



SCAPPOOSE
Oregon

MONDAY, DECEMBER 16, 2024

**CITY COUNCIL WORK SESSION~ 50 YEAR PLAN WITH PLANNING COMMISSION, 6:00PM
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=eKZF8d79rwA.

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

Present: Mayor Joseph A. Backus; Council President Tyler Miller; Councilor Kim Holmes; Councilor Andrew Lafrenz; Councilor Marisa Jacobs; Planning Commissioner Rita Bernhard; Planning Commissioner Harlow Vernwald; City Manager Benjamin Burgener; Community Development Director Laurie Oliver Joseph; Associate Planner NJ Johnson; and City Recorder Susan M. Reeves.

In audience: Public Works Director Dave Sukau.

Remote: Councilor Jeannet Santiago; Planning Commissioner Monica Ahlers; Legal Counsel Ashleigh Dougill; Consultant Beth Goodman; and Consultant Nicole Underwood.

Consultant Beth Goodman went over her presentation.

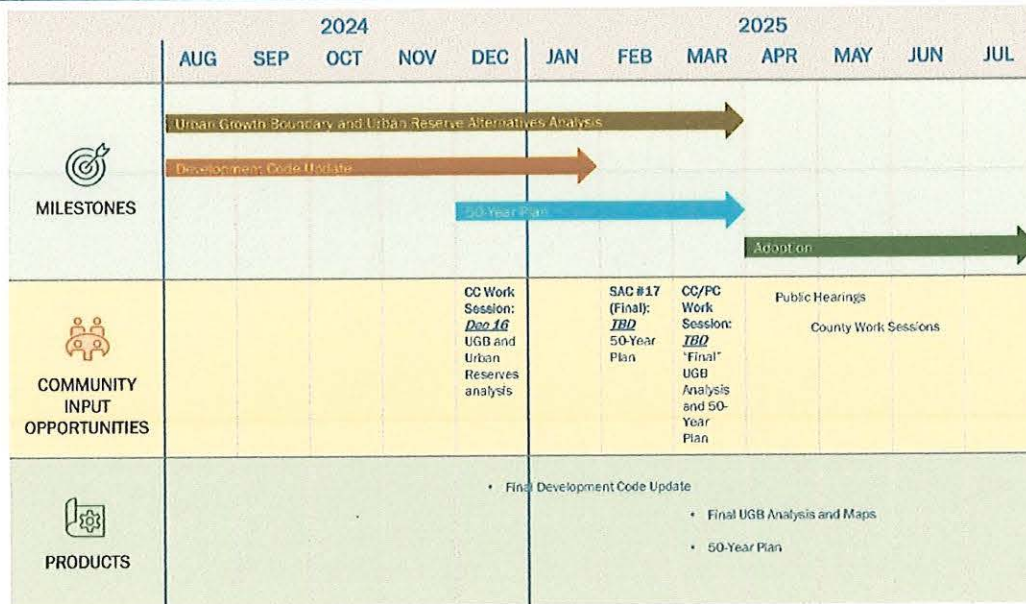


SCAPPOOSE
50 YEAR PLAN

Urban Growth Boundary Expansion
City Council and Planning Commission Work Session
December 16, 2024

