

SCAPPOOSE PLANNING COMMISSION MINUTES

SCAPPOOSE PLANNING COMMISSION

Council Chambers at City Hall
33568 East Columbia Avenue

Thursday, September 12th, 2019 at 7:00 p.m.

1.0 CALL TO ORDER

2.0 ROLL CALL

Tim Connell	Chair	Laurie Oliver	City Planner
Scott Jensen	Vice Chair	Alex Rains	Assistant to the City Manager
Bill Blank	Commissioner	Elizabeth Happala	CDC Office Administrator
Bruce Shoemaker	Commissioner		
Rita Bernhard	Commissioner	City's Consultant;	
Kevin Freimuth	Commissioner	Elaine Howard, Elaine Howard Consulting, LLC	
Reed Kelly	Alternate Commissioner		

EXCUSED:

Patricia Gibson Commissioner

3.0 APPROVAL OF MINUTES

3.1 June 13th, 2019 meeting minutes

Vice Chair Jensen moved, and Commissioner Freimuth seconded the motion to approve the Planning Commission minutes from June 13th, 2019.

Motion Passed 7-0. AYES: Chair Connell, Vice Chair Jensen, Commissioner Blank, Commissioner Bernhard, Commissioner Shoemaker, Commissioner Freimuth and Commissioner Kelly.

4.0 CITIZEN INPUT

(there was none)

5.0 NEW BUSINESS

5.1 ELECT PLANNING COMMISSION CHAIR AND VICE CHAIR

Chair Connell motioned to nominate Commissioner Freimuth as the new Chair, and the continuation of Vice Chair Jensen as Vice Chair. Commissioner Bernhard second the motion.

Motion Passed 7-0. AYES: Chair Connell, Vice Chair Jensen, Commissioner Blank, Commissioner Bernhard, Commissioner Shoemaker, Commissioner Freimuth and Commissioner Kelly.

It was discussed that Chair Connell will continue as chair for the remainder of the meeting. Commissioner Freimuth will begin as the new Chair at the next Planning Commission meeting.

5.2 DOCKET # CPA1-19

The Scappoose Planning Commission and City Council have scheduled Legislative Land Use Public Hearings to solicit comments on the proposed Scappoose Urban Renewal Plan, which would be adopted by ordinance. The plan covers approximately 475.8 acres. The proposed maximum indebtedness that can be issued or incurred for the Scappoose Urban Renewal Plan is \$37 million. The ordinance, if approved, is subject to referendum.

Format: *Legislative Land Use Public Hearing – verbal and written testimony is permitted*

Chair Connell called the hearing to order then read the order of the hearing. He then stated that the Planning Commission will make a recommendation to City Council, then called for the staff presentation.

City Planner Oliver thanked the commissioners for being here tonight. Stating that they put together a presentation for them tonight; first she would go over the role of the Planning Commission tonight, then Staff Rains would cover the background of the Urban Renewal project followed by the City's Consultant Elaine Howard who will give a crash course on Urban Renewal, the boundaries, projects in the Urban Renewal Plan (URP) and financial impacts to taxing districts. Then after their presentation, she would go over conformance of the UR with the city's Comprehensive Plan (Comp Plan) and the next steps.

City Planner Oliver began her part by stating the role of the Planning Commission tonight will be to make a recommendation on the adoption of this URP to City Council, adding that their role is essentially to review the Scappoose URP for conformance to the Scappoose Comprehensive Plan, adding that there are no amendments proposed to the Comp Plan or Map or to the Development Code or zoning maps. Adding that there are no explicit review criteria for Planning Commission for the review of an Urban Renewal plan. As written in the staff report, she read;

ORS 457.085(4) states that "An urban renewal plan and accompanying report shall be forwarded to the Planning Commission of the municipality for recommendations, prior to presenting the plan to the governing body of the municipality for approval under ORS 457.095." The generally accepted practice is for the Planning Commission to provide input on the relationship of the Plan to the Local Goals and Objectives (Section XII of the Plan), and particularly to its conformance to the City of Scappoose Comprehensive Plan.

She added that all the required noticing has been met for the application.

City Planner Oliver stated that the City did receive one written comment prior to our meeting tonight that has been copied and handed out to each of you, as well as the written response from the City's legal counsel; both items will be added to the staff report as exhibits. *(Note; both items are inserted within these minutes below this paragraph;)* She explained the written comment was from the Fair Housing Council of Oregon and the Housing Land Advocates, stating that essentially they were under the impression that the city was potentially planning to amend the Comp Plan or zoning map. Adding that if they had done that, they would have been required to write findings related to the statewide planning goals and specifically their concern was Goal 10 which involves housing. She re-stated there are no amendments proposed, adding that the city's legal counsel did contact one of the signatories on the letter; Jennifer Bragar with Housing Land Advocates to discuss the matter. She stated the letter was sent to give them standing in the event that we did make an amendment; which we are not.



September 9, 2019

City of Scappoose Planning Commission
52610 NE 1st Street
Suite 120
Scappoose, OR 97056

Re: Recommendation to the City Council regarding the Planning Commission's consideration of the proposed Scappoose Urban Renewal Plan and its conformance with the applicable Comprehensive Plan policies and goals.

Dear Commissioners:

This letter is submitted jointly by Housing Land Advocates (HLA) and the Fair Housing Council of Oregon (FHCO). Both HLA and FHCO are non-profit organizations that advocate for land use policies and practices that ensure an adequate and appropriate supply of affordable housing for all Oregonians. FHCO's interests relate to a jurisdiction's obligation to affirmatively further fair housing. Please include these comments in the record for the above-referenced proposed amendment.

As you know, all amendments to the City's Comprehensive Plan and Zoning map must comply with the Statewide Planning Goals, ORS 197.175(2)(a). When a decision is made affecting the residential land supply, the City must refer to its Housing Needs Analysis (HNA) and Buildable Land Inventory (BLI) in order to show that an adequate number of needed housing units (both housing type and affordability level) will be supported by the residential land supply after enactment of the proposed change.

The staff report for the Scappoose Urban Renewal Plan (Plan) recommends that the Planning Commission recommend adoption of the Plan by the City Council. However, the staff report does not include findings for Statewide Goal 10, describing the effects of the Plan on the housing supply within the City. It is stated within the report that the new plan will "encourage the development of new housing in the Area," however these findings are vague and unquantified. Adequate Goal 10 findings must demonstrate that the changes do not leave the City with less



than adequate residential land supplies in the types, locations, and affordability ranges affected. See *Mulford v. Town of Lakeview*, 36 Or LUBA 715, 731 (1999) (rezoning residential land for industrial uses); *Gresham v. Fairview*, 3 Or LUBA 219 (same); see also, *Home Builders Assn. of Lane Cty. v. City of Eugene*, 41 Or LUBA 370, 422 (2002) (subjecting Goal 10 inventories to tree and waterway protection zones of indefinite quantities and locations). Further, since the Plan was created to encourage new development, the report should reference how the Plan will affect needed housing as dictated by the City's HNA. Only with a complete analysis showing any gain/loss in needed housing as dictated by the HNA and compared to the BLI, can housing advocates and planners understand whether the City is achieving its goals through the Scappoose Urban Renewal Plan.

