



SCAPPOOSE *Oregon*

Tuesday, September 30, 2025, 6:00pm

Council Chambers

33568 East Columbia Avenue

Scappoose, Oregon 97056

Work Session ~ 50 Year Plan Follow UP

City Council; Planning Commission; & 50-Year Plan SAC

ITEM AGENDA TOPIC**Action**

Call to Order

Roll Call

Public Comment ~ Items not on the agenda

Please sign a speaker request form and turn it in to the City Recorder along with any written testimony.

New Business

- 1. Review staff memo dated September 23, 2025, with responses to emailed Council questions.**

Community Development Director Laurie Oliver Joseph

- 2. Provide direction to staff on the following:**

- Which parcels should the City rezone as part of the 50 Year Plan project?
- What subareas should the City include in the UGB expansion to meet the identified housing land need?
- Are there any other areas of concern before staff and the consultant complete the final analysis and prepare all components of the 50 Year Plan project for adoption?

Adjournment Please note: If you would like to speak with City staff about a particular agenda item, please call City Hall at 503-543-7146, no later than 3:00 pm on the day of the meeting.

This meeting will be conducted in a handicap accessible room. If special accommodations are needed, please contact City Hall at (503) 543-7146, ext. 224 in advance.

TTY 1-503-378-5938



September 23, 2025

Memorandum

To: Scappoose City Council, Planning Commission, 50-Year Plan Stakeholder Advisory Committee, and other interested parties

From: Laurie Joseph, AICP, CFM, Community Development Director
N.J. Johnson, MPA, City Planner/Assistant to City Manager

Re: Staff responses to Council questions regarding the 50-Year Plan in preparation for the September 30, 2025 joint work session

During the August 18, 2025 joint Council and Planning Commission work session on the 50-Year Plan project, Council requested that more time be given to ask further questions around the possible rezoning of the 51 acres of developable land (previous gravel pit properties) and the final areas for UGB expansion. It was agreed that Council had until September 2, 2025 to submit their comments to staff.

Councilor Kim Holmes and Mayor Joe Backus submitted additional questions and an email from Councilor Joel Haugen was also received, which offered suggested next steps (included as **Exhibit 1**). Staff have also included the last two written comments submitted to the 50-Year Plan Stakeholder Advisory Committee at their May 20, 2025 meeting. While these letters were considered by the 50-Year Plan SAC (Stakeholder Advisory Committee) and staff shared the feedback received by the SAC with Council during the August 18, 2025 joint Council and Planning Commission work session, staff felt it was best to include these letters with this packet as well. They are attached as **Exhibits 2 and 3**.

Please find attached the following Exhibits:

1. Email from Joel Haugen, dated August 27, 2025
2. Letter from Brian Rosenthal, submitted at the May 20, 2025 SAC meeting
3. Letter from Len Waggoner, dated May 19, 2025
4. Downtown Overlay and Zoning Map
5. Scappoose 50-Year Plan Outreach Summary and draft vision statement
6. Scappoose Development Code Chapter 17.70 – Light Industrial

Answers to Council questions were prepared by city staff, after discussions with the City Manager and City Attorney.



1. *What development uses are allowed in Light Industrial zoned parcels? In other words, what could be done with the 51 acres¹ without an outright commercial rezoning of all or a portion of the property?*

Response: Light Industrial (LI) outright and conditional uses are listed in Chapter 17.70 of the SDC (Scappoose Development Code), which can be accessed here <https://scappoose.municipal.codes/Code/17.70>. Staff have also included this chapter of development code with this memo, attached as **Exhibit 6**. The notable permitted uses that are commercial in nature include bakeries, automobile sales, retail facilities on sites greater than 100,000 square feet, and gas stations. Restaurants, commercial amusement facilities (e.g. bowling alley, video arcade, and movie theater), as well as food cart pods, are allowed in the LI zone as conditional uses, which means additional conditions can be tied to their approval to make the use more compatible with the zone and surrounding uses.

2. *What could be some candidate areas of the city (likely existing residential like what is on 2nd street behind the Wigwam) for rezoning from residential to EC to expand commercial activity in the downtown core areas?*

Response: The street behind the Wigwam is NW/SW 1st Street and it is already zoned Commercial. The existing older homes along that street are legal non-conforming uses (grandfathered in). New development would have to conform to the Commercial zoning district uses as well as the Downtown Overlay code. Since this area is within the Downtown Overlay, it provides additional options for reduced lot sizes and setbacks to accommodate the smaller lot sizes in this part of town and allows all of the same uses as the Commercial base zoning allows. Within the Downtown Overlay where the base zoning is Residential (portions of SE 1st Street and SE 2nd Street – east of Hwy 30 and south of the Watt's house area), in addition to residential uses, the Downtown Overlay allows some commercial uses such as bed and breakfast facilities, professional offices, and mixed-use buildings.

A map of the Downtown Overlay/downtown core area has been included with this packet as **Exhibit 4** to show that the majority of properties within the Downtown Overlay are already zoned Commercial or Expanded Commercial.

Contacting individual owners to ask if they want their land rezoned is outside of the scope of the current project and would increase the timeline and cost of the project in a significant way. The parcels proposed for rezone as part of the 50-Year Plan process were

¹ Reference to 51 acres reflects the buildable acreage since a portion of the site is occupied by an existing business, whereas, the total acreage in GIS is 28.91 for the northern parcel and 36.82 for the southern parcel of the previous gravel pit properties at the north end of town. The parcels are south of Charles T Parker Way, west of West Lane Road, and east of Hwy 30.



included because either 1) the zoning was updated to reflect current conditions, as in the case of the city park properties, or 2) the owners requested the rezoning and the request addressed unmet land needs identified in the Housing Capacity Analysis and/or Economic Opportunities Analysis, or served as land use efficiency measures.

3. Is there a way to achieve both goals, creating a commercial zone of equal size to the area with Fred Meyer on the north end of town and diversifying commercial development opportunities throughout the town?

Response: Yes, a full or partial rezone of the 51 acres at the north end of town could support similar commercial opportunities as the Fred Meyer shopping district on the south end of town. Opportunities already exist throughout town with some vacant or partially vacant Expanded Commercial properties for sale now as well as opportunities for redevelopment of many properties within the Downtown Overlay that are already zoned Commercial. Again, it takes a willing seller/buyer and an interested developer to initiate new development, but the opportunity exists, and the Commercial and Expanded Commercial zones support a wide array of uses.

4. We need to revisit the community feedback and visioning done at the first town hall meeting (2022 Annual Town Meeting) where we kicked off the 50-Year Plan and the survey results that we gathered from different community events. We need to pair how that feedback pairs with what is being proposed or should be proposed.

Response: Community engagement regarding the 50-Year Plan included several discussions at Annual Town Meetings, Adventure Festival, Farmers' Market, community conversations, and surveys that reached over 400 respondents. Included as **Exhibit 5** in this packet is the Scappoose 50-Year Plan Outreach Summary and draft vision statement, which provides an overview of the outreach efforts of this project through July of 2022. The vision expressed through community feedback and vetted by the SAC and Council fed into each of the project's key deliverables but is most present in the 50-Year Plan Vision Statement. The economic development section of the Vision Statement reads:

A strong and innovative economy

Scappoose invests in a lively and attractive downtown core. The pedestrian-friendly, mixed-use environment supports locally owned businesses that provide a wide variety of services and retail options. The quality and character of Scappoose's downtown and heritage industries is complemented by its position as a hub for world-class manufacturing innovation and technology. Oregon Manufacturing Innovation Center (OMIC) and Portland Community College (PCC) provide innovative facilities that promote workforce training and create synergies for furthering education, research and development, and clean industry. The duality of local and national economic engines provides sustainable living wage



jobs and opportunities for investment back into the community. In Scappoose, the “candle burns bright.”

Additionally, attendees of the 2022 Annual Town meeting completed a visioning exercise with large scale maps of the City of Scappoose where they could share their ideas about future areas for housing, commercial development, parks and green space, etc. Of the 8 maps, one of them indicated that they envisioned the gravel pits to be a potential site for future commercial development², one asked the question, “Future of gravel quarry – Is this good for commercial future?”, one included a comment about this area being a good site for a “transit hub with electrical charging islands for commercial trucks and buses”, and the remainder of the maps had no comments specific to the gravel pits.

Community conversations and an online survey were also conducted, which asked the question, “what about Scappoose would you like to see change in the future? What can improve?” Some of the main themes³ that emerged were:

- Increased tourism
- Less traffic and better traffic management
- Limits to growth and development
- Limit to large housing developments
- Preservation of greenery and open space
- Greater access to natural areas
- Greater housing affordability and opportunities
- More community amenities and spaces
- Better access to community resources
- More public transport options
- Greater variety of retail options
- Attract more local businesses
- Connected pedestrian infrastructure
- Well-maintained infrastructure
- Foster a greater sense of community
- Boost local economic development
- Improve and connect the transportation network
- Maintain safety and low crime

² This can be seen on Map 8 of the outreach summary, where a pink and blue dot were placed on the gravel pit site indicating future areas for commercial retail (pink dot) and commercial employment (blue dot).

³ This information was included in the Summary of Visioning Outreach memo, dated July 11, 2022. The memo and raw data that supports it is available on the City’s project page at <https://www.scappoose.gov/vision> and is included with this packet as **Exhibit 5**.



The proposal to rezone some or all of the 51 acres could support a number of the above community desires around more community amenities, greater variety of retail options, attracting more local businesses, boosting economic development and even connected pedestrian infrastructure since the development of the southern parcel would require that the CZ Trail corridor is improved along the Crown-Zellerbach frontage between Hwy 30 and West Lane Road (Project S4 in the 2016 Transportation System Plan).

5. I'd like to make sure we have an opportunity to engage with the 50-Year plan committee members and potentially socialize options with the public again. Perhaps an event in the fall that we present the plan to the public and get their input.

Response: The 50-Year Plan Stakeholder Advisory Committee members have been invited to the upcoming work session, as requested by Council. There has been considerable public involvement and outreach conducted during the Plan, as evidenced by the Scappoose 50-Year Plan Outreach Summary and draft vision statement document, attached as **Exhibit 5**. Once Council provides direction to staff on the remaining questions, there will be a series of hearings where the public will have an opportunity to provide their feedback on all adoptable components of the Plan.

6. If we were to convert some or all of the 51 acres from light industrial to commercial, what safeguards could be put into place to ensure the vision presented to council and staff is what takes place on that parcel?

Response: After consultation with the City Attorney on this question, staff believe that the most way effective way to hold to the vision presented to Council is for the landowner to consent to a development agreement, which would be recorded against the property and would be binding on future owners, that outlines the vision for the parcel and requires that any deviation from that initial vision require Council approval. However, this is something that the owner would need to agree to.

7. If we were to expand the urban growth boundary to include that parcel as is, could it be converted to commercial in the future if the landowner wanted to pursue that?

Response: The 51 acres is already in the UGB but has not yet been annexed into City limits. Currently, it is designated on the Comprehensive Plan map as Industrial, which would automatically be zoned Light Industrial upon annexation, in conformance with SDC 17.136.070 – Zoning Upon Annexation, unless the Comprehensive Plan map was amended to designate the parcel as Commercial, which would then be zoned Expanded Commercial upon annexation. If Council decides not to move forward with the rezone as part of the 50-Year Plan project for some or all of the acreage, then yes, the owner could apply for rezoning at some future date.



8. What are the economic benefits of rezoning excess industrial land to expanded commercial (e.g., increased tax revenue, job diversification, retail/services for residents)?

Response: Increased tax revenues are a possibility once the property annexes into City limits since commercial development may occur sooner than industrial development of the site due to its location along a major arterial corridor, Hwy 30, and the increased visibility that brings. Unlike many of the City's vacant developable parcels (Light Industrial and Commercial/Expanded Commercial), this acreage is not within the Urban Renewal District, meaning that tax revenues would be retained as City revenue to pay for things like park development, police services, etc., rather than into Urban Renewal revenues to be used strictly for Urban Renewal projects. Additionally, rezoning this land to commercial would likely have fewer impacts to the City's wastewater and water systems, as well as the need for large amounts of power, since commercial uses generally place less demand on these systems than industrial uses would. Having more commercially zoned land available at the north end of the City could also provide opportunities for new larger scale mixed-use developments, retail, and service businesses to serve the community and that could support OMIC and the airport businesses. Expanded Commercial is a flexible zone, which allows for a greater variety of developments to occur, including some light manufacturing and research uses. Having this kind of flexibility in the future could help the City's development standards remain more applicable to market conditions and the developability of a site.

9. Could expanded commercial zoning attract types of businesses or developments that standard commercial zoning cannot?

Response: Yes. Expanded Commercial allows for the following uses that General Commercial does not:

- Agricultural sales
- Automotive and equipment:
 - Repairs
 - Sales/rental/storage
- Building materials sales and storage
- Building maintenance services
- Business equipment sales and services
- Communication services (not to be interpreted as wireless communication facilities)
- Construction sales and services
- Laundry services
- Packaging and production of finished products from previously prepared materials
- Participation sports and recreation, indoor
- Recreational vehicle parks



- Research services
- Fleet storage
- Radio towers and transmitters

Notably, the Expanded Commercial zone states that the purpose (SDC 17.68.010) of this zoning district is to provide areas:

- A. For combining light manufacturing, office, retail sales, and complementary related commercial uses;*
- B. For combining uses which have no off-site impacts in terms of noise, odor, glare, lights, vibration, smoke, dust or other types of off-site impacts;*
- C. For combining parking, landscaping and other design features which physically and visually link structures and uses within one development;*
- D. Which utilize a basic street and utility pattern which will permit flexibility in the size of development sites and provide internal circulation which connect to adjoining sites; and*
- E. Which provide for a circulation system that provides direct access to arterials or collectors that will not channel traffic through residential areas.*

Since Expanded Commercial allows for some light manufacturing and research uses it is a more compatible and complementary fit for the 51 acres due to its proximity to OMIC and PCC than the General Commercial zone, which does not allow for these uses and is intended more for the smaller lots within the center of town (within the Downtown Overlay).

10. What are the potential economic development advantages of one large contiguous commercial site versus multiple smaller parcels?

Response: Some potential advantages are:

- Large commercial sites allow for larger scale cohesive developments with a wide array of supportive uses that can be master planned to ensure efficient utility infrastructure and internal connectivity to multiple uses, which reduces traffic external to the site. This results in reduced construction costs to the developer, less costly maintenance of City infrastructure and a more compact use of land.
- Transportation studies that analyze traffic patterns find that consumers tend to make trips with multiple destinations, whether they're running errands or recreating. For example, if you go to a big box store to purchase paint, you might also take your kids to get ice cream, deposit cash at the ATM, and pick up new headlights for your car if it's all reachable in the same complex while you're already out and about. Congregating commercial activities together leads to a greater chance of success for all the businesses involved.



- When master planning a large cohesive and complementary mixed-use retail and commercial site, it is advantageous to start with a large parcel rather than assembling one from smaller parcels. Having to assemble a large parcel by purchasing multiple smaller parcels greatly increases the cost and time for development of large commercial sites, as well as decreasing certainty of development because of the need to purchase the smaller sites from multiple owners. Developers like certainty, being able to permit a project quickly, and having flexibility and options on a site they are planning to develop.
- Scappoose mainly has disconnected small commercially zoned sites available for development, as stated in the draft EOA (Economic Opportunities Analysis). Exhibit 23 of the EOA – Tax Lot Size by Plan Designation and Buildable Acres, shows that of the 20 acres of developable Commercial land within City limits, none are more than 10 acres in size, only two parcels are in the 5 – 10 acre range, and the majority of the parcels (six of the eleven parcels) are between 0.5 – 2 acres in size. Having these two larger parcels available for commercial development could be complementary to the smaller sites spread throughout the rest of town.

11. Could a single 51-acre site support larger-scale employers, regional retail, or mixed-use destinations that smaller parcels cannot accommodate?

Response: Yes. Large employers or regional retailers are often seeking large sites with highway visibility that can accommodate a range of uses, making them more likely to invest in large sites rather than smaller fragmented sites, as described in the response to question # 10 above. A 51-acre site could support a larger anchor tenant and a mix of smaller supporting retail establishments and/or restaurants. For instance, the Warrenton Costco, as an example, is the anchor tenant to a ~56-acre⁴ commercial development with a mix of supporting businesses around it. Having more retail options in town could mean that Scappoose residents would shop close to home and that dollars are spent locally rather than outside of the community.

12. Are there different building heights, lot coverage, or floor area ratios allowed in expanded commercial compared to standard commercial zoning?

Response: If a site in the UGB has the Commercial designation, it would be zoned Expanded Commercial upon annexation, in conformance with SDC 17.136.070 – Zoning Upon Annexation, not General Commercial⁵. Notwithstanding this, the only difference between the two zone's dimensional requirements is that General Commercial requires

⁴ This area was measured in the Clatsop County GIS for Costco and its supporting uses located on the southeast side of Hwy 101 only, including the rights of way.

⁵ General Commercial zoning is specific to smaller parcels in the historic center of town, within the Downtown Overlay.



lots for commercial and mixed uses to be on a lot that is 50 feet wide at minimum and Expanded Commercial requires these lots to be 100 feet wide at minimum.

13. How do parking, access, and design standards differ between the two zones?

Response: There is no difference in parking (which is based on the land use being proposed), access or design standards between the two zones. What does impact parking, access and design standards is when a property is also within the Downtown Overlay⁶. In that case, parking reductions for commercial uses meeting the standards in SDC 17.80.050.E can be requested, parking lots must be located to the side or rear of buildings, and there are design requirements for parking lots and buildings that would apply (see SDC 17.80.050, 17.80.060 and 17.80.080 for specific design requirements).

14. What tools (overlay zones, conditional uses, development agreements) could be used to restrict or limit the number of apartments within expanded commercial zoning?

Response: The Expanded Commercial zone allows apartments outright as a supportive and complementary use to the other uses allowed in this zone such as light manufacturing, office and retail so that people can live close to stores, services and jobs, which also serves to reduce vehicle miles traveled. The draft Housing Capacity Analysis shows a need for 221 units of multifamily housing over the 2023 – 2043 planning horizon and that need will be primarily met in the Expanded Commercial zoning district since the City's existing high density zoning district, A-1, only has 2.3 acres available for development. Multifamily development should be well integrated into areas with commercial, retail and services with links to public transportation, in conformance with Scappoose Comprehensive Plan Housing Goal 2) *Locate high density multifamily dwellings in areas of the City with access to key transportation corridors and commercial centers and other services*, and Housing Policy 5a) *Multifamily development should be encouraged in areas close to commercial centers and corridors*.

Staff would not advise that the Expanded Commercial zone as a whole be limited or restricted in terms of multifamily development for the above reasons and because of state statutes discussed in response #16 below, however, as discussed previously, a development agreement may be a possible tool to achieve the vision that was presented to Council for some or all of the 51 acres. Additionally, multifamily development has been an outright permitted use in the Expanded Commercial zone since the code was first adopted in 1995, 30 years ago.

In the last 5-year period (2020 - 2025), two multifamily developments have been built (Peace Candle Apartments and Maple Street 8-plex), encompassing 2.15 acres of the

⁶ The Downtown Overlay code can be accessed here <https://scappoose.municipal.codes/Code/17.80>.

19.29 acres of commercial land that received land use approval on Expanded Commercial or Commercial zoned land during that timeframe.

15. How can zoning be written to prioritize commercial, retail, office, or employment-generating uses while still allowing supportive mixed-use development?

Response: A good approach to prioritizing specific uses is to offer incentives like increased density or height allowances to encourage the desired type of development, while still allowing a broad range of uses. The Scappoose Development Code does this already. For example, the General Commercial and Expanded Commercial zones allow commercial buildings to be a maximum of 50 feet in height, but mixed-use (commercial on the first floor and housing above) to be up to 60 feet in height. These zones also currently allow multifamily buildings to be up to 60 feet in height, but only allow for 80% lot coverage for multifamily; whereas a commercial or mixed-use building allows for 90% lot coverage. Another approach is to require that a certain percentage of the ground floor of new buildings be dedicated to commercial/office or retail space, especially along a street frontage.

16. Are there legal risks or state-level land use requirements that might limit the city's ability to prohibit apartments entirely in expanded commercial zones?

Response: Yes, the City could be subject to a Measure 49⁷ claim if the City were to prohibit or restrict apartments in the EC zone since they are currently allowed outright. Additionally, recent legislative changes to state laws have focused on increasing housing availability and affordability, resulting in cities being unable to restrict housing in certain zones. Some applicable housing policies are included below:

- ORS 197A.445(2)(b) requires cities to allow affordable housing in commercial zones. "Affordable housing" means residential property in which: each unit on the property is made available to own or rent to families with incomes of 80 percent or less of the area median income; the average of all units on the property is made available to families with incomes of 60 percent or less of the area median income; or a manufactured dwelling park is operated that serves only households with incomes of 120 percent or less of the area median income; and whose affordability, including affordability under a covenant as described in ORS 456.270 to 456.295, is enforceable for a duration of no less than 30 years (ORS 197A.445(1)(a)).
- Cities must allow the conversion of a commercial use to a residential use, regardless of the zone, meaning this could apply to both commercial and Light

⁷ In Oregon, a Measure 49 claim is a formal request for compensation from a government entity if a land use regulation enacted after 2007 restricts the residential use of a property and reduces its fair market value.



Industrial zoned property too (ORS 197A.445(3)), with some exceptions, referenced⁸ below.

- Cities are required to approve affordable housing within Light Industrial zones if the property is publicly owned and adjacent to residentially zoned land or a school, so long as none of the exceptions in 197.445(3)(c) apply. These exceptions are listed in reference 8.

This is not an exhaustive list of legal claims but highlights some of the more likely or obvious claims that may result from a residential development restriction.

17. How many other acres or vacant lots are available for development in the commercial or expanded commercial zone at this time?

Response: Within city limits, there's a total of 20 acres of commercial land that is buildable - 14 of those acres are vacant and 6 are partially vacant. Within the UGB, there is a total of 18 acres of commercially designated buildable land, all of which are partially vacant. Without the rezone of the 51 buildable acres, the City would have a deficit of 10 acres of commercial land for the 2023 – 2043 planning horizon.

