



SCAPPOOSE *Oregon*

MONDAY, DECEMBER 4, 2023

WORK SESSION WITH THE PLANNING COMMISSION & PARKS & REC COMMITTEE – DRAFT PARKS MASTER PLAN REVIEW, 6:00 PM

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=x4bcOhL2PqQ.

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

Present: Mayor Joseph A. Backus; Councilor Jeannet Santiago; Councilor Kim Holmes; Councilor Marisa Jacobs; Planning Commissioner Rita Bernhard; Planning Commissioner Ty Bailey; Planning Commissioner Bill Blank; Planning Commissioner Harlow Vernwald; Planning Commissioner Marty Marquis; Park and Recreation Committee Chair Michael Sykes; Park and Recreation Committee Vice Chair JJ Duehren; Park and Recreation Committee Member Paul Fidrych; Park and Recreation Committee Member Terry Brooks; Park and Recreation Committee Member Scottie Meinke; Park and Recreation Committee Member Nathan Haner; City Manager Alexandra Rains; Public Works Director Dave Sukau; City Recorder Susan M. Reeves; Community Development Director Laurie Oliver Joseph; Assistant to City Manager Isaac Butman; Public Works Contract Administrator Charlotte Baker; and Consultant Darci Rudzinski with MIG.

Remote: Councilor Andrew Lafrenz

Consultant Darci Rudzinski, with MIG, went over the presentation that was provided in the packet.



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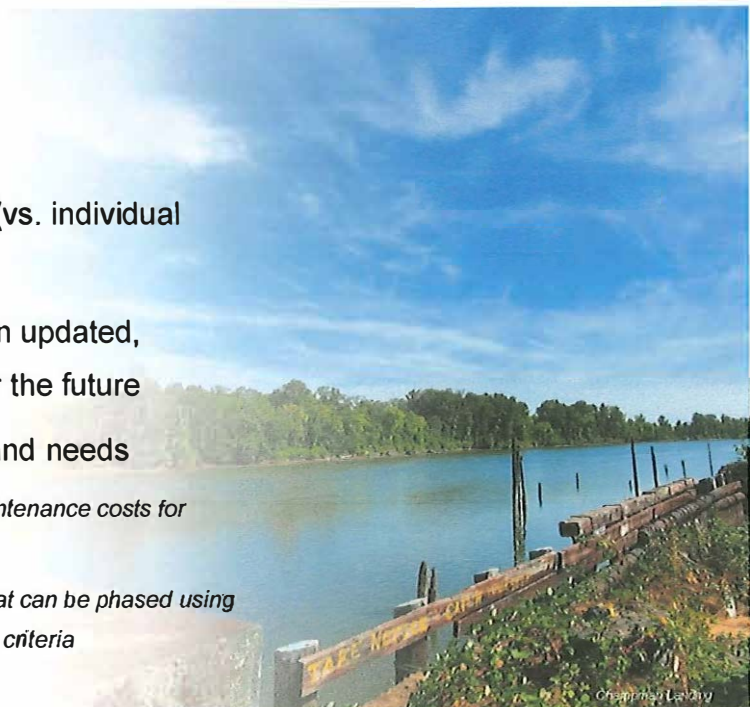
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Project objectives

