



Economic Development Committee Meeting Minutes

Scappoose City Hall, 33568 E Columbia Ave., Scappoose, OR 97056

January 21, 2021, 12:00 Noon – 1:30 pm (Virtual)

Attendees: Brian Rosenthal, Len Waggoner, Jeannet Santiago, Michael Leipzig, George Hafeman, Christine Turner, Susan Wilson, Tina Amela, Jeff Weiss, Michael Sykes, Paul Vogel, Larry Ericksen, Isaac Butman, Laurie Oliver Joseph, Huell White

Absent: Brenda Michael, Alex Tardif, Alex Rains, Scott Burge

1. CALL TO ORDER

The meeting was called to order at 12:04 PM by Chair Brian Rosenthal.

1.1 Agenda

The January 21, 2021 Agenda was approved by unanimous consent.

1.2 Minutes and Agenda

Len made a motion to approve the October 15, 2020 meeting minutes. Susie seconded. The motion passed unanimously.

1.3 Citizen Communication

Mike, chairing 100 YAHC committee, gave an update. First, selected date, Aug 14th, probably 2-day event. Currently unclear if there will be an in-person event or not and will be decided in April. Currently soliciting a logo creation event, in City newsletter. Would like Committee to think about what sort of commitment EDC might be willing to make to the 100 YAHC as they have for the Sauerkraut Fest. It would be nice to have a member from EDC serve on the 100 YAHC and would like to have conversation about these items in the near future. One member asked about what sort of financial commitment the YAHC was looking for. Mike replied that the 100-YAHC Committee probably needs around 10K. Jeff stated that this is really going to be the only city-wide event as *Wings and Wheels* is not happening, and Sauerkraut is postponing to prioritize the 100 YAHC. Also, the total needed by the committee is 10K, and the 100 YAHC is not looking for all of that to come from the EDC.

2. New Business

2.1 Liaison for Columbia County

Huell stated that since Alex Tardif is no longer a County Commissioner, the Committee will need to think about reaching out to Columbia County and see if they want to nominate a commissioner to the committee. Marty Baldwin has resigned from the Committee since the last meeting.

2.2 Goal Setting Session



Brian opened the goal setting session.

Goal 1: Support OMIC/PCC Training Center. The facility is complete and ready to open in Spring 2021. Jeannet would like to define more how the Committee is involved with supporting this effort. Brian stated that the Committee usually supports by attending events, and committee members volunteer, but open to suggestions about how to do this. Mike mentioned that it was great that the City could support OMIC/PCC through the process, and they are going to be involved with the 100 YAHC, perhaps the Committee could support them through that effort. Brian asked the City to place announcements about OMIC in the newsletter as marketing gets onboard for the facility. Susie mentioned that residents who live in apartments or use well-water do not get that newsletter, and there may need to be an alternative method to spread communications wider. Brian mentioned that the City may want to use business licenses as a secondary way to distribute notices. Huell stated that the City has issued the occupancy permit for PCC. As for outreach, Council is interested in this topic (broadly speaking), and Isaac is putting together a report on this to be presented at the March 1 meeting. Additionally, the City is launching a new App for people to download to help with communication outreach.

Goal 2: Infrastructure needs of recently annexed lands. Huell mentioned that in terms of the basalt well, the City's grant application was not selected for funding. Another potential funding source has been identified which staff is currently researching. Brian asked how the Committee could assist such efforts. Huell and Laurie mentioned that letters of support are the clearest way to support such efforts. Mike stated that the Committee can help by driving policy. The Committee then discussed the history of this goal for the benefit of new members.

Goal 3: Support Communications and Events. Strike sauerkraut and replace w/ 100 Year Centennial Celebration. Huell stated that this will be the primary focus in terms of events for the City this coming year. Jeff mentioned that he anticipates movies in park happening if the 100 Year Centennial Celebration is in-person.

