



# SCAPPOOSE

Oregon

Monday, January 5, 2026  
City Council Meeting minutes

Regular Meeting 7:00pm  
Council Chambers  
33568 East Columbia Avenue  
Scappoose, Oregon 97056

Disclaimer: These minutes are intended to summarize the conversations that took place in this meeting rather than provide a full transcript. Anyone wishing to view the full conversation can find a recording of this meeting on YouTube at [www.youtube.com/watch?v=3SdwOw\\_0uFg](https://www.youtube.com/watch?v=3SdwOw_0uFg).

### Call to Order

Mayor Backus called the January 5, 2026 City Council meeting to order at 7:00pm.

### Pledge of Allegiance

### Roll Call

Joseph A. Backus	Mayor	Benjamin Burgener	City Manager
Jeannet Santiago	Councilor	Chris Fluellen	Police Chief
Kim Holmes	Councilor	Susan M. Reeves	City Recorder/HR
Joel Haugen	Councilor	N.J. Johnson	Assistant to City Manager/City Planner
Marty Marquis	Councilor		
John E. Riutta	Councilor		
Tyler Ferreira		Student Representative	

**Excused:** Council President Tyler Miller

**Remote:** Community Development Director Laurie Oliver Joseph

### Approval of the Agenda

Councilor Haugen moved, and Councilor Santiago seconded the motion to approve the agenda.  
Motion Passed (6-0). Mayor Backus, aye; Councilor Santiago, aye; Councilor Holmes, aye;  
Councilor Haugen, aye; Councilor Marquis, aye; and Councilor Riutta, aye.

## Public Comment ~ Items not on the agenda

Alicia Heiges read her public comment submission (which is included below).

### Scappoose City Council – Public Comment Submission

**Submitted by:** Alicia Heiges, Resident of Scappoose, Oregon

**Date:** January 5<sup>th</sup>, 2026

**To:** Mayor and City Council, City of Scappoose

**Re:** Written Public Comment – Inaction, Oversight Failure, and the Consequences of Being a Bystander

Mayor and Council Members,

My name is Alicia Heiges, and I am a resident of Scappoose. Over the past year, I have appeared before this body multiple times to raise documented concerns regarding misconduct by the Scappoose Police Department, city staff, and failures of oversight by this Council.

I am not submitting this comment to restate everything that has already been placed on the record. Those concerns, documents, and statements already exist. What matters now is what has happened since, and what has not.

In the year since I first began raising these concerns, no city official has contacted me to clarify facts, initiate an investigation, or take corrective action. Instead of addressing the substance of the issues raised, responses following my public comments have included statements that sought to dismiss my concerns, discredit my credibility, or characterize my statements as untrue. The underlying issues themselves have never been addressed. At the same time, I have observed this body respond to other speakers, follow up with them, and, in some cases, take action after their public comments. I am not assigning motive. I am stating a pattern, and I am placing that pattern on the record.

Over the past year, I have brought forward evidence of serious misconduct, including the falsification of a child abuse hotline report, abuse of police authority, retaliation following protected public speech, failure to investigate known wrongdoing, selective or non-enforcement of city ordinances, and false or misleading official statements. This is not a comprehensive list. It reflects only a portion of what has already been documented and submitted to this body.

Despite repeated notice, no corrective action has been taken. The conduct I have raised implicates Oregon's mandatory reporting laws, criminal statutes governing official misconduct and public records, whistleblower and anti-retaliation protections, city ordinances, the Oregon Constitution, and the United States Constitution, including protections for free speech, due process, and equal protection. These laws and rights have been identified and defined in prior comments. They remain unaddressed.

What is at issue now is no longer a single incident or a single actor. It is the continued failure to act after being placed on notice.

There is a well-known concept in social psychology called the bystander effect. It explains why people are less likely to intervene when wrongdoing occurs in plain view, especially when others are present. Responsibility becomes diffused. Each person assumes someone else will act, or interprets inaction as a sign that action is not required. The result is silence, even in the face of serious harm.

What we are seeing now is this same dynamic playing out in government.

Falsified reports are allowed to stand.

Serious matters go unreported.

Laws are applied unequally.

Retaliation follows those who speak out.

And yet, many watch without intervening.

