

**TUESDAY, JANUARY 3, 2017
CITY COUNCIL MEETING
Regular meeting 7:00 p.m.
Scappoose Council Chambers
33568 East Columbia Avenue**

Call to Order

Mayor Burge called the City Council meeting to order at 7:00 p.m.

Pledge of Allegiance

Oath of Office for Mayor Burge ~ administered by County Clerk Betty Huser

Congratulations Mayor Burge.

**Oath of Office for Councilor Kessi, Councilor Greisen, and Councilor Sanders ~
administered by County Clerk Betty Huser**

Congratulations Councilor Kessi, Councilor Greisen, and Councilor Sanders.

Election of Council President

Councilor Hayden nominated Mark Reed for Council President.

Councilor Hayden believes he will make an excellent Council President.

Motion passed (7-0). Mayor Burge, aye; Councilor Reed, aye; Councilor Hayden, aye; Councilor Riffle, aye; Councilor Kessi, aye; Councilor Greisen, aye and Councilor Sanders, aye.

Roll Call

City Council Members Present:

Scott Burge	Mayor
Mark Reed	Council President
Barb Hayden	Councilor
Rich Riffle	Councilor
Patrick Kessi	Councilor
Megan Greisen	Councilor
Natalie Sanders	Councilor

Staff Present:

Michael Sykes	City Manager
Norm Miller	Police Chief
Susan M. Reeves	City Recorder
Laurie Oliver	City Planner
Chris Negelspace	City Engineer

Legal Counsel Shelby Rihala

Press: none

Approval of the Agenda

Councilor Hayden moved, and Councilor Rich seconded the motion to approve the agenda. Motion passed (7-0). Mayor Burge, aye; Council President Reed, aye; Councilor Hayden, aye; Councilor Riffle, aye; Councilor Kessi, aye; Councilor Greisen, aye, and Councilor Sanders, aye.

Public Comments

Dick Trusky, Scappoose, explained he has lived here for about eight years, moved from Portland. He discussed his water bill and how high it is. He stated when he moved out here he was blown away by it. In 2014 he used 415 units of water and that cost him \$770. He explained in 2015 he used 421 units and that cost him \$876. This last year he used 259 units and it cost him \$959. He would like some justification for the increases. He wants to know who raises the rates, and is there some kind of system he can look at to explain what is going on here.

Mayor Burge replied his recommendation would be to sit down with City Manager Sykes to go over the bills so we can figure out what is going on. He explained he does know that we have done some water rate increases over the last couple of years.

City Manager Sykes explained if you compare our rates with any other City in Columbia County you will find that we have the cheapest water rates. He explained to provide water it is really a business and the City has to make sure we bring in enough revenue to pay the cost of improvements and if you look at our debt load in this City we had to spend three million dollars to build a new water treatment plant on Miller Road and we owe about six million dollars to pay for water infrastructure that is critical to have the ability to provide water services and we try to keep those rates reasonable but at the same time if we don't cover enough to pay our debt service then that doesn't do us any good either.

Dick Trusky replied he thinks the \$600,000 from the timber sales was supposed to go to the water bureau because of the deficit.

City Manager Sykes replied it is in there and actually we didn't spend that money because we have some other capital improvements that we are going to have to make over the next couple of years. He explained we set it aside to have the capital to pay for some of those improvements rather than having to raise rates. He explained if Mr. Trusky wants to come in and see him he would be happy to meet with him.

Dick Trusky stated every month he gets a different bill with a different number.

Consent Agenda ~ December 19, 2016 City Council Meeting Minutes

Councilor Hayden moved, and Council President Reed seconded the motion to approve the Consent Agenda ~ December 19, 2016 Work Session/Interview and City Council Meeting Minutes. Motion passed (7-0). Mayor Burge, aye; Council President Reed, aye; Councilor Hayden, aye; Councilor Riffle, aye; Councilor Kessi, aye; Councilor Greisen, aye, and Councilor Sanders, aye.

Assign Council Liaisons ~ Mayor Burge

2017 CITY COUNCIL LIAISON

TRAILS/PARKS: Councilor Megan Greisen

COMMUNITY CLUB: Councilor Barb Hayden

ECONOMIC DEVELOPMENT: Mayor Scott Burge

HISTORICAL SOCIETY/WATTS HOUSE: Councilor Barb Hayden

SCHOOLS: Councilor Megan Greisen

POLICE ADVISORY: Council President Mark Reed and Councilor Rich Riffle

AIRPORT: Councilor Patrick H. Kessi

TRAFFIC SAFETY: Council President Mark Reed and Councilor Rich Riffle

CHAPMAN LANDING ADVISORY COMMITTEE: Councilor Rich Riffle and Councilor Natalie Sanders

FACILITY PLANNING: Councilor Patrick H. Kessi

Council President Reed moved, and Councilor Kessi seconded the motion to approve the 2017 Council Liaisons. Motion passed (7-0). Mayor Burge, aye; Councilor Reed, aye; Councilor Hayden, aye; Councilor Riffle, aye; Councilor Kessi, aye; Councilor Greisen, aye and Councilor Sanders, aye.