18. Are other landowners still able to rezone to EC on smaller lots if they want even if we show a surplus overall of commercial land? If so, what stipulations would have to occur for that to happen?

Response: Yes, other landowners could still rezone to EC. Having a surplus overall of EC zoned land wouldn't restrict rezoning land within City limits in any way, if the following are met:

- There is not a deficit of the type of land that they are rezoning from. For example, if a property owner wanted to rezone residential land to commercial, but we can show that there is a shortage of residential land, then we would not be able to write findings to support the rezone.
- The land that is proposed for rezone to EC meets the characteristics of land that is suitable for commercial zoning, as evidenced by the purpose statement for the EC zone in SDC 17.68.010 and the proposal to rezone met all applicable Development Code requirements, Comprehensive Plan policies, and Statewide Planning Goals (if a Comp Plan map amendment is also proposed).

⁸ Certain exceptions apply - ORS 197A.445(3)(c) says that this requirement does not apply to lands where the City finds that (1) the development cannot be adequately served by public resources, (2) the property has slopes of 25% or more, (3) the property is within the floodplain, (4) development is already constrained by regulations relating to statewide planning goals on natural disasters/hazards, or natural resources, or (5) more than 30% of the lands within the City's UGB are located within the floodplain.



- Having a surplus of land in a particular zone is not a negative unless you have a shortage in another zone. Having a surplus of EC zoned land can provide additional opportunities for development since there would be more parcels to choose from where certain aspects may make one parcel more applicable to a certain development proposal than other land in the same zone.

19. Concerns about bringing sub area 7 into the UGB - I don't have any new questions regarding this topic that haven't been answered in the 50-year plan. Other than I believed we asked if there were any other areas similar in size, relative cost of services and proximity to existing UGB and connections with existing city, while still considering farm activity and soil type.

Response: We could consider additional parcels in sub area 8, which are also relatively close to existing city limits/UGB boundaries. However, sub area 7 is better situated than the more westerly reaches of sub area 8, so costs to extend utilities would be higher. One benefit to including sub area 7 properties, even if the owners choose not to annex in the next 20 years, is that we can then include that area in an update to our utility master plans (water/wastewater/transportation/parks) which would allow the City to plan and collect SDC funds for new infrastructure to serve those areas in the future. If sub area 7 is not in the UGB, then we cannot consider that area in our master plans or collect SDC's to fund future capacity upgrades for utilities or streets since master plans cannot take into account areas outside of the UGB.

Email received from Councilor Joel Haugen, dated August 27, 2025:

Staff received an email from Councilor Joel Haugen which is included in this work session packet as **Exhibit 3**. Below are relevant excerpts for discussion during the work session, with corresponding staff responses:

In light of:

1. *The recent passage of **SB 1537**,*
2. *The current global **economic inflection point**, and*
3. *The absence of a **Comprehensive Watershed Hydrology Study** needed to accurately identify "constrained" parcels,*

I recommend we retain and refine the productive elements of the current plan while deferring any Urban Growth Boundary (UGB) expansion decisions until 2030.

Rationale

We have significant uncertainty regarding the Scappoose Airport development area (Columbia Commerce). In five years, we will have a far clearer picture of its trajectory.



History offers a cautionary example: Nearly 50 years ago, the Port of Portland made substantial investments in the Mulino Airport area with expectations of it becoming an economic driver for SE Portland and Clackamas County — a vision that never materialized, and the airport is now operated by ODA.

While the Scappoose outlook may be stronger, particularly with OMIC/PCC in place, success is not guaranteed. Importantly, SB 1537 sunsets in 2033, leaving ample time to access its one-time UGB expansion provisions if warranted in 2030.

Response: Scappoose is not eligible to utilize the one-time UGB expansion provisions in SB 1537 since the City has within its existing UGB an undeveloped contiguous tract⁹ that is zoned for residential use that is larger than 20 net residential acres and the City doesn't meet the metrics set out in SB 1537 for the need for affordable housing since its percentage of severely cost-burdened households is not greater than the state's average and less than 25% of the renter households in Scappoose are severely rent burdened.

Additionally, if the City adopts its Housing Capacity Analysis, which shows that Scappoose has a shortage of residential land needed to meet its 20-year land need projections, then it is required to amend its UGB to meet those needs after accounting for any land use efficiency measures it is implementing. Holding off on a UGB expansion to support housing could cause housing costs to rise due to limited land available for new home construction.

In terms of the Columbia Commerce Center (adjacent to the east side of the Scappoose Airport), the developer has made all necessary investments in serving that land rather than the City or the Port, including the construction of a municipal well, sewer pump station, and all utilities to the serve the 300 + acres, which represents a significant portion of the city's industrial land in support of light industrial uses and airport supportive uses. The base zoning of PUA (Public Use Airport) and the East Airport Employment Overlay zones do not allow for housing as outright or conditional uses, which is based on compatibility requirements near airports.

Near-Term Actions

- **Rezone Parker's 51 acres** with a framework that enables the proposed "Innovation District" while ensuring:
 - Commercial land use with **mixed-use** elements, including multi-family housing,
 - A **30-foot trail corridor** along CZ road for a trail connection between West Lane and Highway 30,
 - Retention of several acres for **light industrial** development closest to OMIC.

⁹ "Tract" consists of one or more lots or parcels with or without common ownership and that abut each other or are separated by only a street or a road



- ***Initiate comprehensive hydrology studies*** in partnership with the Watershed Council, using real-time instrumentation on both North and South Scappoose Creeks over the next five years. These studies could inform critical flood-mitigation measures, such as evaluating the feasibility of emergency flood control along South Scappoose Creek to protect vulnerable residences.

Response: As previously mentioned, the 2016 Transportation System Plan (TSP) contains Project S4 – “Construct shared use path to the north of Crown Zellerbach Rd between US 30 and West Lane Rd”. The standard paved width for a shared use path, according to the adopted TSP, is 12-feet in areas with significant walking or biking demand. Future development of the parcel that fronts Crown Zellerbach Road would necessitate development of this shared use path.

Retention of several acres for Light Industrial development near OMIC is already possible since OMIC just recently acquired a 3.5 acre parcel from CTP Partners at the northwest corner of Charles T Parker Way and West Lane Rd and there is an additional 2.94 acre parcel north of the parcel OMIC just acquired as well as a 5.90 acre parcel abutting the eastern property line of OMIC – all of which are zoned Light Industrial. This provides an available 12.34 acres of vacant Light Industrial land in very close proximity to OMIC for future expansion. This 12.34 acres of Light Industrial zoned land is not part of the 51 acres under consideration for redesignating from Industrial to Commercial.

Exhibit 1

From: [Joel Haugen](#)
To: [Laurie Oliver Joseph](#); goodman@econw.com; [Nicole Underwood](#)
Cc: [Benjamin Burgener](#); [Joe Backus](#); [coordinator](#)
Subject: Strategic Considerations for the Scappoose 50-Year Plan
Date: Wednesday, August 27, 2025 8:54:23 PM

Dear Beth, Nicole, and Laurie,

First, I want to acknowledge the laudable work you’ve all done on the Scappoose 50-Year Plan. Your technical expertise and commitment are evident in the progress to date, and I truly appreciate the effort you’ve invested in shaping a thoughtful, long-term vision for our community.

In light of:

1. The recent passage of **SB 1537**,
2. The current global **economic inflection point**, and
3. The absence of a **Comprehensive Watershed Hydrology Study** needed to accurately identify “constrained” parcels,

I recommend we retain and refine the productive elements of the current plan while deferring any Urban Growth Boundary (UGB) expansion decisions until 2030.

Rationale

We have significant uncertainty regarding the Scappoose Airport development area (Columbia Commerce). In five years, we will have a far clearer picture of its trajectory. History offers a cautionary example: Nearly 50 years ago, the Port of Portland made substantial investments in the Mulino Airport area with expectations of it becoming an economic driver for SE Portland and Clackamas County — a vision that never materialized, and the airport is now operated by ODA.

While the Scappoose outlook may be stronger, particularly with OMIC/PCC in place, success is not guaranteed. Importantly, SB 1537 sunsets in 2033, leaving ample time to access its one-time UGB expansion provisions if warranted in 2030.

Near-Term Actions

- **Rezone Parker’s 51 acres** with a framework that enables the proposed “Innovation District” while ensuring:
 - Commercial land use with **mixed-use** elements, including multi-family housing,
 - A **30-foot trail corridor** along CZ road for a trail connection between West Lane and Highway 30,

- Retention of several acres for **light industrial** development closest to OMIC.
- **Initiate comprehensive hydrology studies** in partnership with the Watershed Council, using real-time instrumentation on both North and South Scappoose Creeks over the next five years. These studies could inform critical flood-mitigation measures, such as evaluating the feasibility of emergency flood control along South Scappoose Creek to protect vulnerable residences.

Given that ongoing and approved development along the creek will likely exacerbate future flooding, these actions would strengthen the Plan's resilience and adaptability while preserving flexibility for future UGB considerations.

Thank you for your dedication to shaping Scappoose's future with both vision and pragmatism. I look forward to continued collaboration as we refine this important plan.

:) Joel

Exhibit 2

The Scappoose Fifty Year Plan has some issues in its commercial land site selection which should be addressed to maximize the benefits, and minimize the issues of the plan.

1. The current plan recommends rezoning 68.5 buildable acres north of Scappoose-Vernonia Highway and Crown Zellerbach Road to fulfill around 30 years of additional land supply for commercial development. By comparison, the Fifty Year Plan has only 8 additional buildable acres of commercial land south of Crown Z Road to be rezoned or added, for decades. The current owner of that 8 acres South of Fred Meyers has expressed a desire to build apartments. If they do, there may not be any additional commercial land available for commercial development south of Crown Z Road. All development would be forced north of Crown Z. Furthermore, 51 acres of the 65.5 acres north of Crown Z is owned by one owner. If a developer's plans do not match that owner's location, vision, or price point for the land, they will be out of luck, and so will Scappoose. All of this will hurt economic development in Scappoose by reducing locations, flexibility, and options for future development.
2. The unintended consequences of rezoning 51 acres of buildable land owned by one owner to commercial zoning could be up to 26 apartment complexes the size of Candle Light Apartments. That could be as many as two thousand apartments. This could happen because Scappoose commercial zoning allows for apartment complexes outright. The current owner of the 51 acres may not plan to build apartments, but he or future owners could change direction. Four of the last five commercially-zoned projects in Scappoose were apartment buildings, because the economics of apartments are better than general commercial development. If even half of the land was used for apartments, it could change our city into a bedroom community of apartment dwellers with an insufficient tax base, recreation lands, emergency services, and educational facilities to support them. Our community is great in part because of our roughly 70 percent houses 30 percent multifamily housing ratio. Let's not alter this ratio to our communities detriment.
3. If commercial development happens north of Crown Z Road, pedestrian accessibility to those businesses would suffer due to the distance of that location from existing housing. The current plan would also effectively move the City's commercial center north, forcing more peak pm trips onto Highway 30 through Scappoose before getting drivers to their destination. The traffic situation on Highway 30 is already bad, particularly during school hours. Building apartments instead is not a good alternative to the peak am and pm trip problem. Most of the residents would likely commute through all of Scappoose to jobs in Hillsboro or the Portland area thus also creating traffic problems.

The solution to the above mentioned issues is to split new commercial lands between northern Scappoose and southern Scappoose. First, we should reduce the gross amount of planned rezoning north of Crown Z by only rezoning the 28.91 acre gross parcel on West Lane near OMIC, and not rezoning the additional 36.82 gross acre parcel adjacent to Crown Z and West Lane. Then, if the 28.91 acre gross parcel is commercially developed without an overreliance on apartments, the 36.82 gross acre parcel could be added later based upon need. Second, we should add some land on the southern side of Scappoose from areas five and seven to the Urban Growth Boundary Expansion. This area is more commutable to work in the metro area. With a fifty year plan I strongly recommend a balanced approach that does not put all of our eggs into one basket. Instead, let's implement a flexible plan that fosters diversity in parcel size and location, and which would facilitate a larger variety of development aspirations.

Brian Rosenthal, 50 Year Stakeholder Committee Member (503) 914-9005

Exhibit 3

To: City of Scappoose planning

Subject: 50 year plan

From: Leonard Waggoner, development consultant, responsible for the leasing and design of the Fred Meyer project in Scappoose, multiple Safeway sites (8) various McDonalds, and mini storage facilities.

Some years ago the planning at the City of Scappoose advocated for the approval of a new master plan for the Scappoose Airport including annexation, zoning and infrastructure that brought more than 250 acres plus of industrial zoned land into the City.

Included in that plan was the potential for 7,000 new jobs projected in the industrial aircraft and aircraft-related fields.

As impressive as the plan was with data, concept drawings, and economics there has been unfortunately nothing that has come of the process except a significant amount of expense for infrastructure and a road system that doesn't meet any City standards and could never accommodate the projected jobs.

Being presented is a "50 year plan" from the same planning department "looking to the future of Scappoose". Three years in the making the "plan" projects the annexation and rezoning of various parcels to commercial / industrial whose only practical future usage is for multi family housing, increasing the density of usage as well as changing the community's ratio of single family homes to apartments.

It is hard to imagine anyone believing that government or any individual has the capacity to see 50 years into the future. What didn't Scappoose have 50 years ago? Its population was less than 3,000, there were no medical centers, no assisted living facilities, no Fred Meyer, no 4 lane highway, no movie theatre, no coffee islands, no fast food with drive throughs, traffic on U.S. 30 was less than 10,000 vehicles per day vs. 36,000 vehicles per day today. The community consisted of farms and single-family residences, a sauerkraut factory, a candle factory, two small grocery stores and bird hunting at multiple lakes.

The State of Oregon has mandated that all communities (cities) develop a regular review of current land uses within their boundaries, allowing planning to anticipate growth, but the normal time period for projection changes is some 20 years, with the reviews every 5 years to allow for unanticipated growth opportunities, but 50 years seems like a stretch of visionary skills.

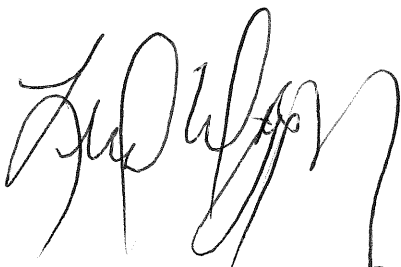

5/19/2025

Exhibit 4 Downtown Overlay and Zoning

- | | |
|---|--|
|  Downtown Overlay |  LI - Light Industrial |
|  Taxlots |  PL-I - Public Lands-Institutional |
| Zoning Downtown | |
|  C - General Commercial |  R-1 - Low Density Residential |
|  EC- Expanded Commercial |  R-4 - Moderate Density Residential |

0 0.05 0.1 0.2 Miles

N



Exhibit 5



Scappoose 50-Year Plan Summary of Visioning Outreach July 11, 2022

I. Visioning Process

The City of Scappoose has launched the 50-Year Plan, a multi-phase project that will span the next three years and establish a long-term community vision for how Scappoose will grow in the future.

As part of the planning process for this project, City staff led outreach and engagement efforts to better understand the community's vision and priorities related to future growth in Scappoose. These outreach efforts will inform the vision statement for the 50-Year Plan and complement the technical work of developing an economic opportunities analysis (EOA), establishing urban reserves, and revising Scappoose's Development Code and Comprehensive Plan.

Conducted between March and June 2022, this process touched more than 500 community members through Community Conversations, the Annual Town Meeting, and an online survey. The purpose of the outreach efforts was to ask the following types of questions:

- What do you love about Scappoose today?
- What do you want to see in Scappoose in the future?

While there was variation in how these broad questions were posed across different activities, the purpose of the overall visioning process was to understand what community members love about Scappoose today, and what they want to see for the future. Activities were designed to identify common themes around the aspirations and concerns of a community, which are a key piece to the development of a community-wide Vision Statement for the 50-Year Plan.

This memorandum describes the various outreach efforts and summarizes key themes that emerged from these activities. A compilation of community feedback can be found in the Appendix.

II. Outreach Activities

Community Conversations

To reach a wide spectrum of Scappoose community members, City staff and members of the Stakeholder Advisory Committee (SAC) facilitated community conversations with local groups, clubs, committees, and organizations in Scappoose. While most community conversations were facilitated by City staff and SAC members, a "Community Conversations Kit" was available on the project website for anyone to download and conduct among their own networks.

A community conversation is a structured discussion about a range of high-level topics. Community conversations are an exercise in "going to where the people are" i.e., they are usually held or conducted where people already gather (i.e., a standing meeting) or through channels which they receive information.

Over the course of five months, eight community conversations were conducted with the following groups, engaging approximately 109 community members in Scappoose:

- Parks and Recreation Committee
- Scappoose Bay Watershed Council
- Scappoose Public Library Board of Directors
- South Columbia County Chamber of Commerce
- Columbia County Habitat for Humanity
- Scappoose Foursquare
- Scappoose Community and Senior Center
- Group of local business owners

Community conversations were held both virtually and in-person, and the discussion questions followed the same questions posed through an online survey. These discussions helped extend the reach of the online survey, which ran concurrently through the spring and early summer. Notes from discussion leaders were submitted and flagged through the online survey for ease of reporting.

Annual Town Meeting

On Saturday April 30th, 2022, approximately 80 residents and community members gathered at Scappoose High School for the 7th Annual Town Meeting. The primary topic of focus was the City's 50-Year Plan. Attendees heard from the project team on how the 50-Year Plan will be used to help prepare the community for the growth expected in Scappoose in the decades to come.

After the presentation, attendees were invited to participate in the Scappoose 50-Year Plan visioning workshop. The workshop expanded upon the key questions of the overall outreach process (i.e., *what do you love about Scappoose today* and *what do you want to see change in the future*) by providing an opportunity to identify unique opportunities for Scappoose to consider as the city grows. Participants were encouraged to think big and beyond conventional limitations.

Overall, approximately 40 participants engaged in the activity, working in groups of 4-8 around eight tables. Each table had a large base map and groups were encouraged to write, label, draw, and sketch all agreed-upon ideas on the map using different colored markers and stickers that represented types of development, community facilities, transportation facilities, and public investments the group would like to see in Scappoose.



Participants were given the following prompts to consider as they engaged in discussion around the base map:

- What kinds of new businesses and community facilities would you like to see in the area?
- Where are walking/biking paths and transportation connections needed?
- What sites are ideal for a nature preserve or park?
- Where could there be a new neighborhood?
- Are there any infrastructure issues the city needs to address?
- Are there areas of the City where it would make sense to rezone from one use to another?
- Identify other important ideas, places, or issues.

Upon completion of the activity, each group presented key ideas from their maps to the larger group. Some of the reoccurring themes across all the maps included:

1. Rebuild or relocate the middle school.
2. Conserve the riparian corridor bank and stream along Scappoose Creek and develop a north-south linear park or trail system along the creek.
3. Mitigate the effects of traffic along HWY 30.
4. Encourage more mixed-use development in the downtown core as well as on the east side of HWY30 off Havlik Drive.
5. Focus on creating a continuous, connected sidewalk system.

These ideas align with the broader themes identified through other parallel outreach efforts during this phase, as detailed under *Section III* of this summary.

Online Survey

Running concurrently with outreach through Community Conversations and the Annual Town Meeting event, an online survey was open from March 22nd to June 27th. There were 178 responses to the online survey, along with 7 additional responses recorded from Community Conversation notes. The survey was promoted through the monthly city-wide newsletter, posted on the City's project webpage and social media, and sent out to community listervs. All public-facing materials developed for the project during this phase directed community members to the online survey.

The raw data, including open-ended responses, are included as an Appendix to this document. Note that this is not a statistically valid survey and is only meant to qualitatively explore themes on the topic of future growth in Scappoose.



Scappoose 50-Year Plan Vision

As you work through the following questions, consider these topics as they relate to the Scappoose community:

- Neighborhoods
- Natural resources
- Arts
- Downtown
- Parks and recreation
- Climate change
- Driving, biking and walking
- Community and culture
- Health and safety
- Governance

1. Why did you choose to live or work in Scappoose?

4. In what ways would you like to participate in the 50-Year Plan process?

☐ Attend public meetings
☐ Stay informed through the project website and city newsletter
☐ Complete online questionnaires
☐ Host a Community Conversation
☐ Stay informed by email
☐ Help spread the word about this project and upcoming events and activities
 Other (please specify):

5. What people, groups, or communities should we contact to make this an inclusive process?

1/18 100%

III. Key Themes

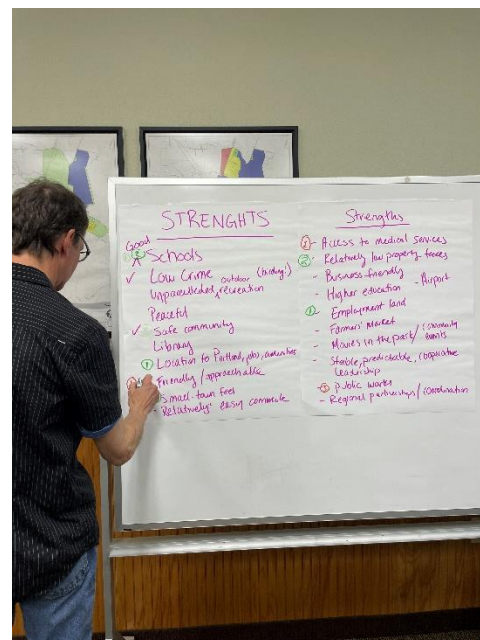
The following key themes emerged from the outreach conducted through this process. They are bulleted below and include a word cloud developed from the responses received through the online survey (including community conversations).

What makes Scappoose special today?