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Schedule



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Progress: 2022 to Now

Project Deliverables*

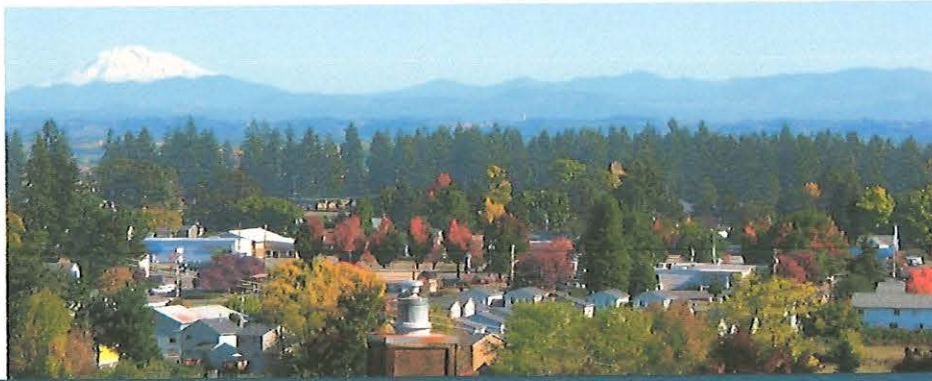
- 50-Year Plan Vision Statement - completed
- Housing Needs Analysis - completed
- Economic Opportunities Analysis - completed
- "Other Land Needs" - completed
- Land Use Efficiency Measures - completed
- Comprehensive Plan Update - completed
- Development Code Changes - **in progress**
- UGB Alternatives Analysis - **in progress**

Public Engagement

- Community Conversations - completed
- Community Events - completed
 - Annual Town Meetings
 - Farmers Market and Adventure Fest
- Visioning Surveys - completed
 - 2 completed
 - 457 total responses
- Newsletter Updates - completed
- Stakeholder Advisory Committee Meetings - 15 completed; **final will be held in early 2025**
- Public Hearings - **upcoming**

*These are "draft" documents since they have not been approved by City Council yet

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Land Need and Areas for the UGB Expansion

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Determining whether Scappoose Needs a UGB Expansion

Step 1

Land within the UGB
Does Scappoose have enough
land to accommodate growth?

Yes

No

No further action

Step 2

Policy Changes: Efficiency Measures
Zoning code and map changes
Other policy changes

Does Scappoose now have
enough land?

Yes

No

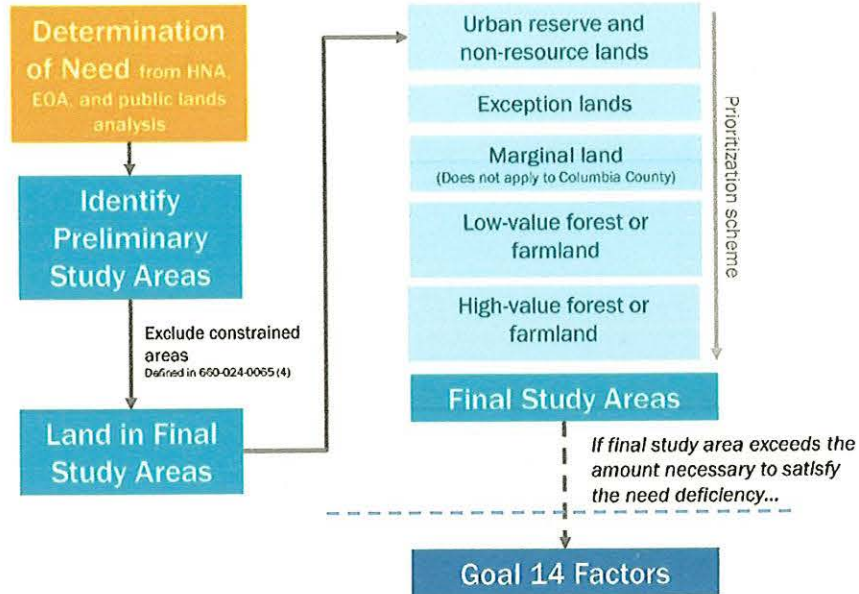
Step 4

Expand UGB
Adoption process
State acknowledgement

Step 3

Urban Growth Boundary Expansion Analysis
Establish study areas
Use priority scheme to identify expansion areas

UGB Alternatives Analysis Process Overview



Exception lands are areas zoned for residential, commercial, or industrial uses by the County.