New Business

Ordinance No. 861: An Ordinance Relating to Land Use and Amending the Scappoose Municipal Code Chapter 17.74 (Airport Employment Overlay Zones) & Chapter 17.162 (Procedures for Decision Making- Quasi-Judicial) and the Scappoose Comprehensive Plan Text for the Airport Employment (AE) Plan Designation

Mayor Burge read the opening statement and called the public hearing to order.

City Planner Laurie Oliver went over the staff report. She explained the City is the applicant. She explained this is part of what happened in 2011 with the Urban Growth Boundary expansion. It created the Airport Employment Comprehensive Plan Designation and it also created three overlay zones. Two of the zones which are on the west side of the airport and the other is on the east side of the airport. She explained the application of the overlay zones was deferred, because

we needed to wait until the Transportation System Plan (TSP) took into account the uses that would be allowed on those parcels within City limits. She explained the TSP is now completed so now is the time to actually apply those overlay zones to specific parcels. She stated again, this is just for properties currently in the City limits, not for properties that have yet to be annexed. She went over the changes that will happen with the Development Code as a result of this. She stated when you look at this all together the amendments are intended to implement the EOA's vision for employment growth in the City and it is really just an extension of what occurred in 2011. She stated staff is recommending that Council adopt the ordinance as presented. She explained the Planning Commission listened to the application last Thursday night and recommends approval.

Mayor Burge asked if there were any proponents, seeing none he ask if there were any opponents, seeing none he closed the public hearing at 7:28 p.m. for the Council to discuss.

Councilor Riffle moved, and Councilor Kessi seconded the motion that Council adopt Ordinance 861 as presented.

Mayor Burge read the title of Ordinance No. 861 for the first time.

An Ordinance Approving Annexation of Property to the City of Scappoose and Amending the Zoning Map ~ Request by Airpark Development, LLC to annex approximately 358 acres of land east of the Scappoose Industrial Airpark

Mayor Burge read the opening statement. He asked if any Council members wished to declare any ex parte contacts or conflicts of interest regarding this matter. There were none. He asked if any party wished to challenge any Councilors impartially or legal capacity to participate in this matter. There were none. He went over the order of the hearing. He called the public hearing to order at 7:29 a.m.

City Planner Laurie Oliver went over the staff report. She explained the subject site consists of eleven tax lots which total approximately 358 acres. She explained the land considered for annexation is within the City's recently expanded Urban Growth Boundary. She explained there were some property line adjustments that have taken place and been recorded. She explained the site is primarily utilized currently for agricultural uses. She explained a portion of the site at the southern end is within the 100 year floodplain, which is within the parcel that would be zoned Public Lands Recreation. She explained there are several identified wetlands in the southern portion of the annexation area as well. She explained there would be approximately 343 areas that would be zoned Public Use Airport, the majority of that acreage would then also receive the East Airport Employment Overlay. She explained the other 15 acres would be zoned Public Lands Recreation. She explained future development of the area would require the construction of a new collector road. She explained the Port of St. Helens did submit a comment saying that the FAA is now considering roads and multi-use trails as a potential hazard to navigation and that is in relation to the height of the vehicle traveling on the road so their comment at this time while preliminary was just to say as you are designing the roadway you need to work with the Port of St. Helens and they will vet that with the FAA. She explained when there is a proposal to amend the zoning map there is a requirement in the Oregon Administrative Rule 660-012-0060

Transportation Planning Rule. She read that section which states a Local Government may find that the amendment does not significantly affect an existing or planned transportation facility if a number of items are met. She explained ODOT did submit a letter finding that that condition was met and that the rule has been satisfied. She stated one thing to keep in mind in regards to the application is this is only looking at the annexation of land coming into the City, there is no development proposed with this application. She explained City water, storm drainage, sanitary sewer are not available at this time. She explained the City Engineer submitted a memo, and when we look at annexations you have to consider the full buildout of the annexation area. She explained it is no wonder that currently our facilities don't have that capacity so then we look at what is needed to serve that site and how do we assure that the infrastructure will be built. She explained staff and Legal Counsel identified findings and conditions that if adopted would provide reasonable assurances that development in the annexed area adequately addresses the facilities deficiencies. She explained any comments staff received are provided in the staff report. She explained the Planning Commission also made a motion to recommend approval of the application and adopt the staff responses included in Exhibits 21 & 22 as additional findings. She went over Council's approval criteria for annexations. She explained findings have been written and supplied for all four of those. She explained staff recommends Council approve the annexation and adopt the ordinance as presented.

Mike Ard, Lancaster Engineering and Glen Bolen, OTAK, applicants went over a power point.