HLA and FHCO urge the Commission to defer approval of the proposed Scappoose Urban Renewal Plan until Goal 10 findings can be made, and the proposal evaluated under the HNA and BLI. Thank you for your consideration. Please provide written notice of your decision to, FHCO, c/o Louise Dix, at 1221 SW Yamhill Street, #305, Portland, OR 97205 and HLA, c/o Jennifer Bragar, at 121 SW Morrison Street, Suite 1850, Portland, OR 97204. Please feel free to email Louise Dix at ldix@fhco.org or reach her by phone at (541) 951-0667.

Thank you for your consideration.

A handwritten signature in blue ink that reads "Louise Dix".

Louise Dix
AFFH Specialist
Fair Housing Council of Oregon

A handwritten signature in blue ink that reads "Jennifer Bragar".

Jennifer Bragar
President
Housing Land Advocates

cc: Kevin Young (kevin.young@statc.or.us)

From: Peter Watts <peter@peterowattspc.com>
Sent: Wednesday, September 11, 2019 12:40 PM
To: Laurie Oliver
Subject: Letter Testimony from Housing Lands Advocates

Laurie-

After reviewing the joint letter submitted by the Housing Lands Advocates and the Fair Housing Council, I telephoned Jennifer Bragar who was one of the signatories. Jennifer and I had a conversation regarding the scope of the actions that are in front of the Planning Commission. I explained to her that the Ordinance under consideration adopted Urban Renewal as a tool, but that it did not change any of the City's Zoning Maps or Comprehensive Plan designations. And, that all of the City's Zoning Maps and Comp Plan designations had been reviewed and approved by DLCD staff and the LCDC Board. Jennifer indicated that they had filed the letter to give them standing in case the City took actions related to housing or Comp Plan designations. However, if there were no changes, she didn't anticipate any further involvement in the process. She indicated she would call the Fair Housing Council to inform them of the scope of our work.

--
Peter O. Watts
Peter O. Watts P.C.
(503) 657-0406 Ext 29
1980 Willamette Falls Dr. Suite 200
West Linn OR., 97068

City Planner Oliver also stated there was an email sent out to everyone from Commissioner Blank (*note: it is inserted below this paragraph*); asking if the commissioners could adopt the URP with the qualifier that the URP be adopted as a tool to be used in accordance with the scope of Goal 10. She added that she spoke with the City's legal counsel, he felt strongly that it would be confusing to say that the URP is a tool to support Goal 10 since we are not proposing any changes to the City's Comp Plan, Zoning Maps or Development Codes which would affect housing policies directly; although he did recommend that if you wanted to put it on the record as a commission, it could be stated that the adoption of the URP does not change the city's Comp Plan or zoning map and therefore does not leave the city with less than adequate residential land supply in the types, location or affordability ranges identified in the Housing Needs Analysis. She reminded everyone that our Housing Needs Analysis was adopted in the beginning of 2018, which DLCD did review and sign off on. Adding that, since this seems to be the main concern with the written comment that was submitted, stating on record that we are not changing anything would be appropriate, and that the adoption of the URP should not have an effect on housing in the city. Adding that when we get to that point in the Plan, there is some money identified to go towards housing which they can talk more about later.

From: Laurie Oliver <loliver@cityofscappoose.org>
Sent: Wednesday, September 11, 2019 3:26 PM
To: Scappoose Farmers' Market <scappoosefm@gmail.com>; Elizabeth Happala
Cc: Bruce Shoemaker; Chris Negelspach; Kevin Freimuth; Patricia Gibson; Reed Kelly; Rita Bernhard; Scott Jensen; Tim Connell; Susan Reeves
Subject: RE: Written comment received and City's response (CPA1-19)

Bill-

Thank you for your comment. I will address this during the hearing tomorrow so that it is on record.

Best-

Laurie

From: Scappoose Farmers' Market
Sent: Wednesday, September 11, 2019 2:47 PM
To: Elizabeth Happala
Cc: Bruce Shoemaker; Chris Negelspach; Kevin Freimuth; Patricia Gibson; Reed Kelly; Rita Bernhard; Scott Jensen; Tim Connell; Susan Reeves; Laurie Oliver
Subject: Re: Written comment received and City's response (CPA1-19)

Thank you for the information. Can we adopt the plan with this qualifier *as a tool to be used in accordance with the scope of Goal 10 findings?*

Bill

On Wed, Sep 11, 2019 at 2:27 PM Elizabeth Happala wrote:

From City Planner;

Dear Planning Commissioners,

The City received a written comment from the Fair Housing Council of Oregon and Housing Land Advocates (attached). They were under the impression that we had planned to amend our Comprehensive Plan or zoning map with this application, which would require findings related to the statewide planning goals, and specifically, Goal 10 – Housing.

There are no amendments proposed to the Comprehensive Plan or to our zoning map with the adoption of the Urban Renewal Plan. The city's legal counsel called Jennifer Bragar, with Housing Land Advocates, to discuss the matter with her. It appears that the letter was sent to give them standing in the event that the City had planned to amend the Comprehensive Plan or zoning map. Please see the attached response from legal counsel in response to the letter from the Fair Housing Council of Oregon and Housing Land Advocates.

These items will be added to the Planning Commission staff report as Exhibits 4 and 5. If you have any questions, please don't hesitate to reach out to City Planner Oliver. The letter and staff (legal counsel) response will be discussed during the meeting tomorrow and printed copies will be given to the Commissioners.

Thank you-

Laurie Oliver, CFM | City Planner & Planning Department Supervisor
City of Scappoose
33568 E Columbia Ave. | Scappoose, OR 97056 | tel: 503-543-7184
email: loliver@cityofscappoose.org

City Planner Oliver also stated there was a last-minute comment that was just submitted tonight, adding that they will go through the presentation first then she'll have Consultant Elaine Howard discuss the comment received. She then introduced Staff Rains who will talk about the background of this URP then she'll turn it over to Consultant Elaine Howard.