Some of those watching have never experienced unequal treatment under color of law. They have never faced retaliation. They have never had a harmful police interaction. But they still know, or at the very least suspect, that what is being raised is real.

So the question becomes: why continue to stand by?

You may believe this does not affect you. You may believe it is someone else's problem, or that it will never reach your family. But systems that tolerate misconduct do not remain contained.

It may be your neighbor, your friend, your spouse, your child, your parent, or someone you love.

One day, it will affect you.

And when that day comes, what will matter most is whether someone spoke, and whether those with the power to act chose to listen.

I want to close with a warning written after the Holocaust by the late Pastor Martin Niemöller, about the consequences of silence:

"First they came for the socialists, and I did not speak out because I was not a socialist.

Then they came for the trade unionists, and I did not speak out because I was not a trade unionist.

Then they came for the Jews, and I did not speak out because I was not a Jew.

Then they came for me, and there was no one left to speak for me."

That warning exists because silence allowed harm to spread.

Silence is not neutral.

It is a choice.

Respectfully submitted,

Alicia Heiges  
Resident, Scappoose, Oregon

\*end of public comment submission\*

**Consent Agenda December 15, 2025 City Council work session minutes and December 15, 2025 City Council meeting minutes**

Councilor Santiago moved, and Councilor Holmes seconded the motion to approve the Consent Agenda December 15, 2025 City Council work session minutes and December 15, 2025 City Council meeting minutes. Motion Passed (6-0). Mayor Backus, aye; Councilor Santiago, aye; Councilor Holmes, aye; Councilor Haugen, aye; Councilor Marquis, aye; and Councilor Riutta, aye.

**New Business ~ Discussion on Library District Bond to be placed on the May Election Ballot**

Mayor Backus asked Council to think about entertaining an idea of supporting a resolution to support the levy or bond. This is something they will discuss that after Jolene's presentation.

Jolene Jonas stated to Mayor and Council thank you for inviting them to be here. She explained she is leaving Chair of the Scappoose Library Board, as Lisa Lewis is taking over the position of Chair of the Scappoose Library Board. She went over her information (which is included below).

Good evening, Mr. Mayor & Members of the City Council.

{ Introduce myself – Karen was not able to make. Jeff Weiss and Virginia Fenstermaker are also here. }

Jolene's starts here  
We are here for two reasons tonight.

First, we are here to tell you that, in June of 2025, the Board of the Scappoose Public Library District voted to seek a five-year temporary operating levy to meet increased demand for revenue. Voters in the Library District will have a chance to vote on this ballot measure in the upcoming May 19 election.

This temporary levy asks for 10 cents per \$1,000 of assessed property value each year for five years. As an example, this would cost about \$30 per year for a property with a \$300,000 assessed value.

The Library does have a permanent tax rate of 25.36 cents per \$1,000 which was set when the Library District was established over 30 years ago. Until now, the Library District has never asked for additional tax revenue. Our Library ranks #112 out of 137 Oregon libraries in per capita funding. We are in the bottom 20%, and receive no funding from the City of Scappoose or Columbia County.

Nearly 15% of the Library's current budget comes from sources other than our permanent tax rate. Efforts are continually made to seek sponsorships and donations, to apply for grants, and to stretch dollars to meet expenses. But these funding sources are unpredictable and unreliable and less available than they've been in the past.

Costs are now beyond what the Library can afford with its current tax revenue. *This levy is now necessary to continue the Library's current level of operations.*

Back when the Scappoose Public Library District was established, the Library provided a small collection of books to borrow. Since then, it has evolved and grown to meet the needs of our 21<sup>st</sup> century community.

The Scappoose Library is a community hub and a resource for toddlers to seniors. We provide:

- Resources for life-long learning for all residents of the Library district
- Storytime and literacy development opportunities for babies, toddlers, and preschoolers
- An array of programs and activities for people of all ages – something is offered almost every day of the year
- Several annual special events that enrich our community life such as movie nights

- An inexpensive meeting room for up to 75 people
- Free Wi-Fi and computers for students, job seekers, and anyone who needs access
- Information about events, services, news, and all sorts of things happening in the extended community and civic life
- Government forms
- Faxing service
- Cultural passes to check-out
- Local history archives and support for genealogy research
- Inter-library loans and other online resources
- Curbside pick-up
- Weekly fresh produce distribution
- A safe place to connect with others
- And so much more.