East Airport Annexation Zoning Conceptual Masterplan

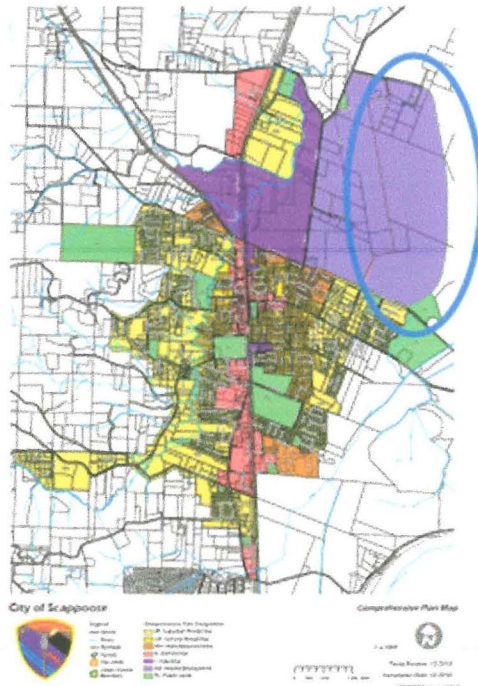
- ▶ 358 Acres
- ▶ 343: Public Use Airport
EAE Overlay
- ▶ 15: Public Lands - Recreation
- ▶ 11 Properties
- ▶ Inside Urban Growth Boundary