- Small-town feel
- Friendly and close-knit community
- Access to nature and the outdoors
- Access to the greater region
- Affordability
- Natural beauty
- Cleanliness
- Community events
- Quality of life
- Family-friendly
- First responders
- Strong economy
- Good local businesses
- Great schools
- History and heritage
- Safety and low crime
- Quietness



farmers market developing growth beautiful maintained old
open space smaller Family walking plan improvements housing
safe special river love creeks access shopping
Nature access country schools resources
Small town atmosphere walking trails
The Community friendly parks nice
Near Portland support businesses quiet great
easy access grow restaurants space options library local
opportunities land made Scappoose special build events
neighborhoods public development



What about Scappoose would you like to see change in the future? What can improve?

- Increased tourism
- Less traffic and better traffic management
- Limits to growth and development
- Limit to large housing developments
- Preservation of greenery and open space
- Greater access to natural areas
- Greater housing affordability and opportunities
- More community amenities and spaces
- Better access to community resources
- More public transport options
- Greater variety of retail options
- Attract more local businesses
- Connected pedestrian infrastructure
- Well-maintained infrastructure
- Foster a greater sense of community
- Boost local economic development
- Improve and connect the transportation network
- Maintain safety and low crime

recreation waterfront activities events diversity paths
neighborhoods attract St Helens speeding apartments
improvements safe Stop building people food
Improve downtown growing building work
sidewalks pedestrian More businesses
shopping community local parks community center
schools home housing job
Want community pool small businesses highway
friendly access growth Portland streets bypass water
opportunities infrastructure traffic planning roads

See appendix for supporting information and raw data, including:

A. Annual Town Meeting Map Activity and Notes

B. Online Survey Responses

Appendix A

Annual Town Meeting Map Activity and Notes



Scappoose 50-Year Plan Workshop

Annual Town Meeting

April 30, 2022

- City Limits
- Urban Growth Boundary
- Scappoose City Parks
- Waterbodies

NAME YOUR MAP'S
BIG IDEAS #3



Record your table's ideas here. Table # **3**

What's your vision how Scappoose will grow over the next 50 years? What are the most pressing needs for the area? Where should we be making improvements?

- You have round colored dot stickers at your table labeled with the categories listed below. There are also blank white dots for you to fill in with your own ideas and suggestions for Scappoose.
- When you add a dot to the map, you can make a corresponding note on this comment sheet. Number the dots to keep track of your written comments.



DOT COLOR and NUMBER	Write your comments here...
Housing 1	EXAMPLE COMMENT: "I'm interested in having more housing near OMIC"
2	EXISTING GREEN INFRASTRUCTURE (COUNTY PARK) POTENTIAL CITY PARTNERSHIP STREAM/BANK RESTORATION, DAY-USE PARK - PARKING, TRAILS/BOATS POTENTIAL RV (SEASONAL) IN UPPER FORD
3	Transit Hub Electrical charging island for commercial trucks, buses
4	Athletic Facility -
5	Services for Businesses - Cafes,
6	Mixed employment - Services + Jobs
7	New Middle School
8	linear Park opportunity, Protect wetlands
9	Preserve Agricultural opportunities



Scappoose 50-Year Plan Workshop

Annual Town Meeting

April 30, 2022

- City Limits
- Urban Growth Boundary
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NAME YOUR MAP'S BIG IDEAS #4

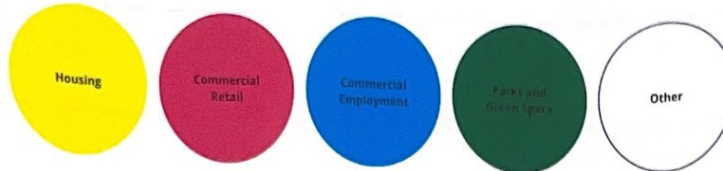
1. Hwy 30 Bypass
2. Sidewalks
3. Protect existing Nature Preserves



Record your table's ideas here. Table # 4

What's your vision how Scappoose will grow over the next 50 years? What are the most pressing needs for the area? Where should we be making improvements?

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- When you add a dot to the map, you can make a corresponding note on this comment sheet. Number the dots to keep track of your written comments.



DOT COLOR and NUMBER	Write your comments here...
 Housing 1	EXAMPLE COMMENT: "I'm interested in having more housing near OMIC"
 1	Hwy 30 Bypass around Scappoose traffic mitigation 4 lane Road
 XXX	No development South Scappoose Creek
 2	BRIDGE BTWN WA + ST HELENBORO SCAPPOOSE
 3	Finish sidewalks FIRST! Where kids walk around schools
 3	Sidewalk
 1	MULTIUSE Commercial / Apartment Buildings
	Scappoose needs a stronger identity that's not highway town / bedroom community.



Scappoose 50-Year
Plan Workshop
Annual Town Meeting
April 30, 2022

- City Limits
- Urban Growth Boundary
- Scappoose City Parks
- Waterbodies


NAME YOUR MAP'S
BIG IDEAS 5

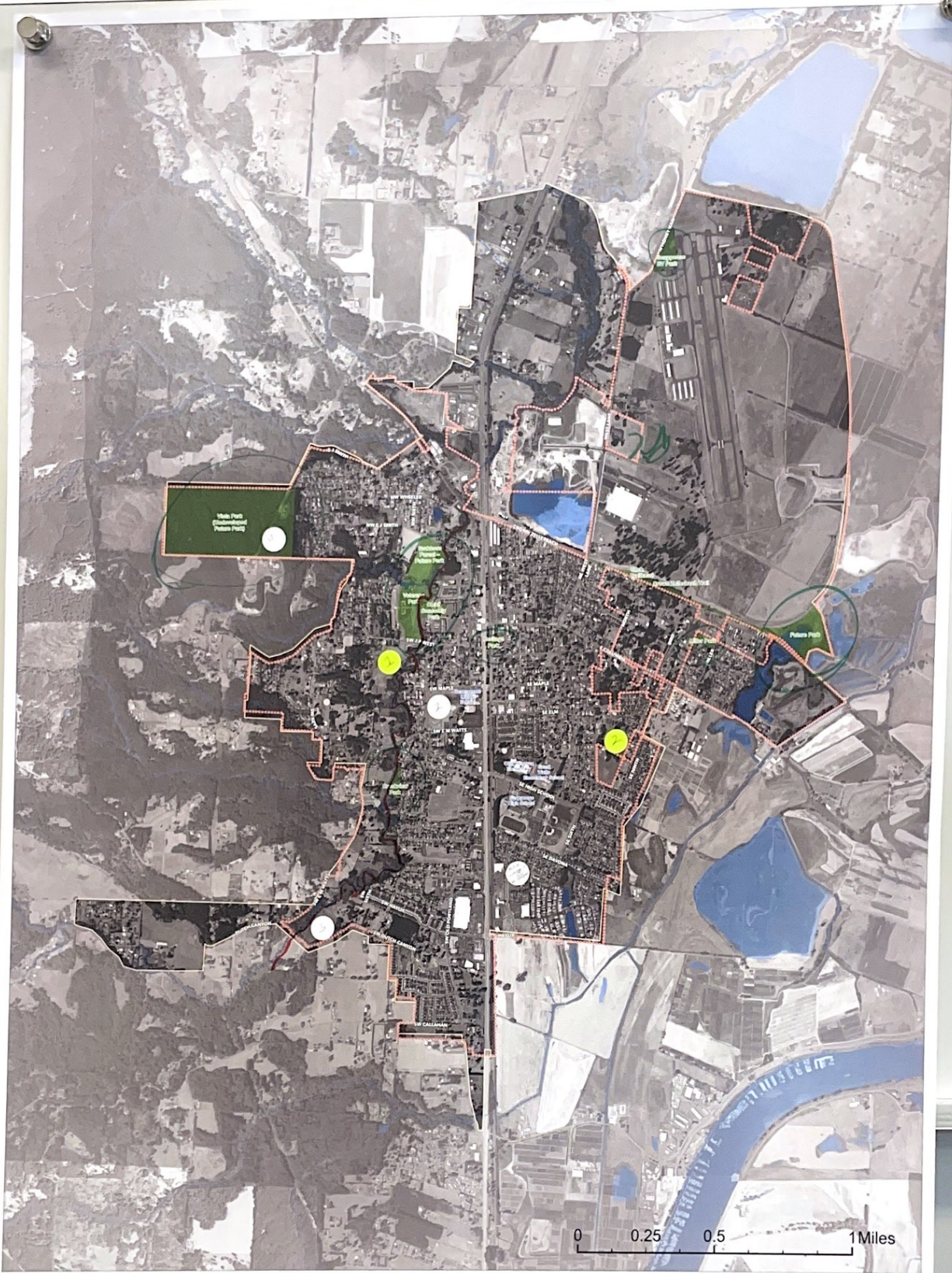
Record your table's ideas here. Table # 5

What's your vision how Scappoose will grow over the next 50 years? What are the most pressing needs for the area? Where should we be making improvements?

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- When you add a dot to the map, you can make a corresponding note on this comment sheet. Number the dots to keep track of your written comments.



DOT COLOR and NUMBER	Write your comments here...
	EXAMPLE COMMENT: "I'm interested in having more housing near OMIC"



Scappoose 50-Year Plan Workshop

Annual Town Meeting

April 30, 2022

- City Limits
- Urban Growth Boundary
- Scappoose City Parks
- Waterbodies

NAME YOUR MAP'S
BIG IDEAS #6






Record your table's ideas here. Table # 6

What's your vision how Scappoose will grow over the next 50 years? What are the most pressing needs for the area? Where should we be making improvements?

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- When you add a dot to the map, you can make a corresponding note on this comment sheet. Number the dots to keep track of your written comments.



DOT COLOR and NUMBER	Write your comments here...
 Housing 1	EXAMPLE COMMENT: "I'm interested in having more housing near OMIC"
1	6 acre area; No Storage Units; Vibrant, active commercial business
 1	would like to see a trail system that connects current + future parks in a continuous loop
2	Rebuild middle school to accommodate influx.
3	Future Grade school on west side
4	Begin Developing "Future" parks
 2	Parks on East Side



Scappoose 50-Year Plan Workshop

Annual Town Meeting

April 30, 2022

- City Limits
- Urban Growth Boundary
- Scappoose City Parks
- Waterbodies

NAME YOUR MAP'S
BIG IDEAS #7

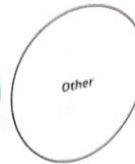
- 1 - Walkway from Hwy 30
- 2 - South Scappoose Creek area to Hwy 30
- 3 - Area of good quality agricultural land
- 4 - Downtown Central Core







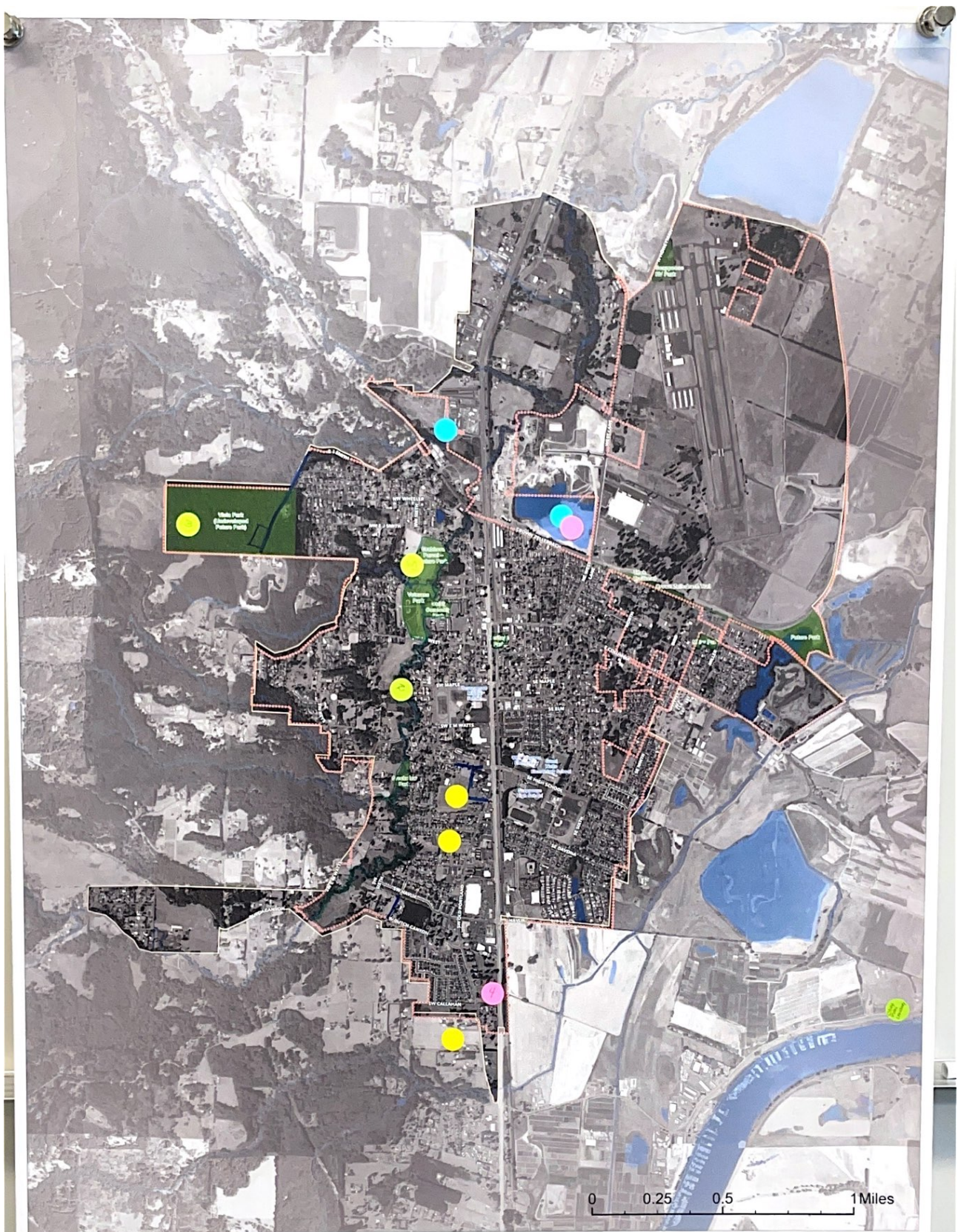
Record your table's ideas here. Table # 7

What's your vision how Scappoose will grow over the next 50 years? What are the most pressing needs for the area? Where should we be making improvements?

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- When you add a dot to the map, you can make a corresponding note on this comment sheet. Number the dots to keep track of your written comments.



DOT COLOR and NUMBER	Write your comments here...
 Housing 1	EXAMPLE COMMENT: "I'm interested in having more housing near OMIC"
 1	Walkway(s) connecting E/W sides of town for safe pedestrian traversal
 2	Riparian/nature preserve greenway along South Scappoose Creek w/ connection to CZ trail
 3	Downtown Central core mixed commercial
4	future of gravel quarry? is there an end-of-life plan? is this good for commercial future



Scappoose 50-Year Plan Workshop

Annual Town Meeting

April 30, 2022

- City Limits
- Urban Growth Boundary
- Scappoose City Parks
- Waterbodies

NAME YOUR MAP'S
BIG IDEAS

8

8

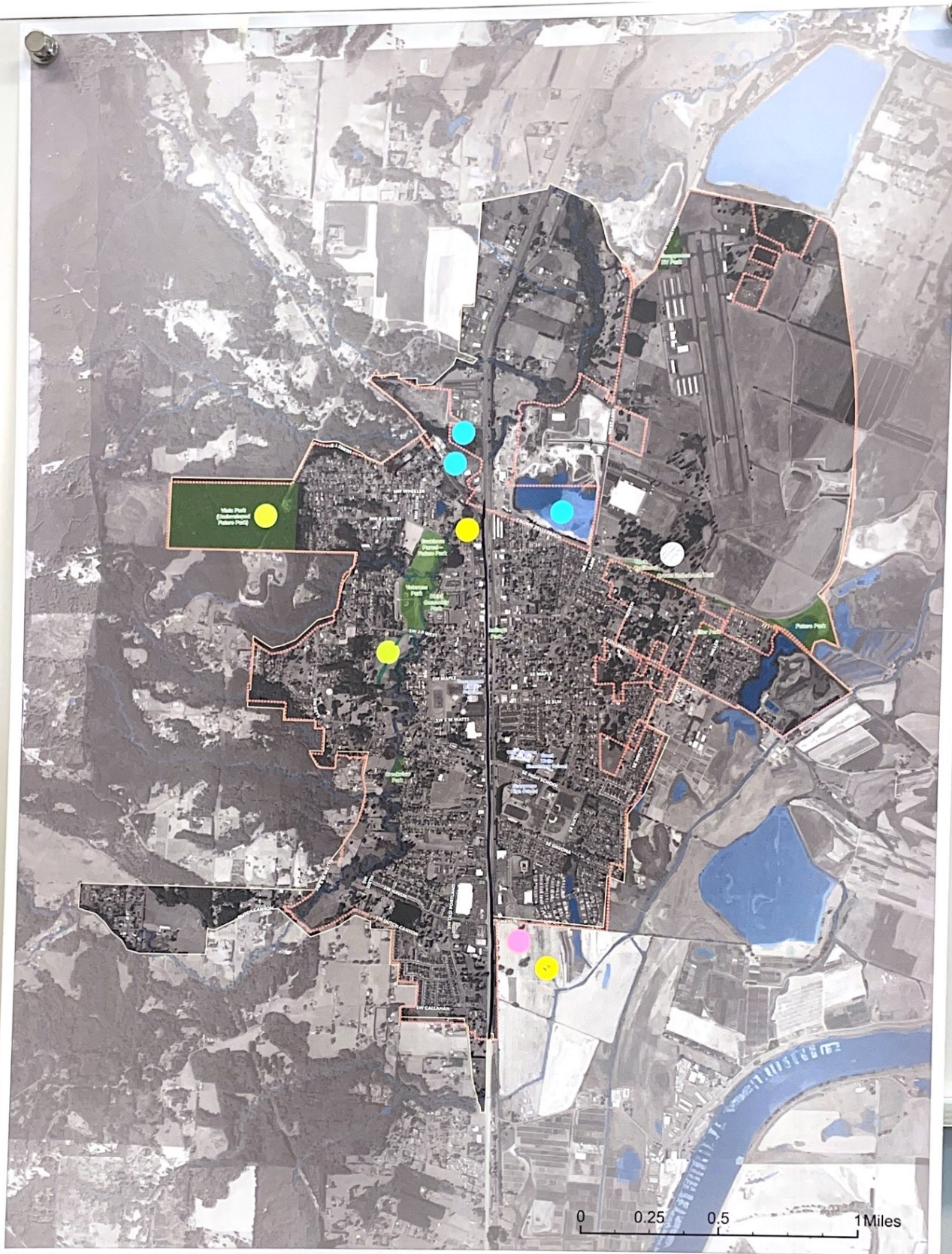
Record your table's ideas here. Table

What's your vision how Scappoose will grow over the next 50 years? What are the most pressing needs for the area? Where should we be making improvements?

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- When you add a dot to the map, you can make a corresponding note on this comment sheet. Number the dots to keep track of your written comments.



DOT COLOR and NUMBER	Write your comments here...
Housing 1	EXAMPLE COMMENT: "I'm interested in having more housing near OMIC"
Parks 2 GREEN SPACE	Scappoose Creek restoration & potential rec where practical Heritage Tail Parks, Hands off! Chapman Landing: KAYAK launch, develop rec opportunities Vista Park, develop for rec
Parks 3	Vista Park: create road, parking for future park use
4	Re-zone from R-4 to commercial
5	Community Garden



Scappoose 50-Year
Plan Workshop
Annual Town Meeting
April 30, 2022

- City Limits
- Urban Growth Boundary
- Scappoose City Parks
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NAME YOUR MAP'S
BIG IDEAS 9



Record your table's ideas here. Table # 9

What's your vision how Scappoose will grow over the next 50 years? What are the most pressing needs for the area? Where should we be making improvements?

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- When you add a dot to the map, you can make a corresponding note on this comment sheet. Number the dots to keep track of your written comments.



DOT COLOR and NUMBER	Write your comments here...
 Housing 1	EXAMPLE COMMENT: "I'm interested in having more housing near OMIC"
Environment	- Development should be planned to protect water quality and ecological integrity of Scappoose creek and wetlands, set backs storm water manage ment
Transportation	- Traffic on Hwy 30 thru town is already a congestion problem. Solutions need to be found.
Housing /	Expand Urban Growth Boundary to ag Land SE Town - sticker 1
Commercial	
Parks & Green space	South of Veterans Park riparian protection Linear Trail



Scappoose 50-Year Plan Workshop

Annual Town Meeting

April 30, 2022

- City Limits
- Urban Growth Boundary
- Scappoose City Parks
- Waterbodies

NAME YOUR MAP'S
BIG IDEAS

12

Record your table's ideas here. Table # 12

What's your vision how Scappoose will grow over the next 50 years? What are the most pressing needs for the area? Where should we be making improvements?

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- When you add a dot to the map, you can make a corresponding note on this comment sheet. Number the dots to keep track of your written comments.



DOT COLOR and NUMBER	Write your comments here...
Housing 1	EXAMPLE COMMENT: "I'm interested in having more housing near OMIC"
①	NATURE PARK / RESERVE Creek area
Green/red marker	Creek area JP West Nature trail
SMS white	relocate Middle School help w/ Traffic
2 Pink	Commercial
3 white	Parking / Park w Ride help w/ comm
4 yellow	Residential
5 green/yellow	housing + Park
6	housing trial
7	Preservation / Commercial

DOT COLOR and NUMBER	Write your comments here...
+ 8 white	Rec center / Ball field use things for Kids & Residents
9 white	mixed use commercial / School / Residential
10 yellow	Residential
11 green	dog Park
12 yellow	Residential
+ Red	Bike trail columbie / ym / 6th

Residence w/ keeping in the Landscape

Appendix B

Online Survey Responses

Q1 Why did you choose to live or work in Scappoose?