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UGB Alternatives Analysis Process Overview



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REVISED: Total Land Need with Efficiency Measures

Land Need (2023-2073) with Available Capacity in Gross Acres

Category	Land Deficit 2023-2043 (acres)	Land Deficit 2043-2073 (acres)	Land Deficit or Surplus 2023-2073 (acres)
Employment			
Commercial	(9)	(62)	(72)
Semi-Public	(4)	(7)	(11)
Housing			
Low-Density*	56	(169)	(169)
Med-Density	(33)	(58)	(91)
High-Density	(1)	(27)	(28)
Public			
Municipal	(10)	(17)	(27)
Semi-Public**	(1)	(2)	(3)
Total	(59)	(342)	(401)

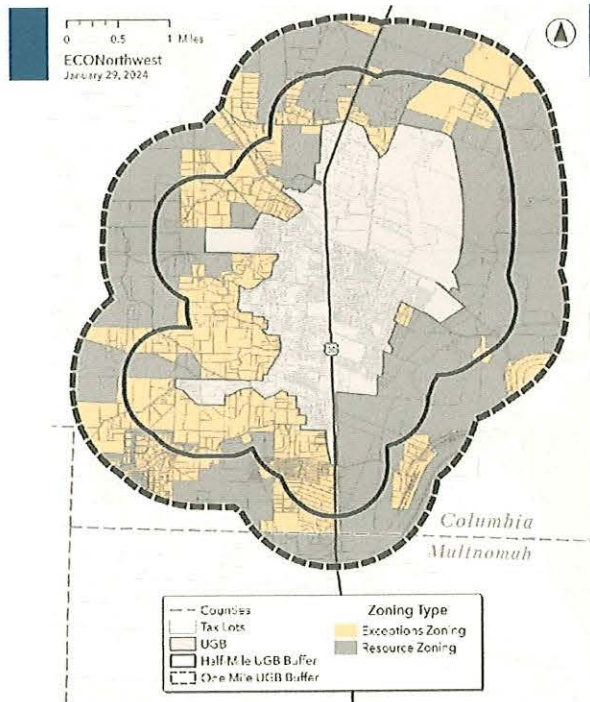
Land Use Efficiency Measures included:

- Density increases by 3% across all residential designations
- Rezone select parcels

* There is a surplus of 59 acres in low-density residential in the 2023-2043 period. Three acres needed for semi-public would be met by that surplus, leaving 56 acres of surplus in low density residential for the 2023-2043 period.

** Semi-Public land uses include cemeteries which are allowed in the Public land designation

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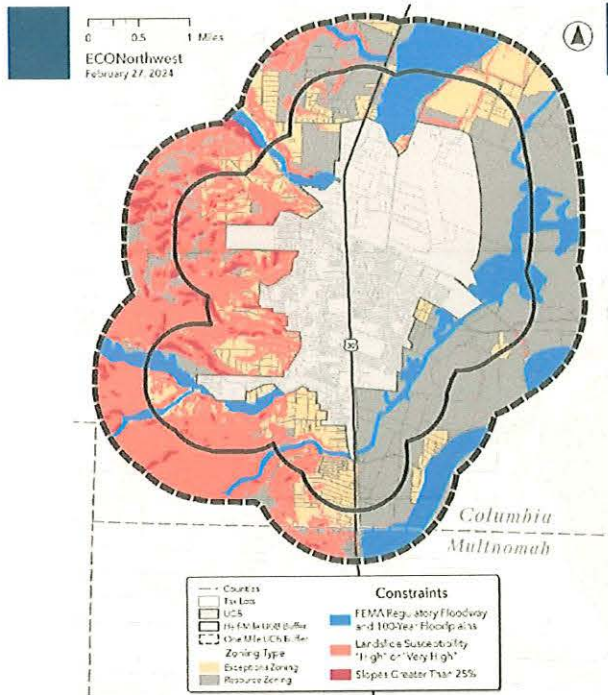


Priority for Inclusion in the UGB

ORS 197A.285 establishes the following priority of land for inclusion within a UGB:

- First Priority is urban reserves
 - Scappoose does not have urban reserves
- Second Priority is exceptions land and nonresource land.
 - Scappoose does not have nonresource land but has plenty of exceptions land around the UGB
- Third Priority is marginal land
- Fourth Priority is forest or farmland that is not predominantly high-value
- Fifth Priority is agricultural land that is predominantly high-value