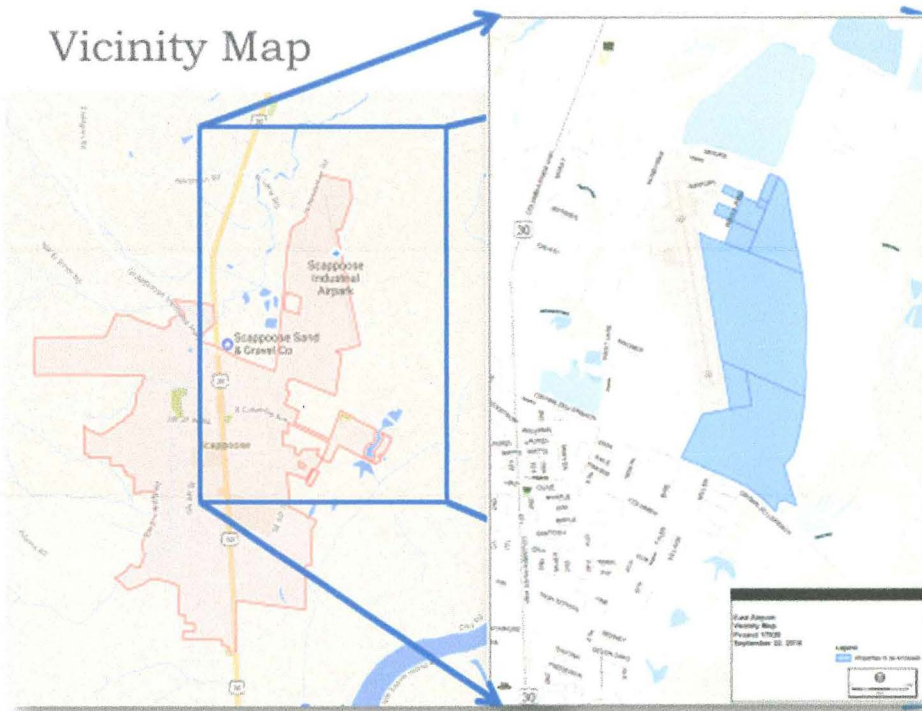
Comprehensive Plan

Airport
Employment

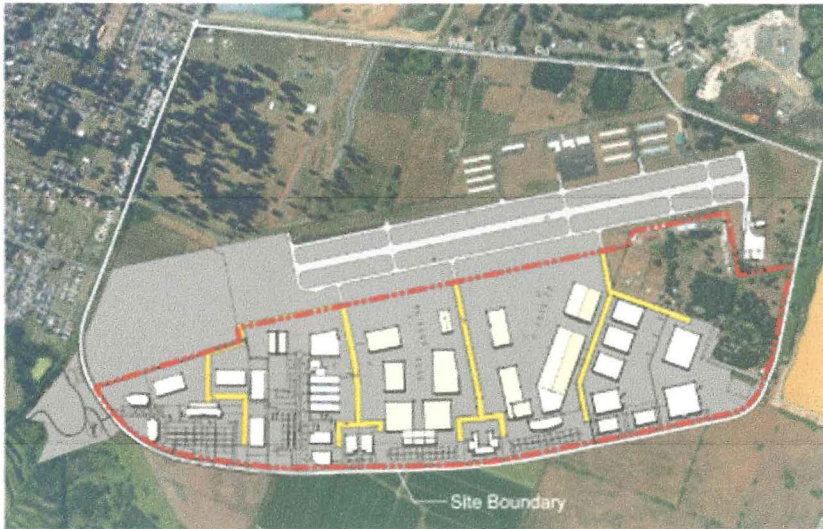
Public Lands
Recreation



Vicinity Map



Conceptual Master Plan

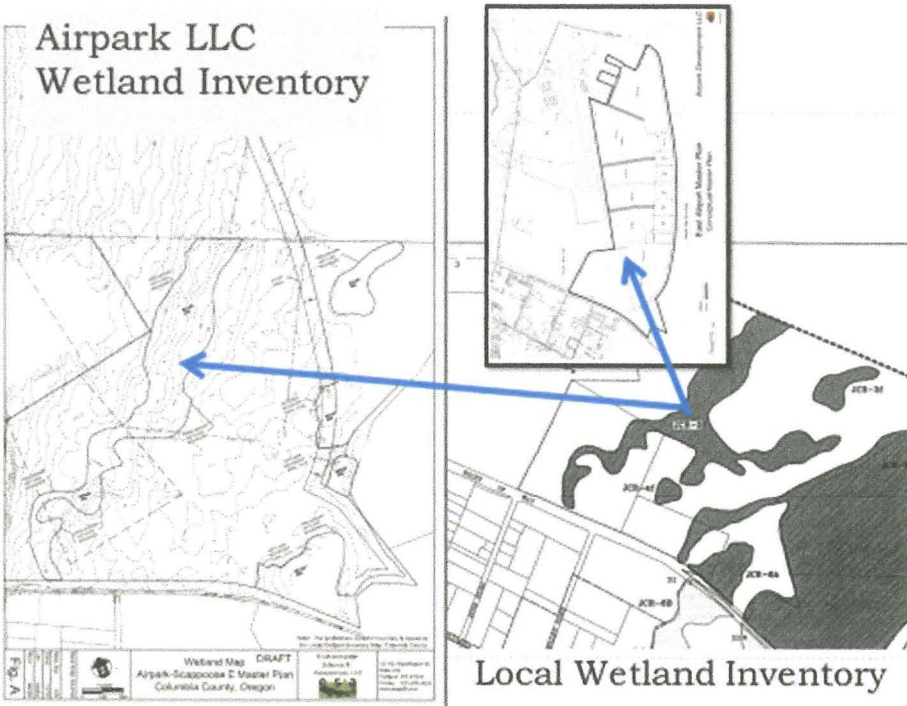


*Scappoose Airpark
Conceptual Master Plan
Scappoose, Oregon*

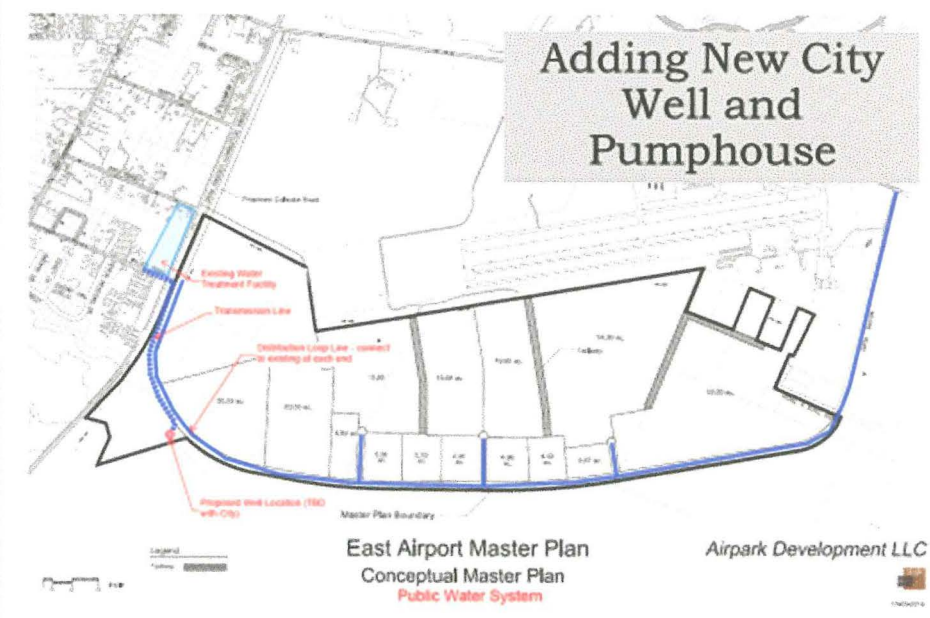
