



## **Grabhorn Park Ad Hoc Committee Meeting Minutes**

### **Virtual Meeting**

**April 15, 2021 6:00 pm – 7:00 pm**

**Attendees:** Cara Heinze, Kim Holmes, Paul Fidrych, Dana Pricher, Bryan Hammond, Ivy Freimuth, Mary Hindal, Elizabeth Church, Andrew LaFrenz, Joel Haugen, Huell White, Jim Lykins, Rocky Schwalge, Nicole Ferreira, Monica Ahlers, Kevin Chavez, Laurie Oliver Joseph, Chris Negelspach, Dina Egelstone, Marisa Jacobs, Brandon Lesowske

**Absent:** JJ Duehren, Michael Leipzig, Brian Hoag

#### **1. Call to Order**

The meeting was called to order at 6:01 by Chair Cara Heinze.

##### **1.1. Review Agenda**

Mary made a motion to approve the Agenda. Kevin seconded. Motion passed unanimously.

#### **2. New Business**

##### **2.1. Welcome and Introductions** - Cara introduced herself to the Committee and took roll. Huell made a statement from City to the Ad Hoc Committee:

Thank you, Cara for providing me the opportunity to make a brief statement. On behalf of the City of Scappoose, I want to welcome you all to the Grabhorn Park Ad Hoc Committee – your presence here is evidence of your commitment and passion to this community. First off, I would like to state that the purpose of this Committee is to assist the City Council by making recommendations that will help Council decide as to how to move forward with designing a conceptual plan for the Grabhorn property. Currently, and as stated in the bylaws, the Committee has been tasked by Council to provide two recommendations – one that includes the pool and one that does not. While this is a City of Scappoose Committee, the City's role in these meetings is only to facilitate the convening of this group, listen to the conversations this Committee will have, reflect on the insights, and feedback you all bring to the table, and ensure that formal recommendations from this Committee are transmitted to Council at the conclusion of the Summer. Isaac and I are happy to answer your questions – to the best of our ability – and are here to assist the Committee with their work, not to advocate for any position with respect to design elements proposed by this Committee. I look forward to listening to you all and am excited to see the Committee's work first-hand. To provide a brief history of how we reached this point, the purchase of the Grabhorn Property was authorized by City Council about a year ago. Given the constraints of the property, it was an unattractive parcel for residential housing development, which in turn meant that it could be a suitable candidate for recreational use. Following the purchase of the property, City staff worked with a consulting firm to create a preliminary conceptual plan with the intention of sharing it with City Council and applying for a state grant this year. Following the public survey, presentation to Council, and subsequent public comment – Council chose to re-engage the public through the creation of this Committee. With that, I will turn it over to City Planner Laurie Oliver Joseph and City Engineer Chris Negelspach to discuss some of the site constraints that led to the first conceptual plan that was presented to Council in November 2020.



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**2.2. Grabhorn Property Site Constraints Presentation** - Laurie introduced herself, and stated that she would talk about site constraints, specifically the floodplain and floodway. The two biggest things to be aware of is that there is first, no net fill allowed on the property, that is, soil can be added into the floodplain, but there must be a similar amount of soil removed as well. The second important aspect of the site is that the floodway cannot have any development at all. Laurie called out the riparian and wetland areas on the site, stated the property zoning and the building setback requirements, and referenced the most important guiding Scappoose Municipal Code Chapters; 17.84; 17.85; 17.89; and 17.44.

Chris introduced himself and talked about site elements writ-large, such as the trail; ADA access requirements to fields and between parking and amenities; and mentioned that there is an existing house on the property which will likely remain. He mentioned runoff offsets when installing impervious surfaces such as parking lots and noted the stormwater facilities that will need to be included in the design. Chris stated that there is existing soil and water conservation work happening along the creek, and development of the property cannot impact that in any way. From an infrastructure/utility perspective, other items the City included in its thoughts were connecting water and sewer between Veteran's and EJ Smith Road. Relating to the fields, items for consideration could be seating and access to games and amenities for participants, as well as slopes on the property that will need to be considered when siting amenities, which links back to the cut/fill balance; additionally, considering accessibility to amenities, parking is going to be important so that participants can access amenities and use fields.

Nicole asked about the house and the parking lot being below the floodplain line. Chris stated that as long as items are not placed in the floodway this is ok. Paul asked about the utility of the undeveloped existing parking overflow lot west of Veteran's. Huell stated that the plan being talked about is not being proposed to the committee, it was the initial starting point from last summer, and the committee does not have to follow this plan and can make their own recommendations to City Council.

Monica asked about the road, and whether this was an element to be considered by the committee. Huell stated that City Council has the ultimate decision about the inclusion or exclusion of the road. Liz stated that the pool is missing some amenities, such as a changing room and an entrance booth. Kim asked if the utility connection tie ins need to be considered exclusive of the road. Chris stated that utilities would need to be designed as if the road were going to be there regardless of whether the road is actually there or not. Huell stated that regarding the costs, the road and the utility work were bundled together during the estimate phase of this design proposal, and that bundling items together correlates to efficiency of cost in terms of utility work being included with development. Kim asked if the utility tie in is necessary for growth and stated that growth is something that should be considered by the committee. Huell stated that the utility tie in between Veterans and EJ Smith Road is necessary to the current master plans and will need to happen. Rocky asked if Veterans was something that the committee could consider in the recommendations and asked about what happened regarding chief Concomly and the road that was planned there. Huell stated that Veteran's is not necessarily off the table as the committee can make the recommendations that they feel are appropriate and that they agree on. Chris stated the masterplan did indicate that there was a



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road connection through Concomly Park, but if a road was placed in that location the cut/fill balance could not be achieved, so a road could not be located in that spot. Additionally, the road would have been detrimental to the purpose of the park.

Dana presented the Scappoose Bay Watershed Councils stream restoration efforts along South Scappoose Creek along the Grabhorn Property creek frontage. She stated that the plans are not on the table for revision but could be included in the design elements in terms of inclusion for an interpretive trail, or tie-ins with other aspects of the Grabhorn development. Paul talked about the big picture, including the development happening along first street, the Parks Master Plan, and how those things tie into or inform the planning work that the committee will be doing. Cara stated that this could be important moving forward as the committee starts to dig into its work and explore individual development topics within the work of the committee.

Mary asked if the City is considering other properties along and around the creek for inclusion in the park system. Huell stated that his recollection is that the owners of the property south of Veterans are not interested in selling but will get back to the committee with more information. Mary asked about the pool survey. Huell stated that he would respond generally as the survey has not been completed. The City has received around 100 responses, which is not an adequate sample size, but that the survey will be going out with the next two newsletters. A tentative date for having results is the end of June or early July.

### **3. Announcements and Next Meetings**

Cara stated would like to spend the last few minutes talking about next meetings. Small groups will be forming to work outside regular meetings and asked that the members continue to remain respectful and positive about the work being done during meetings and throughout this process

#### **3.1. Next Meetings**

- May 6
- May 20
- June 3

#### **Meeting Adjourned at 7:04 pm.**

For questions about these minutes, contact Isaac Butman, 503.543.7184 [ibutman@cityofscappoose.org](mailto:ibutman@cityofscappoose.org)  
The EDC conducts its meetings in an ADA accessible room. If special accommodations are needed, please contact City Recorder Susan Reeves at 503.543.7146, ext. 224 TTY 503.378.5938