Answered: 181 Skipped: 4

#	RESPONSES	DATE
1	<p>Amenities General beauty Like the rural feel Proximity to jobs Proximity to nearby areas Proximity to recreation Quality of life 1. Why did you chose.....I moved here in 1978 and loved living in a rural community and city. I could reside in Chapman and easily drive to the (then) hospital, (then) stores, and schools, and also where I worked. It was an incredibly beautiful area full of opportunity for recreation which is very important to me. 2. What are Scappoose's most cherished... The fact that it is STILL a community and has the quality of life that comes with that. Also I loved the rural beauty, being close to the river and forests. 3. Where do you spend time in....Shop at Fred Meyer, eat at all the local restaurants and support all local businesses. We love the Crown Z trail and used all the parks during Covid for stress relief. We have a boat/kayaks and use all the marinas. 4. What is going well in Scappoose....No large apartment complexes being thrown up everywhere. We love the simple lifestyle and close knit community. Loving the miracle that money hungry developers are not exploiting what is here and turning this into a Lake Oswego mentality. We love there is no toxic, filthy industry. 5. What doesn't work well....answered above. Massive unthoughtful planning. Allowing the gravel pit companies to self audit themselves without showing official tax statements of profit like the rest of us. No polluting industry like Bergsole that left taxpayers with millions of dollars of cost to clean it up. 6. What amenities would...Would love and support a pool and workout place. Also we could use a public gathering place for speakers and cultural activities, small performances. I think a hospital would be fabulous like in the 70's. I would love to see stores come back also like when we had Sears and Penny's, Multnomah plywood store, etc. I would like to see our waterfront used like they are doing in Vancouver, more restaurants on the river, etc. We loved Mark's on the Channel and feel a developed waterfront on the Multnomah channel where people would have access to swimming in the river would be healthy. I would absolutely love getting big buck Federal dollars to build the "Lower Columbia River Interpretive Center" to showcase our county's unique ownership of having the most historical county in the entire USA of Native American history of occupation. 7. What do you wish would change in Scappoose.....I would love more healthy restaurants, not so many fast foods. I would love for more places where teenagers could go and hang out- we need a big recreation place for them especially, or cool comfortable places just for them. 8. What about Scappoose that makes you proud...I love knowing so many caring, loving people. I am proud of the high quality volunteerism that occurs here. I approve of our public schools and the public support that makes them a quality learning center, our library, parks, and cleanliness.</p>	6/27/2022 8:55 AM
2	General beauty Like the small town feel We liked the small town feel and the beauty around the area.	6/24/2022 10:01 PM
3	Family Heritage Less Crime Family from here, and tired of Portland crime.	6/23/2022 11:28 AM
4	Proximity to nearby areas Proximity to the Multnomah Channel, Sauvie Island and the Columbia River.	6/22/2022 5:13 PM
5	Good jobs Proximity to recreation Proximity to nature and outdoor recreation while still close to good paying jobs	6/22/2022 1:27 PM
6	Housing options House we liked was available	6/21/2022 10:21 PM
7	Housing affordability Housing options Availability to purchase a home within our budget at the time seeking home ownership	6/21/2022 8:49 PM

Scappoose 50-Year Plan Vision

8	Family Heritage From here Good jobs Good to raise a family This is my hometown. I loved growing up here, and now I love raising my family and teaching here.	6/21/2022 6:31 PM
9	Like the small town feel I wanted to move to a smaller town	6/21/2022 3:37 PM
10	From here I grew up here.	6/21/2022 2:42 PM
11	Family Heritage Feels safe From here Good schools Good to raise a family Like the rural feel Like the small town feel Grew up in Scappoose and returned to raise my family in a small, rural community with safe streets and schools.	6/21/2022 11:20 AM
12	Like the small town feel Small town	6/21/2022 7:59 AM
13	Family Heritage Moved here to take care of family member.	6/21/2022 7:24 AM
14	Proximity to nearby areas Close to home	6/21/2022 5:55 AM
15	From here Like the small town feel Raised here. Always have loved the small town feeling growing up here.	6/21/2022 4:41 AM
16	Proximity to jobs Short drive to N Portland and Hillsboro where we had jobs.	6/21/2022 2:12 AM
17	Friendly community Too much growth Nice friendly town. This may change as the town grows. Adjusting to change can be difficult.	6/20/2022 11:10 PM
18	Proximity to nearby areas Too close to PDX Proximity to Portland (Good and Bad)	6/20/2022 10:29 PM
19	General affordability Proximity to jobs It was close enough to job while being "affordable"	6/20/2022 10:09 PM
20	Like the small town feel Lots of space Proximity to jobs Space. Easy commute. Small town culture.	6/20/2022 9:36 PM
21	Friendly community Good schools Proximity to nearby areas Community feel, close enough to Portland, good schools	6/20/2022 8:38 PM
22	Good opportunities Marina liveaboard opportunity	6/20/2022 7:06 PM
23	Proximity to jobs I got a job in St. Helens and did not want to commute there from SE PDX any more. It was closer to Portland.	6/17/2022 12:27 PM
24	From here Born here/no choice	6/15/2022 4:47 PM
25	From here I was born here and cannot afford to leave.	6/15/2022 4:36 PM
26	Community events Friendly community Good opportunities Housing options Like the small town feel Proximity to jobs Proximity to nearby areas Proximity to recreation Quality of life Quality of life, near major city, people friendly, work nearby, events, housing opportunities, natural beauty, water activities, similar to my small town culture I was born and grew up with. It has it's own charm and opportunity to grow.	6/10/2022 11:24 AM
27	General beauty What an absolutely GORGEOUS place!	6/10/2022 11:21 AM
28	Good opportunities Opportunity	6/10/2022 11:14 AM
29	Family Heritage Family	6/10/2022 11:12 AM
30	Housing affordability Like the small town feel Quiet (17+ years) Like the small town, I could afford a house. Quiet. Quiet street (Oak)	6/10/2022 11:11 AM

Scappoose 50-Year Plan Vision

31	Like the small town feel Too much growth Small community. I watch as it is getting larger. Honestly wants to make me move.	6/10/2022 10:56 AM
32	Proximity to jobs A job offer 45 years ago Small town	6/10/2022 10:54 AM
33	Friendly community Community values	6/10/2022 10:52 AM
34	Good schools Schools	6/10/2022 10:50 AM
35	Feels safe Friendly community Good parks Good to raise a family Like the rural feel Like the small town feel Lots of space Proximity to jobs Proximity to nearby areas Proximity to recreation Quiet • I enjoy the small town feel but close proximity to a major city • We moved to Scappoose for the small town and country living. But still need to be close to Portland for work. • Small town, country feel; "country quiet" where everyone is nice • "Best of both worlds" • Considered Scappoose because of convenience of commuting • More space; quieter, but still close to Portland • More space, recreating; peaceful and safe in a small community • Access to river; access to forests; interesting history; unique community pride PARKS SPECIFIC: • Mostly for my kids to play, sometimes to meet with friends • I go to the parks for events and/or to take my granddaughter there and or the dogs or just to enjoy the scenery. • Mostly for the playgrounds for my children to play on. Also for biking.	6/10/2022 10:32 AM
36	Quiet Retirement Shopping options Shopping is convenient, quiet, please place to live & retire.	6/10/2022 10:20 AM
37	From here Grew up in Columbia County.	6/10/2022 10:17 AM
38	From here I was born here and went to school here. I left for 20 years and came back.	6/10/2022 10:15 AM
39	Like the rural feel Like the small town feel Proximity to nearby areas Rural area with small town feel - close to Portland	6/10/2022 10:12 AM
40	Family Heritage Retirement Retirement and family	6/10/2022 10:08 AM
41	General beauty Good jobs Jobs + style.	6/10/2022 9:55 AM
42	Good schools Like the small town feel Too much growth It WAS a nice small town and HAD decent schools. The schools are horrible and the leadership there opposes parents and community.	6/10/2022 9:51 AM
43	Good jobs Proximity to recreation My husbands employment brought us out here. I like being by the river	6/9/2022 9:44 AM
44	From here Because I spent most of my life here and now as an adult full-time.	6/7/2022 11:09 AM
45	Amenities Friendly community Like the rural feel Wanted to live in a more rural location than Portland but still have amenities in a friendly community	6/7/2022 8:51 AM
46	Feels safe Like the small town feel Proximity to jobs Quiet Not Multnomah County, easy commute from Portland, small town, quiet, safe	6/7/2022 8:35 AM
47	Good schools Like the small town feel Proximity to nearby areas Proximity to recreation Better rated schools than most of Oregon. Small town with easy access to the city and natural spaces.	6/7/2022 8:19 AM
48	Friendly community Proximity to nearby areas Great community. Close to PDX but not as much people.	6/6/2022 4:30 PM
49	Like the small town feel Proximity to nearby areas Love the small-town feel yet close to Hillsboro and Portland.	6/5/2022 11:46 AM
50	Good to raise a family Like the small town feel Proximity to nearby areas Small Town near a big city. Family oriented.	6/4/2022 8:49 AM

Scappoose 50-Year Plan Vision

51	Good schools Proximity to jobs Too much growth Schools and close to work. However, our schools are overflowing. We need a new middle school. A bigger high school. Discouraging now that I have kids going through the school system that was once amazing.	6/3/2022 9:19 AM
52	Too much growth I moving because of the way Scappoose is trending - it used to be a nice quiet town and now it's full of issues and crime.	6/2/2022 7:42 PM
53	Like the small town feel Proximity to jobs Proximity to nearby areas My husband's job moved him to Intel and we decided to raise our kids in a small town but convenient to Hillsboro. I was raised in St. Helens and having family and friends close was also important.	6/2/2022 1:16 PM
54	Friendly community Good to raise a family Housing affordability Proximity to nearby areas It was the first opportunity I had in the 1980's to buy a house to raise my kids in. Been here ever since even though I've moved 3 times. It's a nice community and not far from either Portland ore Beaverton	6/1/2022 2:52 PM
55	General beauty Proximity to nearby areas It's proximity to Portland and pleasant setting.	6/1/2022 1:01 PM
56	Family Heritage Got married.	6/1/2022 8:09 AM
57	Aligned values General beauty Like the small town feel Neighborhoods, conservative values, small community, not the Portland mentality	5/31/2022 4:55 PM
58	Proximity to jobs We moved in Scappoose because my husband and I in October 2020 were working from home. we anticipated having to go back to the office and Scappoose is an easy commute to downtown Portland	5/30/2022 9:36 AM
59	Family Heritage Good to raise a family Initially we moved here from New York in 2001, we had family living here it was meant to be temporary however having small children we didn't have the heart to move them again. We only remain here now because one of our children have established in the Columbia County Area.	5/30/2022 7:13 AM
60	From here Good schools Like the small town feel Proximity to nearby areas I grew up here and moved back for the schools, ease of access to Portland and small town vibe	5/28/2022 4:58 PM
61	Feels safe Less crime	5/28/2022 2:22 PM
62	Good parks Housing options Low traffic Availability of R-1 housing with parks nearby and little vehicular traffic.	5/28/2022 1:13 PM
63	Feels safe Good infrastructure Good parks Proximity to nearby areas Proximity to recreation Close to city but w smaller town amenities such as wide streets, proximity to nature trails, parks, less crime	5/28/2022 11:48 AM
64	From here Parents live here. College student	5/28/2022 11:44 AM
65	Good schools Housing affordability Less Crime We found a house for sale for cheap. Crime rate was lower schools scored better then where we lived.	5/28/2022 9:46 AM
66	Like the small town feel Small town feeling, low population density	5/28/2022 7:59 AM
67	From here Like the small town feel This is where I grew up and I prefer the small town community.	5/27/2022 6:34 PM
68	From here I grew up here, my family lives here.	5/27/2022 5:45 PM
69	Like the rural feel Proximity to nearby areas Close to Portland, country feel	5/27/2022 5:18 PM
70	Friendly community From here Proximity to jobs I was born here and returned after college. I choose to work here,	5/27/2022 4:50 PM

Scappoose 50-Year Plan Vision

because it was convenient and I care about the well-being of our community.

71	From here Grew up here.	5/27/2022 4:09 PM
72	General affordability Quiet It's cheaper to live here than Portland and it's quieter	5/27/2022 3:40 PM
73	Feels safe Housing affordability Proximity to jobs 1. It is near my job. 2. The cost of housing here is cheaper / more affordable than Portland suburbs. 3. It is safer.	5/27/2022 11:41 AM
74	Like the small town feel Proximity to nearby areas Small town feel yet close to Portland.	5/26/2022 9:04 PM
75	Like the small town feel Proximity to nearby areas Close to larger city resources but small town feel and attitude	5/26/2022 10:44 AM
76	Housing options Proximity to nearby areas We wanted to own property, but still live near Portland.	5/25/2022 2:03 PM
77	General affordability Proximity to nearby areas Proximity to recreation We bought a floating home at McCuddys moorage. We loved the water access and the distance from downtown Portland as well as the cheaper cost of living.	5/25/2022 11:52 AM
78	Like the rural feel Like the small town feel I live in Hillsboro but work in Scappoose and I would love to move to Scappoose. I like small town communities and prefer a more rural lifestyle.	5/25/2022 10:54 AM
79	From here Good to raise a family Grew up here and when married we loved the idea of raising kids here	5/23/2022 1:57 PM
80	Housing affordability Because it was a cheap alternative to Portland housing prices and also I wanted to live outside of the city.	5/23/2022 10:46 AM
81	Friendly community From here Good schools Housing options Like the small town feel Proximity to jobs Proximity to recreation Quality of life Quiet - Small/quiet community - Better sense of community than larger cities - Greater quality of life than Portland metro area - The access to natural area - Housing is less dense than Portland - Better quality public schools - Greater job availability and ease of self-employment - Grew up here	5/23/2022 8:44 AM
82	Family Heritage Friendly community Proximity to nearby areas It has a neighborly feel and was great for my aging parents and was close enough to the city for my husband to commute and son to live at home while he attends PSU	5/20/2022 5:14 PM
83	Family Heritage Feels safe Good schools Good to raise a family I do have grandparents here so that put Scappoose right at the top of my list to raise my family here. I wanted to live where my kids would be safe and get a good education.	5/20/2022 6:46 AM
84	From here Good jobs Born here. Left here. Came back to work here. Live in Portland but love Scappoose.	5/19/2022 12:11 PM
85	From here I grew up here and never left.	5/19/2022 10:31 AM
86	Family Heritage From here Good jobs Like the small town feel The small town community and my family is here. I grew up here and now I am a teacher in the school district.	5/19/2022 9:54 AM
87	Friendly community Like the small town feel Quiet it is a quite, small town with friendly neighbors. people that care about others and there community	5/19/2022 9:45 AM
88	Good to raise a family Like the rural feel rural living, family-friendly.	5/19/2022 7:51 AM
89	General beauty I like the students. It is pretty.	5/18/2022 4:25 PM
90	Feels safe General affordability Like the rural feel Cheaper and safer and country-like setting	5/18/2022 1:59 PM

Scappoose 50-Year Plan Vision

91	Friendly community General affordability Quiet It's a nice, quiet, and affordable place to live.	5/18/2022 1:50 PM
92	Aligned values Like the small town feel Small town feel. Conservative (at least it used to be)!	5/18/2022 12:28 PM
93	From here I grew up in the area and chose to return.	5/18/2022 12:03 PM
94	Like the small town feel Proximity to nearby areas Smaller community close to Portland.	5/18/2022 11:51 AM
95	Less Crime Like the small town feel Low traffic Proximity to jobs Small town feel, husband commuted to Portland/I commuted to Vernonia (halfway point), less traffic at that time, lower crime rates	5/18/2022 11:21 AM
96	Good jobs Scappoose High School offered me my first, and I'm happy to say after 20 + years of service, only teaching job.	5/18/2022 11:10 AM
97	Housing affordability Like the small town feel Proximity to nearby areas Small town near a larger city. At the time housing costs were also lower.	5/18/2022 11:02 AM
98	Like the small town feel small town feeling and support	5/18/2022 10:48 AM
99	Friendly community I love the people of Scappoose.	5/18/2022 10:44 AM
100	Family Heritage Proximity to nearby areas my family is here and b/c of it's proximity to Portland	5/18/2022 10:09 AM
101	Aligned values Community events Feels safe General affordability Good to raise a family Less Crime Like the s mall town feel My parents moved to Scappoose in 1999 to escape the violence in Portland and to raise their family in a small town with small town values. I graduated in 2007 from SHS and moved to Eugene to go to college. When I graduated I decided to move back to Scappoose to raise my own family because it was affordable to live here and it was a safe community. I was lucky to be hired as a teacher in the district and was able to purchase a home months prior to the housing market increasing. I still love living and working here in this community. We have great traditions like our Sauerkraut festival, farmers market, and more.	5/18/2022 10:06 AM
102	Friendly community Like the small town feel It had that small town community feel to it where everyone knows everyone.	5/18/2022 10:00 AM
103	Like the small town feel Small town	5/18/2022 9:51 AM
104	Good opportunities It was the best of multiple opportunities.	5/18/2022 9:44 AM
105	Family Heritage My family moved me here.	5/18/2022 9:44 AM
106	Friendly community Like the small town feel I love the small town sense of community.	5/18/2022 9:43 AM
107	Proximity to nearby areas close to home	5/18/2022 9:32 AM
108	Friendly community From here I grew up here and love this community.	5/18/2022 9:28 AM
109	Like the small town feel It is a small town	5/18/2022 9:27 AM
110	Proximity to nearby areas close to Portland	5/18/2022 9:25 AM
111	From here Good jobs Good schools Good to raise a family Like the small town feel Grew up in the area, wanted a small area to have my kids go to school and start my teaching career.	5/18/2022 9:25 AM

Scappoose 50-Year Plan Vision

112	General affordability Proximity to jobs Moved here when I got married, husband was established here. Was a more affordable bedroom community from downtown Portland where we both worked	5/18/2022 9:24 AM
113	Less Crime When I moved to Scappoose 5 years ago it had less theft and burglaries then our neighboring community.	5/18/2022 9:22 AM
114	Good schools Proximity to nearby areas Good schools and close to pdx	5/18/2022 9:21 AM
115	Family Heritage From here Good to raise a family My husband grew up here and we wanted to raise our family here.	5/18/2022 9:18 AM
116	Friendly community Good jobs Jobs, and Community	5/18/2022 9:11 AM
117	Friendly community The Community	5/18/2022 8:51 AM
118	Friendly community Like the small town feel Quiet Live in Scappoose a small town. That's not Portland or Beaverton. Quiet and friendly.	5/16/2022 5:07 PM
119	Like the small town feel nice small town	5/16/2022 3:27 PM
120	Like the rural feel I chose to live in the country. Not the city (Portland), not the burbs (Beaverton); not the sprawl (Hillsboro). Don't try to change us into these cities. We want to live in the country!	5/16/2022 1:28 PM
121	Family Heritage Proximity to jobs Proximity to nearby areas Proximity to recreation - Lived here a long time (x3) - Lived in St. Helens prior but we like the shorter commute to Beaverton. It's also a closer knit community than St. Helens. - I inherited my dad's farm in 1955. - Lack of access to healthcare in Yreka, CA - Wanted to be by Portland but not in Portland (x2) - We drove through Scappoose when we were checking out homes in Clatskanie and just loved it. - The trails and access to nature	5/16/2022 9:37 AM
122	Like the rural feel Proximity to nearby areas Ability to live in rural setting with easy access to cities when needed	5/15/2022 10:00 AM
123	Family Heritage I have lived here for 58 yrs. Chose to live here because my parents brought me here.	5/14/2022 11:19 PM
124	Good jobs Like the small town feel Proximity to nearby areas Shopping options Got a job with the schools. I was living in a different state. Small town, yet close enough to hospitals, shopping, etc.	5/14/2022 9:06 PM
125	Proximity to jobs I chose to live in scappoose because it's really close to north east Portland where I worked.	5/14/2022 4:19 AM
126	Housing affordability Housing prices	5/14/2022 2:59 AM
127	Like the small town feel Proximity to nearby areas Small town living with easy access to the offerings of the larger cities nearby.	5/13/2022 9:23 AM
128	Family Heritage Proximity to nearby areas Close to Portland but far enough away as well. Also to be close to family.	5/12/2022 9:09 PM
129	Family Heritage General beauty Like the small town feel There are several generations of my family here and we hoped to share the beauty of our peaceful LITTLE town with our children.	5/8/2022 10:39 PM
130	Proximity to jobs Keep it local. keep the money in the county. Better Commute.	5/8/2022 4:30 PM
131	Aligned values Friendly community Like the rural feel Proximity to jobs Proximity to nearby areas Rural living yet commutable to PDX, small town, community oriented, more conservative	5/8/2022 9:20 AM
132	Quality of life High quality of life.	5/6/2022 9:51 AM

Scappoose 50-Year Plan Vision

133	Family Heritage	My family has lived here for generations. I have deep roots.	5/5/2022 6:33 PM
134	Housing options	We liked the house	5/5/2022 5:03 PM
135	Like the small town feel Proximity to nearby areas	Small town but close enough to everything.	5/5/2022 6:25 AM
136	Family Heritage From here Good to raise a family	Grew up here, raised my family, grandkids are here growing up too.	5/5/2022 4:49 AM
137	Housing affordability Proximity to nearby areas	Proximity to Portland/Hillsboro/Bethany area and buy affordable house/land	5/4/2022 8:35 PM
138	Access to medical Cleanliness Family Heritage Friendly community General affordability Housing options Less Crime Like the small town feel Proximity to nearby areas Shopping options	- Relatives live here - Work - Lower crime - Lower taxes - Comes to Scappoose for shopping and medical available - Low population density (x2) - Very few homes; not reputable - Brother found a great lot for building a home - The people - Small town feel - Easy to drive to Portland (x2) - Clean city; not slummy - No garbage or litter	5/2/2022 5:20 PM
139	Good to raise a family Proximity to jobs	It is a great place to raise a family and is close to job opportunities in Portland Metro	5/2/2022 9:58 AM
140	Housing options Like the small town feel Lots of space Proximity to jobs	Small Town, open feel, relatively close to job location in Portland, not packed in cookie cutter looking neighborhoods.	4/30/2022 1:58 PM
141	Family Heritage General affordability General beauty Like the small town feel Proximity to jobs	Family live here. Closer to job. Get out of Portland. Affordable and attractive. Small town life.	4/26/2022 1:20 PM
142	Friendly community Healthiness Less Crime Quiet	Quiet, low crime, friendly people, clean air	4/26/2022 1:11 PM
143	Lots of space Quiet	I live here because it quiet, that is is not Beaverton, Hillsboro or Portland. Because there is open land and hills, not over growth caused by developers.	4/21/2022 2:37 PM
144	Community events Good opportunities Good to raise a family Proximity to recreation Shopping options	- Native plant sale (x5) - Scappoose Bay Watershed Council activities; there's nothing like this in Portland - Cathedral Coffee (x5) - Shopping (x5) - Family - Fitness classes - Kayaking - Birding - Biking - Hiking (x2) - Farmers market -	4/18/2022 10:25 AM
145	Family Heritage Good jobs Good parks Housing affordability Lots of space Proximity to recreation Shopping options	- Downsize from Yamhill. Couldn't find anything we liked that was affordable but found a great spot here! - Had family in the area - Nice change from the city (x3) - Scappoose Bay (x2) - Job - Family (x3) - Nature - Affordable housing (x2) - More space - Shopping and parks	4/18/2022 10:05 AM
146	Feels safe General affordability	Much safer and more affordable than Portland where I came from.	4/17/2022 6:40 AM
147	Lots of space Proximity to nearby areas	Proximity to Portland and to own acreage.	4/16/2022 1:07 PM
148	Low traffic	less traffic compared to Beaverton/Hillsboro/Portland	3/29/2022 2:14 PM
149	Feels safe General beauty Like the small town feel	The small community was beautiful & safe.	3/28/2022 8:02 AM
150	Family Heritage Housing affordability	My kids live near here, and housing was affordable. The PNW weather reminds me of Germany.	3/26/2022 7:37 PM
151	Housing affordability Proximity to jobs	At the time it was a faster way for my husband to get to work and the housing	3/26/2022 2:22 PM

Scappoose 50-Year Plan Vision

was cheaper than other areas we looked at.