The Library is also open to the public 51 hours per week and is only closed on Sundays. When open, the Library is a very busy place!

Geographically, the Library District is a little smaller than the School District. It includes all of Scappoose and a small portion of Warren out to Berg Rd. We estimate that there are over 9,000 registered voters in the Library District, but it is highly unlikely that all of them will vote in the upcoming election. To pass, this levy would need 50% +1 of all votes cast.

We do think it may help for us to point out some salient facts about the Library, and in particular, its tremendous growth in use by the community since 2017.

	2017	2025
Circulation	52229	103203
Program attendance	3462	18312
Weekly after school and adult programs	2	5
Staff FTEs	5.1	5.1

In fact, the Scappoose Public Library circulates at least 30% more material than any other library in our county.

There will be two concurrent campaign efforts for this Library levy: an Information Only effort and an Advocacy/Vote YES effort. Jeff Weiss, the Executive Director of the Library, will be responsible for the Library's Information Only campaign. A Steering Committee will direct the Advocacy/Vote YES campaign. This Committee includes Library Board members myself and Lisa Lewis, Joel Haugen from the City Council, Tina Miller who is a member of the Friends of the Library, and community members Karen Kessi and Virginia Fenstermaker. Campaign plans are in the works.

We had our ballot title and explanatory statement reviewed by legal counsel. We expect these documents to be approved by the Library Board in our January board meeting.

So what will happen if this levy does not pass? The Library will not be able to operate as it does currently. The Directors will be forced to make some tough decisions about staffing, hours of operation, and the programs and services offered to our community. The amount of available materials would also be reduced. These things would all be detrimental to our community in a number of ways. In essence, libraries are essential infrastructure that build stronger, healthier, and more equitable communities by ensuring everyone has access to opportunities, and information.

I mentioned that there are two reasons why we came to see you tonight. Hopefully, we accomplished the first, which was to tell you about the Library levy we are hoping will pass on May 19. Here is the second. We are here to ask for the Scappoose City Council's **unanimous public endorsement** of this levy. We believe your endorsement would be very helpful to our campaign effort. And since our campaign effort is on a tight timeline, we hope you will take this into consideration and vote on it as soon as possible.

We believe this is a non-partisan issue, one that has great benefit for our community and is worthy of your full support.

Thank you for listening to us out and for considering our request.

**\*end of information\***

Mayor Backus, Council, Jolene Jonas; and Jeff Weiss, Scappoose Public Library Director, discussed this further.

Councilor Haugen stated for full disclosure he is on the committee to promote this.

Mayor Backus explained the consensus is to look at supporting this. He will get this added to the next Council agenda.

### **Scappoose Community Events ~ Earth Day, Adventure Fest and Movies in the park**

JJ Duehren and Jeff Weiss, Scappoose Public Library Director are here this evening to discuss Scappoose Community Events. They went over the handout which was included in the packet.

### **Heritage Park Free Events**

In partnership with the City of Scappoose, the Scappoose Library and JJ Duehren, Scappoose Parks

Presented by: JJ Duehren, Jeffrey Weiss, Head Librarian, Scappoose Library 01/05/2026



SCAPPOOSE EARTH DAY CELEBRATION, April 25th, 2026, FREE ELECTRIC BIKE GIVEAWAY, FREE BURGERS and HOT DOGS!!

Earth Day has really taken off and this year's event will celebrate cleaning up our parks and encouraging GREEN practices with entertaining and educational activities for our community. Here's what we have in store for our April 2026 Earth Day!