Both consultant Elaine Howard & Staff Rains came forward to the podium. Staff Rains began the presentation by explaining to the Commissioners the background section of the staff report; stating that over the last three fiscal years City Council has identified the exploration and the possible establishment of an Urban Renewal District as one of their primary goals. Adding that City Staff has pursued their goal in phases, beginning with the Urban Renewal feasibility study completed by ECONorthwest which took place between Jan. and June of 2018; overlapping taxing districts and the city's existing Economic Development Committee were asked to serve as a Technical Advisory Committee (TAC) as part of the process; these meetings took place February and May of 2018. Adding that City Council was asked to provide critical review throughout the project. Stating that Council was encouraged by the overall results of the study and instructed staff to proceed with the next phase of the process which was the development of the Urban Renewal Plan; this phase was kicked off in December of 2018, and went through this last summer, ECONorthwest and their sub-consultants worked to identify projects, establish the boundary and develop financial projections for the proposed URP Area; during this time, TAC reconvened to discuss the details of the URP on several occasions. Adding that City Council reviewed the projects progress and provided input at critical stages and ultimately, they voted to establish the Urban Renewal Agency in order to keep the process moving forward. In addition to the TAC and City Council meetings, she stated there were other opportunities for the community to provide input on the City's Urban Renewal efforts over the last 6 months or so. Adding that an Urban Renewal survey was posted on the city's website and copies were distributed throughout the city in the utility bills in the early months of 2019. The survey solicited feedback on community goals for the downtown and industrial areas of the city, asked where the town center is or should be, and what improvements and investments could make the space more like a town center moving forward. Over 160 responses were received. The City's urban renewal consultant team asked similar questions and solicited feedback during their presentation and break out session at the city's Annual Town Meeting on March 2nd, 2019. They focused on educating the community on the basics of urban renewal and gathering feedback on goals and priorities. All information gathered during these two processes was then shared with the TAC and City Council in order to help inform their selection of projects for inclusion in the proposed Urban Renewal Plan. Stating that the first meeting of the Urban Renewal agency took place on Aug. 19th, 2019 and they voted to forward the URP and report to the Columbia County Commissioners on Aug. 28th 2019 and to the Scappoose Planning Commission for tonight's meeting; to review the plans conformance with the Scappoose Comp Plan and finally to City Council for public hearing, review and for adoption.

Consultant Elaine Howard introduced herself and explained her presentation tonight is to cover the more technical parts of Urban Renewal since it is new to Scappoose, including a little background about it and how it works. Below are the pages from her PowerPoint presentation;

UR 201

WHAT IS BLIGHT?

- ❖ Blight is a precondition to any Urban Renewal Area
- ❖ Specific criteria defined by state statute, generally covers:
 - Underdevelopment or underutilization of property
 - Poor condition of buildings
 - Inadequacy of infrastructure including streets and utilities

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UR 101

CRASH COURSE | UR 101

PROPERTY TAX REVENUE

REGULAR TAXING JURISDICTIONS
City, County, Etc.

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CRASH COURSE | UR 101



PROPERTY TAX REVENUE



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CRASH COURSE | UR 101



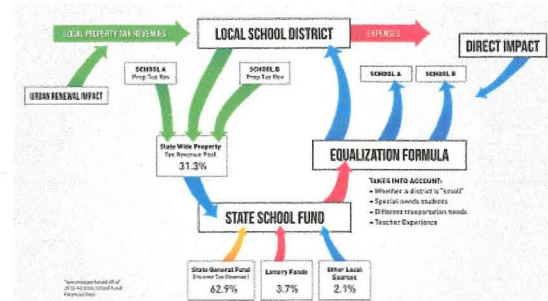
PROPERTY TAX REVENUE



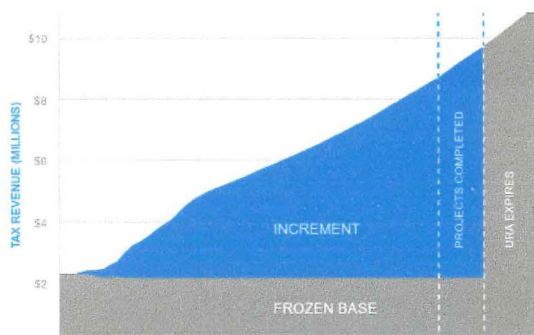
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URBAN RENEWAL IMPACT
Regular Taxing District

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URBAN RENEWAL IMPACT
Local Schools

Elaine Howard Consulting LLC

HOW DOES URBAN RENEWAL
FINANCING WORK?

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HOW DOES AN URBAN
RENEWAL AREA FUNCTION?

1. Income Source

- Yearly property tax collections based on growth within Boundary (more detail on mechanism in later slide)

2. Expenses

- Projects, programs, and administration

3. Spending Limit

- Capped by Maximum Indebtedness (MI):
 - The total amount of money that can be spent over the life of the district on projects, programs, and administration.
 - MI of Scappoose Plan is \$37,000,000



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A HYPOTHETICAL PROPERTY TAX BILL

Taxing District	Rate	Property Value
Property Value		\$100,000
County	\$ 1.3956	\$139.56
Scappoose Library	\$ 0.2536	\$25.36
Soil and Water	\$ 0.1000	\$10.00
4H and Extension	\$ 0.0571	\$5.71
Columbia 911	\$ 0.2554	\$25.54
Vector Control	\$ 0.1279	\$12.79
Fire District	\$ 1.1145	\$111.45
City	\$ 3.2268	\$322.68
School District	\$ 4.9725	\$497.25
Community College	\$ 0.2828	\$28.28
NW Regional ESD	\$ 0.1538	\$15.38
Port	\$ 0.0886	\$8.86
Urban Renewal		
Total	\$ 12.0286	\$1,202.86

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A HYPOTHETICAL PROPERTY TAX BILL

Taxing District	Rate	Property Value	Property Value without UR
Property Value		\$100,000	\$103,000.00
County	\$ 1.3956	\$139.56	\$143.75
Scappoose Library	\$ 0.2536	\$25.36	\$26.12
Soil and Water	\$ 0.1000	\$10.00	\$10.30
4H and Extension	\$ 0.0571	\$5.71	\$5.88
Columbia 911	\$ 0.2554	\$25.54	\$26.31
Vector Control	\$ 0.1279	\$12.79	\$13.17
Fire District	\$ 1.1145	\$111.45	\$114.79
City	\$ 3.2268	\$322.68	\$332.36
School District	\$ 4.9725	\$497.25	\$512.17
Community College	\$ 0.2828	\$28.28	\$29.13
NW Regional ESD	\$ 0.1538	\$15.38	\$15.84
Port	\$ 0.0886	\$8.86	\$9.13
Urban Renewal			
Total	\$ 12.0286	\$1,202.86	\$1,238.95

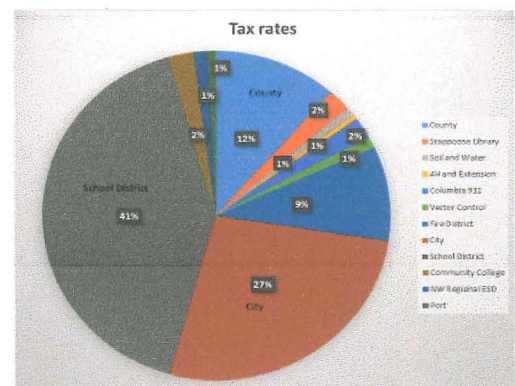
Elaine Howard Consulting LLC

A HYPOTHETICAL PROPERTY TAX BILL

Taxing District	Rate	Property Value	Property Value without UR	Property Value With UR
Property Value		\$100,000	\$103,000.00	\$103,000.00
County	\$ 1.3956	\$139.56	\$143.75	\$139.56
Scappoose Library	\$ 0.2536	\$25.36	\$26.12	\$25.36
Soil and Water	\$ 0.1000	\$10.00	\$10.30	\$10.00
4H and Extension	\$ 0.0571	\$5.71	\$5.88	\$5.71
Columbia 911	\$ 0.2554	\$25.54	\$26.31	\$25.54
Vector Control	\$ 0.1279	\$12.79	\$13.17	\$12.79
Fire District	\$ 1.1145	\$111.45	\$114.79	\$111.45
City	\$ 3.2268	\$322.68	\$332.36	\$322.68
School District	\$ 4.9725	\$497.25	\$512.17	\$497.25
Community College	\$ 0.2828	\$28.28	\$29.13	\$28.28
NW Regional ESD	\$ 0.1538	\$15.38	\$15.84	\$15.38
Port	\$ 0.0886	\$8.86	\$9.13	\$8.86
Urban Renewal				\$36.08
Total	\$ 12.0286	\$1,202.86	\$1,238.95	\$1,238.95

