



SCAPPOOSE
Oregon

MONDAY, MARCH 20, 2023

CITY COUNCIL

WORK SESSION WITH PLANNING COMMISSION ~ 50-YEAR PLAN, 6:00PM

33568 EAST COLUMBIA AVENUE

SCAPPOOSE, OREGON 97056

Mayor Backus called the work session to order at 6:00 p.m.

Present: Mayor Joe Backus; Council President Megan Greisen; Councilor Pete McHugh; Councilor Tyler Miller; Councilor Jeannet Santiago; Councilor Kim Holmes; Councilor Andrew Lafrenz; Planning Commissioner Bill Blank; Planning Commissioner Rita Bernhard; Planning Commissioner Monica Ahlers; Planning Commissioner Ty Bailey; City Manager Alexandra Rains; Legal Counsel Peter Watts; Community Development Director Laurie Oliver Joseph; City Recorder Susan M. Reeves; Assistant to City Manager Isaac Butman; Assistant to Public Works Director Huell Whitehaus; Associate Planner NJ Johnson; Legal Counsel Peter Watts; and Consultant Beth Goodman with ECONorthwest.

Remote: Planning Commissioner Maris Jacobs; Planning Commissioner Chair Scott Jensen; Planning Commission Harlow Vernwald; and Arnold.

Consultant Beth Goodman went over the presentation.

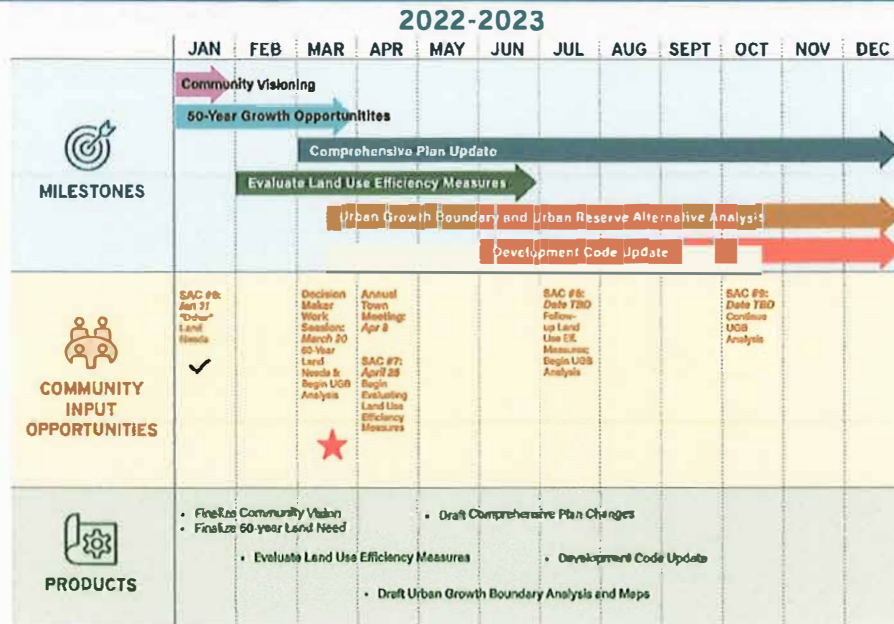


SCAPPOOSE
50 YEAR PLAN

**“Other” Land Needs and Project Update
City Council and Planning Commission Work Session
March 20, 2023**

ECONorthwest
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Short-Term Schedule (2023)



Progress: 2022 to Now

Technical Analysis

- 50-Year Plan Vision - drafted and revised
- Housing Needs Analysis - completed
- Economic Opportunities Analysis - completed
- "Other Land Needs" - drafted
- Land Use Efficiency Measures - starting soon
- UGB Alternatives Analysis - starting soon

Public Engagement

- Community Conversations - completed
- Community Events - ongoing
 - Annual Town Meetings
 - Farmers Market and Adventure Fest
- Online Engagement & Surveys - ongoing
 - 2 completed
 - 457 total responses
- Stakeholder Advisory Committee Meetings - 10 completed and more to come



Land Needs: Public and Semi-Public

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What Are Other Land Uses?

Public and Semi-Public Land Needs

- Municipal
 - City of Scappoose
 - Columbia County
 - Port of Columbia County
 - Scappoose School District 1J
- Parks, Natural Areas, and Trails
- Churches, Nonprofits, etc.



Image source: City of Scappoose Parks and Recreation page

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Discussions with stakeholders at public agencies, indicate that:

- Columbia County, the Port of Columbia County, and the Scappoose School District 1J **will not require** new land over the next 20 years
- The City of Scappoose **will need 31 acres** of land over the next 50 years

City Land Demand, Scappoose UGB, 2023-2043 and 2043-2073

Existing City Land in 2022			Land Needed 2023-2043	Land Needed 2043-2073
Acres	Current acres per 1,000 people	Expected acres per 1,000 people		
84	9.5	4.8	11.7	19.3

Source: ECONorthwest

Expected acres per 1,000 people is half the current ratio because the City will not need to build large additional infrastructure to accommodate expected growth.