P 1.2

Limited Floodplain at Southeast

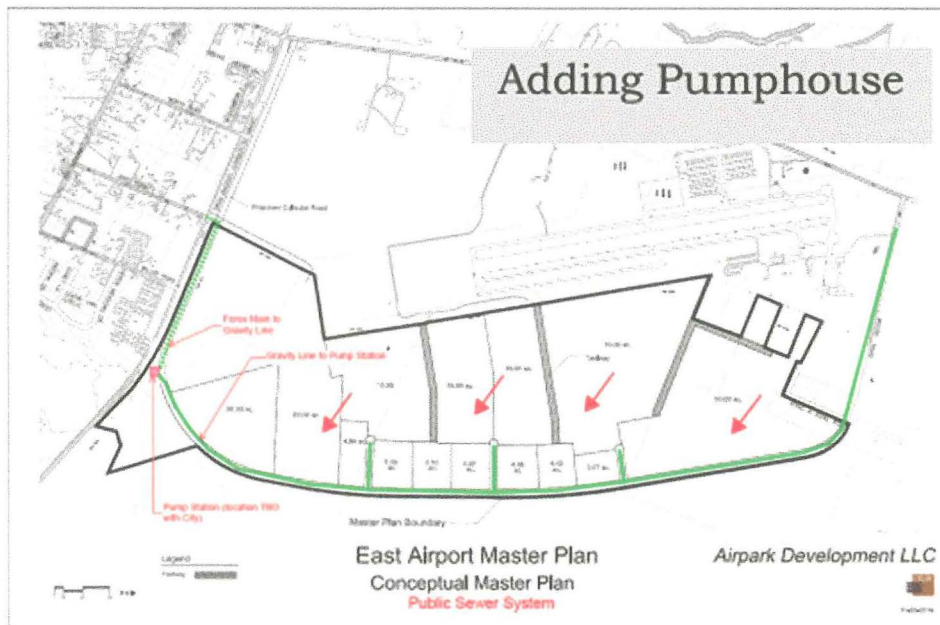




Water System

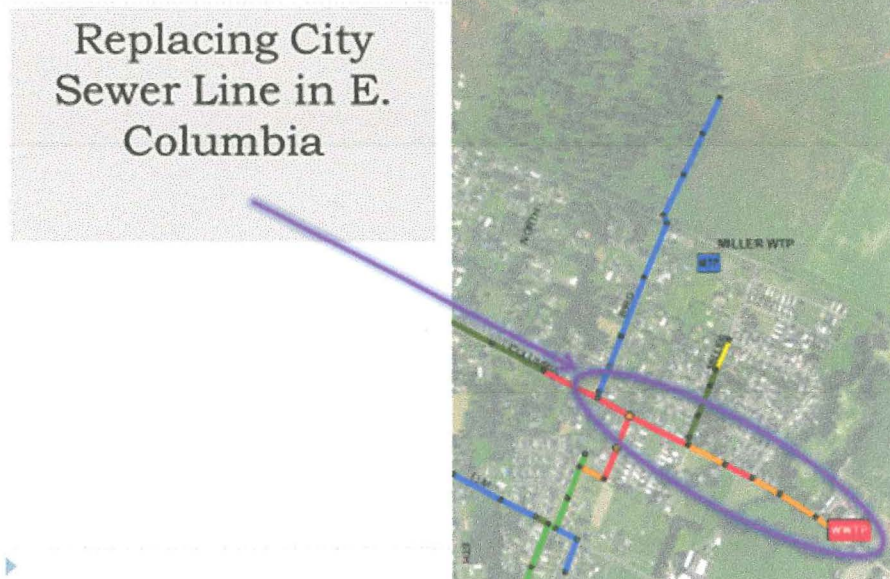


Sewer System

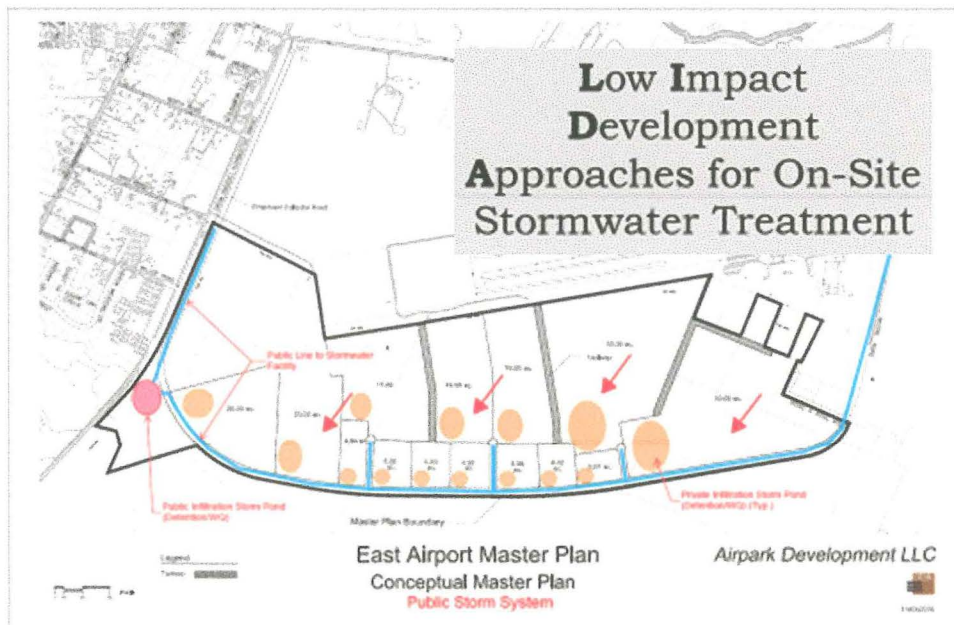


Sewer System

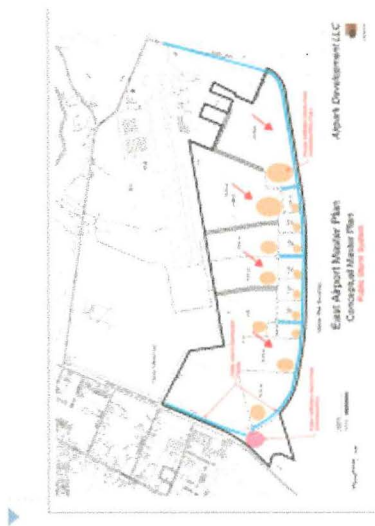
Replacing City Sewer Line in E. Columbia