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LEVERAGING CITY TAX RATE



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UR 201 PROPERTY TAX SUMMARY

- No new taxes due to the division of taxes from Urban Renewal
- Schools are indirectly impacted by urban renewal
- There will be a line item for Urban Renewal on your property tax bill if this Plan is adopted
- There are no bonds or local option levies impacted by the proposed urban renewal plan

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IMPACTS TO TAXING DISTRICTS

- ❖ Urban Renewal does not provide new money
 - Diverts funds that would go to other property tax districts
- ❖ Continue receiving taxes on frozen base
- ❖ Temporarily forego taxes on any growth in Urban Renewal area
- ❖ Growth may not have occurred but not for urban renewal



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STATE LIMITATIONS ON URBAN RENEWAL

- ❖ Population under 50,000
 - 25% of Assessed Value of Property in City
 - 25% of Acreage of City
- ❖ Existing Plan limitations:
 - Can not be increased in size by more than 20% of original Plan acreage
 - Maximum Indebtedness (MI) can not increase by more than 20% of original MI, indexing
 - May increase MI above 20% as adjusted only with concurrence from 75% of other taxing districts

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HOW IS A PLAN ADOPTED?



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PROJECTS IN THE PLAN

- Water/Sewer Improvements
- Transportation
- Other Transportation
- Business and Property Owner Incentives
- Administration

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FINANCING/IMPACTS TO TAXING DISTRICTS

- MI \$37 Million
- 30 years
 - E Zone properties may reduce length of Plan
- Table 12 in the Report, page 29
- Shows annual impacts for 30 years
 -

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CONFORMANCE TO COMPREHENSIVE PLAN

1. Economics
2. Public Services and Facilities
3. Transportation (several sub-goals)
4. Housing

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Next Steps & Adoption Schedule

Elaine Howard Consulting LLC

1. Agency Meeting August 19
2. Columbia County August 28
3. Planning Commission September 12
4. City Council Hearing October 21
5. City Council Vote November 18

SUGGESTED MOTION

- "I move that the Scappoose Planning Commission finds, based upon the information provided in the staff report and the provided attachments, that the Scappoose Urban Renewal Plan conforms with the Scappoose Comprehensive Plan
- Optional additional language:
- and further recommend that the Scappoose City Council adopt the proposed Scappoose Urban Renewal Plan."

City Planner Oliver went over the staff report beginning on page 10 of the full packet, discussing the 4 main objectives listed with findings; 1-Economics, 2-Public Services and Facilities Goals, 3-Transportation and 4-Housing. Stating that they can talk more about each one in more detail if anyone would like, adding the agency meeting was August 19, 2019 and presented to Columbia County Aug. 28th, 2019 and tonight Sept. 12th for Planning Commission to make a recommendation to City Council. The City Council hearing is scheduled for Oct. 21, 2019 for first reading of the ordinance and then the final City Council vote will be November 18, 2019. Adding that they do have a suggested motion on the screen tonight; staff does recommend that the Planning Commission make a recommendation of adoption to City Council. Adding that the Urban Renewal agency which is made up of the Council members has reviewed the URP that is before the Commissioners tonight; they did all agree to forward the URP to you for consideration, they have vetted the URP, know what is in it and are comfortable with it. She then asked if anyone had any questions for staff or consultant Elaine Howard, to let them know.

Consultant Elaine Howard went over the written comment received tonight, inserted below;

Scappoose Planning Commission

9/12/19

Here are three items I think the planning commission needs to add to the urban renewal procedure.

- 1. The Urban Renewal Agency must use a 1.25:1 debt coverage ratio, meaning if there is \$1,000,000.00 in annual urban renewal tax revenue the board can only pledge \$750,000 annually for debt service. The balance, that \$250,000 can be used for matching funds or to accelerate existing urban renewal debt. The 1.25:1 ratio is a safety net for the citizens of Scappoose in case of a default or demolition (fire etc.) of an asset pledged to the urban renewal bond.*
- 2. No Urban Renewal Bonds may be issued by the Urban Renewal Agency (City of Scappoose city council) until 100% of the revenue to be pledged toward that bond is being collected by Columbia County.*
- 3. All taxes collected within the urban renewal district above the current (base) tax (urban renewal dollars) shall be distributed to the existing taxing districts until such time as the above standards are met and the Urban Renewal Agency issues a urban renewal bond.*

Len Waggoner
Chairman, Scappoose Economic Development Committee

She went over the items in the letter; #1 is really a financial issue for City Council but went over the comment for the Planning Commission; she stated that the letter mentions a 1.25:1 ratio, then replied that their current URP is at 1.5:1 which is higher than the statement proposed, so it is a non-issue. Item #2 related to the bonds; she responded that she doesn't understand his statement as she is unsure why a city would issue a bond if they had 100% of the money. Since Mr. Waggoner is not here tonight, she can't ask him if his statement was worded correctly. Adding that they would need to follow up with him to see what he meant with that statement. Item #3, related to the taxes collected above the base to be distributed to the existing taxing districts; she replied that scenario does not make sense due to how the financing is already set up since the city is collecting the money to be able to issue that bond, therefore she would not recommend his scenario. Adding that they will need to follow up with Mr. Waggoner to figure out what he meant or what he's trying to say.

Staff Rains stated that Len Waggoner signed this letter as the Chairman of the Scappoose Economic Development Committee; although he is the Chair, there was no vote on this letter in the committee as she is the staff on that committee. Adding that his letter was never discussed in the committee meetings either; stating that this is his opinion and not the opinion of the Economic Development Committee. She would also like to add that he was also a part of the Technical Advisory Committee (TAC) over the last year and a half and has been very familiar with this entire plan.

Commissioner Bernhard stated on his option #3 it would defeat the whole purpose of the Urban Renewal Plan.

Staff Rains agreed.

Consultant Elaine Howard stated someone could follow up with him to clarify his comments before forwarding it on to City Council.

Commissioner Bernhard stated the City attorney should probably look at it also.

Vice Chair Jensen stated his comments #2 & #3 run counter to how Urban Renewal works. Adding that it doesn't make sense.

Chair Connell asked for any other comments or questions.