152	Proximity to jobs	We work in Portland but did not want to live in the city.	3/26/2022 8:42 AM
153	General affordability	Lower property taxes	3/26/2022 8:22 AM
154	Family Heritage Good schools	To be closer to family who lived here and because of the schools.	3/26/2022 8:00 AM
155	Friendly community Like the small town feel	It's small but friendly. Also frankly to get out of the piece of shit liberal Portland area.	3/26/2022 7:18 AM
156	Housing affordability Proximity to jobs	Affordable homes and easy commute to downtown Portland.	3/26/2022 7:13 AM
157	General affordability General beauty	A life outside the big city, the beauty of Columbia County, HWY 30 is one of my favorite drives, affordability	3/26/2022 6:24 AM
158	Family Heritage Friendly community Proximity to jobs	We work in Portland and have family property on the Lower Columbia. The location brought us here the first time. The community brought us back.	3/25/2022 10:31 PM
159	Housing affordability Proximity to jobs	The house prices/quality were good and the commute was the best (I've lived all over greater PDX over the past 30 years)	3/25/2022 7:52 PM
160	Away from PDX Healthiness Proximity to nearby areas	Far enough from Portland sprawl and pollution	3/25/2022 6:53 PM
161	Away from PDX	Out of Multnomah County	3/25/2022 5:12 PM
162	General beauty Lots of space Quiet	Quiet life and beautiful open areas	3/25/2022 3:38 PM
163	Family Heritage From here	Grew up here and moved back to be close to family.	3/24/2022 5:17 PM
164	Good schools Like the small town feel Proximity to nearby areas Proximity to recreation	Its a small community that has good schools, easy commute to Portland and has good recreational opportunities.	3/24/2022 3:19 PM
165	Good to raise a family Like the small town feel	Small town in 2005 to raise kids	3/23/2022 10:28 PM
166	Friendly community General affordability Like the small town feel Proximity to recreation	My husband and I chose to live in Scappoose, for its affordability, small town feel, friendly community, and the abundance of wildlife along the river.	3/23/2022 6:40 PM
167	Away from PDX Like the small town feel	Get out of the big city - move to a small town.	3/23/2022 4:24 PM
168	Like the rural feel Like the small town feel Proximity to nearby areas	Country living and smaller town but close enough to larger cities	3/23/2022 2:38 PM
169	Family Heritage	My husband is from Scappoose	3/23/2022 1:38 PM
170	Less Crime Quiet	I chose to move to Scappoose because it was a quiet and essentially crime free area.	3/23/2022 11:31 AM
171	Like the small town feel	Because I wanted to live in a small town.	3/23/2022 9:42 AM
172	Friendly community Like the small town feel	Small town feel and good community	3/23/2022 8:19 AM
173	Feels safe	I choose to move from Saint Helens to Scappoose because it had a lot less drug activity.	3/23/2022 7:30 AM
174	Quiet	It's quiet and not so busy	3/22/2022 9:13 PM

Scappoose 50-Year Plan Vision

175	Friendly community Like the rural feel Lots of space For the rural, open space and community minded residents. Driving through areas like Bethany makes my skin crawl.	3/22/2022 9:06 PM
176	Feels safe Housing affordability Price of home and safety.	3/22/2022 8:35 PM
177	Good schools Housing options Like the small town feel I mainly moved here for the schools as my kids grew up. But also, that small-town feel and the neighborhoods. We still live in the same neighborhood 22 years later!	3/22/2022 8:27 PM
178	Good opportunities Because it offers marinas accepting full time liveaboards.	3/22/2022 8:12 PM
179	Away from PDX Like the small town feel We love the area and the small town feel. We left Portland to get away from what it has turned into today.	3/22/2022 6:21 PM
180	General beauty Proximity to nearby areas Beautiful moorage and close to Portland	3/22/2022 5:22 PM
181	Feels safe I live in Scappoose because my parents moved us from the bad influences of the big city. I work here because my job allows me to work remotely.	3/22/2022 3:37 PM

Q2 What makes Scappoose special today? What should we strive to preserve or enhance?

Answered: 181 Skipped: 4

#	RESPONSES	DATE
1	<p> Access to nature Accessibility Affordability Community updates More public transport Pedestrian infrastructure </p> <p>1. As the community develops...Most important on my list is a proper full care hospital like in the 70's. Also even though it is not a popular idea, light rail seems necessary for our future. Europe uses it extensively and with the population doubling quickly I feel it will be important. I would LOVE to see a great tourist attraction like what was discussed in the past- a museum on the waterfront - the Lower Columbia River Interpretive Center would be fabulous. It would put us on the map for world travelers, increase community pride (The plank house in Ridgefield, Washington transformed the town into a now dynamic community very proud of their community and inheritance, go check it out if you haven't been there). It's a healthy addition bring tourist dollars to town that will benefit everybody. I'm glad Tony Hyde looked into it but money wasn't available like now. Also PCC owes us more classes like in the past: art, physical fitness, computer training, etc. 2. What if anything.....I am very concerned that once the investors realize what a gold mine Columbia County is the investors will go nuts! I know you want to hear about Scappoose but I feel I need to speak upEspecially St. Helens, it is such an incredible jewel investors must be asleep at the wheel. Thank God!!! I fear the consequences will be similar to St. Johns, once discovered prices will skyrocket and the personality of the town will get over run with Lake Oswego mentality, the new fancy "gig harbor" for the rich. The taxes may skyrocket also and most people will be financially run out of town (like the neighborhoods in St. Johns) and the newcomers won't care a dime about the people they have displaced. When I sit up on the hill of downtown St. Helens it is still so beautiful I look out at what we enjoy and shutter imagining its future. I LOVE OUR COUNTY and it's people though I admit sometimes they seem a bit disrespectful- LOL!! I honestly would prefer that to what could happen if big-money comes to town. I used to teach in Lake Oswego and the uppity attitude of those citizens made me sick to be honest. (They paid their teachers less than Scappoose, so cheap they would not buy them a daily paper for all to read). 3. How has Scappoose changed....5 years- more commuter traffic, more new faces. 10 years- same. 20 years- great new schools, Fred Meyer, and new good stores, and the Crown Z trail! (I know I'm getting off topic here) Wonderful we have a good Urgent Care. Love the new Alternative School building in St. Helens (I personally started this school from scratch in 1978?)!! So far many good changes including the new tech. building on the old Wagner ranch. And I bet the County Commissioners are glad I fought and STOPPED the development of the 700 acre gravel pit next to the airport and Crown Z trail in the 80's. In my 20's I fought it all the way (four years) to the LUBA decision and my girlfriend and I were the only ones sticking to the very end, testifying and using our money to hire attorneys and pay for the appeals. Now that land has been developed by the millionaire developer for industrial use that will generate a whole lot more tax money than a big 700 acre hole. I pat myself on the back for that one, though honestly being an environmentalist, I am saddened that the wild life habitat will be lost. I also fear the growth of people moving here to work there will explode and be costly for the current residents. Also the "Meier site" may be threatened by easy access which is on that land. (The Meier site is the historical Native American village that the archaeologists have declared is the best excavated Plankhouse in the USA!!! They just keep that fact quiet to keep it from being looted). Betsy Johnson has personally committed to protect it every time I call her in alarm. The developer told me he also will also not allow it to get destroyed- Federal law- he's smart. I'm not sure who actually still owns that land where it resides next to Jackson Creek. The developers did hire an excellent archaeological team that reported and documented it so I figure they own it. 4. What changes do you like.....already mentioned a few. The Crown Z trail. The new high school whose auditorium should be used for more educational speakers and programs to the public. The new soccer ball fields. 5. What changes do you not like.....the new giant apartments next</p>	6/27/2022 8:55 AM

Scappoose 50-Year Plan Vision

to the peace candle. I am hoping they don't start springing up everywhere in town. I know people have a right to build but I honestly think many of those large buildings/aparts. will attract too many people here and road rage will be way worse on HWY 30, taxes will rise, Scappoose will lose their community feel. Also we need a new hospital if the population is going to increase. A MUST!!!!!!

2	Limit growth/develop Small town feel Keeping that small town vibe. Not turning into a mini Hillsboro or Beaverton.	6/24/2022 10:01 PM
3	Low crime Small town feel Small town vibe less crime then Portland.	6/23/2022 11:28 AM
4	Pedestrian infrastructure Public spaces. Pedestrian and non motorized vehicle pathways.	6/22/2022 5:13 PM
5	Access to nature Pedestrian infrastructure River access, trails, forested surroundings	6/22/2022 1:27 PM
6	Affordability Affordable living	6/21/2022 10:21 PM
7	Access to nature Beauty Our existence within nature. Amazing green scenic hilly views.	6/21/2022 8:49 PM
8	Friendly community The sense of community and local support systems. (Answer for both parts of the question)	6/21/2022 3:37 PM
9	Friendly community More housing Preserve open space Sense of community. We also need to preserve that. Find a balance between more housing and open space.	6/21/2022 2:42 PM
10	Pedestrian infrastructure CZ trail for walking is easily accessible.	6/21/2022 11:20 AM
11	Small town feel Small town	6/21/2022 7:59 AM
12	Friendly community Small town feel Small town feel and community feeling.	6/21/2022 7:24 AM
13	Small town feel Small town feel	6/21/2022 5:55 AM
14	Small town feel Small town atmosphere, but it feels that is disappearing whit new larger housing developments without the self sustaining business infrastructure.	6/21/2022 4:41 AM
15	Community programs Youth programs including soccer, t ball and basketball. The schools are doing a good job lending their facilities out as recreational centers.	6/21/2022 2:12 AM
16	History The history of the past, the growth of today and the memories for the future.	6/20/2022 11:10 PM
17	More housing Small town feel Proximity to metro area yet still a small town feel. Preserve the small town feel and offer more single family home options.	6/20/2022 10:29 PM
18	More retail Quietness It's fairly quiet. The town could use an update/face lift in the shopping areas. This would help bring in more business and money to the town.	6/20/2022 10:09 PM
19	Access to nature The outdoor opportunities and natural spaces are special. They should be enhanced with improvements and educational kiosks.	6/20/2022 9:36 PM
20	Family friendly Small town feel Families and that small town family feel	6/20/2022 8:38 PM
21	Nothing. It isn't special. It's a gas stop on the way to somewhere else. Utterly lacking in charm.	6/20/2022 7:06 PM
22	More retail Small town feel It has a very small town feel, but it keeps getting more things that make it livable, like Cathedral.	6/17/2022 12:27 PM

Scappoose 50-Year Plan Vision

23	Access to nature Need more parks	6/15/2022 4:47 PM
24	Low crime Scappoose is a very cozy town and has low crime. ThT should be preserved.	6/15/2022 4:36 PM
25	Access to nature Family friendly Good schools History Pedestrian infrastructure Scappoose has a plan to grow with involved citizens, school systems that is quality driven. There is a city council and mayor, along with quality city manager and department heads that are improving Scappoose in many ways, preserving parks and creating new ones. There is a need to add sidewalks and make road improvements, but there are efforts to do so. Scappoose has a great library and history, which is represented in Heritage Park. The city thrives on it's children and creating family-friendly places.	6/10/2022 11:24 AM
26	Access to nature Definitely the natural aspects, like the river and greenery.	6/10/2022 11:21 AM
27	Small town feel Small town feel	6/10/2022 11:15 AM
28	Access to nature Good schools More retail Natural areas, walking trails Good mix of businesses Farmer's market Good schools	6/10/2022 11:14 AM
29	Accessibility Separate community, but close to Portland	6/10/2022 11:12 AM
30	Access to nature Beauty Quietness Still quiet. Look of the neighborhood (1 story) This would be a great place for a park too. Save green areas + old trees :) Where do you plan on everyone parking?? Townhomes never have enough!	6/10/2022 11:11 AM
31	Small town feel Small town	6/10/2022 10:56 AM
32	Limit housing Small town feel The small town feature makes us special and we need to preserve that small town feel. No more housing	6/10/2022 10:54 AM
33	Friendly community Comradery of community. We should strive to maintain that.	6/10/2022 10:52 AM
34	Access to nature Parks Hwy Pesticides education	6/10/2022 10:50 AM
35	Access to nature Friendly community More retail Pedestrian infrastructure Preserve open space Small town feel • easy access to nature, the feeling of knowing a lot of people here even without having grown up here • Scappoose really needs a “downtown” area like St. Helens. • Preservation/enhancement ◦ Increased walkability for downtown ◦ Protection (and accessibility) of riparian area around the Creek ◦ More access to public natural spaces; connecting “green belts” between communities regionally ◦ Encouragement of more green spaces ◦ Access to broadband locally ◦ Preserve green/open spaces; many of the large swaths of open greenspace surrounding the community are privately owned ◦ Preserve small town feel ◦ More accessibility for pedestrians ◦ Diversification of restaurants PARKS SPECIFIC: • Many of our parks have beautiful natural features like creeks or the river • We should work to maintain the watershed and keep areas more focused on the surrounding nature when possible • I love that the parks are nearby. I'm slightly spoiled as 4 are easy walking distance for me • Protect stream banks and wetland areas. Try to save some flat open spaces for new park areas There is a nice mix of types of parks and they are scattered throughout the city.	6/10/2022 10:32 AM
36	Quietness Small town feel Country living, quiet, not many people!	6/10/2022 10:20 AM
37	History Small town feel Small town. Please preserve our small town. The old town look. T-mobile + Starbucks sign belongs in California.	6/10/2022 10:17 AM
38	Friendly community Limit housing Small town feel It always had a small town feel. Everyone knew everyone. We should put limits on building.	6/10/2022 10:15 AM
39	Small town feel Try to keep that " small town feel. It is hard with a busy road running through the middle of town - replant	6/10/2022 10:12 AM

Scappoose 50-Year Plan Vision

trees down hyw center leaving turnouts for businesses. Lake Oswego does it, Linton partially does it, why can't Scappoose?

40	Access to nature Good schools Limit housing	Schools and residential type houses plus parks	6/10/2022 10:08 AM
41	Family friendly Friendly community	The smaller community feeling that everyone belongs and has a place and can contribute is what has made Scappoose special. Family friendly events promote this.	6/10/2022 9:55 AM
42	Accessibility	Scappoose has lost its specialness. There is nothing here that makes one want to stay or move here other than being close to urban areas.	6/10/2022 9:51 AM
43	Community programs More green space More retail	It needs better parks. It needs a pool - both indoor and outdoor. I needs a "Main Street" business area. Not the HWY	6/9/2022 9:44 AM
44	Limit housing	Limiting the population.	6/7/2022 11:09 AM
45	Accessibility Friendly community	location and community	6/7/2022 8:51 AM
46	Quietness Safety Small town feel	Quiet, small town, relatively safe	6/7/2022 8:35 AM
47	More green space	The parks.	6/7/2022 8:19 AM
48	More green space More retail Pedestrian infrastructure Small town feel	- Parks - Small town like - Better sidewalks - Business development - OMIC/PCC growth	6/6/2022 4:30 PM
49	Affordability Low crime	Same as above. Try to keep utility costs down. As an example the water bill has gotten really high. Keep crime down.	6/5/2022 11:46 AM
50	Accessibility Friendly community Good schools More retail	Sense of community, it still feels like the schools are the hub of the community. Easy access to Portland and Beaverton. The downtown has serious potential, but is very neglected and aged.	6/4/2022 8:49 AM
51	Community updates Small town feel	Small town. However, we are bursting at the seems. Need new schools. Need sports complex. Girls need softball fields. The schools and sports fields are a mess.	6/3/2022 9:19 AM
52		Absolutely nothing - this town is going to hell. Y'all are to worried about sidewalks than the real issues.	6/2/2022 7:42 PM
53	Access to nature Safety Small town feel	We appreciate the small town feel. We have space that feels relatively safer than some towns. The proximity of the river and improved hiking opportunities are a plus.	6/2/2022 1:16 PM
54	First Response Safety	It still feels like a safe place for kids to walk about. I like the presence of police patrolling the streets.	6/1/2022 2:52 PM
55	Small town feel	Scappoose has a number of geographic advantages and a good citizenry worthy of protecting and leveraging. Preserving the small-town cohesiveness and functions will be important goinng forward.	6/1/2022 1:01 PM
56	Beauty	Beautiful area. Natural beauty.	6/1/2022 8:09 AM
57	Small town feel	Small town feel. Don't let Portland mentality push into our town.	5/31/2022 4:55 PM
58	Cleanliness Friendly community	It's a place where you can easily get to know your neighbors. The town is clean there's no visible homelessness	5/30/2022 9:36 AM
59	Increase tourism Safety	This area has the potential to be great, to date I have always felt safe here, but there are many	5/30/2022 7:13 AM

Scappoose 50-Year Plan Vision

opportunities for enhancement, this area is not somewhere where people would consider visiting as a destination, we have the opportunity to enhance our way of living in this area

60	Accessibility Limit housing More green space Very livable with easy access to Downtown and the Westside. Favor balancing growth with maintaining livability. Strive to exchange our parks and outdoor spaces ensuring they are accessible to all.	5/28/2022 4:58 PM
61	Liveability	5/28/2022 2:22 PM
62	Less traffic More green space More housing Availability of R-1 housing with parks nearby and little vehicular traffic.	5/28/2022 1:13 PM
63	Access to nature Affordability Cleanliness Parks, nature trails, natural spaces, cleanliness, lower priced rental/homes	5/28/2022 11:48 AM
64	Friendly community Candle! Great community	5/28/2022 11:44 AM
65	Small town feel Small town living	5/28/2022 9:46 AM
66	Limit growth/develop Small town feel Keep that small town charm. Manage growth carefully. Not all development is good development!	5/28/2022 7:59 AM
67	Friendly community Small town feel Small town community. We should enhance the feel of community	5/27/2022 6:34 PM
68	Access to nature More green space Parks, Crown Zellerbach trail, wetlands, Chapman Landing, the dike, undeveloped land (nature preserves),	5/27/2022 5:45 PM
69	Access to nature Community programs Good schools More retail I enjoy the walking walking trails. I think we can improve a lot *more child care centers *more funding for schools/pay teachers better *more stores LESS FAST FOOD EW!!	5/27/2022 5:18 PM
70	Friendly community Good schools Individually, people are really caring and willing to help their neighbors. Our schools are good and we should continue to support school improvements.	5/27/2022 4:50 PM
71	Access to nature Community programs Community updates Friendly community The people. We should enhance our downtown, community centers, and water front access	5/27/2022 4:09 PM
72	Limit growth/develop More public transport I grew up out here, there's nothing really special other than people know each other as in a small community. Not growing too large would be good but we need to enhance more of public transportation	5/27/2022 3:40 PM
73	Affordability More green space Safety Safety and affordability. Great golf course - Wildwood is gorgeous and a fun place to golf.	5/27/2022 11:41 AM
74	Community programs More green space Small town feel Scappoose is a small town. It's not like all the other communities Portland has gobbled up. I would really like to see that preserved. Farmers market, local events, zoning, parks can all play into this.	5/26/2022 9:04 PM
75	Accessibility Small town feel Still small town but as a bedroom community we can have access to Hillsboro and Portland with "bigger city" resources, shopping, services, and access	5/26/2022 10:44 AM
76	Access to nature Limit growth/develop How much it's still surrounded by nature—not overly developed and crowded.	5/25/2022 2:03 PM
77	Access to nature Accessibility Affordability The access to the Multnomah Channel is a plus. Also the closeness of Fred Meyer and BiMart are handy. The cheaper cost of living and housing (compared to Portland) is great.	5/25/2022 11:52 AM
78	Community updates Good schools Our students. I am a teacher and I love working in SSD. I do not love however the	5/25/2022 10:54 AM

Scappoose 50-Year Plan Vision

lack of resources and support we often get, the lack of facilities we have for sports and extracurriculars, and the rundown schools students and staff work in daily. The kids are the best, I just wish the resources and facilities mirrored that.

