



# SCAPPOOSE *Oregon*

**MONDAY, NOVEMBER 20, 2023  
CITY COUNCIL MEETING  
REGULAR MEETING 7:00 PM  
COUNCIL CHAMBERS  
33568 EAST COLUMBIA AVENUE  
SCAPPOOSE, OREGON 97056**

Disclaimer: These minutes are intended to summarize the conversations that took place in this meeting rather than provide a full transcript. Anyone wishing to view the full conversation can find a recording of this meeting on YouTube at:  
[www.youtube.com/watch?v=5-worylJzIU&t=49s](http://www.youtube.com/watch?v=5-worylJzIU&t=49s)

### **Call to Order**

Mayor Backus called the November 20, 2023 City Council meeting to order at 7:00 pm.

### **Pledge of Allegiance**

### **Roll Call**

Joseph A. Backus	Mayor	Alexandra Rains	City Manager
Tyler Miller	Councilor	Steven Lougal	Police Chief (arrived at 7:35pm)
Kim Holmes	Councilor	Isaac Butman	Assistant to City Manager
Andrew Lafrenz	Councilor	Susan M. Reeves	City Recorder

**Remote:** Council President Megan Greisen; Councilor Jeannet Santiago; Legal Counsel Ashleigh Dougill (left at 7:10pm); D Jones; May Millager; and Elizabeth Millager.

**Excused:** Councilor Marisa Jacobs

### **Approval of the Agenda**

Councilor Holmes moved, and Councilor Lafrenz seconded the motion to approve the agenda. Motion passed (6-0). Mayor Backus, aye; Council President Greisen, aye; Councilor Miller, aye; Councilor Santiago, aye; Councilor Holmes, aye; and Councilor Lafrenz, aye.

### **Public Comment**

There were no public comments.

**Consent Agenda – November 6, 2023 City Council work session minutes; November 6, 2023 City Council meeting minutes; Appointment of Marty Marquis as a Full Member of the Planning Commission; and Basalt Well Contract Approval (Contract #2023-29)**

Council President Greisen moved, and Councilor Miller seconded the motion to approve the Consent Agenda – November 6, 2023 City Council work session minutes; November 6, 2023 City Council meeting minutes; Appointment of Marty Marquis as a Full Member of the Planning Commission; and Basalt Well Contract Approval (Contract #2023-29). Motion passed (6-0). Mayor Backus, aye; Council President Greisen, aye; Councilor Miller, aye; Councilor Santiago, aye; Councilor Holmes, aye; and Councilor Lafrenz, aye.

**New Business**

**Resolution No. 23-18: A Resolution Adopting a Specific Policy for System Development Charge Calculations in Connection with Commercial to Residential Conversions, as Required By House Bill 2984**

Legal Counsel Ashleigh Dougill went over the staff report. During the 2023 regular session, House Bill 2984 was enrolled, which amended ORS 197.308 related to housing. This Bill requires local governments with populations larger than 10,000 to allow the conversion of a building from commercial to residential use without requiring a zone change or conditional use permit, provided the land is within the UGB, is not zoned for Industrial use, and subject to certain requirements for SDC's (System Development Charges) and parking. In the event of this type of conversion, local governments may only require payment of SDC's if the charge is based on a specific commercial to residential conversion policy adopted by a local government before December 31, 2023; or is for water or wastewater and offset by any SDC's paid when the building was originally constructed. Analysis: While the City is not yet at a population of 10,000, in order for the City to reserve its right to assess SDC's for a commercial to residential conversion once this population threshold is met, the City must adopt a specific policy related to this type of conversion by resolution on or before December 31, 2023. The City's legal counsel reviewed the current SDC policies contained in SMC (Scappoose Municipal Code) Chapter 13.24 and found that they sufficiently meet the City's immediate needs to address all SDC methodology, rates, and other applicable terms and conditions needed to calculate SDC charges in connection with commercial to residential conversions pursuant to HB 2984. City's legal counsel will complete a more in-depth review of SMC Chapter 13.24 once this policy is adopted, in order to ensure that all references that are applicable to this particular conversion scenario are accounted for. All that is currently needed is to adopt a resolution that specifies that SMC 13.24 applies specifically to commercial to residential conversions pursuant to HB 2984. Resolution 23-18 is attached for Council's consideration, which contains the necessary language to reserve the City's right to assess SDC's for this type of conversion once Scappoose has reached a population of 10,000. Fiscal Impact: No current fiscal impact. A potential future impact, if the resolution is not adopted, is that the City would not be permitted to collect SDC's in relation to commercial to residential conversions when the population reaches 10,000. Staff

recommends that Council adopt Resolution 23- 18, A Resolution Adopting a Specific Policy for System Development Charge Calculations in Connection with Commercial to Residential Conversions, as Required by House Bill 2984, as written.