Commissioner Shoemaker wanted to confirm that this is just a redirection of funds, referring to the PowerPoint presentation on how the financing works; essentially the county does the taxing and the taxing district only sees the frozen base for the next 30 years and this URP is only a redirection of those funds above the frozen base. Adding that if you take the Fire District as an example, if they were counting on those funds then it is likely that they need to go back to the voters for an increase in their taxes, which ultimately puts the power back into the hands of the voters. Adding that the URP is something the city puts into place where the voters do not have a choice. Stating that they as a commission do not have anything to do with that since their process here tonight is to just to ensure it conforms to the City's Comprehensive Plan.

Consultant Elaine Howard confirmed the tax base is frozen for 30 years; and yes those taxing districts are impacted by the area called out in the plan, they are not impacted by the rest of the city; so any growth that happens in the rest of the city, the taxing districts including the Fire District, would still receive those increased taxes.

Staff Rains added that the assessed value of the district boundary is 9.9% of the entire city; it's just that 9.9% that is being diverted and the remaining is going to the other taxing districts.

Consultant Elaine Howard stated the interesting thing to note about that statement is that the Urban Renewal Area Boundary would cover 21.63% of the acreage in City limits, but the assessed value of that acreage is only around 9.9% of the entire City; that is another way to show that it is underdeveloped and not contributing to the property tax revenue that you would anticipate.

Vice Chair Jensen has a question about the administration of it; he asked how the Urban Renewal pays for City Staff's administration of it.

Consultant Elaine Howard stated they put a line item in one of the tables, page 62 of the full packet, it does have an Administration line item in 2019 dollars, to pay for the audit, annual report, and staff time for reimbursement; adding that it does subtract from the total amount of dollars to use towards the projects and programs identified in the plan. She believes it's set at 5% of the overall amount. Adding that it is done through an Inter-governmental agreement between the Urban Renewal Agency and the City to allow for a transfer of those funds.

Chair Connell asked for proponents;

Local Resident, Larry Erickson, came forward; he stated he is here tonight as a citizen although he is a Port Commissioner and as a Port Commissioner, he did sit on the Advisory Committee for the Urban Renewal TAC. At one of the meetings, Fire Chief Greisen came, and he made it very clear to them that this isn't exactly tax neutral by the way he explained it to them; once Urban Renewal is in place he is probably going to have to go out for a bond. He said his comment tonight is that he is not against Urban Renewal, but he is for the truth, and wants everyone to be aware that over time there will be a need to increase taxes for these other taxing districts. Adding that the other issue that he brought up at the meetings was that this Urban Renewal was going over an Enterprise Zone; and at the Advisory meetings they were told it would be at least 5 years before any significant money is brought into the Urban Renewal. Restating that he is for Urban Renewal but has a general concern about the \$37 million dollars of indebtedness; and this is subject to referendum, because they've seen how Urban Renewal can go sideways like it has in north county, where the promise of income from development just didn't come. Adding that he's not blaming anyone, it just didn't happen. Adding that the county was indebted as infrastructure was built and everything was done, while the county struggled to pay those bills without the income generated by the promise of development, which is his biggest concern tonight. Adding that it is possible again as our economy could have another big downturn, stating his suggestion tonight is requesting that their recommendation also include that it be referred to the voters. Adding that his reason is the \$37 million, it is not an insignificant amount; a school would never ask for that amount without first going to the voters, yet we are possibly going to indebt the people of Scappoose. Stating he is a real proponent that the people of Scappoose should have a vote on this matter. He then thanked the Commissioners for hearing him tonight.

Vice Chair Jensen asked City Planner Oliver if the Fire District had an opportunity to comment.

City Planner Oliver stated that they did, and she did not receive any written comments from them.

Consultant Elaine Howard came forward to address the comments as rebuttal; before the last recession some Urban Renewal areas across the state issued debt based on 'expected development' not 'actual development' which is income that was coming in, so a couple Urban Renewal areas got into trouble financially by doing that. Adding that the way bond financing works now, if the finance predicated in this URP is to issue debt for an Urban Renewal area you have to have a 1.5:1 debt service coverage ratio which means if you are paying \$1 in debt then you have to have \$1.50 within your fund to pay for that debt. Adding that the lending institutions will not issue debt or carry debt unless that money is already scheduled to come in. And that is why there are a number of years of build up before the Urban Renewal area issues debt, since you are waiting for that amount of assessed value to increase so you have the amount of money you need to pay that debt service ratio on that debt. Adding that even if a recession occurs, properties are not going to diminish by 50% in value based on that ratio. Stating that they have seen diminishing values but not by 50%, so the ratio now protects the Urban Renewal Agency from ever getting into a circumstance of not being able to make their payments on debt. Adding that she does understand the issue that Larry Erickson brought up, but that has since been resolved.

Commissioner Blank asked if it was similar to Mr. Len Waggoner's item #2 in his written comment.

Consultant Elaine Howard replied that his #1 referred to a 1.25:1 debt service coverage ratio but their URP is more conservative at 1.5:1. Adding that his #2 item language might also refer to it, but his language is different, so maybe.

Commissioner Freimuth asked the consultant if she does this often.

Consultant Elaine Howard replied she has done this all over the state for the past 15 years.

Commissioner Freimuth asked if the success of Urban Renewal is how the funds are allocated and what projects are included.

Consultant Elaine Howard replied, yes.

Commissioner Freimuth then asked, in her experience, what percentage goes to the voters for the decision.

Consultant Elaine Howard replied that there are a few localities in Oregon that do require a vote in their City Code or City Charter, although she does not know of any city that has done it when not required to. Adding that she has worked on over 100 Urban Renewal plans and amendments and over 60 Urban Renewal Areas in the state; she does not know of any that have voluntarily done it.

Commissioner Blank stated that if it is not mandatory, then they don't send it to the voters.

Consultant Elaine Howard agreed.

Commissioner Bernhard asked how many of these plans that she has worked on, have not been successful.

Consultant Elaine Howard replied that there are some areas throughout the state, like small coastal towns that have a really hard time growing. For example, she used the coastal town of Garibaldi as one example that does not see a lot of growth. Adding that Urban Renewal is predicated on growth, you can't do projects unless some growth happens. Stating no matter what they have been able to do or offer to get growth to happen, it hasn't happened in their little community. Adding that there are other economic reasons why that happens. Stating for the most part, there are areas like Astoria where it was really successful; their Liberty Theater was done with Urban Renewal, and Fort George Brewery, and their beautiful park they have that recognizes the Japanese workers in the fishing industry, and infrastructure projects. Adding that Tillamook has been very successful recently, they've done a new brewery, some work on their theater, some loans for other businesses, improvement to downtown businesses, and helping their little downtown area to grow.

Commissioner Bernhard asked if the successful ones have more of a draw that would bring in the growth.

Consultant Elaine Howard replied yes, Astoria has that, and Tillamook doesn't really other than their cheese factory. Adding that the businesses in downtown Tillamook saw tourists go to the cheese factory then leave town. Adding that there are many successful ones, like Estacada that has a very successful area now since nothing brings people to Estacada since it's not on a major route. And Sisters has a successful one, but their downtown is on a major route.