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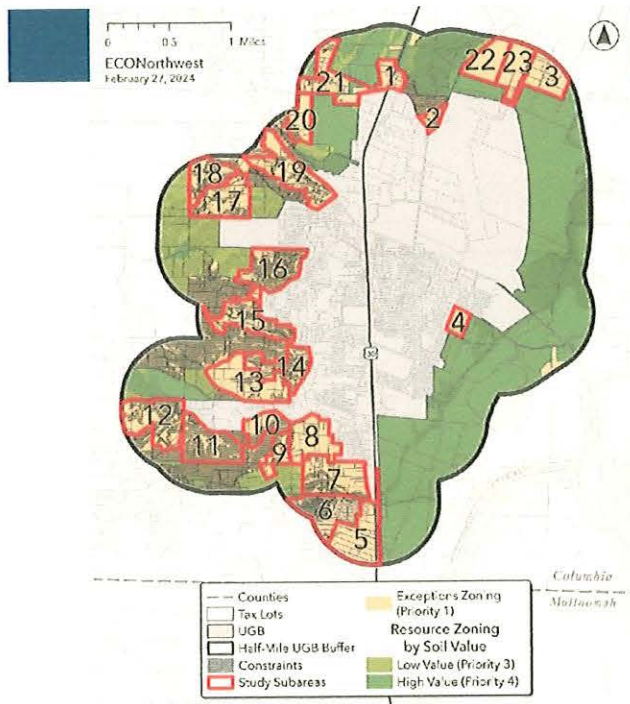


Map the Constraints

Identify the Constraints

- Floodplain and Floodway
- Slopes greater than 25%
- Landslide hazards

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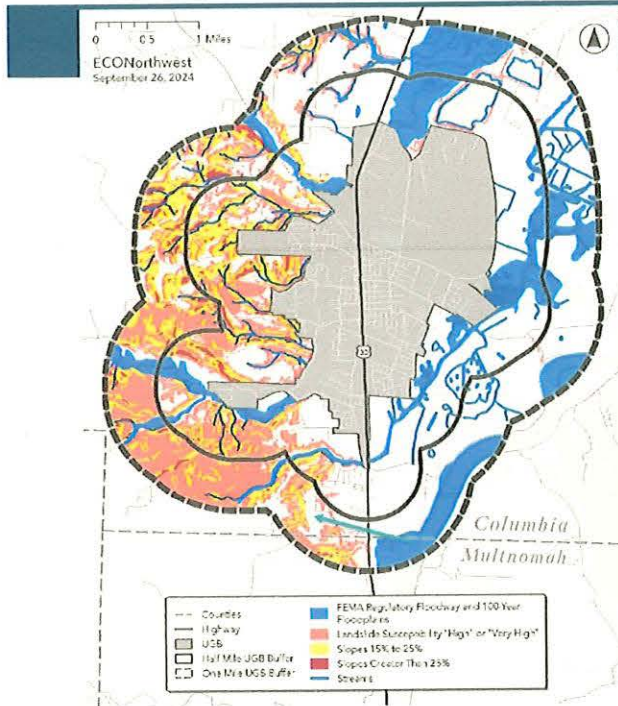


Final Study Area

The Final Study Area includes:

- About 1,550 total acres (1,030 unconstrained acres)
- Broken down into 23 subareas for closer examination

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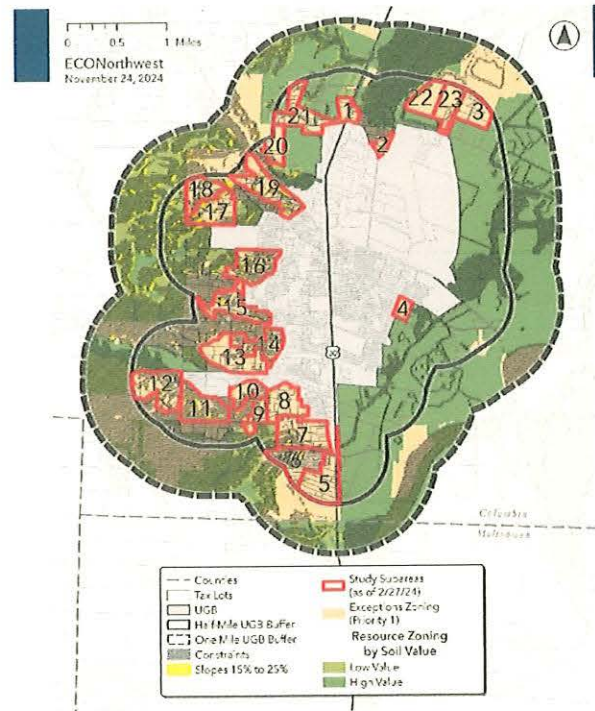