Councilor Holmes moved, and Councilor Lafrenz seconded the motion that Council approve Resolution 23- 18, A Resolution Adopting a Specific Policy for System Development Charge Calculations in Connection with Commercial to Residential Conversions, as Required by House Bill 2984. Motion passed (6-0). Mayor Backus, aye; Council President Greisen, aye; Councilor Miller, aye; Councilor Santiago, aye; Councilor Holmes, aye; and Councilor Lafrenz, aye.

Council thanked Ashley.

### **Adventure Festival**

Mayor Backus explained JJ Duehren gave a presentation in the work session for a proposed community event, and we will be continuing the discussion.

Councilor Miller thanked JJ for her effort that she put in this. He explained that he agrees that it's better positioned if a community group manages this event. He asked JJ to explained if there is a board or a committee and asked her to explain how that is going.

JJ Duehren gave an update and explained their group is more of an ad hoc.

There was a discussion on the proposed event name.

JJ Duehren explained she just wanted to come up with something to create excitement about summer. She is not the end all on naming things.

Mayor Backus explained he would like to be a part of organizing this event.

There was more discussion on the \$10,000 request for the Library staff that would work on the proposed event.

Council President Greisen moved, and Councilor Holmes seconded the motion to have the City of Scappoose be a sponsor of the summer event in the amount of \$10,000.00.

Councilor Santiago would like to be open if they come back for another \$10,000.

Council President Greisen explained in her opinion we are just committed to the \$10,000.

Motion passed (6-0). Mayor Backus, aye; Council President Greisen, aye; Councilor Miller, aye; Councilor Santiago, aye; Councilor Holmes, aye; and Councilor Lafrenz, aye.

Council thanked JJ Duehren.

JJ Duehren thanked Council and stated Happy Thanksgiving.

Mayor Backus thanked Treadway for their years. He stated we just decided to try something different.

### **Announcements – information only**

#### **Calendar**

Mayor Backus went over the calendar.

#### **Updates: City Manager; Police Chief; Councilors; and Mayor**

City Manager Rains wished everyone a Happy Thanksgiving. She acknowledged staff and stated we are able to do a lot with a very small amount of people and that she is really proud to be a part of the team. She thanked Council for their leadership and vision with the City as well.

Chief Lougal wished everyone a Happy Thanksgiving.

Councilor Santiago stated Happy Thanksgiving to everyone. She thanked staff and her fellow Councilors. She stated have a safe Thanksgiving.

Councilor Lafrenz gave an update on the Economic Committee. He also wished everyone a Happy Thanksgiving.

Councilor Holmes discussed the new decision that came out around recreational immunity and how it might be worth Council writing a letter perhaps to some of our elected officials encouraging them to take this issue on. She explained the League of Oregon Cities is going to make this a priority issue for the Legislative Session.

Councilor Miller talked about addressing a letter regarding the recreational immunity at the next City County meeting. He acknowledged the students in the audience. He wished everyone a Happy Thanksgiving.


Council President Greisen gave an update of the Traffic Safety Committee meeting that was in conjunction with representatives of the School District in regards to the crosswalks near our schools. She explained there is a representative from ODOT who attends those meetings, and he has been very responsive to the questions the Committee has had in regards to updates on the school zones along Highway 30 in terms of lighting and signage. She stated unfortunately

there isn't any signage around the high school, but she has addressed the fact that there are two elementary schools in the same area, and we should in fact have notification of those schools. She wished everyone a lovely holiday.

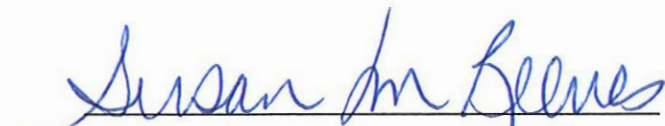
Mayor Backus talked about the Scappoose Historical Society having at least twenty-four houses signed up for the lighting event. Also, Whoville starts December 2. He thanked the high school students for showing up tonight. He stated he is very thankful for the staff, who have been very helpful and supportive.

### **Adjournment**

Mayor Backus adjourned the meeting at 7:52pm.



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Mayor Joseph A. Backus



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City Recorder Susan M. Reeves, MMC