Commissioner Blank asked if Baker City had a URP.

Consultant Elaine Howard replied they do not; although Pendleton & La Grande do. Adding that it does depend on the projects you decide to do in your plan; if you are proposing infrastructure projects to provide infrastructure support to make an area development-ready, then those things help provide the incentives for development. Adding that the way our URP is structured, she anticipates our URP would be successful.

Commissioner Blank asked how it is monitored and implemented over time.

Consultant Elaine Howard stated there is an Urban Renewal Agency already established, which is our elected City Council, so if anyone feels they are doing something wrong then the voters have the ability to deal with that. Adding that there is an annual budget process required, which people can testify at during those public budget meetings.

Vice Chair Jensen asked about the Enterprise Zone in the plan.

Consultant Elaine Howard replied that there is an overlap of the Enterprise Zone stating that there are a number of properties in the Enterprise Zone, and 2 properties currently receiving benefits in that area.

City Planner Oliver stated it is Cascade Tissue's 2 properties.

Vice Chair Jensen asked if the Enterprise Zone just existed on those parcels.

Staff Rains replied it was in the whole industrial area, not the commercial area.

Vice Chair Jensen asked if major development comes in earlier than expected; does it jump start the URP?

Consultant Elaine Howard replied yes, it does. Adding that when the 2 properties that are currently receiving Enterprise Zone benefits come on the tax rolls, then the value that they are given benefits for will really jump start it. Adding that they didn't put that in the URP since sometimes businesses move to other areas to get additional Enterprise Zone benefits so they did a conservative finance plan that says if 'that' doesn't happen then 'this' will happen. Adding that when those come on the tax rolls and that business stays there, then that provides a great jump start.

Vice Chair Jensen added that this means it would shorten the life span of the Urban Renewal, it would finish sooner.

Consultant Elaine Howard stated that it was not included in the projections, but they did add it in to see what would happen, and basically, it would shorten the URP by about 5 years.

Chair Connell thanked Consultant Elaine Howard; then called up any other proponents. As there were none, he called up opponents;

Rosemary Lohrke came forward, explained she was born and raised in Scappoose, but lives outside city limits. She stated that she is an average citizen and is very concerned and uncomfortable with that much debt. Asking if the consultant is stating that there is no risk involved, since she wasn't sure. Adding that she is quite concerned with authorizing that much debt without going to the voters of Scappoose for consideration and encourages everyone to take this to the voters.

Chair Connell asked for any opponents.

Business owner Dale Ogan came forward, stating he has owned Longfellows Bar/Restaurant for the past 30 years and does not agree with the project plan to widen West Columbia Ave. near his business to turn it into a 2-way street since he would lose several parking spots which would impact 6-7 businesses; he does not see any reason for it in the URP and would like to know why it was listed in the plan. Adding it lists an amount to spend on studying parking while eliminating parking around those businesses.

Note; The section he is referring to is listed on page 30 of the packet under;

C. OTHER TRANSPORTATION

1. Transportation Studies:

West Columbia Avenue. Conduct a transportation study to determine the feasibility of converting West Columbia Avenue to two-way traffic, including signal modification at US 30/Columbia Avenue.

(There is no plan to widen the street.)

Consultant Elaine Howard returned to the podium; first she replied to Rosemary Lohrke, stating that there is very little risk since the money must be in-hand before the city can spend it. Adding the money comes from the Assessor to the Agency, and they can spend that money directly or they can take that money and decide to go out for a bond to use that amount of money as their mortgage payment or bond payment. Adding the lending agency states that you must have 50% more than mortgage payment amount for them to place that bond; that is that 1.5:1 debt coverage ratio. Stating that if your mortgage payment is \$100, you have to show them that you annually have \$150 already coming in from the assessor's office. Stating the risk is if you have \$150 coming in then you only have to pay \$100. Property values will never go down 50%. She cannot say never since an earthquake could happen, but there is very little risk that the agency wouldn't have enough money to make that debt payment. Adding that has changed since the recession, and

there were Urban Renewal areas that didn't follow those guidelines prior to the recession, now lending institutions won't lend anymore unless you meet those guidelines.

Commissioner Freimuth asked if that is what happened in north county as mentioned by Larry Erickson. And if those rules were in place prior to the recession.

Consultant Elaine Howard said she is unfamiliar with that one since she didn't work with them on their Urban Renewal.

Vice Chair Jensen clarified for Commissioner Freimuth that the consultant was saying that since the recession, there has been changes to the process.

Chair Connell asked local resident Larry Erickson, if he had more info to share on it. Larry Erickson declined to comment further on that.

City Planner Oliver replied to Dale Ogan's questions about losing parking; a study about the conversion of West Columbia to a two way did show up in the 2016 Transportation System Plan (TSP) update as a potential project. Adding her recollection of it was that the City would have to work within the existing Right of Way and that it would not remove any privately owned existing parking on site. Stating that there would not be any street parking, but it would not remove any existing parking stalls for any of the businesses.

Staff Rains stated there were discussions about adding parking to the north.

Vice Chair Jensen asked about street classifications on 1st Street and that it would require enough width for on street parking.

Both City Planner Oliver and Staff Rains agreed.

Commissioner Bernhard asked where that extra parking to the north would be.

Staff Rains stated it would be north of the Fire Dept. potentially in the vacant lot.

Commissioner Bernhard stated that is several blocks away from the Longfellow's area, especially for older folks.

City Planner Oliver stated that there are grants for this, but she would like to actually have a study of available parking in the downtown area to see where there could be a public parking area. Adding that they cannot remove parking that is required for existing development; she could not in good-faith do anything that would result in the reduction of parking as required by our code.

Vice Chair Jensen added that as the properties develop, they are required to meet their development's parking requirements on their own property. Adding that any parking on the street is a bonus.

Commissioner Shoemaker stated that he saw an addition of bike lanes along 1st St.; so, there are potentially 2 projects that could reduce parking and asked if the city owned the parking behind the Frake's building.

City Planner Oliver stated that there is a strip of property in the parking lot behind the liquor store that the city owns.

Commissioner Bernhard stated that there would be more people looking for on-street parking with the new apartments going in behind the credit union on NW 1st St., she is aware there will be parking on-site, but there will be overflow.

City Planner Oliver referred to page 60 of the packet that discusses enhanced streetscapes on NW & SW 1st from Maple to EJ Smith, replace existing curb-tight sidewalks and landscape strip; that would be within the existing Right of Way which wouldn't be wiping out any private property.

Vice Chair Jensen stated that he was also on the Technical Advisory Committee, and if he recalls correctly, as development occurs, Urban Renewal funds could be used to fill in any sidewalk gaps.

City Planner Oliver stated development pays for its street/frontage improvements like sidewalks, so it would be those gaps where properties haven't redeveloped that aren't required to do frontage improvements, which the city would fund. Adding that the thought is to have really good connectivity downtown to increase the walkability and bring more people to the area.