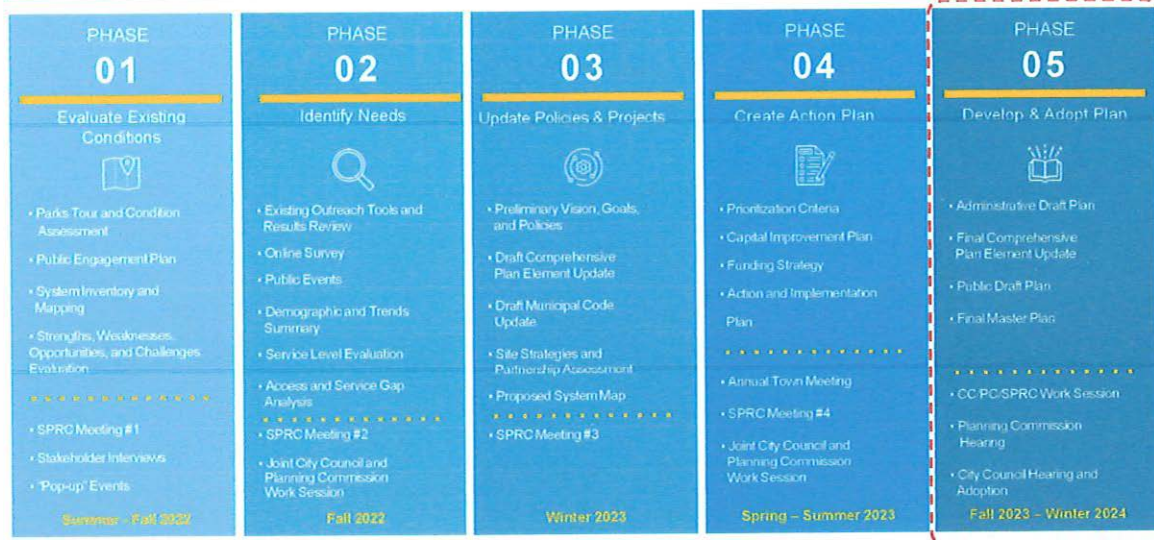
- Look at the system holistically (vs. individual sites and projects)
- Re-assess needs and create an updated, realistic investment strategy for the future
- Consider competing priorities and needs

** Identify capital, operations and maintenance costs for projects*

** Develop an implementation plan that can be phased using clear prioritization and sequencing criteria*



Planning Process



Needs Assessment

Park system planning tools



Community Feedback

Community members and stakeholders provided their input and ideas for the future of parks and recreation in Scappoose via a variety of engagement efforts



Strengths, Weaknesses, Opportunities, Challenges

A site tour throughout the city parks and trails to identify opportunities to enhance existing and planned parks



Level of Service

A ratio of acres per 1,000 residents, is frequently cited as a key metric in measuring the sufficiency of park land



Gap analysis

The 10-minute Walk - An industry standard established to ensure that all residents lives within a ten-minute walk to a high-quality park or green space

Public Outreach



2 in-person pop-up events



1 online survey with over 900 respondents



1 interactive work session at the Annual Town Meeting

3 joint work sessions with City Council and Planning Commission

5+ presentations and work sessions with SPRC

Relaxing or enjoying nature close to home is important

Wise use of limited resources is crucial

Everyone should feel included and safe in parks

We love outdoor activities, trails and nature-based recreation features

We need to ensure that those with disabilities or mobility challenges can enjoy these public spaces.

The City should focus on Teens and Young Children through more community-wide events

Overarching themes



Access to nature



More facilities for active use,
children and youth



Connected trails for walking,
biking, and running



Expanded programming



Plan for growth



Building community with
events

Recommendations

Vision and Goals

Vision

Scappoose is a growing community where quality parks, outdoor recreation, and connections to nature support community livability and small-town charm.

Goals

1 Provide Quality Parks

Provide well-distributed, well-developed parks for all Scappoose residents.

2 Take Care of What We Have

Manage, maintain, and create parks, facilities, and open space that support safe, attractive, and engaging recreation and green space.

3 Serve All Ages and Abilities

Diversify recreation opportunities by providing a variety of inclusive, accessible park facilities and experiences.

4 Connect Residents to the Natural Environment

Strive to protect and enhance natural areas, understanding the health and wellness benefits to the community when connected to nature.

5 Create a Connected System

Prioritize trail connections that support active transportation and recreation, connecting key parks and City destinations.

6 Support and Expand Local

Collaboration

Leverage resources through strategic and deliberate partnerships to provide community-supported facilities, programs, events, and services.