Additional Analysis

Advisory Committee requested additional analysis

- Stream buffers
- Slopes between 15%-25%
- Discount capacity on smaller lots (those smaller than 2 acres)

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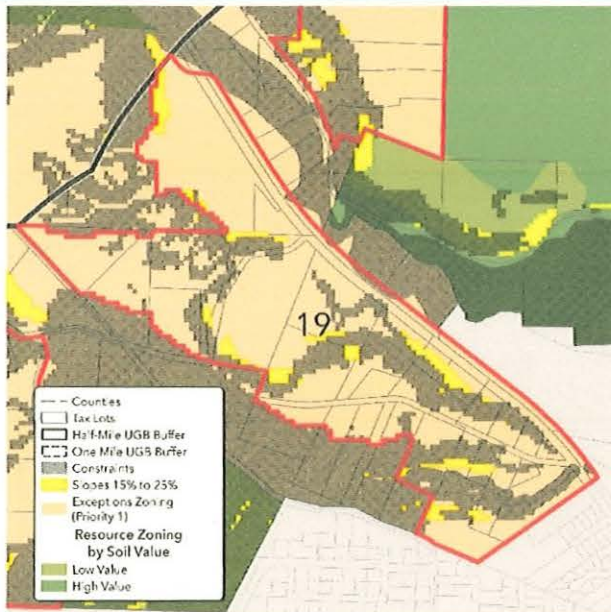
Additional Analysis about Capacity of the 23 Study Areas

To address Advisory Committee concerns:

- Added stream buffers
 - Increased amount of land constrained by 8 acres
- Assumed that smaller lots would develop with fewer units in the future (lots under 2 acres)
 - Decreased capacity of land by 10 acres across study area
- Overall reduced available land in the subareas by 18 acres

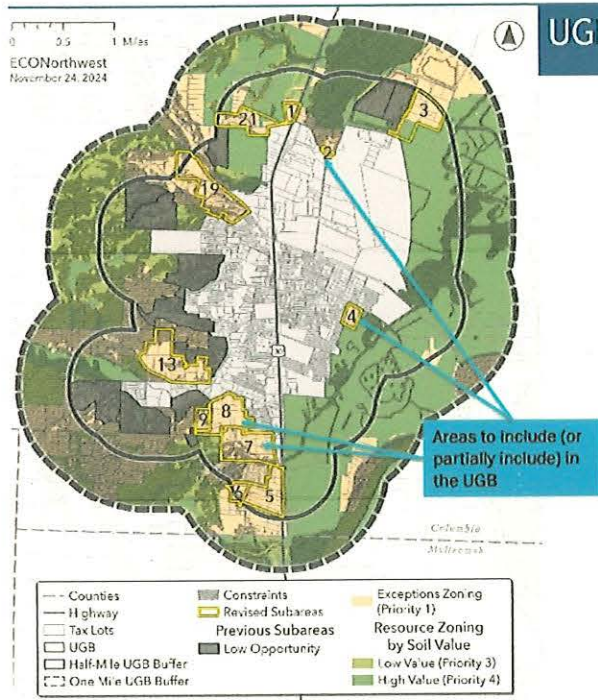
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Why we did not make changes to analysis of capacity for slopes between 15%-25%