**GO GREEN and SAVE GREEN!** That's the theme for this year's Earth Day Event at Heritage Park, Saturday, April 26th, 2026, from 8am-3pm at Heritage Park, 52469 SE 2nd St, Scappoose. Our biggest Earth Day ever, with free breakfast for SOLVE trash pickup volunteers from 7:30-10:30am, FREE Hot Dogs, Burgers and Pizza starting at 11am, complements of Grocery Outlet Scappoose, served up by our very own Scappoose Police Department! Electric Vehicle and electric bike demonstrations will be on hand, along with recycling ideas and energy saving tips and giveaways from Columbia River PUD! Learn about all the rebates and savings you can have by GOING GREEN with talks by local experts with our Green Tech Talks in the Scappoose Library meeting room. Live music, lots of green activities for kids and families, free plants and seed giveaways from Means Nursery and more! FREE Electric Bike giveaway at 2:30pm

Facebook Page: <https://www.facebook.com/profile.php?id=1000909309338>



June 6<sup>th</sup> 2026

9 am -3pm

The Scappoose Outdoor Fun Festival enriches and educates people enjoying our beautiful Pacific Northwest wild spaces and parks, while encouraging users to become stewards of our Parks and forests. With an almost 200 percent increase in overall park usage during the pandemic and beyond, preserving these wild spaces is more important than ever. The only event of its kind in the Northwest, the Scappoose Outdoor Fun Festival also provides an annual summer Keystone event for the city of Scappoose. We had a great turnout for our 1st event last June, with close to a thousand people and families coming out to learn about outdoor activities at this entertaining and engaging event. With opportunities to learn about enjoying the outdoors safely, the Scappoose Outdoor Fun Festival highlighted the many outdoor gems and activities Scappoose has to offer.

By partnering with the Department of Forestry on wildfire safety and kids meeting Smokey Bear, birdwatching opportunities at Chapman Landing and beyond with the Oregon Bird Alliance, the Marine Patrol on water safety and exploring our incredible waterways, attendees had lots of options to explore our beautiful, nature filled community. Our Scappoose Firefighters and Scappoose Police were on hand to engage with kids and families on outdoor safety tips. This event also partnered with the Community Club's Farmers Market, allowing current vendors additional time to sell their wares.

The Oregon Equestrians, Cub Scouts, Scappoose Bay Watershed, Watts House, Scappoose Library and many other nonprofits and outdoor focused vendors provided a variety of outdoor opportunities to explore. Fun and engaging activities included Native American dance demos, a Children's Nature Art Show and Creation station to create outdoor masterpieces the day of the event, a Rockhound "Geode Cracking station, prize giveaways including a Tandem Kayak at the end of the event, Swag bags for families, and of course, the return of the famous "Scappoose Sauerkraut Sandwich" made a welcome appearance at our event. This is an all-day event.

The Scappoose Outdoor Fun Festival reached nature fans in a rich and meaningful way, at a fraction of the cost of the previous "Adventure Fest".

Facebook Page: <https://www.facebook.com/profile.php?id=61559197723241>



The Scappoose Public Library and the City of Scappoose Parks have been producing Movies by Moonlight in Heritage Park to be held each Friday in the month of August at Heritage Park in Scappoose since 2018. A series of five family friendly movies along with thematic activities and events each night. This event is a Scappoose tradition!

By keeping the event free and offering low-cost food, beverages and snacks, including dollar hot dogs and hamburgers grilled up by our Scappoose Police department and movie snacks and beverages from the Scappoose Community Club, Movies in the Park allows families to enjoy a high entertainment, low-cost activity with their community. Games like Pizza Bingo, fun contests along with lawn games, our wonderful "Michael Curry" Splash Fountain and live music keep everyone entertained until "Movie Time!"

Facebook page. <https://www.facebook.com/ScappooseMoviesbyMoonlight>

JJ Duehren Vice Chair, Scappoose Parks and events and media expert

[jimckay2@gmail.com](mailto:jimckay2@gmail.com) 503-543-2310, Cell: 503-312-5521

Jeffrey Weiss, Head Librarian, Scappoose Library

[jweiss@scappooselibrary.org](mailto:jweiss@scappooselibrary.org) 503-543-7123



**Earth Day News Story:** [https://www.columbiacountyspotlight.com/news/its-your-chance-to-connect-with-mother-nature-at-scappoose-earth-day-2024/article\\_7287f18e-f764-11ee-90f1-538fab62e9c1.html](https://www.columbiacountyspotlight.com/news/its-your-chance-to-connect-with-mother-nature-at-scappoose-earth-day-2024/article_7287f18e-f764-11ee-90f1-538fab62e9c1.html)