79	Accessibility More retail Small town feel	Still small town feel, near the necessities. Maybe add more restaurants and a hotel	5/23/2022 1:57 PM
80	Access to nature Limit growth/develop More green space	The nature around the city is special. Preserving the city boundaries and not expanding. More parks that have large fields that are dog-free.	5/23/2022 10:46 AM
81	Friendly community Limit growth/develop Small town feel	- Small town feel - Conservative - Scappoose is sustainable because it is small but doesn't plan for high density - Focus on keeping out sprawl & density & not making us look like metro Portland area with "cute" things like bike lands, curb bump outs, microbrews, public art installations, etc. - Community	5/23/2022 8:44 AM
82	Community programs Friendly community	Community feel, pride in public parks and events. The Sauerkraut festival!!!!	5/20/2022 5:14 PM
83	Community programs Friendly community Pedestrian infrastructure	I love that everywhere I go I feel like I know somebody. I have enjoyed seeing things like veterans park and CZ Trail renovations. I love the Saturday market, movies in the park that the library used to have.	5/20/2022 6:46 AM
84	Friendly community Small town feel	Small town feel. Good people. Down to earth. I think Scappoose has been and always will be about the people.	5/19/2022 12:11 PM
85	Friendly community Good schools	Relationships that are built through school events.	5/19/2022 10:31 AM
86	Friendly community Good local business Small town feel	Small town vibe with a modern agenda and movement toward the future. Lots of small businesses and families that are devoted to the community.	5/19/2022 9:54 AM
87	Community programs Community updates Friendly community	Scappoose is a special place because of the people of the community. we need to make access to more community resources and thing for the community to do and be involved in like a community center or a bowling alley	5/19/2022 9:45 AM
88	Community updates Pedestrian infrastructure	haven't seen alot of improvements from the city to provide youth centers, parks, and other sidewalk improvements.	5/19/2022 7:51 AM
89	Limit growth/develop More green space More retail Pedestrian infrastructure	It is not too crowded. Growth is going to happen, it looks like in the past year the numbers have grown around 1,000. However, having a plan for more people and how to have parks to accommodate people and have green spaces would be a good idea. I think a walking path along the river would be really nice, and pretty restaurants could be put along there.	5/18/2022 4:25 PM
90	History Small town feel	Some of the older buildings are quaint and the small town feel.	5/18/2022 1:59 PM
91	History Small town feel	I like the small town feel and the old look of the buildings of Scappoose	5/18/2022 1:50 PM
92	Community updates Friendly community More green space More retail Pedestrian infrastructure	Community of people. Enhance a downtown, restaurants, better maintained parks and walking trails.	5/18/2022 12:28 PM
93	Friendly community History Small town feel	Small-town feel, community based, agricultural history, logging history	5/18/2022 12:03 PM
94	Access to nature Family friendly	Scappoose has great parks for families to enjoy.	5/18/2022 11:51 AM
95	Community programs Friendly community More green space	I would like to see the community "feel" continue,	5/18/2022 11:21 AM

Scappoose 50-Year Plan Vision

enhance parks and activities for families as well as community events

96	Enhance QOL More housing The young people of Scappoose make us special and are the city's brightest future. Opportunities for jobs, homes, quality of life so our young people do not feel they have to leave to find their opportunities.	5/18/2022 11:10 AM
97	Friendly community Relationships in a small town Safety Schools are relationship based	5/18/2022 11:02 AM
98	Community updates Limit housing Small town feel I think we need to strive the small town feeling. While housing needs to be updated. I don't feel that bringing in more expensive homes and overwhelming our school district is good. If people want to live in big neighborhoods let them stay in Multnomah or Washington counties and help keep Columbia county small and rural.	5/18/2022 10:48 AM
99	Friendly community I think Scappoose is a special place to be due to the sense of community. There are so many members that take pride and show it through volunteering and heading up special events. There are so many creative and passionate people here!	5/18/2022 10:45 AM
100	Friendly community The community members make Scappoose special.	5/18/2022 10:44 AM
101	Access to nature Preserve open space Farm and woodlands. Preserve the farms and wooded areas.	5/18/2022 10:09 AM
102	Community programs Community updates Friendly community History More green space Small town feel We are a small town with that small town feel. I love how friendly people are and I love our history. I would love to see us enhance the totem pole area and educate the community about our Native roots and our Pioneer roots. I think we need to strive to preserve our historical buildings like the old middle school, the candle, totem pole, Watts house, etc. We need to enhance our parks and rec and have more programs for our kids, adults, and seniors. St Helens is doing great things with their Community Center and I wish we had something similar here. I appreciate all the work the city is putting into our parks and I am excited to see it continue to improve.	5/18/2022 10:06 AM
103	Small town feel The sense of community that comes from living in a small town. Please keep this community from turning into an urban type of community. It is the small town feel that makes it special.	5/18/2022 10:00 AM
104	Access to nature Preserve open space Preserve outdoor spaces, natural habitat	5/18/2022 9:51 AM
105	Good local business Small town feel Small town atmosphere and all the mom and pop businesses.	5/18/2022 9:44 AM
106	Limit growth/develop Not a lot of people is what makes Scappoose special. Preserve the number of people that can live here.	5/18/2022 9:44 AM
107	Accessibility Community programs Friendly community Good local business More retail Small town feel Special is the location and size, close to a big city but still has a sense of community. I like the bakery, bagel shop, and coffee shop. More community events, and local shops and restaurants would be great. More resources for the schools.	5/18/2022 9:43 AM
108	nothing	5/18/2022 9:32 AM
109	Friendly community History Small town feel The "small town" feel of this community, it's unique history, and opportunities for connection and support for community members.	5/18/2022 9:28 AM
110	Privacy	5/18/2022 9:27 AM
111	Small town feel Small enough without being too small	5/18/2022 9:25 AM
112	Community programs Community based efforts. Food Pantry, Bread store, Senior center. These need to be expanded on	5/18/2022 9:25 AM

Scappoose 50-Year Plan Vision

in the community and preserved. Offering opportunities in the community for children to access Summer activities and growth.

113	Limit housing Lost a lot of its charm with the desire to build homes in tiny lots and in flood plains	5/18/2022 9:24 AM
114	It still has the Indian tribal school mascot. We need to bring back the Ichbod mascot.	5/18/2022 9:22 AM
115	Good schools Safety safe community with good schools	5/18/2022 9:21 AM
116	Family friendly Good schools Preserve open space The community, schools, and people. The community typically supports the schools, which makes it an easy choice to raise children here. It feels safe compared to most of the cities around us. The wide open spaces that you can easily get to and see around you.	5/18/2022 9:18 AM
117	Small town feel The small community atmosphere	5/18/2022 9:11 AM
118	Small town feel Small Town Values	5/18/2022 8:51 AM
119	Increase tourism Limit growth/develop Small town feel Preserve the small town. Limit building multilevel housing in a slipslap manner. We need to develop a brand. Why come and visit Scappoose for a day trip?	5/16/2022 5:07 PM
120	nothing really, it's a drive through	5/16/2022 3:27 PM
121	Beauty Friendly community Less traffic Preserve open space No sprawl. No slums. Nice people. Farms, open space. Little traffic, little crowds. Rolling hills and countryside.	5/16/2022 1:28 PM
122	Access to nature Community programs Good local business Limit housing More green space Pedestrian infrastructure - A community of largely houses (x3) - Sidewalks in neighborhoods (x2) - Library (x2) - Parks (x4) - Don't sacrifice nature for housing. - Crown Zellerbach and how the City maintains the lights there (x2) - Fred Meyer (x2) - Saturday market and other community events (x4) - Access to river (x2)	5/16/2022 9:37 AM
123	Access to nature Nature - the river, hills, forests, Scappoose creek	5/15/2022 10:00 AM
124	Accessibility Friendly community Quietness Safety People are kind and care about each other. Safety, access to local amenities, quiet calm environment, pride in individualism, respect for choices.	5/14/2022 9:06 PM
125	Community programs Youth sports were the thing that most surprised me about living here. I was able to my kids on soccer teams and basketball teams when they were still in elementary school.	5/14/2022 4:19 AM
126	Accessibility Small town feel I love the mix of small town but near a large city	5/14/2022 2:59 AM
127	Preserve open space Through the efforts of City leadership there have been nice things happening such as park expansion and events that bring the community together. Preserve green spaces as best as possible.	5/13/2022 9:23 AM
128	Community programs I love the library and staff. They have so many extra things besides books to make it a very welcoming space.	5/12/2022 9:09 PM
129	History Limit growth/develop Support residents Preserve the history of our community, and enhance the community involvement with things that have always mattered not JUST to bring in more people. Bring back reason to feel proud to be FROM here, and quit pushing away families with deep roots in our town by altering the feel of our community with an EXPLOSION of growth. Too much, too fast had negative effects and its seen in our schools, stores n parks... every where. Scappoose is becoming less, by trying to become more too rapidly and in the wrong direction. Get back to our roots! And back to basics in our schools!	5/8/2022 10:39 PM

Scappoose 50-Year Plan Vision

130	Friendly community Less traffic Limit growth/develop Limit housing Small town feel The people. Enhance by solving roadway traffic issues, better planning. Preserve the small town feel by not allowing building permits for. Apartments and neighborhoods that are not in good areas...hwy 30, railroad tracks.	5/8/2022 4:30 PM
131	Small town feel Support residents Keep the small town, rural aspects; keep Portland out of here; support local government that might look different than Portland government	5/8/2022 9:20 AM
132	Accessibility Safety Small town feel Scappoose is a small safe town but it is only 20 minutes to Portland.	5/6/2022 9:51 AM
133	Accessibility Small town feel Support residents It's close to Portland but still a small town feel. We need to preserve the small town feel but enhance services while protecting the citizens from crime.	5/5/2022 6:33 PM
134	Small town feel Small town feel	5/5/2022 5:03 PM
135	Friendly community Community	5/5/2022 6:25 AM
136	Small town feel Being a small town.	5/5/2022 4:49 AM
137	Beauty More retail I've lived here 2 years and nothing is special about the town. It's lacking a lot of options. The best feature Scappoose has is it's Mountain Views (Hood, Adams, St. Helens).	5/4/2022 8:35 PM
138	Access to nature Cleanliness Good economy More green space Preserve open space Small town feel Support residents - Economy - jobs, transportation, and services - The candle - Landmarks - Totem Pole, Heritage Park, Veterans Park, and Veterans memorials - Parks - progressive, good dog park, well maintained, have open space, and Linear Trail - Preserve small town feel - City is very clean - Solicits the opinions of residents for developing its plans	5/2/2022 5:20 PM
139	Good economy Good schools Safety It is a safe community, has good schools, and has future employment opportunities	5/2/2022 9:58 AM
140	Support residents Would love to encourage a closer sense of community more broadly across different parts of city. We have a very haphazard center.	4/30/2022 1:58 PM
141	Less traffic Small town feel Preserve small town feel. No overcrowding. Fix traffic on Highway 30.	4/26/2022 1:20 PM
142	More retail Small town feel Preserve the small town feel. Get better restaurants	4/26/2022 1:11 PM
143	Access to nature Friendly community Limit growth/develop Quietness It is quiet. This hills are full of trees, not track houses. There is no industrial area and heavy trucks all the time. It is special because it is not overdeveloped like Beaverton, Hillsboro and Portland. Scappoose is friendly and small, but this is changing and everyone is upset about it.	4/21/2022 2:37 PM
144	Access to nature Community programs Small town feel - Waterway system - Family live in area - Canoe and paddling opportunities - Small town feel - Plant sale - Nature areas (x2) - Expanding in a nice way - Scappoose Bay (x2) - Not overdeveloped	4/18/2022 10:25 AM
145	Access to nature Affordability Community programs Good local business Good schools Preserve open space - OMIC - CTE programs in high school - Places like Cathedral Coffee - Outdoor activities (x3) - Farmers market - Small town with country feeling (x4) - Accessibility to nature (x4) - Dog park - Plant side - Schools - Library - Affordable - Space, not overcrowded	4/18/2022 10:05 AM
146	Cleanliness Small town feel The small town feel. Not the hustle and bustle of Portland. Lack of homeless living on every corner of the city	4/17/2022 6:40 AM

Scappoose 50-Year Plan Vision

147	More retail Strive to have better commercial spaces. More variety, no more fast food places. Put a Trader Joe's or a food cart community space in. There's 4 pizza places in Scappoose and they're all horrible pizza.	4/16/2022 1:07 PM
148	Access to nature River Front and hills for hiking	3/29/2022 2:14 PM
149	Limit growth/develop It's too big. Too many things now reminding me of the police we moved from 40 yrs ago.	3/28/2022 8:02 AM
150	Friendly community It seems like a friendly community. It would be nice if it stayed that way.	3/26/2022 7:37 PM
151	Community updates Friendly community More retail Quietness Today, we stay because of the community we have formed here and that it's quiet, yet, growing. I personally would like more shopping and food/restaurant options. I feel like the schools need enhancing and should be a priority. Grant Watts and the middle school should be under consideration to rebuilding or providing room to rebuild.	3/26/2022 2:22 PM
152	Friendly community Pedestrian infrastructure Safety Safe community, walkable, everything that a family needs within a mile.	3/26/2022 8:42 AM
153	Beauty Limit growth/develop Our natural beauty- honestly being destroyed by the development choices	3/26/2022 8:22 AM
154	Friendly community Small town feel I like the small town feeling and the support the community has for one another. Our greenspaces and areas for our wildlife.	3/26/2022 8:00 AM
155	Community programs Our annual events, Saturday markets in the summers. The sign at Ickabods is so great.	3/26/2022 7:18 AM
156	Accessibility Small town feel A good combination of rural and urban lifestyle.	3/26/2022 7:13 AM
157	Access to nature Accessibility Limit growth/develop Small town feel It's hard to find a small town feel so close to Portland. I know that eventually Scappoose will have no choice but to grow, but preserving that feel is important. Ashland is an example of a city that has been able to do that. Also, keeping Scappoose Bay under wraps. It's such a beautiful space, I'd hate for it to turn into a Multnomah Falls situation.	3/26/2022 6:24 AM
158	Friendly community Small town feel Small town closeness. We enjoyed the school auctions where parents knew each other and the teachers.	3/25/2022 10:31 PM
159	Access to nature Accessibility Good local business Easily accessible parks! We've met so many neighbours as they walk to Veteran's/the dog park. And I'm glad so many neighbours have chickens/goats/gardens. The small businesses owned by neighbours are fabulous too.	3/25/2022 7:52 PM
160	Access to nature Friendly community Small town feel Parks and country/community feeling	3/25/2022 6:53 PM
161	Friendly community More green space Neighbors. Scappoose is developing more parks	3/25/2022 5:12 PM
162	Access to nature More green space Preserve open space Open spaces and natural landscapes, wetlands, farms, river access and parks	3/25/2022 3:38 PM
163	Limit growth/develop Small town feel Small town vibe. I don't think there is the infrastructure to grow too much more.	3/24/2022 5:17 PM
164	Friendly community Small town feel Sense of community small town feel.	3/24/2022 3:19 PM
165	Accessibility Potential to be something great outside of Portland	3/23/2022 10:28 PM
166	Access to nature Preserve open space Wild life along the river and all of the migratory birds. Strive to preserve natural habitats and enhance natural native growth in our parks, along our river, and along our creeks.	3/23/2022 6:40 PM

Scappoose 50-Year Plan Vision

167	Small town feel It still has a small town feel but It certainly isn't the same town it used to be.	3/23/2022 4:24 PM
168	Access to nature Preserve open space Green spaces for wildlife and keep the country feel. Don't feel a need to build something in every open field. Leave some space for deer and birds of pray to hunt in	3/23/2022 2:38 PM
169	Small town feel The small town feel& size	3/23/2022 1:38 PM
170	There is nothing special about Scappoose today. It's turned into a shithole. We're actually in the process of selling and moving out of here.	3/23/2022 11:31 AM
171	History Sadly Scappoose is becoming the next Portland. We need to look back at what made Scappoose special 10 or 15 years ago. Its not rocket science. Use your brain.	3/23/2022 9:42 AM
172	Low crime Small town feel Need to preserve the small town community and keep the crime away	3/23/2022 8:19 AM
173	History Preserve all the history and Indian history as well as the the Indian culture.	3/23/2022 7:30 AM
174	Small town feel Keeping it small town	3/22/2022 9:13 PM
175	Accessibility More retail Small town feel Maintaining the benefits of a small community while providing modern amenities. We need more business that generate activities for adults and kids. A roller rink, sport bar/restaurant, robust community center.. places that generate community interest.	3/22/2022 9:06 PM
176	Access to nature Low crime Pedestrian infrastructure Nice walking trails and parks. Good library. Fairly low crime.	3/22/2022 8:35 PM
177	Community programs Friendly community I think our sense of community is great! I love that we have yearly festivals like the SaurKraut Festival, farmers market, that our library is so involved in the community from early readers to late age readers and the recreation to go with it.	3/22/2022 8:27 PM
178	Community updates It's not special. There's nothing special about it. It has no charm and few interesting businesses or restaurants and no lodging. The "downtown" core is rundown. It's a stop for gas and groceries on the way to somewhere else.	3/22/2022 8:12 PM
179	Access to nature Community programs Good local business Small town feel Scappoose is special because of what it has to offer on a much smaller scale than most big cities. Plenty of parks, farmers market, annual events, and locally owned businesses.	3/22/2022 6:21 PM
180	Access to nature History Small town feel Scappoose has the Multnomah Chanel and a small town feel we should preserve the history and small town charm	3/22/2022 5:22 PM
181	Access to nature Limit growth/develop Preserve open space Not much makes Scappoose special anymore. Sorry, growing way too fast for the current infastructure. Can you keep up? Preserve? This once beautiful area is slowing going away, open land, the views of the mountains, wetlands, nature, you name it.	3/22/2022 3:37 PM

Q3 What about Scappoose would you like to change in the future? What can improve?

Answered: 176 Skipped: 9

#	RESPONSES	DATE
1	Sustainable initiatives 1. Describe your ideal Scappoose..... With Global Climate change there may be no Scappoose. Facts are real and the scientists are warning us. Nobody seems to care (or believe) and because fossil fuels will continue to be used all over the world our future is in jeopardy unless changes are made. Glad I'm old and didn't have kids to be honest. I'd love to see continued land use planning, careful well thought out decision making, clean industry. 2. Looking into the future...hoping some brilliant young people will take over and reverse our current stupidity and short-sightedness and invent new cars etc., fuels, clean industry, and invent new ways of doing things that will make us currently look very primitive. Maybe something will happen to cool the planet miraculously (volcanos blowing up??) and buy us time to use our knowledge generated by computers and science and direct us to making better decisions. I get pretty discouraged lately by our tribal team-like stubbornness where everyone is bickering and fighting each other while the young brilliant people remain working at jobs like Starbucks. I hope racial tensions disappear and we become truly united as the melting pot and world inspiration of democracy.	6/27/2022 8:55 AM
2	+ Community amenities Update downtown A community pool would be great. A more vibrant downtown.	6/24/2022 10:01 PM
3	+ Infrastructure More side walks in NW Scappoose.	6/23/2022 11:28 AM
4	+ Infrastructure Highway 30 store fronts.	6/22/2022 5:13 PM
5	+ Local business More local small businesses especially restaurants, no more big chains	6/22/2022 1:27 PM
6	+ Infrastructure Improve water service	6/21/2022 10:21 PM
7	+ Community amenities + Infrastructure More natural community spaces (extended from CZ trail?) A waterfront community area would be so amazing	6/21/2022 8:49 PM
8	+ Local business Less fast food - more locally owned small businesses/restaurants	6/21/2022 3:37 PM
9	Increase aesthetics Update some of the more run-down parts of town.	6/21/2022 2:42 PM
10	Increase safety Need more of a police presence doesn't feel safe as in years past. I wouldn't walk the CZ trail alone. Cars and homes have to be locked at all times now.	6/21/2022 11:20 AM
11	+ Infrastructure Increase safety Make pedestrian travel safer. Safe passage across the highway, especially near the schools. More sidewalks. Many paths to/from schools and parks don't have sidewalks.	6/21/2022 7:59 AM
12	+ Infrastructure Sidewalks on some of the busier streets.	6/21/2022 7:24 AM
13	+ Infrastructure Need to improve infrastructure water, sewer, roads	6/21/2022 5:55 AM
14	- Housing development Don't become like Portland. As in, don't ever include homeless resources that rather than solve homeless issues, only serves to attract more homeless. Need to place more businesses along the highway rather than	6/21/2022 4:41 AM

Scappoose 50-Year Plan Vision

using the limited land that is available to make apartment buildings.