Storm Water System



Water Infiltration Testing Underway



* Trips - slightly fewer than planned

Legend

TAZ number

Employment Growth (2013-2035)

- 0 - 70 Employees
- 71 - 200 Employees
- 201 - 700 Employees
- 701 - 1650 Employees
- 1651 - 3205 Employees

- TSP provides plan to address traffic citywide
- Includes list of projects
 - New roads
 - Upgrades
 - Signals
 - Costs
 - Priority



Transportation

New Road from West Lane to Moore
will be North of the CZ Trail



Next Steps Pending Approval

- ▶ **Subdivision Application**
 - ▶ Archeological Screening (AAR)
 - ▶ Complete wetland mapping (ESA Inc.)
 - ▶ Design roadway north of CZ Trail
 - ▶ Traffic analysis to determine mitigation measures
- ▶ **Final Plat**
 - ▶ Construct Road
 - ▶ Construct Well, Pumps, and Replace City Sewer in E. Columbia
 - ▶ Construct stormwater facilities
- ▶ **Site Development Review**
 - ▶ Required for any building that gets proposed



Mike Ard explained as they did the study for the annexation and zone change the task he had was really to look at the City's Transportation Plan and see how what they were proposing to do specifically tonight fit within the context of that plan, and more specifically Oregon's Transportation Planning Rule ~ 660-012-0060 that was referenced earlier. He explained the question that was asked of him is, does this plan fit within the context of what the City included

in the Transportation System Plan, and the answer to that is it does fit within what was planned for in the Transportation System Plan.

Glen Bolen, OTAK, spoke in regards to the Crown Zellerbach Trail and explained their engineers are drawing out the future collector road which will be north of the Crown Zellerbach Trail so there is no disruption. He stated there is still some work to be done on the intersection design at West Lane Road.

Mayor Burge asked for proponents, seeing none he asked for opponents.

Carolyn Caswell Collie, Scappoose, explained she has lived along the Crown Zellerbach Trail for about 43 years. She explained her concern is the transportation. She stated nothing has been said here about the access to this property expect for north of the Crown Zellerbach Trail. She doesn't know if they will use Miller Road or Bird Road somehow to access this property. She does know that Columbia Avenue will probably increase in traffic. Her concern is the amount of traffic on Columbia Avenue, as well as other roads where people walk where there are no sidewalks. She asked if there will be heavy truck traffic on Columbia Avenue, if so will that road be widened? She stated she is concerned about all of this and she would like Council to question those things as well and she would like to know what you are going to do as our City Council.

Len Waggoner, Scappoose, explained he went to the Planning Commission and talked about the transportation issue in a serious note. He stated the timing of the lights on both Columbia Avenue and Crown Zellerbach Road are basically eight seconds allowing left hand turns, south bound for every two minute period. He stated assuming that we have the typical growth here of employment probably 75% of the trips will be generated on site, which means there is going to be a significant impact on all of those corners. He stated the question is what do we do about it; we could add a lane for a double left hand turn lane at Columbia Avenue and Crown Zellerbach but that still is not going to resolve anything. He stated it is really a difficult thing to resolve. He stated the problem that he sees is if we pass this along we give it a green go light we could have nightmares in this City that we could never ever repair. He is asking Council to take some time to look at this. He stated he is not trying to stop this project, he is just trying to stop it from being a traffic generator that becomes monstrous. He explained he lives in Seven Oaks and 6th Street is now a bypass. He stated what we are going to have to do is have an analysis of where the transportation network is going to go and we have to have control of that via the development process. He stated we have to look at the whole network. He explained the public input of the TSP never included anything about the airport. He stated the most critical issue is the actual timing of the intersections. He stated we need to protect ourselves now and we need to make sure this gets done right, not just done because it is on a time schedule.

Mike Sheehan, Scappoose, stated just a couple of quick issues, and the first one is the traffic. He stated if you think about this, what a mess it is going to be between the six traffic signals and that is where the emergency vehicles go. He stated that development at the airport should not be allowed beyond the point where it really messes up the transportation going down the highway and until they can find some way to mitigate that there should be a limit on that development. He stated in the transportation plan there was going to be no interference with the Crown Zellerbach Trail. He stated what he is hearing is there is a proposal to swing from Chapman Landing on

Dike Road then bring it up the back of the Crown Zellerbach Trail therefore taking out a major section of the Crown Zellerbach Trail. He stated you might want to think about that. He stated Council might want to make conditions that the Crown Zellerbach Trail is preserved. He stated he looks at stuff like this and one of the things you have to do is look at the consequences in different areas of what is being proposed. He stated if utilities have to be put in it should be clear that it is the developer that has to pay for it. He stated it should be clear and there should be a provision in there that residents of the City are not subsidizing the development.