Commissioner Shoemaker stated these are potential projects, like pie in the sky, to pull in potential little projects in the study.

Vice Chair Jensen stated that all the possible projects should be identified in the URP from the TSP, if it is something the City might want to use Urban Renewal dollars.

Commissioner Shoemaker stated a lot of things they discussed tonight; they really have no say over as they are financial projects.

Vice Chair Jensen replied that the URP still has to abide by the Comp Plan and projects must comply with the current plan.

Commissioner Blank asked City Planner Oliver if they were trying to get accessibly to Highway 30 by making West Columbia a two-way street.

Commissioner Shoemaker replied there is a flow issue to turn left on Hwy 30, as the only light to get on the highway in the area is down by the Middle School on Maple St.; adding these were projects just thrown in as potential projects.

City Planner Oliver agreed.

Commissioner Blank added that the businesses there also have issues with enough loading space.

Commissioner Bernhard asked about the town hall meeting; how many people came and what responses did the city receive?

City Planner Oliver stated there were around 100 people.

Staff Rains stated that they did a presentation and asked where the center of downtown should be and where development should be. She did not recall any negative comments but didn't have any poll voting on Urban Renewal.

Commissioner Bernhard stated that City Council would also have a public hearing.

Staff Rains agreed; and stated they already had several public meetings.

Commissioner Bernhard stated it is a complicated issue and hard to understand, adding it is hard for many people to attend public meetings.

Staff Rains added that they did put fliers in utility bills, the city did make a good effort.

City Planner Oliver stated that the Consultant and Staff Rains are responding on her behalf with staff responses. She added that she is running the legislative land use hearing, but Urban Renewal is not her expertise, so feel free to engage the Consultant and Staff Rains and consider their comments as our staff response. Adding that it would be helpful if our Consultant could explain how the agency is able to change allocations of money or projects within the Plan.

Consultant Elaine Howard replied that when an URP is prepared it has to be financially feasible; adding that there are many times that a grant might come in for something that is on the priority project list, so it changes the priority. Stating that the list can be changed by vote of the Urban Renewal Agency (URA) through the budgeting process, similar to how city budgets can be changed. Projects can be changed by minor amendments by the URA, adding that this is only a snapshot in time but 10-15 years from now there might be a different plan or project that is needed. Adding that she has come in to help agencies make changes to their plans due to the longevity of the plan, things will change due to the longevity of the plan. Stating the maximum indebtedness can only be changed by City Council, through the same process we are now going through.

Vice Chair Jensen asked the consultant how many times she has seen plans changed.

Consultant Elaine Howard replied many times.

Commissioner Blank asked if she has seen the indebtedness changed.

Consultant Elaine Howard agreed, but through that bigger process being followed now.

Commissioner Kelly stated that he was concerned that the projects listed were set in stone but sees now that they are not.

Vice Chair Jensen replied it's on page 32 of the packet on how things can change.

Commissioner Blank asked if they should put the recommendation in their motion that it goes to the voters, or if that was more for City Council.

City Planner Oliver stated that it could be a part of the recommendation to City Council.

Chair Connell closed the hearing at 8:25pm for deliberations.

Chair Connell asked if any commissioners had any ex-parte contact; there was none.

City Planner Oliver stated that this is legislative hearing so no ex-parte declaration is required.

Vice Chair Jensen stated an excess of disclosure doesn't hurt.

Commissioner Shoemaker stated he read through it and did not notice anything that conflicted with the Comp Plan.

Vice Chair Jensen stated that it has to be in conformance with the Comp Plan.

Commissioner Bernhard stated that this body is really supposed to be looking to see that this URP conforms with the Comp Plan; adding that we are not determining if we are doing this or not; its just to say that it conforms to our Comp Plan. Stating we are not making the decision, City Council will, we are just saying if it conforms with our Comp Plan and that is all we need to say.

Commissioner Shoemaker agreed and stated that is why he asked the question if anyone found any conflict with the City's Comp Plan since he did not find any conflicts.

Commissioner Bernhard agreed, adding that she did not see any conflicts either and does not have a problem referring things to voters.

Commissioner Shoemaker added that they could go to City Council like any other citizen to give their comments and concerns.

Commissioner Freimuth stated that they did have a training in May about their roles as Planning Commission; he does not disagree with having the voters decide on financial matters and indebtedness, but he does not see that is the purpose of their recommendation to the City Council. Adding that if we want, then we could individually go to City Council as citizens as Commissioner Shoemaker stated.

Commissioner Shoemaker stated they as a commissioners are not stating if they are for it or against it; each person can have their own opinion on the matter and if it should go to a citizen vote; adding that the city already has their rules written on whether or not it needs to go to a citizen vote or not.

Commissioner Bernhard restated that it is the City Council that makes the decision on this plan, it is not the Planning Commission's role. Stating that she would like to add the comment about referring this to the voters when they make their recommendation to City Council.

City Planner Oliver stated that it is on record and Council will know it was discussed; adding that it could be a statement or finding that you could make tonight. Adding that City Council would know that you considered it and it would be their choice on how to handle it as they are the decision-making body on this plan.

Commissioner Blank stated that his concern was the letter received by the Fair Housing Council of Oregon, at the bottom of the 1st page it states;

The staff report for the Scappoose Urban Renewal Plan recommends that the Planning Commission recommend adoption of the plan by the City Council.

He wanted to confirm that there is not another go around and that the commissioners are only stating if the URP conforms with the City Comp Plan and referring it to City Council for adoption.

City Planner Oliver agreed.

Commissioner Bernhard stated they could just do the top part of the suggested motion listed on the presentation slide, not the bottom part.

Commissioner Freimuth agreed that if they just left out the bottom part it would still satisfy their requirement.

Consultant Elaine Howard stated that she drafts the proposed motion for all the planning commissions she presents to; some prefer having the bottom part in there and others don't. It is up to the Commissioners to decide what part of the proposed motion they want to use.

Commissioner Shoemaker stated the letter seemed to be written as if we were making or proposing changes to our Comp Plan in the last minute, since we are not, then it's not anything we need worry about.

City Planner Oliver stated that our consultant, our city attorney and several others were shocked the letter was sent in, since nothing is being changed or being proposed for amendment. Adding that it was a surprise.

Commissioner Shoemaker wanted to state to opponent Dale Ogan that the items listed in the project plan are just a proposal and it is listed that they are just proposing a study for the feasibility of it, all of which are just proposals.

Commissioner Bernhard stated that turning West Columbia into a two-way has been talked about for the past 40 years, adding that the road has been an issue for many years including the road between the post office and the credit union.

Commissioner Blank added that unfortunately the solution would be to remove one of the buildings.

Commissioner Shoemaker stated that there is a lot of traffic coming down E.J. Smith now, everyone is trying to get on the highway but there is only one option which is the light at SW Maple St. by the Middle School. Adding that he understands the concerns and welcomes the study.

Commissioner Bernhard stated the studies would encompass more than just that one street since each of those streets impacts the others around it. Adding that development will increase and housing has increased, stating that we are still a bedroom community as much as we still try to get economic growth.

