small apartments and the use of patio or decks for storage, whether there were any regulations around that. Laurie Oliver Joseph said there are not requirements and questioned whether the City would want to be involved in requirements for usage of patio or decks for storage. Heather Austin said that some cities require a small storage area, which can increase the costs of development/rent.

Brian Rosenthal said that he would not be in favor of creating a code compliance issue, as the City doesn't have staff capacity for the enforcement.

Chair Kessi expressed the opinion that, even with storage requirements, people would still use the deck/patio for storage.

17.68 Expanded General Commercial

Heather Austin explained the changes based on the red-lines of code.

The same changes are proposed in Expanded Commercial as in Commercial.

17.100 Landscaping, Screening, and Fencing

Heather Austin explained the changes based on the red-lines of code.

Heather Austin said the screening uses focus on types of uses, which results in buffering and screening that may not be needed. The suggested change is to require buffering and



screening between different zoning uses. Laurie Oliver Joseph gave an example of where these requirements can create some challenges.

Around changes to parking, Heather Austin explained that the parking screening would be moved to the parking standards of the code.

Fencing around ponds and pools would be simplified and made consistent with the applicable standards from the State regulations. For fishponds, the standards are streamlined. Kim Holmes asked if there should be a minimum fence height. There is not currently a minimum fence height for fence ponds. Several people said that wire screening is a practical type of safety requirement. Both fences and wire screening are options in the current code. Laurie Oliver Joseph said that the City could require fencing around a yard with a fish pond.

Chair Kessi suggested a minimum fence height of 24 inches around the fishpond as a requirement. There seemed to be agreement.

Parking lot landscaping

Heather Austin described the standards that other cities have for landscaping within parking lots, describing the benefits and costs. She asked if the City should require parking lot landscaping.

Brian Rosenthal said he is concerned about reducing parking within the parking lot. He's concerned about requiring it on the rear of buildings because irrigation can damage buildings. He's concerned about requiring it for raising costs, in part because the trees would require irrigation.

Laurie Oliver Joseph said the idea adding trees would cool the parking area some. Existing requirements are for landscaping along parking perimeter. There is not a requirement interior to the parking lot. In the Downtown Overlay requires 10% of the parking area include landscaping (in whatever location and configuration).



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Brian Rosenthal suggests that this type of requirement might be more appropriate for large parking lots, such as parking lots with 100 stalls of parking. This way it would not be a requirement for small lots.

Laurie Oliver Joseph suggests increasing the existing 4-foot perimeter landscaping requirement to 5 feet to better accommodate trees and setting interior requirements for landscaping for larger parking lots.

Chair Kessi thinks that the current standards should be left as they are, especially for the smaller spaces. He says that perhaps larger parking lots should have greater landscaping requirements.

Kim Holmes suggested that large parking lots should be required to have interior landscaping and trees. Heather Austin asked for local examples of where this might be applicable, like Fred Meyer or Fultano's Pizza.

Brian Rosenthal suggested that 100 or 120 space parking lots might be a good threshold for requiring interior landscaping and trees. Kim Holmes agreed that this may be a good starting point. Bi-Mart's parking lot is the development size that Laurie Oliver Joseph is thinking of and will check the size of that parking lot.

Heather Austin suggested a minimum percentage canopy cover.

Jeannet Santiago suggested that require a fence, hedge, or berm for parking that is adjacent to the Highway, to block headlights in parking areas from the street traffic. There seemed to be agreement about this.

Laurie Oliver Joseph suggested requiring 10% of parking lot area to be landscaped, like in the Downtown Overlay. Brian Rosenthal and Chair Kessi agreed that a percentage of land for landscaping requirement for parking.

For requiring trees, Brian Rosenthal suggests a tree count, rather than a canopy percentage. Heather Austin suggested a standard for the landscape area (10% of the parking area) like 1 tree per 150 square feet of landscaping, with a minimum of 1 tree.



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Casey Garrett asked if this counted for industrial and made the comment that this sort of parking requirement could cause some problems for industrial operations. Brian Rosenthal suggested requiring the 10% of parking lot for landscaping but perhaps exclude industrial development from the large industrial parking lots. Heather Austin commented that most cities do not exempt industrial developments from parking lot landscaping requirements. We agreed to discuss this more.

17.104 Street Trees

Heather Austin explained the changes based on the red-lines of code.