Lawrence Janke explained his primary concern is his beloved ducks. He has previously submitted written testimony as well as oral testimony to the Planning Commission. He talked about the pollutants that the vehicles will put in the air. He stated the effect on wildlife is going to be disastrous. He stated the last issue he has is the 15 acres proposed for public access. He asked who is going to build a fence. He stated there is going to have to be some way to control public access on private property. He asked why are we in such a hurry to do something when there are no plans. He stated obviously there are plans for development. He thinks Council should slow down and take a good look at it. He stated we don't have to do this tonight.

Mayor Burge asked if there were any other opponents, seeing none he asked if there was rebuttal by the applicant.

Glen Bolen replied they have met the criteria. He stated he can assure everyone that OTAK is known for water natural resource engineering, so they are concerned about runoff. He stated the money being invested here is the developers, not on the City's. He stated they have worked really hard to do what the City is asking. He stated they are very proud of what they are delivering here and he thinks they are bringing a wonderful place, job center to the City and South County. He stated hopefully they can be intercepting trips that would be going to Portland or other areas for those jobs that are more local as well.

Mike Ard spoke about what is in the Transportation System Plan because what he has heard in the public comments seems to indicate they don't have a good plan and they haven't figured out what needs to be done. He explained as he looks at the Transportation System Plan it not only covers what the transportation needs are and what the expenses are anticipated to be associated with required improvements, it also identifies who is going to pay for those improvements. He explained a lot of the road improvements will be paid for by development, ODOT would be responsible for some things on Highway 30. He stated this is part of a very large and robust plan that is City wide and they are really looking at it through the lens of the discussion tonight. He stated there has been a great deal of effort that has gone in to putting together your Transportation System Plan and these things have been considered by the City, have been adopted by the City and have been considered, reviewed and approved by ODOT both including the TSP and their analysis subsequent to that, that verified that this plan fits within the context of that.

Councilor Hayden asked what is the plan for Honeyman Road?

Mike Ard replied per the Transportation System Plan either a traffic signal or roundabout would be installed there, and that would be anticipated to be about a million dollar improvement.

Glen Bolen explained they are not looking at accessing the site from Miller or Bird Road.

Councilor Hayden asked if the applicant has been talking to ODOT in regards to a bypass.

Mike Ard replied ODOT doesn't like to use the term bypass. He stated this would be difficult to do and there isn't a specific route selected.

Councilor Hayden asked how does synchronizing the lights on Highway 30 work when you have roads coming in from the sides going onto Highway 30 that trip the lights?

Mike Ard replied specifically what he was talking about wasn't synchronizing the lights. He explained what he was referring to is the changes to the signal phasing.

Councilor Kessi stated sounds like the Transportation System Plan was just revised a few months ago, but before that when was the last time the City had a Transportation System Plan update?

City Planner Laurie Oliver replied 1997.

Councilor Kessi stated so this is a really recent study that you are making your findings based on. He asked if each potential development that would go into this site would have to do another traffic analysis?

Mike Ard replied ultimately what will be required will be determined by City staff.

Councilor Greisen stated if she is not mistaken aren't we already working with ODOT regarding getting the lights synchronized?

City Manager Sykes replied yes.

City Engineer Chris Negelspach explained ODOT is working on this and they are looking at a signal improvement project to try and scope the problem and hopefully implement something to help improve the flow.

Councilor Greisen asked if there is a timeline on that?

City Engineer Chris Negelspach replied he has not received any recent feedback from ODOT but he knows they have a team working on it.

City Manager Sykes replied there will be an ODOT Representative at the next Economic Development Committee to talk about traffic and ways we can expedite improvements.

Councilor Kessi asked with each different development do they have to do an environmental study as well?

Glen Bolen replied as part of what is called site development review any particular project is going to look at the data they have provided, so he wouldn't expect someone else to go remap wetlands but they will be drilling holes and those sort of things.

Ed Freeman, applicant, explained he wanted to give feedback on more emotional items brought up today. He explained they are supportive of triggers for traffic upgrades and improvements based on the actual development as they go through the development process. He stated they just feel that is the right way to go about it. He stated it doesn't make sense to build these improvements until you actually have the need and the demand for them. He stated all this traffic analysis we are talking about is based on a 20 year build out and in 20 years from now if they did nothing you could imagine how Highway 30 is going to be, so ODOT has to be involved and they have been involved all the way along. He stated they have been in the works with this for over 15 years, you still want to do it right. He explained they are not planning on taking traffic on Bird Road or Miller Road. He thinks by keeping folks in the community to work here it not only helps the traffic but it raises the quality of life. He stated he thinks it is important to think about the positive sides and not just react.