**Outdoor Festival news story:** [https://www.columbiacountyspotlight.com/news/retooled-scappoose-outdoor-fun-festival-will-entertain-all-ages-june-8/article\\_b169bd80-0d71-11ef-b85d-0fa42532bb38.html?fbclid=IwY2xjawHbts1leHRuA2FlbQlxMQABHe868ISc6IAJMDCONYknpeYrFQW\\_hcmd4erlh3RglhYqMwWl\\_o1k1tuiDw\\_aem\\_JkcIleHjXTih-N-QWH-p0A](https://www.columbiacountyspotlight.com/news/retooled-scappoose-outdoor-fun-festival-will-entertain-all-ages-june-8/article_b169bd80-0d71-11ef-b85d-0fa42532bb38.html?fbclid=IwY2xjawHbts1leHRuA2FlbQlxMQABHe868ISc6IAJMDCONYknpeYrFQW_hcmd4erlh3RglhYqMwWl_o1k1tuiDw_aem_JkcIleHjXTih-N-QWH-p0A)

**Movies in the Park news story:** [https://www.columbiacountyspotlight.com/news/beat-summer-heat-with-scappoosees-movies-by-moonlight-starting-friday/article\\_281b2388-5031-11ef-a582-8f8cfabc9b6e.html](https://www.columbiacountyspotlight.com/news/beat-summer-heat-with-scappoosees-movies-by-moonlight-starting-friday/article_281b2388-5031-11ef-a582-8f8cfabc9b6e.html)

Earth Day

JJ Duehren explained they are asking for \$20,000 to be able to do all six events this year.

Jeff Weiss explained what they need is a commitment for funds, not necessarily the funds themselves, immediately, because they do have an operating budget that they can run through but without having definite funding it really does affect how big of an event they can put on and what kind of structure the event can have if they are going to do all six events.

Mayor Backus explained a lot of little events really add up and we definitely want to keep these groups running these events because we don't have the manpower to put these together at this time. He thanked JJ and Jeff.

### **Ordinance No. 924: An Ordinance Approving Annexation of Property to the City of Scappoose, Amending The Zoning Map, And Minor Partition**

Mayor Backus read the opening statement. He stated he is calling this public hearing to order to consider an application for Annexation, Zone Change, and Minor Partition. The procedure for this hearing will follow a strict format. Testimony and evidence must address the criteria that apply to the decision as described in the staff report or to the criteria the person testifying believes to apply to the decision. Persons may speak only after being recognized by the Mayor and must come forward to the microphone and state their name and city for the record. Only testimony that is relevant to the application will be considered. Immaterial or repetitious testimony will not be allowed and time limits will be imposed if testimony is irrelevant or repetitious. The failure to raise and clarify an issue to afford all parties an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals. The council will conduct this hearing in a quasi-judicial capacity. In other words, like a court trial where the

council serves as finders of fact. There shall be no audience demonstration or other conduct which would disrupt the hearing. Does any council member wish to declare any ex parte contacts or conflict of interest regarding this matter? Does any party wish to challenge any councilor's impartiality or legal capacity to participate in this matter? The order of the hearing will be the staff report, then the applicant's presentation, then other proponents, then opponents, then rebuttal by the applicant, then a staff response. Thereafter, the hearing will be closed for consideration of the matter by the council. Approving this application would require the adoption of an ordinance, for which we will follow the standard ordinance adoption procedure. We'll start with the staff report. Assistant to City Manager/City Planner N.J. Johnson.

Assistant to City Manager/City Planner N.J. Johnson stated good evening, Mayor/Council. Thank you all for taking the time to review tonight's materials. I'll begin by going over the subject site information and observations of the staff report. I'll then list the relevant approval criteria for the proposed development and let you know which pages correspond with the findings. Lastly, I will let you know Planning Commission's recommendation and the recommended Conditions of Approval. After that, we will pause in case there are any questions for staff before the applicant's presentation.