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Land Needed for Parks, Natural Areas, and Trails

Park Level of Service (LOS) Standards and Needs in Scappoose

Park Type *	Adopted LOS Guideline (acres per 1,000) **	Existing Park Acres	Existing LOS (acres per 1,000)	Desired LOS (acres per 1,000) ***	Current Need (acres) in 2023	Net Future Need (acres) in 2043	Recommended Acquisition or Site Development Site (acres)
					8.87%	11,329	
Community Parks	2.0	16.6	1.9	2.3	3.8	9.5	Develop Grubhorn property (5.5 acres)
Neighborhood Parks ^a	1.3	7.7	0.9	1.8	8.1	12.5	Explore options to acquire 6 new Neighborhood Parks at 2.5 acres each to support park access (12.5 acres). Some of this size may not be feasible in built-out areas
Linear Parks / Trails	-	3.4	0.4	1.2	6.9	9.8	Add Scappoose Creek Trail (3 miles, 9.74 acres)
Special Use Sites ^a	2.1	16.0	1.8	2.7	7.6	14.1	Develop Commerce Drive property (14.1 acres)***
Developed Parks Subtotal	5.4	43.7	4.9	7.9	26.4	45.8	
Undeveloped Parks (Commerce and Grubhorn)****		23.6	2.7	0.0	-23.6	-23.6	Develop the Commerce and Grubhorn properties consistent with the classifications noted above
Undeveloped Parks (Vista)****		71.0	8.0	6.2	55.0	70.2	Continue to discuss timing and opportunities to develop the Vista Property
City Parks Total		139.3	15.6	14.1	58.1	92.7	

Source: Parks, Trails, and Open Space Update, Draft Needs Assessment (2023)

Scappoose will need about 46 acres for parks over the next 20 years. The City can meet 23.6 acres of this need with existing undeveloped parkland

The City will **need to acquire an additional 22.2 acres** for the 2023-2043 period.

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Semi-Public Land Needs

Assuming that Scappoose will continue to need 3.3 acres of land per 1,000 people for semi-public uses in the future, **Scappoose will need an additional 22 acres between 2023 and 2073** for semi-public land uses

City Land Demand, Scappoose UGB, 2023-2043 and 2043-2073

Category	Existing Semi-Public Land in 2022		Land Needed 2023-2043	Land Needed 2043-2073
	Acres	Acres per 1,000 people		
Church	21	2.4	5.9	9.7
Other	8	0.9	2.3	3.8
Total Semi-Public	29	3.3	8.2	13.5

Source: ECONorthwest

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Land Needs: Housing and Employment for
2043-2073

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50-Year Land Need for Employment

Employment Growth in Scappoose UGB, 2023–2043 and 2043–2073

Year	Total Employment
2023	3,657
2043	5,783
2073	7,848
Change 2023 to 2043	
Employees	2,126
Percent	58%
AAGR	2.32%
Change 2043 to 2073	
Employees	2,065
Percent	36%
AAGR	1.02%

Source: ECONorthwest

Scappoose will add 2,065 employees between 2043 and 2073

This slower rate of growth reflects the uncertainty about how much employment growth Scappoose will have in the later part of the 50-year period

Download the revised EOA with the 50-year forecast included from this link:

https://www.ci.scappoose.or.us/sites/default/files/fileattachments/50-year_vision/page/20692/city_of_scappoose_eoa_draft_1.19.23.pdf

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50-Year Land Need for Employment

Using the same assumptions about employment mix and employees per acre from the EOA, Scappoose will need an additional **83 acres** to accommodate commercial employment by 2073.

Comparison of the Capacity with Employment Land Demand by Land Use Type, Scappoose UGB, 2043–2073

General Plan Designation	Land Supply in 2043 (Suitable Gross Acres)	Land Demand (Gross Acres)	Land Sufficiency (Surplus/Deficit, Gross Acres)
Industrial	301	93	208
Commercial	(21)	62	(83)

Source: ECONorthwest

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50-Year Land Need for Housing

Forecast of Demand for New Dwelling Units, Scappoose UGB 2043 to 2073

Variable	New Dwelling Units (2043-2073)
Change in persons	4,045
<i>minus</i> Change in persons in group quarters	21
<i>equals</i> Persons in households	4,024
Average household size	2.44
New occupied DU	1,649
<i>times</i> Vacancy rate	5.0%
<i>equals</i> Vacant dwelling units	82
Total new dwelling units	1,732
Annual average of new dwelling units	58

Source: Scappoose 2023-2043 HCA and ECONorthwest calculations

Scappoose is expected to need 1,732 additional dwelling units between 2043 and 2073 or about 58 new units per year.

These assumptions are consistent with those in the HNA.