Recommended Parks System

- Enhanced access to natural features and improve existing conditions
- Reflective of community needs and aspirations
- SPRC reviewed and revised
- City Staff reviewed and finalized



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Recommended Parks System

- Overall improvements in existing parks and trails
- New Special Use Sites
 - Commerce Drive Property
A unique site that combines wetlands and wildlife viewing with active outdoor recreation
 - Vista Property
A wooded area for recreational opportunities and viewpoints that overlook the Columbia River Valley and Scappoose
- Five new neighborhood parks

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Grabhorn Property



- Incorporate sports fields/courts to expand the available activities at Veterans Park
- Create a walking loop around the perimeter of the site and a creek-side trail
- Open up views and access to the creek
- Add shade, trees, and landscaping across the site for comfort, aesthetics, increased habitat

Grabhorn is a vibrant and active community park for sports, games, play, and creek-related activities. Together with Veterans and Chief Concomly parks, the Grabhorn property will become a third of Scappoose's "central park."

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Implementation

Capital Cost Model



- A flexible spreadsheet-based model of cost by park with assumptions for categories of improvements
- Allows the impact of the recommendations of this plan to be rolled up to a total for each park and for the system as a whole
- Has proved useful to long-term park and recreation planning



Cost Model does NOT provide:

- A precision estimate of costs for each project
- Final actual cost of a project

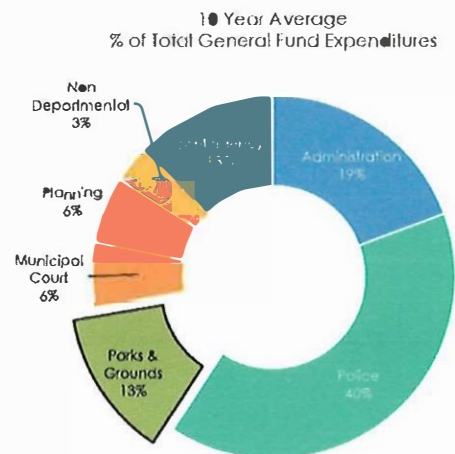
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Phased Implementation

	Short-Term (0-5yrs)	Medium-Term (6-20yrs)	Long-Term (21+ yrs)	Total Planning Level Cost
Community Parks				
Heritage Park		✓		\$343,500
Veterans Park		✓		\$736,500
Grabhorn Property	✓			\$3,258,000
Neighborhood Parks				
Chief Concomly Park		✓		\$155,500
Miller Park		✓		\$514,000
Creekview Park			✓	\$503,000
Linear Parks / Trail				
Crown Z Trail		✓		\$97,000
Trek Trailhead			✓	\$0
Special Use Sites				
Chapman Landing		✓		\$1,838,000
Commerce Drive Property			✓	\$621,000
Vista Property			✓	\$904,000
New Parks				
PUD Property			✓	\$139,000
New Neighborhood Park x 5			✓	\$2,450,000 x 5
Total Per Phase	\$3,258,000	\$3,684,500	\$14,417,000	\$21,359,500

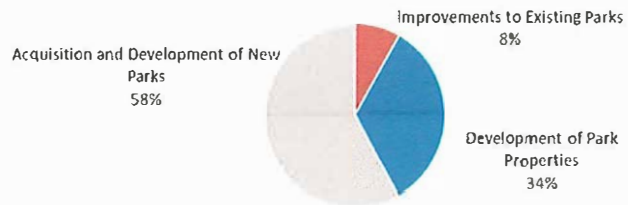
Scappoose Parks Funding Sources

- General Fund
 - Police
 - Administration
 - Parks and Grounds
 - Planning
 - Municipal Court
 - Non-departmental and contingency
- System Development Charges
 - Charged to new homes as they are built



Funding the Parks System

Recommended improvements = \$20.4 M



The ongoing, and increasing, annual cost to maintain, repair, clean and program parks.

Operations cost per fully developed acre: \$10.500

Operations cost per partially developed acre: \$3.300

Operations cost per undeveloped acre: \$470

Funding Options

CAPITAL FUNDING

The one-time cost to buy, build or replace park land and features.

- General Fund
- System Development Charges
- Bond Measure
- Grants
- Donations

OPERATIONS FUNDING

The ongoing, and increasing, annual cost to maintain, repair, clean and program parks.