#### **SUBJECT SITE**

- The subject site consists of two existing tax lots (TL) where TL 3000 is 0.75 acres and TL 3100 is 1.3 acres, totaling 2.05 acres (see Exhibit 4B in packet). TL 3000 contains a single-family residence, manufactured home, shop, two paved driveway paths connecting to gravel paths, and some trees (see Exhibit 4B in packet). TL 3100 contains a single-family residence, shop, gravel driveway path, and some trees (see Exhibit 4B in packet).
- Neither TL 3000 or 3100 are currently connected to municipal utilities. TL 3100 is experiencing a failing septic system and desires to connect to City sewer as a remedy to this (see Exhibit 3, p. 4 in packet).
- North of the subject site is SE Elm Street and to the north of that is SE Tussing Way and two rows of single-family homes, making up a portion of the Tussing Subdivision. West and east of the subject site are single-family homes platted as Elm Crossing Subdivision and Cascade Meadow Subdivision, respectively. South of the subject site is a large residential property with a house and several outbuildings.
- The subject site is currently in the urban growth boundary (UGB), zoned by Columbia County as Single-Family Residential (R-10), and designated by the City of Scappoose Comprehensive Plan Map as Suburban Residential (SR). The properties to the north and east of the site are in City limits, zoned Moderate Density Residential (R-4), and designated as SR on the Comprehensive Plan Map. The properties to the west and south of the site are in City limits, zoned R-1, and designated as SR on the Comprehensive Plan Map.
- The subject site is not located within the Special Flood Hazard Area (commonly referred to as the 100-year floodplain) and there are no wetlands, slope hazards, or watercourses on or near the site (see Exhibit 4B in packet).

#### **OBSERVATIONS**

##### ANNEXATION/ZONE CHANGE

- The applicant is requesting approval of an Annexation (Exhibit 2A in packet) that would annex both parcels into City limits. The properties are currently in the UGB and are eligible for annexation according to the Development Code and Comprehensive Plan.
- The subject site is currently zoned R-10 by Columbia County. With an SR Comprehensive Plan Map designation, the subject site will automatically be zoned R-1 upon annexation.
- The subject site is currently in the UGB but surrounded by properties in city limits in each direction. Annexing this site would eliminate an island of unincorporated property, promote desirable urban form, and continue the organic progression of the city.

#### PARTITION

- The applicant is requesting approval of a Preliminary Partition Plat (Exhibit 4G in packet) to partition TL 3000 into two lots to establish separate parcels for the existing single-family home and manufactured home. The lots are proposed to be 24,503 square feet and 6,500 square feet, respectively (see Exhibit 4G in packet).
- The Partition request does not create any new streets (see Exhibit 4G in packet) so it is not considered a Major Partition and it is less than 4 lots (see Exhibit 4G in packet) so it is not considered a Subdivision. Therefore, this request will be processed as a Minor Partition.
- Given that the Minor Partition proposal is consolidated with the Annexation proposal, the Minor Partition will be processed by the City, subject to City standards since the parcel will be in City limits if the Annexation is approved.

#### RIGHT-OF-WAY/PUBLIC IMPROVEMENTS

- All proposed parcels of the subject site have frontage on SE Elm Street (see Exhibit 4B in packet). This section of SE Elm Street is classified by the 2016 Transportation System Plan (TSP) as a Neighborhood Route, which requires 60 feet of right-of-way width comprised of 36 feet of vehicular travel way & parking, two 5.5-foot planter strips, two 6-foot sidewalks, and two 6-inch utility areas. The SE Elm Street right-of-way is primarily 50 feet wide with a ~29-foot paved width (see Exhibit 4B in packet). There are sidewalks on the north side of SE Elm Street and to the east and west of the subject frontage but no sidewalk or curb on the subject site's frontage. The applicant is proposing to provide a 10-foot dedication along TL 3000 to bring the right-of-way width to standard, install a 6-foot sidewalk with curb and gutter along the entire frontage including two new driveway approaches, pave between the existing asphalt concrete and the new curb, and plant street trees (see Exhibit 4D in packet). The applicant did not propose a dedication along the frontage of TL 3100 (see Exhibit 4C in packet) since it is not part of the Minor Partition proposal, which is the element of the consolidated application that requires the dedication along the frontage of TL 3000. However, the applicant is proposing to install a sidewalk that would go through what is currently and proposed to remain as private property along the frontage of TL 3100 (see Exhibit 4D in packet). The applicant will be required by the recommended conditions of approval to dedicate 10 feet of TL 3100 as right-of-way or record a public sidewalk easement in the area that would be dedicated that allows for the public to use the sidewalk as a public walkway as if it were in the right-of-way.
- The applicant will be required to install one new streetlight on their frontage. The applicant has proposed to install a streetlight to the west of the eastern driveway in the right-of-way (see Exhibit 4D in packet).