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50-Year Land Need for Housing

Using the same assumptions for housing mix and target densities from the HCA, Scappoose will need **216 acres** to accommodate housing development by 2073

Comparison of Future Forecasted Land Need (2073) with Available Capacity in Acres, Scappoose UGB

Designation	Units Needed	Future Density (units/acre)	Land Needed (acres)	Land Surplus or Deficit	Land Sufficiency 2043-2073
Low Density	999	6	168	38	(130)
Med Density	382	10	38	(17)	(55)
High Density	351	15	24	(7)	(31)
Total	1732		230		(216)

Source: Scappoose 2023-2043 HCA and ECONorthwest calculations

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Summary of Land Needs: 2023-2073

Category	Land Deficit 2023-2043 (acres)	Land Deficit 2043-2073 (acres)	Total Land Deficit 2023-2073 (acres)
Employment			
Commercial	(21)	(62)	(83)
Semi-Public	(4)	(7)	(11)
Housing			
Low-Density Housing		(130)	(130)
Semi-Public	(3)	(5)	(8)
Med-Density Housing	(17)	(38)	(55)
High-Density Housing	(7)	(24)	(31)
Public			
Municipal	(12)	(19)	(31)
Parks	(22)	NA	(22)
Semi-Public	(1)	(2)	(2)
Total	(87)	(287)	(374)

Source: ECONorthwest

Land Deficit Summary 2023-2043

- Employment: 25 acres
- Housing: 27 acres
- Public: 35 acres

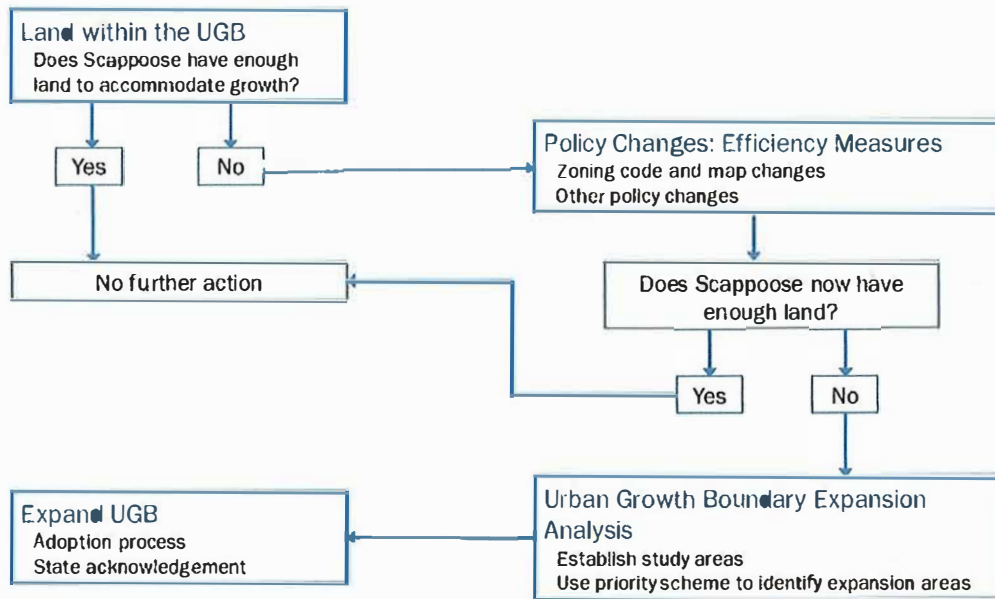
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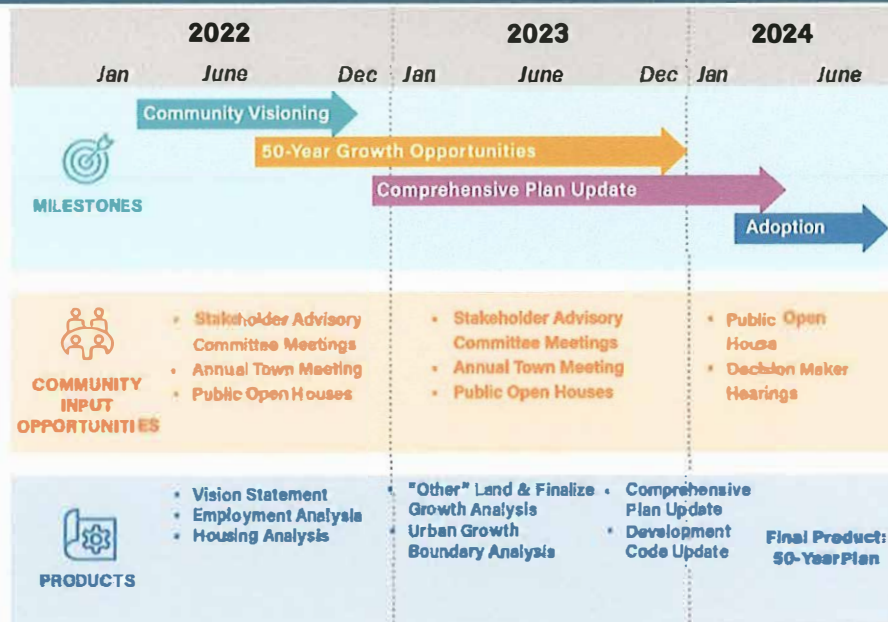
Next Steps

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Determining whether Scappoose Needs a UGB Expansion



Next Steps



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Los Angeles



Portland



Seattle



Boise

Council thanked Beth.

Adjournment

Mayor Backus adjourned the work session at 6:53pm.

Mayor Joseph A. Backus

Attest:

City Recorder Susan M. Reeves, MMC