15	+ Greenery + Infrastructure More trees to shade the sidewalks. Raised crossings at intersections. A bike lane on High School Lane. Lots more flowers everywhere but especially along the train tracks.	6/21/2022 2:12 AM
16	+ Community resources More local resource especially for the ADA and Senior population who may become displaced as growth takes over.	6/20/2022 11:10 PM
17	+ Community amenities Scappoose has a high tax rate in comparison to other communities in Columbia County yet doesn't offer any true city amenities.	6/20/2022 10:29 PM
18	+ Community amenities + Infrastructure A better verity of shopping and more sidewalks/bike lanes.	6/20/2022 10:09 PM
19	Improve transportation Update downtown Would love to find an alternate route for the highway and see the current route turn into a vibrant downtown.	6/20/2022 9:36 PM
20	+ Greenery + Sense of community More parks, more community pride, more community events. River/waterfront activities	6/20/2022 8:38 PM
21	+ Community amenities Increase aesthetics More business moving in. Vastly better restaurants. Clean-up the "old town" strip of buildings. Do anything to add charm, interest, foot traffic. Add restaurants and shops to some portion of the Channel Waterfront.	6/20/2022 7:06 PM
22	+ Community amenities + Local business I think we should try to get more restaurants, brewpubs, coffeeshops here. I would love to go out in town more than I do.	6/17/2022 12:27 PM
23	+ access to natural space More parks/ trails/natural areas to walk or bike	6/15/2022 4:47 PM
24	+ Community amenities Boost economy Scappoose needs more things to do in town. Bowling and a rock-climbing wall would be good additions. More jobs would be useful as well.	6/15/2022 4:36 PM
25	+ affordable housing + Community amenities + Community resources + Local business Boost economy Improve transportation Sustainable initiatives Creating clean, healthy environmentally-friendly jobs and transportation corridor to keep traffic impact minimal. Affordable, quality housing. Public events and outreach. Continued townhalls. Well planned business growth. Restaurants that add culture and diversity. OMIC has a wonderful opportunity to grow Scappoose unlike any other small community if done correctly.	6/10/2022 11:24 AM
26	+ Community resources I would love it if Scappoose were more inclusive and diverse.	6/10/2022 11:21 AM
27	+ affordable housing It's an expensive place to live, considering neighboring communities. Low income families have a hard time living + working here.	6/10/2022 11:15 AM
28	+ affordable housing - People should live where they work - Would be nice to move the school off the highway and build a European style town square - Need housing solutions for lowest income range. Maybe a long-term RU park with a community building with laundry and kitchen and showers.	6/10/2022 11:14 AM
29	+ affordable housing More Habitat for Humanity housing	6/10/2022 11:12 AM
30	+ Community amenities + Infrastructure Improved sewer + water before more expansion More restaurants!	6/10/2022 11:11 AM
31	I don't want Scappoose to change.	6/10/2022 10:56 AM

Scappoose 50-Year Plan Vision

32	Improve transportation I would like to change the awful traffic on Hwy 30 and address the fact that half our town is cut off by the railroad tracks in case of emergency (When the trains are on the tracks) Bring more people would increase traffic	6/10/2022 10:54 AM
33	+ Sense of community A cohesive community with common goals	6/10/2022 10:52 AM
34	+ access to natural space + Community amenities + Community resources + Infrastructure Boost economy Impr ove transportation Update downtown • a nicer downtown • places for kids and teenagers to be year round • Indoor/covered recreation areas for year-round activities • More local farmers markets • Bicycle lanes • Additional ball fields • Living-wage employment opportunities • More bike lanes and sidewalks and less speeding. We live on EM Watts and it has become extremely dangerous with speeding log trucks and other vehicles. Very unsafe trying to walk anywhere in town, especially on the West side. For young families, there is a severe lack of childcare options as well. We have to drive to St. Helens for childcare. • Robust public transportation system • Walkable neighborhoods • Healthcare availability locally • Non-motorized transportation master plan • More partnerships with local indigenous communities • Improve/market image of Scappoose beyond the local community PARKS SPECIFIC: • Increased managed trails in the nearby area • We need opportunities for recreation • More recreation activities sponsored by the city • Improved budgeting, increase our budget and decrease some other area • Adding mt. bike trails to Vista in the future would be amazing. Many of the parks need more shade (structures or trees) due to how sun exposure in the summer. • We also need a covered play area somewhere or in multiple parks so that children can play year round in Oregon.	6/10/2022 10:32 AM
35	Improve transportation Keep the roads managed. Not much!	6/10/2022 10:20 AM
36	Increase aesthetics No bright modern signs for business. I'd like to see the town back with road runner and less digital signs.	6/10/2022 10:17 AM
37	Increase aesthetics We can improve the building of Scappoose. We do not want to be another Beaverton or Hillsboro.	6/10/2022 10:15 AM
38	+ access to natural space + Infrastructure Increase aesthetics Parks, side walks, residential parking of cars and removing of vehicles, RV, trailer and dead cars	6/10/2022 10:08 AM
39	Liberal leadership in schools. Curriculum that is lying. Stop teaching controversial material to the children.	6/10/2022 9:55 AM
40	Increase aesthetics Enforce the cities ordinances. Look at crap on Old PDX Rd. Boats, horse trailers, etc. - Neighborhoods w/ RV's on roads and unused vehicles. Easy fix but the city ignores it.	6/10/2022 9:51 AM
41	+ Community amenities + Community resources Increase aesthetics Improve the store fronts of the businesses along the hwy. They look like they should be condemned. We need a much better/bigger parks and rec - there isn't anything. We need more activities/places for our kids that is safe. Having a parks/rec dept with classes, activities for all ages would help.	6/9/2022 9:44 AM
42	- Housing development No more apartments.	6/7/2022 11:09 AM
43	+ access to natural space + Infrastructure Update downtown make more use of the natural surroundings to create better recreational areas. Make the city more walker friendly with more sidewalks. Make a more traditional main street location that allows a more pedestrian focused shopping experience	6/7/2022 8:51 AM
44	- Housing development No more apartments. We are safer than St.Helens because we have few rental units, fewer transients, and more expensive housing costs.	6/7/2022 8:35 AM
45	+ Community amenities + Local business Boost economy More things to do and places to shop and spend time IN TOWN	6/7/2022 8:19 AM
46	+ Community amenities + Community resources Improve transportation - Reduce traffic - Better sports fields -	6/6/2022 4:30 PM

Scappoose 50-Year Plan Vision

Hospital?

47	+ Infrastructure Improve transportation - A bypass. Something that loop around east to avoid all the stoplights for commuter traffic. Could make HWY 30 less congested through town. - Scappoose Sand and Gravel (and any other unused quarry area) to be developable into businesses. Currently there aren't very many spots for small businesses to expand to due to the railroad and flood plain. - Someday I would like to see a pedestrian CZ trail bridge or tunnel over/under highway 30. - With all the schools and traffic on Highway 30, a pedestrian bridge for students would be nice as well. - I thought about a light rail but Portland's problems would just ride it here and not leave.	6/6/2022 4:23 PM
48	+ Infrastructure Increase safety The sidewalks need to be completed around the schools. It's ridiculous that we took care of Portland Road when there's little kids walking home in very dangerous conditions close to the schools.	6/5/2022 11:46 AM
49	+ access to natural space + Community amenities + Community resources Improve transportation Update downtown Downtown core has potential to be so much more lively, with the right development. Traffic along hwy 30 is only going to get worse, the 50 year plan has to have a solution before it becomes unbearable to get through town. There is no gateway into scappoose on either side, I'd like to see the totem take a more prominent role in marking entrances into scappoose. Parks are a great community asset, at the same time there is redundancy, I'd like to see a community park with more alternative activities, I e. Pump track, disc golf, pickleball, etc	6/4/2022 8:49 AM
50	Stop spending city money on frivolous things like evaluations for a radio system not owned by the city, but owned by 911. Put that money into other things needed and let the 911 center do their job.	6/3/2022 9:19 AM
51	- Housing development Improve transportation Increase safety For the city to stop making horrible decisions, stop building more houses when the schools are full and we don't have bus drivers and the horrific traffic, someone is dying on highway 30 every day it seems like.	6/2/2022 7:42 PM
52	+ Infrastructure Improve transportation Update downtown Added sidewalks particularly around schools and older neighborhoods is a priority. Congestion is becoming a huge issue and will continue to worsen with the added homes and apartments being constructed. With the railroad and business along HWY 30, I'm sure how that can be adequately addressed. Planning for a more desirable "downtown" area such as around the library and Watts' house with a common theme would be very nice, ie; Sandy, Sisters,	6/2/2022 1:16 PM
53	+ Infrastructure Increase safety Definitely sidewalks for safety of kids and everyone. I don't like to see small kids walking to school literally on the road. The heavily used streets near schools and all over Scappoose need sidewalks.	6/1/2022 2:52 PM
54	Sustainable initiatives Scappoose along with all flood-prone communities will need to adapt to projected increases in both storm events and rising river levels due to climate change.	6/1/2022 1:01 PM
55	+ Community amenities Increase aesthetics Trashy homes and businesses coming in to Scappoose on highway 30. Many other properties that are an eyesore. Get residents to clean up their places. Add a swimming pool.	6/1/2022 8:09 AM
56	+ Community amenities - Housing development STOP BUILDING APARTMENTS! Our neighborhood is starting to be surrounded by them and we are starting to see more car break ins and minor crime. Build some more restaurants, daycares or something to benefit our community as a whole. Apartments are likely to bring an influx of population we don't want to attract from the surrounding areas	5/31/2022 4:55 PM
57	+ Community amenities + Infrastructure + Local business I would like there to be additional businesses that cater to the residence such as restaurants shops that are not big chain. I would like there to be a greater vision for community growth hence sidewalks connected walkways green spaces connecting neighborhoods etc.	5/30/2022 9:36 AM
58	+ Local business Shopping- Not certain why small businesses Turn it over as quickly here in our area- we have seen	5/30/2022 7:13 AM

Scappoose 50-Year Plan Vision

improvements with places such as cathedral coffee, we have two adorable bakeries, bagel place- We should work to attract more of the same

59	+ Infrastructure Boost economy Improve transportation Would like to see more business move out here so not everyone has to commute for living wage jobs. People for whom Scappoose is a bedroom community are missing out on the joys of living here. Traffic. Hwy 30 is always going to split the town but the speeding, red light running, aggressive driving detracts from the livability of our town. As a regular walker on the East side of town the lack of crosswalks, sidewalks and enforcement or awareness of pedestrians is apathetic.	5/28/2022 4:58 PM
60	Improve transportation Freeway bypass	5/28/2022 2:22 PM
61	Increase safety Scappoose has had an abysmal track record with retaining quality police officers and continued bad management. The police department continues to be poorly staffed with inadequate coverage. The City needs to contract with another entity that can provide public safety services in line with what the taxpayers pay and expect.	5/28/2022 1:13 PM
62	+ access to natural space + Community resources + Local business + Sense of community Increased diversity in community, improved school system with a focus on diversity, equity and inclusion, schools as community centers with community partners such as SUN (schools uniting neighborhoods); adding head start location in town, honoring diversity in celebrations, wider variety of shops, restaurants, grocery options, increased nature trails, preservation of open spaces and parks; increased social services in scappoose rather than only being centered in st Helens	5/28/2022 11:48 AM
63	+ access to natural space More outdoor parks (disc golf, dog parks)	5/28/2022 11:44 AM
64	- Growth Don't expand to much. iWork with the public and everything all Of them say is don't expand its fine how it is.	5/28/2022 9:46 AM
65	+ Local business Boost economy We need more restaurants and local employment opportunities.	5/28/2022 7:59 AM
66	+ Community resources Better schools	5/27/2022 6:34 PM
67	+ access to natural space + affordable housing + Community amenities + Community resources + Infrastructure Boost economy Roads !! (bypass Scappoose?), housing/low income housing, nature preserves (more land that is protected from development for animals and nature), attract high wage jobs, more diversity in population, attract more diverse businesses/restaurants, public community center/pool, Native American museum/more Native American history, community garden,	5/27/2022 5:45 PM
68	+ access to natural space + Community amenities + Community resources + Local business School funding, teacher salary, what businesses are placed here, more parks, childcare	5/27/2022 5:18 PM
69	+ Community amenities Boost economy Investment in businesses and entertainment that will keep people in the county, rather than having to go spend their money if Portland/Beaverton/Hillsbor.	5/27/2022 4:50 PM
70	+ Community amenities Update downtown Upgrade downtown, make it a welcoming location for tourists and townies. Build a community center with recreation sports and swimming pool.	5/27/2022 4:09 PM
71	+ affordable housing + Community resources + Infrastructure Update downtown we need more affordable housing for people who don't make that much money and for young families. I think Scappoose school district also needs to partner with Portland community college so kids can do the hybrid program with having degrees by the time they graduate high school. We could use a downtown area that's off of the highway to support local folks wanting to start businesses. also many sidewalks in older neighborhoods need to be fixed. stop planting non native trees and shrubs... this should be a city ordinance for business.	5/27/2022 3:40 PM

Scappoose 50-Year Plan Vision

72	+ Local business Increase aesthetics Update downtown These two seem small but for us, they were almost a deal breaker moving here: 1. Lack of restaurants. There are a few, but really nothing compared to other places... even St. Helen's has far more to offer. 2. It isn't the most visually appealing of places. In fact, it is kind of an ugly place. Feels like it was thrown together as a stop for gas on your way somewhere else. This is sad considering the outskirts of our town are so gorgeous with the trees and hills. 3. Downtown: I think more people would live here if we had a cute and functional downtown.	5/27/2022 11:41 AM
73	+ Infrastructure Some infrastructure upgrades—more sidewalks. Better road maintenance.	5/26/2022 9:04 PM
74	+ Community amenities + Community resources Two things: 1. A hospital closer than 30 minutes drive. 2. An actual community center that serves the after school community as well as elderly and families. Classes, theater, food drives, community activities, etc	5/26/2022 10:44 AM
75	+ Community amenities + Infrastructure + Sense of community Increase safety It would be nice to have a community center with a pool. Also, better sidewalks near and around Grant Watts—so many kids walk to school, yet the immediate neighborhood is not pedestrian safe/friendly. All the schools need to drop references to "Indians"—we can do better and lead a good example for the kids who grow up in this community. Being part of a small town doesn't mean having outdated, small minded views.	5/25/2022 2:03 PM
76	+ Community amenities + Local business Boost economy Increase aesthetics More restaurants and I would like to see some of the existing businesses upgrade their storefronts. In particular the area around the liquor store. I would also like to see Chapman Landing turned into a destination park with Pickleball courts or a boat launch, perhaps a restaurant. I would also like to see the area around the library developed into more of a shopping area for little shops, food places, etc. I think it could be a destination area for people coming from Portland or even further away with the right planning.	5/25/2022 11:52 AM
77	+ access to natural space + Community amenities + Infrastructure Update downtown There needs to be some sort of downtown presence and better school facilities. The CZ expansions have been beautiful, and we need more of that. St. Helens keeps building, expanding, and has nicer restaurants and parks and just the downtown presence in general. Scappoose right now to many outsiders is more of just a drive through town. Since I work with kids I hear these opinions from THEM all the time. More outdoor spaces, a nice downtown to walk and enjoy, turf fields to play on all year round, etc.	5/25/2022 10:54 AM
78	+ Community amenities Parks and rec or community rec area	5/23/2022 1:57 PM
79	+ Community resources + Infrastructure Increase aesthetics Sustainable initiatives I would be a life long resident if the following was changed: 1. make the city water fluoride-free 2. curbside glass recycling 3. curbside compost collection 4. more sidewalks 5. litter pick-up on country roads like Dutch Canyon and litter enforcement 6. dogs off leash enforcement 7. educating the public and offering free spay and neuter for cats 8. educating the public on the dangers of having an outdoor cat and siting owners if they do not comply 9. pollution control: truck fumes, yard fires, etc. 10. less logging	5/23/2022 10:46 AM
80	+ access to natural space + Local business - Housing development Boost economy - Promote economic development and more local businesses, especially restaurants - Continue to increase parks and outdoor space - "Affordable housing" apartments will draw Portland commuters and NOT house Columbia County residents - Nothing that I can think of	5/23/2022 8:44 AM
81	+ Community resources + Sense of community Portland is going to keep growing, and thinking ahead to make sure the local sense of community and community events are still a priority will be important.	5/20/2022 5:14 PM
82	+ Infrastructure Increase safety I live near three of our local schools and see a lot of almost incidences as children are walking to and from school. I know there have been a lot of changes in other areas with sidewalks but I definitely think there is a need around the younger kids schools especially.	5/20/2022 6:46 AM

Scappoose 50-Year Plan Vision

83	+ access to natural space + Community amenities + Local business More parks. More recreational opportunities (pool, sports complexes). We also need a bigger diversity of restaurants. St. Helen's has us beat in that department (albeit the only area they are better than us at :)	5/19/2022 12:11 PM
84	+ Infrastructure Continuing upgrading facilities and making it easier for the town to function and grow in a positive direction.	5/19/2022 9:54 AM
85	+ Community amenities more thing for people to do	5/19/2022 9:45 AM
86	+ Infrastructure Road repairs, cross walks, and other handicap access.	5/19/2022 7:51 AM
87	+ access to natural space I think saving some areas for parks would benefit the community.	5/18/2022 4:25 PM
88	Improve transportation Obviously the main highway cannot be the only access. We need other forms of transportation through here.	5/18/2022 1:59 PM
89	+ Community amenities It would be nice if there were more fast food restaurants or at least, restaurants with drive throughs.	5/18/2022 1:50 PM
90	+ Community amenities City parks (turf fields). Soccer complex, swimming pool and or rec center to be used by all (community).	5/18/2022 12:28 PM
91	+ Community amenities + Infrastructure We need a new middle school that is functional, safe, and up to building codes. We also need a community pool. And a dance studio at the high school.	5/18/2022 11:51 AM
92	+ affordable housing Increase safety I would like to see the police department expanded to 24hrs and be more of a visual presence on patrol and in our community. I feel strongly we do not want to become a city with tents on sidewalks and in parks-livability is critical to Scappoose! Ordinances to support this need to be in place. However, affordable housing is difficult to find and having supports for those in need is important as well-CAT in St. Helens is sometimes hard to access for families with limited transportation.	5/18/2022 11:21 AM
93	+ Community amenities + Infrastructure Improve transportation Sidewalks and bike lanes for safer, more accessible use/transportation. Parks. Swimming Center/Rec Center.	5/18/2022 11:10 AM
94	+ access to natural space + Greenery + Infrastructure Improve transportation Increase aesthetics Parks & Paths The main street, highway 30 through town, could be nicer looking. Trees, a median, flowers, nice exterior buildings (I do realize those are owned by private businesses and not the city) That's literally all. Parks!	5/18/2022 11:02 AM
95	+ Community resources + Sense of community I would like to see more of a focus on academic achievement. As an educator here, I would like to see a focus on the Common Core standards and celebrating students for their academic achievement. Ideas: Honor Roll / academic committees I would also like to see more diversity and inclusion in our community. I'm not sure how to attain that, but I feel like Scappoose is not a very diverse community. Perhaps bringing in groups from outside to expose our students to more diversity.	5/18/2022 10:45 AM
96	+ Community amenities + Sense of community Scappoose would be better if we were more inclusive in regards to LGBTQ and had a more diverse population in regards to non-white community members. We need a community pool, as well.	5/18/2022 10:44 AM
97	+ access to natural space + affordable housing + Sense of community Improve transportation Celebrate diversity more. More parks. More affordable housing/apartments. Better public transit to Portland.	5/18/2022 10:09 AM

Scappoose 50-Year Plan Vision

98	<div>+ affordable housing</div> <div>+ Community amenities</div> <div>+ Community resources</div> <div>+ Infrastructure</div> <div>Increase safety</div> <p>The town is becoming less safe, you hear of more break ins and robberies. I never used to have to worry about if my car was locked and now I do. It is becoming too expensive to live in this town, many people are having to move to Goble, Rainier to afford housing. We lack community programs, we don't have a community center, a pool, etc. It feels as if we are becoming a part of Portland which is hard because most people move out here to get away from Portland. Many people have to go to St. Helens or Hillsboro to take advantage of programs for their kids like gymnastics, swim, dance, and more. This town has been trying to get a pool since the 70's and we still don't have one. Many of our side streets don't have sidewalks especially around the schools. I hope to see these areas improve.</p>	5/18/2022 10:06 AM
99	<div>+ Community amenities</div> <div>+ Infrastructure</div> <div>+ Local business</div> <p>Update the schools, community swimming pool, a few new restaurants that are not Mexican, Chinese, pizza or fast food.</p>	5/18/2022 10:00 AM
100	<div>+ Infrastructure</div> <p>The drinking water needs to be improved</p>	5/18/2022 9:51 AM
101	<div>+ Infrastructure</div> <div>+ Local business</div> <p>Neighborhood streets with sidewalks and lighting. Keeping big box stores from opening in the community.</p>	5/18/2022 9:44 AM
102	<div>+ Infrastructure</div> <p>Need more sidewalks.</p>	5/18/2022 9:44 AM
103	<div>+ affordable housing</div> <div>+ Community resources</div> <div>+ Infrastructure</div> <div>+ Local business</div> <p>Continue to update schools and add more community events and local businesses. Create more affordable housing options. Part of why I only work in scappoose is because there was no housing options in a lower price range for what I make. I have to live and commute farther to have a home.</p>	5/18/2022 9:43 AM
104	<div>+ access to natural space</div> <div>+ Community amenities</div> <p>shopping events parks</p>	5/18/2022 9:32 AM
105	<div>+ Community resources</div> <div>+ Sense of community</div> <div>Increase safety</div> <p>I would like to see Scappoose continue to prioritize safety for community members and youth, emphasize and advertise mental health resources in accessible ways, and offer opportunities for community members to connect and feel united.</p>	5/18/2022 9:28 AM
106	<div>+ access to natural space</div> <div>- Housing development</div> <p>Less housing and shopping more parks</p>	5/18/2022 9:27 AM
107	No homeless	5/18/2022 9:25 AM
108	<div>+ Community amenities</div> <p>Scappoose has grown faster in population than the city was able to keep up with. Crime is growing, people only complain on facebook. There are no real efforts for the community to work together to make it safe for our families and children. Places for youth to gather safely and have FUN like the skate park are important.</p>	5/18/2022 9:25 AM
109	<div>+ Infrastructure</div> <div>Improve transportation</div> <p>Overpasses for cars and emergency vehicles, when/if a train derailment occurs, there is no access to the east side of the highway and that is where the majority of our schools are and retirement/assisted living facility A walking bridge at highschool way and maple to keep our youth and citizens safer</p>	5/18/2022 9:24 AM
110	<div>+ Community amenities</div> <div>Increase safety</div> <p>More police to patrol our city. More activities for our child to do other then the parks.</p>	5/18/2022 9:22 AM
111	<div>+ Community amenities</div> <div>+ Community resources</div> <div>+ Infrastructure</div> <div>+ Local business</div> <p>Infrastructure- better roads and traffic control, side walk access, improved school buildings and access to higher education opportunities, community center/afterschool programing for children K-12, more businesses/programs that promote community involvement and eating establishments.</p>	5/18/2022 9:21 AM
112	<div>Improve transportation</div> <div>Update downtown</div> <p>The traffic and downtown area. I feel like we are really missing the mark not</p>	5/18/2022 9:18 AM

Scappoose 50-Year Plan Vision

having an attractive downtown to draw businesses and restaurants to the city. Traffic isn't going to decrease in the future so something needs to be done about the entrance into Scappoose.