#### UTILITIES

- There is currently a 15-inch polyvinyl chloride (PVC) sewer main in SE Elm Street as well as a 12-inch concrete sewer main that extends south from the 15-inch PVC main into and through the rear yards of the parcels to the west of the subject site (see Exhibit 4B in packet). The applicant proposes installing three new sewer laterals from the SE Elm Street main to serve each of the existing homes (see Exhibit 4C in packet). The applicant also indicated on their Proposed Conditions Plan (Exhibit 4C in packet) that the contractor may evaluate the feasibility of serving the home on TL 3100 with the sewer main to the west of the subject site that runs through the rear yards of the adjacent homes in the Elm Crossing Subdivision instead of the main in SE Elm Street.
- There is an existing 24-inch PVC stormwater main in SE Elm Street (see Exhibit 4B in packet). The applicant is proposing to relocate and install a new catch basin to the west of the driveway serving Parcel 2 (see Exhibit 4C in packet) as required. Runoff will be directed towards this relocated catch basin (see Exhibit 4C in packet).
- There is currently an 8-inch cast iron water main in SE Elm Street. The applicant proposes to install two new water laterals from the main to serve Parcels 1 and 2 (see Exhibit 4C in packet). TL 3100 will continue to use its existing well as its water source (see Exhibit 3, p. 24 in packet).

#### LANDSCAPING, SCREENING, AND STREET TREES

- The applicant is proposing to plant Autumn Brilliance Serviceberry street trees (see Exhibit 3, p. 13 in packet), which is a species on the Approved Street Trees list. Autumn Brilliance Serviceberries are 25 feet tall and 20 feet wide at maturity, requiring them to be spaced at 20 feet apart on center with a planting width greater than the required 6 feet, which is what the applicant is proposing (see Exhibit 3, p. 13 in packet).

#### PUBLIC AND PRIVATE AGENCIES

- The City of Scappoose City Manager, Public Works Director, and Police Chief; Columbia County Public Works Director, Planning Director, and Building Official; Scappoose Rural Fire Protection District; and Columbia River PUD have been provided an opportunity to review and comment on this proposal. The City Engineer's comments are incorporated throughout this report.
- The City of Scappoose Public Works Director provided a referral comment (Exhibit 7 in packet) stating that they have reviewed the application and have no objection to its approval, provided it meets all criteria set forth in the Scappoose Municipal Code, zoning criteria, and the Scappoose Public Works Design Standards (PWDS).
- The Columbia County Building Official provided a referral comment (Exhibit 8 in packet) stating that they have reviewed the application and have no objection to its approval as submitted.
- The Columbia River PUD provided a referral comment (Exhibit 9 in packet) stating that they have reviewed the application and have no objection to its approval as submitted.
- The Columbia County Planning Director provided a referral comment (Exhibit 10 in packet) stating that they have reviewed the application and have no objection to its approval as submitted.
- The Columbia County Public Works Department provided a referral comment (Exhibit 11 in packet) requiring that each parcel created through this land use action obtain an access

permit from Columbia County. Additionally, the County is requiring that the applicant improve the SE Elm Street frontage to City of Scappoose standards and obtain a right-of-way permit from Columbia County for any work completed in the right-of-way. The County's comments clarified that these requirements will only be enforced if this section of SE Elm Street is found to be a County-owned road currently and after the parcels are annexed into city limits. These requirements have been incorporated into the recommended conditions of approval.

- Notice of the application and hearings was mailed to property owners within 300 feet of the subject site on December 1, 2025, posted in the November 28, 2025 edition of the Columbia County Spotlight, and posted on the subject site in accordance with Chapter 17.162. As of today, no public comments have been submitted.