Goal 4: Explore and Update City's Land Use Development Code. Laurie discussed this topic with the Committee. Currently, as long as use includes restaurant use, that is permitted, but the issue is if *only* brewing is conducted, which would then only fit in Light Industrial (LI) zoning. This is still on the to-do list for the Planning Department. The citizen who brought this issue up is in talks with a food cart pod to try and fit into the current LI requirement. Isaac has been tasked to help with drafting language and finishing research, taking through adoption process, hopefully by end of FY 2021-2022. Brian asked if they can have a pub in two zones, but not a brewery or distillery alone? Laurie affirmed that statement. The Committee and Laurie then discussed how beer brewing can be a nuisance, due to the strong odor associated with the process. Susie asked how they [EDC] can support this effort. Laurie stated that the wording was just to have the Committee get involved with interest to help move the item into the planning workload. Huell stated that this is on Council goals for



SCAPPOOSE

Oregon

this year, and Council will look at this again, and may pass it to Staff in the coming year as a priority.

Goal 5: Scappoose Centennial Celebration. The Committee determined that goals 3 and 5 should be combined. Mike and Laurie both mentioned that it is unlikely that restoration of the Peace Candle will be able to take place this year. Huell stated that the Peace Candle's restoration and an event to commemorate it is a top priority for FY 2021-2022. Tina stated that she is interested in assisting with events.

Goal 6: W Columbia Avenue Intersection Study. Len stated that it appears that the buildings to the South could be removed, making it possible to expand the intersection. The airport expansion may adversely impact Columbia Ave. The City could look at an urban renewal bond and explore purchasing the property to open up that intersection. 1st Street could then become a focal point for urban renewal. Len stated that this should be investigated now as the property cost will only increase. Brian reiterated the long-standing goal to have a downtown, and that this could help create that downtown by improving access to 1st Street.

Laurie pointed out that the Frakes Building is one of few historic buildings in Scappoose according to the Comprehensive Plan, and as such, Council will probably not be in favor of removing one of the only remaining historic buildings. Huell stated that in terms of funding from urban renewal, there will not be substantial funds available for another 5-6 years, and with the current economy and recession effects not known, that could even be drawn out longer. Huell added that even if City was to make the decision to purchase the property, it would be borrowing against future revenues, which the Council likely lacks the appetite for considering other street projects that have been a priority of the Council. Laurie, this was not an identified project on the Urban Renewal project list, therefore the plan would need to be revised if it were to be included. Huell mentioned that a study is one thing but making a purchase without that data on traffic analysis and impact would not be palatable for the Council. One member recalled Ken Shonkwiler's (ODOT Region 2) presentation, that it's not just the West side, it's both. The intersection has to be redone, and the RR is a problem there in part because of the grade to the RR crossing, which would need to be addressed. Huell mentioned that the City has been in talks with ODOT Rail, ODOT Highway, and the RR company about intersection improvements at both Maple and Columbia, but little has materialized from those talks.

Len asked staff about ODOT and the airport. Laurie stated that as part of annexation, traffic on Hwy 30 wasn't addressed specifically, but following annexation of land east of the airport, an industrial subdivision application was received. The Lancaster study did look at the traffic impacts along with ODOT. The conditions of approval speak to intersections that need to be addressed for the expansion to occur. Laurie then mentioned several relevant intersections. Mike asked if these intersections will all get developed as things move forward at the airport. Laurie mentioned that it depends on the specific intersection, but they will be addressed according to the plan in a sequential manner as trips increase and development occurs. Currently trips are not as high as were considered under the study. We will wait and move as



SCAPPOOSE *Oregon*

trips increase. Laurie stated that ODOT is not going to justify developments on an intersection where triggers have not occurred.