113	Improve transportation Find a solution for slowing cars down on Hwy 30 or rerouting it.	5/18/2022 9:11 AM
114	The City Council is horrendous, they ram things down the throats of the citizens based on their own agendas. They all need to be voted out.	5/18/2022 8:51 AM
115	- Housing development Thoughtful development. Keep home sizes conformed within neighborhoods. Allowing a double duplex in the middle of single family houses is sloppy. Ie the building on JP West north of Veterans Park. Same with studio apartments next to a middle school. Sloppy and not thoughtful.	5/16/2022 5:07 PM
116	+ Community resources + Local business Increase safety more restaurants, cultural events, and safety	5/16/2022 3:27 PM
117	+ access to natural space + Community amenities + Infrastructure + Local business - Housing development Increase aesthetics A quaint, walkable downtown with restaurants, shops, brew pub. No more ugly apartment buildings! No more row houses! Keep the country in Scappoose! More parks and more park amenities like softball and soccer fields. We need this for our kids, instead of travelling out of town for this. Scappoose is so far behind facilities that other small towns have. Where is our community pool?	5/16/2022 1:28 PM
118	+ Affordability + Community amenities + Community resources + Infrastructure + Local business Increase aesthetics - Expand city limits up Scappoose-Vernonia Highway - If UGB expands, don't just go to multi-unit housing - Tighten the restrictions on business licenses. We shouldn't have two massage places right next to each other. It's very noticeable that the businesses here don't last very long. - Turf fields for all sports. Our daughter's softball games get canceled all the time. (x2) - Community swimming pool (x5) - Community center/gathering space (x2) - Increased childcare capacity. This may come from lightening restrictions so more non-profits and churches can offer their spaces for these services. (x2) - Live local music (x2) - Liven the Saturday market with better food and music (x3) - Better restaurants (x2) - Create channels for local farmers to sell food here, not in Portland (x3) - Food cart pods (x3) - Make Scappoose more attractive place to live and start a business (x3) - Want Scappoose to be more affordable, not just cheaper (x7) - Make Scappoose a destination where we can do everything we need to in town (x4) - Improve river access by creating day use area (x2) - Add a Carl's Jr. - Add a Shari's - Add a healthy fast food restaurant that isn't a chain (x2) - Community tennis court that's not at the Middle School - Batting cages - Create a walking path around Scappoose Creek - Create a bridge between Veterans Park and Chief Concomly Park	5/16/2022 9:37 AM
119	+ access to natural space + Community amenities + Local business - Growth More "small town main street" type areas with independently owned business and restaurants (as opposed to strip malls with chains). More activities and things to do in town (larger community center, pool, climbing gym, indoor skate park, arcade, etc). Would like to make sure it stays a small town surrounded by nature and not a suburban sprawl bedroom community for Portland	5/15/2022 10:00 AM
120	+ Infrastructure Improve transportation Access to Washington, improvement to side streets, and traffic issue on Rt. 30, more community support for school improvements- better buildings, access to technology and higher pay for teachers to draw quality teachers not just bodies.	5/14/2022 9:06 PM
121	+ Infrastructure + Sense of community Pedestrian friendliness. Like most American towns, Scappoose was designed for cars. The new sidewalks going in are fantastic. Lots more of that please. Also some kind of trail that sort of circumnavigates the town and connects all the parks, maybe the schools, would be awesome. Doubly so if it managed to end up being 5 kilometers long.	5/14/2022 4:19 AM
122	+ Community amenities Diversity in grocery options. And more community options like a pool	5/14/2022 2:59 AM

Scappoose 50-Year Plan Vision

123	+ Community resources Improve transportation Create a bypass so that Scappoose doesn't feel like a place to go through in order to get from here to there. Until there's a bypass the town will never truly have it's own unique identity. I would like the City to partner with the community on more family events.	5/13/2022 9:23 AM
124	+ Community amenities + Community resources As a young family we are constantly finding ourselves having to leave Scappoose for activities for littles. We need recreation here for littles!	5/12/2022 9:09 PM
125	Get back to our roots and back to basics in our schools with agricultural, wood shop, auto, economics, and other IMPORTANT, COMMON SENSE, and necessary extra curricular topics.	5/8/2022 10:39 PM
126	+ Community resources Create Grants that are for the existing small business' to be able to fix up buildings and needed help and supplies.	5/8/2022 4:30 PM
127	- Growth More diversified local government; not just the same families that have been governing for years. Don't liberalize/Portland the community. Manage growth so we don't become another Beaverton	5/8/2022 9:20 AM
128	- Housing development Mixed neighborhoods with families of all age groups. We have some new developments that are like the song, " little boxes, little boxes and they all turned out the same".	5/6/2022 9:51 AM
129	+ access to natural space + Community amenities Parks...recreation areas.	5/5/2022 6:33 PM
130	Rental properties	5/5/2022 5:03 PM
131	Increase aesthetics Keep the old time style for new Builds.	5/5/2022 6:25 AM
132	Improve transportation Increase safety More police protection. Crime is getting out of control. Not feeling safe anymore. Oh, and the awful traffic..	5/5/2022 4:49 AM
133	+ Community amenities + Local business Update downtown More commercial options. Look at Bethany shopping area, orenco station, and downtown Hillsboro. Create town centers with businesses and dining/entertainment options. It's a pain to drive 40 minutes to get decent take out.	5/4/2022 8:35 PM
134	+ access to natural space + affordable housing + Community amenities + Infrastructure + Local business - Housing development Improve transportation Increase safety - Curbs & sidewalks needed for more access (x2) - Avoid any increase in low income people (x2) - Have more interesting businesses come to town - Need more housing - More law enforcement and new police building - Better access to Columbia River - Need a Home Depot or Lowe's for large lumber supply - Need expanded healthcare in the area - A motel - Add more restaurants - Add a food truck pod - Develop another shopping plaza for clothing, sporting goods, and shoes - Less apartments (they hide the skyline) - Go back to one story residences - Reduce traffic by enforcing speed on Highway 30	5/2/2022 5:20 PM
135	+ Community amenities + Sense of community Update downtown Improve areas for people to shop, dine and work. An urban feel where people could gather and enhance the community vibe	5/2/2022 9:58 AM
136	+ Community amenities A community centric multiuse building/grounds with a cohesive foot traffic flow	4/30/2022 1:58 PM
137	+ Community amenities + Community resources Better childcare/child care co-op. Have a community center. Pool.	4/26/2022 1:20 PM
138	+ Infrastructure + Local business - Growth - Housing development Stop uncontrolled development like the very ugly apartments in front of the candle. What a terrible entrance to our city. It would be nice to have a walkable downtown with restaurants and shops. Rt 30 is already overcrowded, we don't want our town any bigger!	4/21/2022 2:37 PM
139	+ access to natural space + Community amenities + Greenery + Local business Boost economy Update downtown	4/18/2022 10:25 AM

Scappoose 50-Year Plan Vision

n - Feels like a pass-thru community now (x2) - Swimming pool is needed - More things for teens to do - More hiking trails (x2) - More aware of places to do and see - Need downtown area (x2) - More plants around town - Local shops (x2) - Fewer oil trains; I don't like the potential hazard - Better public transit to Portland - Better protect native forests and landscapes

140	+ access to natural space + Community amenities + Greenery + Infrastructure + Local business Improve transportation Update downtown	- Need a primary care hospital, particularly if we grow in manufacturing - Nicer restaurants and bars (x4) - Less strip mall stuff - More plants and trees between businesses (x2) - Need a better downtown feel (x2) - Focus on green spaces - Rail transportation for people in and out of Portland or northern Columbia County (x2) - More parks with amenities like McCormick Park in St. Helens - More cohesive community feel as it's currently decentralized - More businesses like grocery and food (x2) - Community gardens in new apartments - More sidewalks - More water access (x2)	4/18/2022 10:05 AM
141	+ access to natural space + Community amenities	Better playgrounds for kids. Hiking trails through the hills	4/17/2022 6:40 AM
142	+ access to natural space Boost economy	Public access to the river channel. A central location for shopping and restaurants that's pedestrian friendly (think orenco station or Bethany).	4/16/2022 1:07 PM
143	+ Local business Increase aesthetics Update downtown	Bring in more businesses. Beautify the streets, store fronts and make a "downtown" scappoose.	3/29/2022 2:14 PM
144	- Housing development	Stop all the building. These apartments are just bringing more and more to our schools & community. It's harder on our resources.	3/28/2022 8:02 AM
145	+ Community resources + Infrastructure Increase safety	More transparency to city planning, budgets, etc, would be nice. I'm also hoping we'll find a way to put curb and gutter on more of our busier streets to make them safer. Taking care of Old Portland Road is a good start.	3/26/2022 7:37 PM
146	+ Community amenities + Infrastructure	Grant Watts and the middle school. Also now shopping and restaurant options.	3/26/2022 2:22 PM
147	+ Infrastructure + Local business Improve transportation	The highway will probably always be ugly unless we put in a bypass; that would be the ideal solution. A bypass would allow the city to develop richer character and small businesses to thrive...think Stevenson, WA. Assuming that the bypass may not happen for many years, let's work on better conditions for the side streets; less focus on Hwy 30 and more on the areas where residents live. The streets on both sides of the highway should be safe and well lighted; friendly for walkers, bikers, and kids. I am not a fan of expensive community projects like a pool; those things are a trap that will redirect funds from truly lasting improvements that benefit every citizen; as mentioned above. Those types of facilities become practical over time with more tax revenue an increasing standard of living in the community. The drama and unprofessional behavior of some of our public employees is another area for improvement. We should be hiring better quality people and pruning out the incompetent on a regular basis. An improved reputation for our city will benefit all residents.	3/26/2022 8:42 AM
148	+ access to natural space + Community amenities Boost economy	The lack of community area- walkability - storefronts- no access to river for public- we could have created that in area that is now bi mart- goodwill and apartments. I'm thinking of lake Oswego - Hillsboro Orenco station- an area of destination	3/26/2022 8:22 AM
149	+ Affordability + Community amenities + Community resources + Sense of community Boost economy Improve transportation Sustainable initiatives	Improve: More affordable living for the younger generation who are moving out into the world, more jobs that will be working wages so they don't have to drive in order to get a decent job, better traffic control to reduce speed on the busy community streets. Reduce drastic removal or modification of natural wetlands. Promotion and inclusion of our civic community groups such as historical society. Recreation & community center that offers classes and events (similar to st. Helens)	3/26/2022 8:00 AM

Scappoose 50-Year Plan Vision

150	+ Community amenities + Community resources + Infrastructure We need a Rex center with a pool. It's criminal how that promise was shut down. Improve walkways. Build a walking circuit somewhere around town that people of all ages can use safely. Perhaps have some memorial spots and a bench along the Path. Community gardens or growing workshops. We need a Chipotle restaurant or other similar healthy food alternative.	3/26/2022 7:18 AM
151	Improve transportation Improve mass transit, especially more busses going into Portland and Beaverton.	3/26/2022 7:13 AM
152	Improve transportation Increase safety Making the highway safer	3/26/2022 6:24 AM
153	Improve transportation Better traffic control through town.	3/25/2022 10:31 PM
154	+ Infrastructure Boost economy Local job opportunities. 75% of Columbia County residents shouldn't have to commute out for employment. Also sidewalks on major access roads to parks.	3/25/2022 7:52 PM
155	Improve transportation Sustainable initiatives Traffic/pollution need a bypass to keep residential and downtown area livable. I have car exhaust in my house every night.	3/25/2022 6:53 PM
156	Improve transportation Increase aesthetics Highway 30 is ugly	3/25/2022 5:12 PM
157	+ Sense of community Better planning and more community input/feedback on new construction -on both public and income-generating private developments.	3/25/2022 3:38 PM
158	+ Community resources + Sense of community More community celebrations and events.	3/24/2022 5:17 PM
159	+ affordable housing + Community amenities Improve transportation Increase safety well planned housing and business opportunities, with an easy commute. Limit impact of large train delays for safety and convenience.	3/24/2022 3:19 PM
160	Boost economy Update downtown Jobs: Creating a local workforce giving the opportunity to have lunch time restaurants and creating mid day shopping opportunities. PROBLEM: NO downtown area.	3/23/2022 10:28 PM
161	+ Infrastructure Increase safety I would like to see priority being put in place for our Police Department, Clean Water, Waste Water, Public Works, and City Hall in regards to adding to more staff to help with our growth. Scappoose is seriously behind the game with how much our town has grown within the last 5 years! Our schools need significant improvement as well.	3/23/2022 6:40 PM
162	+ Community amenities Improve transportation More opportunities for youth. Swimming pool etc. traffic-	3/23/2022 4:24 PM
163	+ Affordability Try to work on lowering property taxes. For the size of our town our property taxes are as much as most larger towns with more amenities	3/23/2022 2:38 PM
164	+ Community resources Schools	3/23/2022 1:38 PM
165	+ Community resources + Infrastructure - Housing development Increase safety Less corrupt police officers. Better school district. Less home building. Better care for the roads and communities.	3/23/2022 11:31 AM
166	+ Community resources - Housing development Stop building! Our schools can not support more population. If builders want to build make them fund a school to support the population.	3/23/2022 9:42 AM
167	- Growth Quit expanding and crowding the highway area, use other areas of Scappoose	3/23/2022 8:19 AM
168	+ Community resources Increase safety More officers to patrol the neighborhoods.	3/23/2022 7:30 AM
169	+ access to natural space + Community amenities More places to hang out at by the river.	3/22/2022 9:13 PM

Scappoose 50-Year Plan Vision

170	+ Infrastructure Improve transportation There needs to be an immediate improvement to our infrastructure. Route 30 is destroyed during peak commuting times, there's barely any room for additional population growth under current circumstances.	3/22/2022 9:06 PM
171	+ Community amenities Make inter-library exchange easier. More places to eat. More places to shop.	3/22/2022 8:35 PM
172	+ Affordability + affordable housing + Local business Boost economy I think for the future more businesses to create jobs and more AFFORDABLE (not \$1,700+ a month) housing.	3/22/2022 8:27 PM
173	+ Community amenities Increase aesthetics Update downtown Add some charm. Change zoning for things like food cart pods. Give the downtown section a face-lift. Add some floating restaurants to the Channel. Get New Season's or Trader Joe's to open a store. Anything to make the town more vibrant.	3/22/2022 8:12 PM
174	Improve transportation Increase safety Hwy 30. The people that travel through Scappoose just to get to where they're going is a problem. Speeding, wreckless driving, especially in school zones is a major problem. I don't know if having more of a ticketing presence or if flashing speed lights will help but something has to change. So many vehicular accidents.	3/22/2022 6:21 PM
175	Improve transportation Increase aesthetics Update downtown Better public transportation a cute defined "downtown" area	3/22/2022 5:22 PM
176	+ Community resources Increase safety More police protection. WAY TOO MUCH CRIME happening for our city and our police are spread way too thin. I miss the days of not worrying about my car being stolen, house broken into and who's parked in front of my house at 2am checking out the neighborhood....ya'll need to step up.	3/22/2022 3:37 PM



Scappoose 50-Year Plan

REVISED DRAFT VISION STATEMENT

July 6, 2022

Over the next 50 years, Scappoose will grow into a community with:

Friendly and connected neighborhoods

Scappoose's small-town feel is enhanced through a connection to people and a celebration of place. Neighborhoods are nestled into the landscape and built to ensure families can live, work, learn and thrive in Scappoose across multiple generations. The community invests in its youth through excellent schools and modern facilities. The school district connects families and works in tandem with the City to expand access to community resources, programs, and amenities for people of all ages, abilities and backgrounds. Neighborhoods include a diversity of housing choices with unrivaled access to natural areas and a network of local walking and biking trails. They remain safe, friendly, and accessible for all.

A strong and innovative economy

Scappoose invests in a lively and attractive downtown core. The pedestrian-friendly, mixed-use environment draws in small, locally owned businesses that provide a wide variety of services and retail options. The hyper-local quality and character of Scappoose's downtown and heritage industries is complemented by its position as a hub for world-class manufacturing innovation and technology. Oregon Manufacturing Innovation Center (OMIC) and Portland Community College (PCC) provide innovative facilities that promote workforce training and create synergies for furthering education, research and development, and clean industry. The duality of local and national economic engines provides sustainable living wage jobs and opportunities for investment back into the community. In Scappoose, the "candle burns bright."

Unparalleled access to the great outdoors

Scappoose's lush forests, waterways and open spaces are intentionally preserved through clustered development and the enhancement of key community amenities like the CZ Trail, Veterans Memorial Park, and Chapman Landing. Linear trails along riparian corridors connect neighborhoods north to south, and there is a balance between improving access to outdoor recreational opportunities and conserving natural spaces for the protection of habitats and ecosystems. A culture of stewardship and an eye towards a changing climate ensures development is thoughtful, responsive, adaptive, and resilient.

Well-planned infrastructure

Scappoose boasts modern and reliable public facilities and services that support carefully planned growth. Infrastructure improvements are built in tandem with development and are built for redundancy in the face of natural hazards. A connected road network aids in local circulation and relieves traffic along Highway 30. Geographic barriers like the railroad and Highway 30 are overcome through safety improvements and upgraded pedestrian and bicycle facilities that provide safe and efficient travel routes. Along with enhanced transit, local trail systems blend with the pedestrian and bicycle network, promoting transportation options across town that are safe, accessible, and enjoyable for all.

Chapter 17.70 LI LIGHT INDUSTRIAL

Sections:

17.70.010	Purpose.
17.70.030	Permitted uses.
17.70.040	Conditional uses.
17.70.050	Dimensional requirements.

17.70.010 Purpose.

The purpose of the light industrial zone is to:

- A. Provide appropriate locations for industrial use including light manufacturing and related activities with few, if any, nuisance characteristics such as noise, glare and smoke;
- B. To permit manufacturing, processing, assembling, packaging or treatment of produce or products from previously prepared materials; and
- C. To provide a wide variety of sites with good highway or rail access. (Ord. 634 § 1 Exh. A, 1995)

17.70.030 Permitted uses.

In the light industrial zone, activities are subject to site development review, Chapter [17.120](#), Site Development Review. Only the following uses and their accessory uses are permitted outright:

- A. Agricultural sales and services including uses customarily carried on outdoors except slaughterhouses, tanneries or rendering plants;
- B. Animal sales and service including auctions, kennels and veterinary;
- C. Automobile and equipment sales, service and repair (new and used);
- D. Bakeries;

-
- E. Building maintenance services;
 - F. Building materials sales and service;
 - G. Caretaker dwelling;
 - H. Construction sales and services;
 - I. Home occupation (Type I) subject to Chapter [17.142](#), Home Occupations;
 - J. Laundry services;
 - K. Research services;
 - L. Retail facilities on sites greater than one hundred thousand square feet;
 - M. Manufacturing of finished products;
 - N. Manufacturing of components for use in finished products;
 - O. Packaging of previously processed materials;
 - P. Participation sports and recreation: indoor and outdoors;
 - Q. Processing and packing of food products;
 - R. Processing of previously processed materials for use in components or finished products;
 - S. Processing of materials for use in any construction or building trades;
 - T. Public support facilities;
 - U. Parking facilities;
 - V. Public safety services;
 - W. Transportation terminals and storage yards, provided that a five-foot landscaped perimeter setback surrounds all outdoor parking, all storage areas are buffered and screened in accordance with Chapter [17.100](#), Landscaping, Screening and Fencing, and all repair work is performed indoors;
 - X. Vehicle fuel/convenience sales;
-

Y. Wholesale, storage and distribution;

Z. Any permitted use on a temporary basis subject to Scappoose Municipal Code [17.128](#), Temporary Commercial and Industrial Uses;

AA. Wireless communications facilities, not to include antenna support structures, subject to the provisions of Chapter [17.93](#). (Ord. 846, 2015; Ord. 705 § 1, 2001; Ord. 698 § 3, 2000; Ord. 636 § 1, 1996; Ord. 634 § 1 Exh. A, 1995)

17.70.040 Conditional uses.

The following uses and their accessory uses may be permitted when authorized by the planning commission in accordance with the requirements of Chapter [17.130](#), Conditional Use, other relevant sections of this title and any conditions imposed by the planning commission:

A. Eating and drinking establishments;

B. Commercial amusement facilities including bowling alleys, video arcades, and movie theaters other than adult motion picture theaters;

C. Home occupations (Type II) subject to Chapter [17.142](#), Home Occupations;

D. Recycle stations, provided that a ten-foot perimeter setback containing both externally visible landscaping meeting buffering standards and solid screening surrounds the property, all operations are conducted entirely within buildings, and all building setbacks shall be a minimum of thirty feet from any property line;

E. Major impact utilities, provided that a ten-foot perimeter setback containing both externally visible landscaping meeting buffering standards and screening surrounds property;

F. Wireless communication facilities, subject to the provisions of Chapter [17.93](#);

G. Mini-storage with or without a caretaker dwelling, provided that the facility size is three acres or less and that no adjoining sites or properties have mini-storage facilities.

H. Institutions of higher education, provided that the parcel size is 50 acres or less;

I. Food cart pod (Type I or II), subject to Chapter [17.126](#). (Ord. 877, 2019; Ord. 846, 2015; Ord. 829; Ord. 705 § 1, 2001; Ord. 634 § 1 Exh. A, 1995)

17.70.050 Dimensional requirements.

A. Unless otherwise specified, the minimum setback requirements are as follows:

1. The front yard setback shall be a minimum of twenty feet;
2. On corner lots the minimum setback for the side facing the street shall be five feet;
3. On through lots, the front and rear setback shall be a minimum of twenty feet;
4. No additional side or rear yard setback shall be required except fifty feet shall be required where abutting a residential zoning district and the planning commission may reduce this required yard setback by fifty percent pursuant to Chapter [17.100](#), Landscaping, Screening and Fencing.

B. No building shall exceed fifty feet in height. Within one hundred feet of a residential zone, no building shall exceed thirty-five feet in height.

C. All outside storage areas require buffering and screening as defined in Chapter [17.100](#), Landscaping, Screening and Fencing.

D. Additional requirements shall include any applicable section of this title. (Ord. 846, 2015; Ord. 663 § 7, 1998; Ord. 634 § 1 Exh. A, 1995)

The Scappoose Municipal Code is current through Ordinance 916, passed May 15, 2023.

Disclaimer: The city recorder's office has the official version of the Scappoose Municipal Code. Users should contact the city recorder's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.scappoose.gov](http://www.scappoose.gov)

[Hosted by General Code.](#)