2.3. Discuss Comprehensive Plan Changes Beth Goodman, ECONorthwest

Beth began by giving an overview of Comprehensive Plan writing and the broad ideas and concepts within. Beth described an ideal Comprehensive Plan that provides goals and policies and references the fact-based materials such as utility and transportation plans to make updates easier.

General Goals of the City of Scappoose for Land Uses (P. 2-3)

- Jeff Weiss asked if # 3 is completely new?
 - Beth Goodman confirmed that it is new and Laurie Oliver Joseph mentioned that it is from the 50-Year Plan Vision Statement.
- Mayor Backus asked to add “social media” to #18 regarding outreach.
 - Beth Goodman said we could add this.
- Kim Holmes asked why # 16 is struck out?
 - Laurie Oliver Joseph responded that this seems to be an old goal that is no longer applicable.
 - Beth Goodman asked if there is a policy associated with this goal?
 - Kim Holmes asked if these goals should be considered as overarching statements rather than specific policies?
 - Laurie Oliver Joseph confirmed this to be true.
 - Kim Holmes responded that she would like to see the inclusion of natural resources in #16, so just strike “man made” from #16.



- Brian Rosenthal mentioned water as a specific natural resource.
- Kim Holmes responded that this is exactly what she meant.
- Jeff Weiss mentioned industrial development as needing water.
- Beth Goodman responded that water could be specifically mentioned.

Housing Goals (P. 4)

- Beth Goodman mentioned that more housing types are added such as middle housing.
- Kim Holmes asked how we determine what type of housing in which densities, and specifically how we provide for affordable housing.
 - Beth Goodman responded that the City will rely on the HCA. Laurie Oliver Joseph clarified that we use this policy to allow for multiple housing types.
- Jeff Weiss asked about #1 and why these specific groups are broken out.
 - Beth Goodman responded that these items are specifically identified in housing legislation as they relate to residency in Scappoose.
 - Jeannet Santiago asked if we should define “older persons”.
 - Beth Goodman suggested adding “seniors”.
 - Brian Rosenthal asked about “55+”.
 - Beth Goodman responded that it doesn’t need to be that specific.

Housing Policies (P. 4-6)

- Kim Holmes asked if we should include persons of varying abilities to #3 rather than “special needs”. Beth Goodman confirmed.
- Jeannet Santiago asked if we need to call out an ordinance for #13.
 - Beth Goodman and Laurie Oliver Joseph clarified that we don’t need an ordinance number but that adding the word “Federal” would help clarify.

Policies for the General Residential Land Use Designation (P. 8)

- Brian Rosenthal asked why strike “undesirable influences” from #1?
 - Beth Goodman responded that this is antiquated language that is no longer needed.



Goal for the Suburban Residential Land Use Designation (P. 11)

- Patricia Turpen asked why #1 does not include “transportation facilities”?
 - Beth Goodman responded that it should.
 - Jeff Weiss said this #1 should be rewritten.
 - Beth Goodman and Laurie Oliver Joseph agreed.
- Kim Holmes asked if we should include sidewalks?
 - Laurie Oliver Joseph mentioned that this is covered by the Transportation System Plan and that there may be a policy elsewhere in the Comprehensive Plan regarding developer provision of sidewalks.

Goal for Economics (P. 15)

- Kim Holmes is glad to see old #2 struck but would like something added regarding coordination with the County in Economic Development.
 - Laurie Oliver Joseph pointed out that Policy #6 does include partnerships with other agencies.
 - Beth Goodman asked if we should add a coordination goal that is broad for other agencies, broader than County.
 - Jeff Weiss said this would be a good idea.
- Kim Holmes asked if new #2 should include the City’s branding program to be included in the economic goals.
 - Laurie Oliver Joseph commented that she isn’t sure we are at that point yet.
 - Beth Goodman stated that this goal is meant to allow freedom in economic development but does not preclude the city from including a branding strategy.
- Jeannet Santiago asked Mayor Backus if new #4 is strong enough to encourage partnerships and take advantage of opportunities.
 - Mayor Backus responded that this goal reflects Council goals.
 - Jeannet Santiago responded that this should be a bit broader including building stronger partnerships with OMIC and PCC to support one another.



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- Mayor Backus mentioned adding additional entities to include partnerships with.
- Jeff Weiss suggested making this broad and being more specific in the policies.
- Jeannet Santiago stated that she just wanted to make sure it's not limited.
- Beth Goodman responded that she will work on #4 to bring back to the group.

2.4. Next Steps

Beth Goodman, ECONorthwest

3. Announcements

7:59 pm

3.1. Next meetings

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

4. Adjourn

8:00 pm