**Moving to the findings (in packet) of fact, staff's findings related to...**

- SMC Chapter 12.10 - Visual Clearance Areas can be found on pages 61-62.
- Chapter 17.01 - Introduction, pages 62-63
- Chapter 17.22 Amendments to the Title, Comprehensive Plan, and Maps, pages, 63-64
- Chapter 17.44 - Low Density Residential, pages 64-67
- Chapter 17.104 - Street Trees, pages 67-69
- Chapter 17.136 - Annexations, pages 69-72
- Chapter 17.152 - Land Division-Major and Minor Land Partitions and Property Line Adjustments, pages 72-77
- Chapter 17.154 - Street and Utility Improvement Standards, pages 77-84
- Chapter 17.162 - Procedures for Decision Making-Quasi-Judicial, pages 84-88
- Comprehensive Plan Policies for Urban Growth Boundary, page 88
- Oregon Administrative Rules Chapter 660, Division 12 - Transpiration Planning, pages 89-90

Based on the Findings of Fact and the materials submitted by the applicant, staff and a unanimous vote of Planning Commission recommend that the City Council approve ANX 1-25, ZC 2-25, MiP 1-25 subject to the Conditions of Approval listed on pages 90-93. At this time, I can take any questions you'd like to ask on this application before hearing from the applicant.

Chase Berg, Lower Columbia Engineering, explained he is representing the applicant. He explained as NJ had kind of described this is for an annexation and partition application. The catalyst for this application was largely a failing septic system on the southern lot and kind of with the northern lot the partition was largely to assist with financial funds to get through the application process. It's a fairly straightforward application with a lot of details that you know as NJ described there's a lot of details of this and he is happy to help with any questions that may come up.

Mayor Backus opened the public hearing at 8:00pm. He asked is there testimony in support? Seeing none, he asked do any property owners want to testify in support? He asked if anyone wanted to testify that is neutral? Any opposition? Rebuttal by the applicant? Staff response? He stated at this time he will close the public hearing due to no one wanting to speak on this matter.

Council deliberated this matter.

Councilor Haugen moved, and Councilor Santiago seconded the motion that Council adopt Ordinance No. 924, thereby approving ANX 1-25, ZC 2-25, MiP 1-25 and accepting the findings and conditions of approval within the Planning Commission staff report, dated December 4, 2025, as written.

Mayor Backus read the title for the first time ~ Ordinance No. 924: An Ordinance Approving Annexation of Property to the City of Scappoose, Amending The Zoning Map, And Minor Partition.

#### **Announcements – information only**

##### **Calendar**

Mayor Backus went over the calendar.

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

City Manager Burgener talked about the City assisting with the programs the Columbia Economic Team (CET) is no longer doing since they have dissolved. He talked about the Council Retreat being held on February 7, 2026 at the Scappoose Middle School.

Chief Fluellen gave updates on the Scappoose Police Department. He explained in roughly less than a month they will have the two new officers back here with us. He stated we had a really bad crash today, luckily no one was seriously injured. He stated he looks forward to a good 2026.

Mayor Backus talked about going over the Council liaisons at the next Council meeting.

Student Representative Ferreira gave an update on what a Youth Council would look like in the community and compared to Happy Valley and Hillsboro and they are on a much bigger scale and they identified that we don't really need that big of a scale.

Councilor Riutta will not be available for the January 20 City Council meeting.

Councilor Marquis talked about some citizens asking him about what is the biggest issue facing Scappoose and he has his own aspirational visions for Scappoose and what it could develop into but he thinks that the main thing was that we have a budget shortfall that's pretty significant every year. He explained the question they had was what has changed? He explained this is just something he was wondering about.

City Manager Burgener explained to Councilor Marquis that he could come by, and they could go over the budget.

Councilor Haugen stated a hardy, healthy and productive 2026 to everyone. He thinks it is going to be an exciting year. He explained he went to Whoville and he spoke with Janet, and they had over 7,000 visitors recorded as of Saturday night and the best part about it is they recorded the numbers and locations from where people came from.

Councilor Holmes stated she would like to extend a Happy 2026 to Council and Staff. She also wanted to acknowledge the volunteers in the community. JJ does a lot of events through the parks. Janet and the Historical Society with Whoville, and the Community Club with the light display. She thinks this season in particular we really see the impact of the community involvement and those who give the City their time.

Councilor Santiago stated Happy Holidays.

Mayor Backus stated great Whoville and lighting event this year. He thanked Staff and all the volunteers for all they do.

#### **Adjournment**

Mayor Backus adjourned the meeting at 8:26pm.



Mayor Joseph A. Backus

Attest:

  
City Recorder/HR Susan M. Reeves, MMC