- Very few areas have slopes between 15%-25% on otherwise unconstrained land
- Subarea 19 had the most land with slopes of 15%-25%, about 5 acres.
- Fewer than 8 acres across all subareas
 - Minimal impact on capacity (10-20 units)
 - Many of the lots with 15%-25% slopes also had parcels of 1 to 2 acres

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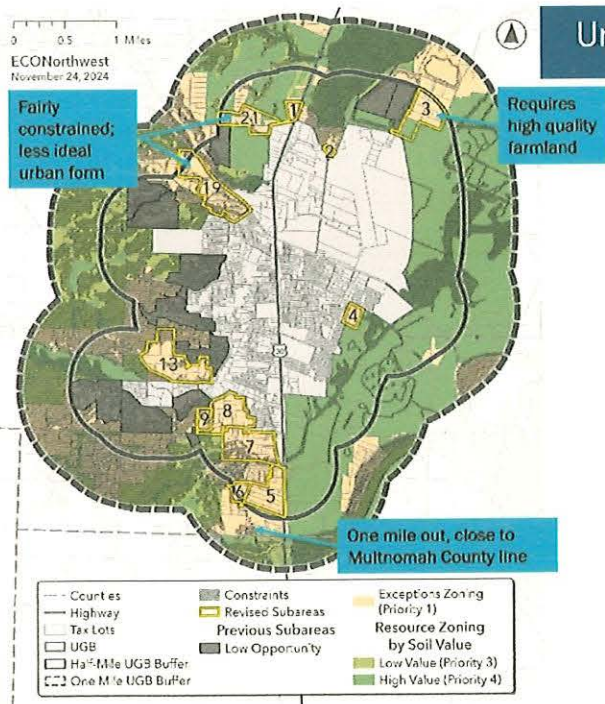
UGB Expansion: Areas Under Consideration

The areas highlighted in **yellow** are candidates for inclusion in the UGB expansion or Urban Reserves.

Strong candidates for UGB:

- Subareas 2, 4, parts of 7 and 8

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Urban Reserves: Areas Under Consideration

The areas highlighted in **yellow** are stronger candidates for inclusion in the UGB expansion or Urban Reserves.

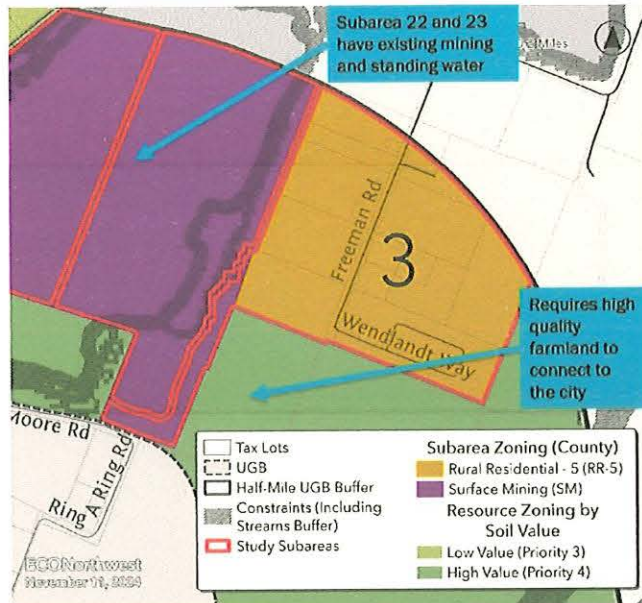
Strong candidates for Urban Reserves:

- Subareas 1, 5, 6, parts of 7 & 8, 9, 13

Areas for further discussion:

3, 19, 21, below subarea 5

Further Consideration: Subarea 3

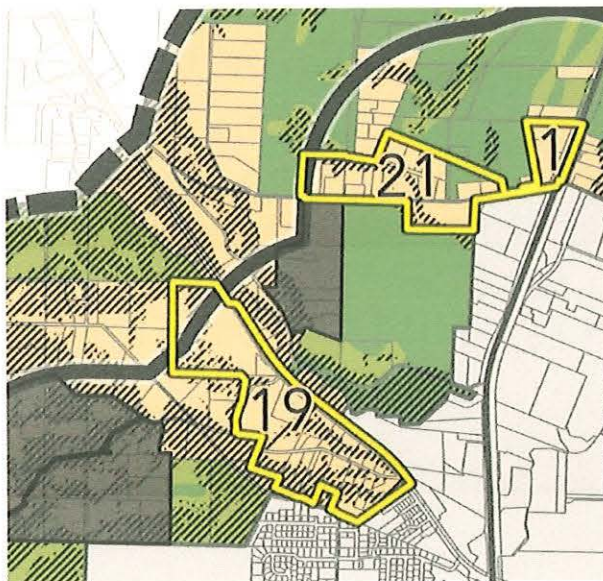


Subarea 3:

- 77 unconstrained acres
- Few constraints
- Requires bringing in a small portion (up to 15 acres) of high value farmland
- Advantages are recently developed infrastructure

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Further Consideration: Subarea 19 and 21



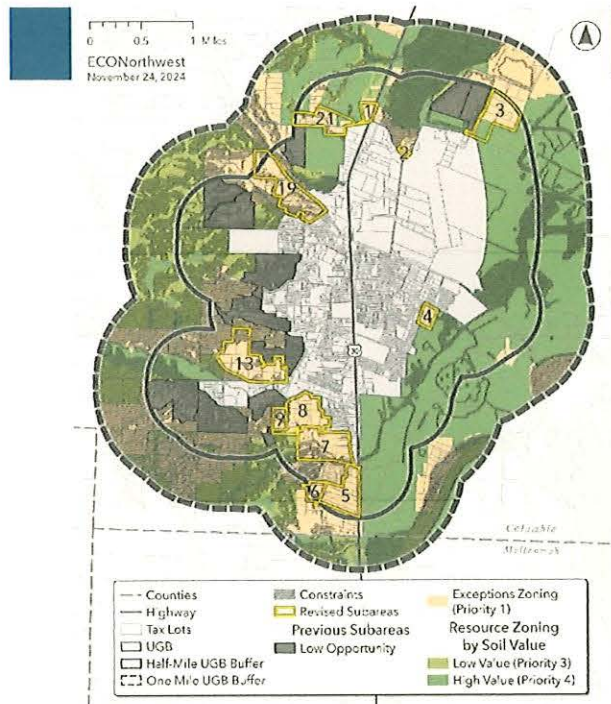
Subarea 19:

- 69 unconstrained acres
- Many parcels
- Constraints throughout area, especially to the south, near city
- Costs for roads are likely to be high and water/wastewater medium

Subarea 21:

- 50 unconstrained acres
- Many parcels
- Constraints through center of the subarea
- Costs for roads are likely to be low and water/wastewater high

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Discussion

Do you have opinions about where the City should expand?

Strongest candidates

- UGB Expansion
 - 2, 4, parts of 7 and 8
- Urban Reserves
 - 1, 5, 6, parts of 7 & 8, 9, 13
- Areas for discussion:
 - 3, 19, 21, below subarea 5

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Next Steps

- Finalize the UGB and Urban Reserves Analysis
- Develop 50-Year Plan document
- Next Stakeholder Advisory Committee meeting: early 2025
- Next CC/PC work session: TBD
- County Work Sessions: TBD
- Public Hearings: TBD



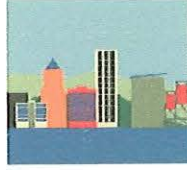
Image source: City of Scappoose Facebook page

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Los Angeles



Portland



Seattle



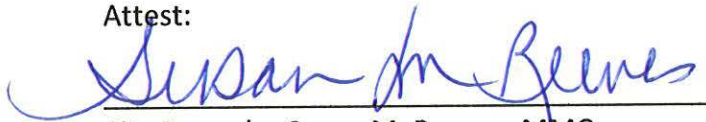
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Adjournment

Mayor Backus adjourned the work session at 7:01pm.


Mayor Joseph A. Backus

Attest:


City Recorder Susan M. Reeves, MMC