Commissioner Freimuth added that with PCC coming to Scappoose, that will bring in more people moving here.

Commissioner Shoemaker stated that the tax base is so small considering we are in a growth pattern; adding this URP is low risk, therefore it doesn't need a public vote and there is no conflict with our Comp Plan.

Commissioner Bernhard re-stated that the URP does not conflict with our Comp Plan and using only the top part of the suggested motion would be the best thing for them to do.

Vice Chair Jensen stated he does like the second half of the suggested motion to recommend to the City Council adoption of the proposed Urban Renewal Plan, because this URP does support our Comp Plan development goals. Adding this URP will fill in the gaps that development doesn't cover; using an example of 2 properties on 1st St. that developed their lots, but due to lack of development there is gap between the sidewalks connecting; this URP could be used to connect those separate sidewalks.

Commissioner Bernhard stated she does agree with that, she is just looking at the process.

Vice Chair Jensen stated that they could recommend adoption to Council and he would support recommending it.

Commissioner Shoemaker stated that he is on the same page, adding that the other concerns should be brought up to City Council.

Vice Chair Jensen stated that Cascade will be coming on the tax rolls within the next couple of years, and OMIC's developments, that as those happen in a relatively short time period, it will shorten the amount of time for the Urban Renewal District to meet its purpose and its goals. Stating that there is even less risk with all that is happening.

Commissioner Shoemaker stated it would be interesting to find out what north county did wrong in their URP, as there was a recession and other factors; but our URP sounds like it could end much sooner than 30 years.

Vice Chair Jensen states that it just shows that the State has learned, and the plans are written better now.

Commissioner Shoemaker stated that the citizens of this town put a lot of value into their schools and this URP could end much sooner than expected so there might not be a lot of loss.

Commissioner Blank asked could we recommend it goes to the citizens for a vote.

Vice Chair Jensen stated that would be problematic adding, that the city did a great job over the past year and half with the outreach therefore putting it out to the voters would be more challenging as it is a challenging thing to follow and understand. Adding that he is unsure how they would be able to adequately communicate it without everyone having a base of knowledge.

Commissioner Freimuth replied that is not a good reason to not refer it to the voters because you don't think we could explain it very well.

Commissioner Bernhard stated that we should not rule that out as a possibility as it could be an option; she doesn't see any reason why it couldn't be referred to the voters and she wants the City Council to know that we discussed it. Commissioner Blank stated that her remarks are on the record; and that if we don't need to do a it (*a public vote*) then we don't do it.

Commissioner Bernhard added that she is very concerned about the Fire District comment.

Vice Chair Jensen replied that he was in the meeting when the comments were made; but they didn't formally comment now so maybe they realized that as the properties inside the Urban Renewal District develop then so will the properties that are outside the URP boundary.

Commissioner Freimuth replied that the Fire District will still get their set amount of the base, then if there is growth outside the plan, then they will get more.

Vice Chair Jensen asked Consultant Elaine Howard if growth only happens within the Urban Renewal District. She shook her head no.

Commissioner Blank asked about the term blight, as he noted most people would call it unsightly.

Vice Chair Jensen replied that in this context it means a specific thing.

Commissioner Bernhard stated that it means different things to different people.

Vice Chair Jensen agreed then stated he would try stating the proposed motion;

Vice Chair Jensen moved that the Scappoose Planning Commission finds, based upon the information provided in the staff report and the provided attachments, that the Scappoose Urban Renewal Plan conforms with the Scappoose Comprehensive Plan, and further recommends that the Scappoose City Council adopt the proposed Scappoose Urban Renewal Plan, and Commissioner Shoemaker seconded the motion.
Motion Passed 7-0. AYES: Chair Connell, Vice Chair Jensen, Commissioner Blank, Commissioner Bernhard, Commissioner Shoemaker, Commissioner Freimuth and Commissioner Kelly.

Commissioner Bernhard would like it on record that she agrees with it but wants it on the record that they discussed the URP be referred to the voters, since it was not mentioned in the motion.

City Planner Oliver stated that the City Council will receive a copy of the minutes.

Commissioner Blank wanted to state that the biggest factor of the URP was if it conformed with the City's Comp Plan, which it did.

Chair Connell paused/recessed the meeting for the speakers and audience members to depart if they wished or they could stay for the remaining part of the meeting.

5.3 ADOPT 2019 TEAM AGREEMENT

City Planner Oliver handed out the Team Agreement for members to sign, adding that it is something we do once a year; it is an agreement that discusses the conduct of the planning commission meetings, business and as an individual. Stating that this one has all the members listed as they are now for this meeting with the Chair as Tim Connell.

Chair Connell thanked Vice Chair Jensen for continuing as Vice Chair and Commissioner Freimuth for stepping up to be Chair.

City Planner Oliver thanked all the commissioners for their time on this big topic. Adding it now rests with City Council.

Commissioner Bernhard thanked staff for their time on it and it was an important topic adding that she is just voicing her opinion that if there is an opportunity to get the voters response, she feels we should.

Vice Chair Jensen stated that as he learned more about the URP, he became more comfortable with it as it is well designed.

Commissioner Bernhard stated she was with the County when they did the other one and is much more skeptical about it than most.

6.0 COMMUNICATIONS

6.1 Calendar Check

City Planner Oliver when over the calendar stating there is a large event this Saturday, the Sauerkraut Festival. It's the 30th anniversary since the beginning of it as there was a 5-year break.

Commissioner Blank stated there would 122 booths at the Sauerkraut Festival along the streets and around the corner around Heritage Park. Adding that they will have a small event for the last day of the Farmers Market.

Vice Chair Jensen asked about the OSG building tax rate.

City Planner Oliver stated that OSG's site is within the Enterprise Zone, so it won't affect Urban Renewal until it comes off the Enterprise Zone tax deferral. Adding that the apartments on NW 1st would be within the URP area; we are expecting construction documents any day.

6.2 Commissioner Comments

Vice Chair Jensen thanked Chair Connell for being Chair the past year.

All the commissioners thanked Chair Connell.

Chair Connell stated he will stay on as commissioner.

6.3 Staff Comments

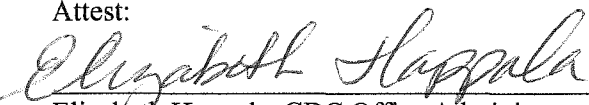
City Planner Oliver again thanked all the commissioners.

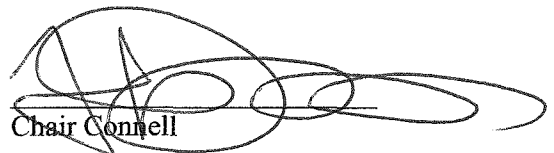
Chair Connell thanked City Planner Oliver for all her time and making it easy on them.

7.0 ADJOURNMENT

Chair Connell adjourned the meeting at 9:02 p.m.

Attest:


Elizabeth Happala, CDC Office Administrator


Chair Connell