Betsy Johnson congratulated the new Councilors on their election, and she looks forward to working with them. She talked about the economic opportunity coming one step closer and she begs Council not to let the perfect get in the way of the good. She stated this buildout is going to take years. She stated while there is no applicant tonight for development with this annexation request, undoubtedly the first applicant that you will see is Portland Community College. She stated this fulfills a decade's long dream of having a physical presence of a community college in our community. She stated in working with PCC she can tell Council that they are dedicated environmentalists. She stated we already have a physical presence of OIT, a four year university, that is here to make the next generation of aerospace cleaner, greener, faster, lighter, and better. She stated we have the chance to do collaborative research with Portland State and Oregon State, and the University of Sheffield in hands across the ocean. She stated we have Boeing Airplane Company as a magnet for companies that want to be part of this ecosphere of technology that we are creating. She stated we have an opportunity to attract new businesses that are desirous of getting in Boeings supply chain and will create the kind of revenue that Mr. Sykes talked about that will help keep the City affordable. Cascades is putting in a seventy million dollar facility right now, and seventy one of our friends and neighbors will have jobs because of that investment. She stated on the west side we have another company, an international company, looking because of their proximity to the Boeing Manufacturing site out in Gresham. She stated if they build that site it will be their west coast presence in America. She stated we have a new aviation company that just announced that it is coming here. She stated she would submit that there is a rush, we will not have this consensus converge again. She would suggest that some of the transportation proposals out there have a lot of methodology attached to them. She stated there is an absolute commitment to the Crown Zellerbach Trail to keep it as a recreational opportunity. She stated with respect to what she anticipates the primary will be, their novel experiments in environmental protection she thinks end up as a boon to this area. She does not foresee a despoilment of our environment that we all treasure by the fact that we are going to have a college. She fully anticipates we will be sitting here some night listening to the application to have a physical presence of a college in this town. She explained she represents

two other communities that have community colleges and she can promise you that the presence of an institute of higher learning is transformational and how proud we would all be if that happens on our watch. She hopes Council gives this consideration because this is a once in a lifetime shot.

Mayor Burge asked staff if they have anything to add.

City Planner Laurie Oliver asked if Council has any additional questions of staff.

Seeing none, Mayor Burge closed the hearing at 8:50 p.m. for consideration by Council.

Councilor Riffle moved, and Councilor Greisen seconded the motion that Council approve the annexation application and adopt the findings in ANX1-16/ZZ2-16, revised staff report dated December 3, 2016.

Councilor Kessi stated that does include the six conditions?

City Planner Laurie Oliver replied yes it would because that is what is within the staff report.

Motion passed (7-0). Mayor Burge, aye; Council President Reed, aye; Councilor Hayden, aye; Councilor Riffle, aye; Councilor Kessi, aye; Councilor Greisen, aye, and Councilor Sanders, aye.

Councilor Riffle moved, and Councilor Sanders seconded the motion that Council adopt Ordinance No. 860 as presented.

Mayor Burge read the title of Ordinance No. 860 for the first time.

Announcements ~ information only

Calendar

Mayor Burge went over the calendar.

City Manager

City Manager Sykes welcomed the new Councilmembers. He wanted to echo how important it is to come to the Committee Appreciation dinner event on January 10. He stated before Council is a copy of his written report.

Police Chief

Chief Miller welcomed Megan, Natalie, and Patrick to Council and stated he looks forward to working with them. He explained one of the things they have been working on with the Traffic Safety Committee is different issues in regards to traffic in Scappoose. He stated they have made some significant changes already. Crown Zellerbach and West Lane is a four way stop now.

They made changes on Old Portland Road and Dutch Canyon by OHSU. He also put in an application in regards to the speed limit on Old Portland Road and ODOT is doing a study right now in regards to that.

Councilors & Mayor

Councilor Riffle welcomed the new Councilors and said he looks forward to working with them.

Councilor Greisen stated thank you for the welcoming and she is excited for the year, and years to come.

Councilor Sanders thanked everyone for being here tonight and to the voters, and she looks forward to working with everybody.

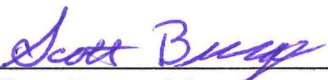
Councilor Hayden welcomed the new members. She thanked everyone for being here and voicing their opinions, she said it is greatly appreciated. She thanked Laurie and Chris for all of their work on the annexation process.

Councilor Reed thanked everyone for being here, it gives Council a lot to think about. He welcomed the new Council members. He stated it is really good to see that people have taken an interest in our City and he is looking forward to working with everyone.

Mayor Burge stated congratulations to Council who was sworn in tonight. He also congratulated Mark Reed for being Council President and he looks forward to having him in that role. He thanked everyone who came tonight.


Adjournment

Mayor Burge adjourned the meeting at 8:57 p.m.



Scott Burge, Mayor

Attest:



Susan M. Reeves, MMC, City Recorder