- General Fund
- Local Option Levy
- Special Tax District
- Utility Fee

The City should continue to discuss securing additional funding for parks, using excitement built by new features and valued community events to increase support for additional funding in this area



Next Steps

- Public Hearing Draft
- Planning Commission Hearing (January 2024)
- City Council Adoption (tent. February 2024)

Consultant Darci Rudzinski stated she welcomes any comments on this draft. Once received she will do another revision and get it ready for the next steps.

Councilor Jacobs stated thank you very much for putting together this document and thank you to the Parks and Rec Committee for working on this, as this definitely is important work. She asked a question to the Parks Committee; since working on this plan can you share with us based off the work sessions that you have had, do you believe that this draft that we have is representative of the outcome of your work sessions.

Michael Sykes, Chair of the Parks and Rec Committee, explained his sense is that the process was very collaborative, and we had a lot of discussion about the different parks and there is not a lot of difference between this plan and the other one. The most important thing is that it quantified some of the cost which is going to be critical while determining the SDC's for parks. He thinks it is a really good work in progress. He stated they would like to add more projects but recognizing there are financial constraints and that being one of the most critical issues that kind of limits the ability to build parks.

Paul Fidrych, Park and Rec Committee Member, stated he agrees with what Mike was saying although he would say the Parks Committee was more of a passenger in this than a driving force of this plan. He explained they did meet with the consultant a few times but the last time they talked to them was in March where they gave their recommendations for the level of service. He stated they have never seen this plan before today, he thinks they got it a few days ago, but they never discussed it as a group. He stated the Committee has been working with

Dave on some great things and he applauds Dave for all his efforts on this. He stated there was much more that the Committee expected or were hoping for, more aspirational. He explained the Committee talked about a community center, at least to get it in the plan some where because they know there are needs from the community. He stated there are things in this plan that they never discussed like paving in Veterans Park. He stated from the Parks Committee aspect is they gave input, but no means did they say yep this is our plan. He kind of hoped they would have a work session internally, but that has not happened as of yet.

City Manager Rains asked Isaac to clarify when this plan was sent out to everyone.

Assistant to City Manager Isaac Butman explained on November 21 he sent out a link to a shared drive to Council and all the Committees involved with this document with the draft plan in it.

Paul Fidrych replied to clarify what he meant is that they as a group in their Committee never reviewed this as a group.

Michael Sykes explained the nice thing about this plan is you can always come back and modify it in the future.

JJ Duehren, Vice Chair of the Park and Rec Committee, gave an overview of the first plan and the challenges of funding. She explained we talk about funding, but we don't talk about how to actually get there. She thinks having a community center is really an essential thing to have and she feels ultimately for it to get accomplished the City will either have to do a levy or to have the City allocate more funds to parks out of its current or future budgets or to actually do a Parks and Recreation District, which would not only encompass the City of Scappoose but the outlying areas as well. She explained in order to be able to do those things successfully and have people vote for it, it has to make sense and it has to be really resonant in the community before those things happen and that takes time, money, and frankly expertise in those types of measures.

Councilor Holmes asked about getting information from just a few cities of similar size and see what they are allocating from their budget for similar maintenance for parks as it would help to understand where we are at.

Consultant Darci Rudzinski explained you can compare yourself against other communities, but it only goes so far as to really illuminate how well you are providing parks for your community.

City Manager Rains explained you don't really know if you are getting apples for apples comparisons.

Mayor Backus asked moving forward what is the time frame?


Community Development Director Laurie Oliver Joseph went over the timeline.

City Manager Rains went over the timeline of the grant timeline.

Discussion to be continued in the main meeting.

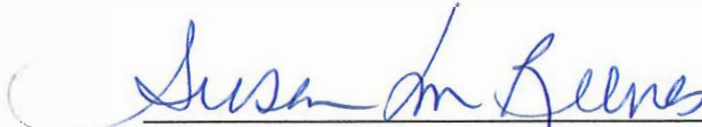
Adjournment

Mayor Backus adjourned the meeting at 7:04 pm.



Mayor Joseph A. Backus

Attest:



City Recorder Susan M. Reeves, MMC