Mike mentioned that the issue with 1st Street is bigger than that intersection, and it would be advisable to do a study on the whole street, develop a plan for the whole district there, and address the issue in a holistic way. Brian asked staff that Len's idea of purchasing the property was not going to fly. Huell affirmed that statement. Brian stated that if it's [the study] not going to happen, then the Committee should probably move on. Huell stated the TSP part of the goal is reasonable (i.e. a study). Mike stated that it seems like there should be some sort of study/analysis of the entirety of W 1st Street Laurie, it was referred to as a corridor plan. Mike, maybe it should be a main street plan. Brian would like to see a TSP-type plan for that area, because there needs to be a plan for that corridor to be able to do anything with traffic in there. The plan would make development comply with TSP standards. Laurie stated that the current TSP has standards for 1st Street, and developers would have to comply with those standards. The Urban Renewal plan lists improvements to sidewalks along that corridor. Brian asked what staff's suggestion about how to move this goal for next year. Huell state that the corridor language is good, and that could be a viable goal that Council would be willing to consider during their goal setting session.

Goal 7: Intersection Improvements. Mike stated that the Port, CCTY, CCET, and the City of Scappoose see this as a priority for the region for transportation, and ODOT stated that it is not currently on their plan [STIP]; it would be nice to see that in ODOT's STIP, and we should keep pushing this forward. Huell presumes that would be a concerted political effort of those agencies to push ODOT and/or the Oregon Transportation Commission (OTC) to get Scappoose intersection improvements on Hwy 30 into their STIP.

Brian then asked the Committee if there is anything that is not on the list that could/should be added. Mike asked about Chapman Landing, to which Laurie responded that it is not a bad idea to add it as council will see it regardless of the goal that it fits under. Brian asked the Committee to go through each goal and discuss for inclusion and/or changes.

Goal 1: Susie asked if the language could be more specific about what we could do. Huell stated that there's a balance between the specific and the general, so that Council has an idea of how to direct staff. The Committee mentioned perhaps coordinating with OMIC/PCC as to how best to promote available opportunities. The Committee agreed on increasing specificity in the text of this goal.

Goal 2: Jeanette stated that this goal should be deleted. Susie said she supported increasing the water supply, but it unsure as to what EDC's role in that can be. Mike stated that the goal shows Council that there is support to increase the water supply. Jeanette suggested that maybe language should be changed to support the water supply issue then, since development seems to be hampered by the lack of water. Brian asked for the Committee's consensus, and subsequently requested staff to update the goal appropriately.



SCAPPOOSE *Oregon*

Goals 3 & 5: Brian asked the group if combining these two goals was acceptable – all members agreed.

Goal 4: The group asked that staff work on language to ensure that there is no nuisance to neighbors surrounding microbreweries, etc.

Goal 6: Brian requested that this be changed to “Corridor study for 1st Street from Middle School to the fire station.” Brian also asked to add language about connectivity to Hwy 30, including east side of the highway through W Columbia Ave in that study. The group agreed.

Goal 7: The Committee agreed to retain this goal as presented.

Goal 8: The Committee agreed to retain this goal with staff suggestions as to the language.

Huell will update this and send out to ensure that nothing was missed before it is submitted to Council.

Mike mentioned that another possible goal would be to support the creation of marketing material as there is none for the 500 acres of industrial area. Susie supported the idea. Len agreed, but mentioned that it could be complicated. Brian asked if the Committee wanted to include the rest of the industrial property, or just the airport property. Susie and Mike stated that all the property should be included. Mike added that the PUD will match 7500 dollars if the City were to move forward with this. Brian reiterated that we [EDC] want supportive literature of buildable industrial land in Scappoose. Huell stated that coordination with CCET and the Port to coordinate marketing materials for industrial and commercial land available in Scappoose city limits could also be a viable goal. The group agreed unanimously.

Larry delivered an update on behalf of the Port: Port is moving forward with the Rail Safety & Mobility study. Matt Miller resigned, so the Port is looking to fill that position again. From the Port’s perspective, the big news in Scappoose is the new building at Airpark, awaiting final inspection, and for the tenant to move into the building. Lastly, the Port is seeking to update the Scappoose Bay Marina.

3. Announcements and Next Meetings

- February 18, 2021
- March 18, 2021
- April 15, 2021

4. Meeting Adjourned at 1:36 pm.

For questions about these minutes, contact Huell White, 503.543.7184, hwhite@cityofscappoose.org



SCAPPOOSE
Oregon

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

DRAFT