

City of Scappoose
Ad-Hoc Economic Opportunity Analysis Advisory Committee Meeting
City Hall
May 5, 2009
6:00pm

Call Meeting to Order

Cheri Davis called the meeting to order.

Cheri Davis explained she needs to extend apologies from Gary Fish from DLCD and Dennie Houle from OECD as they will not be in attendance tonight. She explained Dennie is out on a visit with a company that he thought may be important to everybody.

Roll Call ~ Introductions

Present: Cheri Davis, Greg Winterowd, Jesse Winterowd, Paula Miranda, Bill Blank, Cliff Tetreault, Rita Bernhard, Bill Kessi, Brian Rosenthal, Marie Gadotti, Donna Gedlich, Brian Varricchione and Anne Fifield.

Review of February 24, 2009 meeting minutes

Cheri Davis asked if anyone has any additions, corrections or comments of the minutes. There were none.

Analyze preliminary buildable lands inventory

Jesse Winterowd went over the draft of the buildable lands information that was passed out this evening. He explained what he did here he saw that Scappoose had a buildable land inventory draft put together in 2003, he spoke with City Planner Brian Varricchione and I guess it was never fully completed and I guess the City lost interest in finalizing that at the time so we thought it would be a good idea to try to take another look at what is available in terms of employment land, commercial and industrial lands in Scappoose. He explained what you have before you is a first look at what is vacant. He explained what we will be coming back with is more detailed information with the rest of the story. He stated this is just an update.

Donna Gedlich asked if the flood plain area shown in this report. Jesse Winterowd replied not yet, the natural constraints are not yet included. He explained this is a very preliminary first ground look at what is vacant.

Brian Rosenthal explained there are two “red” areas on the map that wouldn’t be developable; one is owned by ODOT Rail and the other is the PUD substation. Jesse Winterowd replied that is exactly the sort of thing we want feedback on. Bill Blank asked about the red area on the map that is located by the fire station, he asked what could do you with that. Cheri Davis stated so most of the red that is on here may turn out to be constrained.

Bill Blank discussed the issue of the thought of farmers market being in the ODOT Rail right-of-way. He explained they thought they had it worked out to have a structure placed in the rail property but then it got denied. He explained there are other cities that have the same identical situation.

Jesse Winterowd replied okay we will expect a lot of these to change through feedback and he is sure City Planner Brian Varricchione has a lot of comments on what we are marking on the map as well. He explained what else they looked at is what land might be preliminarily available from a "Is it flat" standpoint. He explained a lot of commercial and industrial users require land that is not steeply sloped.

Donna Gedlich explained there isn't that much buildable land on the hill; below the hill what there is, is lots of drainage there when there is lots of rain.

The committee discussed areas around town that may or may not be available.

Bill Blank stated one thing that is not identified here is we have been talking a lot about what we might do if they extend the road over by Fred Meyer and it is not shown here at all as developable. He stated so that is something to consider.

There was more discussion amongst the committee members.

Greg Winterowd stated as Jesse pointed out what this illustrates is we have electronic data from the County and from the City and we tried to match them up but it is not surprising there are some errors. He explained what we are going to do is come back and make sure we account for land we didn't catch but also land that might have some redevelopment potential; a house on a few acres, then constrained land.

There was discussion regarding the area of NW 1st Street.

Bill Blank discussed the issue of not having enough municipal parking, for example at the Sauerkraut Festival.

Paula Miranda explained there is someone trying to sell property immediately outside of the City boundaries.

Donna Gedlich talked about the property at Crown Zellerbach and Highway 30. She feels that would be a great site. Brian Rosenthal explained there is really no good access for the lot.

Rita Bernhard asked about the possibility of having a tour to drive around and look to see what is available.

Rita Bernhard explained there is a Rail Corridor Study that was just completed by the County and she will provide a copy to the committee. She stated that might give you some ideas about the railroad piece.

Greg Winterowd stated one of the things we will be working with Anne's group on is coming up criteria for what makes site suitable for commercial and industrial development and among the criteria that we should consider are things like is it in the gravel pit, does it have access, is it on steep slopes, those kind of things. He stated we can ask the question sometimes why it hasn't been developed.

Presentation of preliminary regional economic data

Anne Fifield handed out handouts to the committee. She explained this will be what becomes your economic opportunities analysis. She explained a lot of the text in the documents is what is required by law. She went over the handouts. She explained one of the things that Johnson Reid will do is we have requested data from the State of Oregon on employment figures for the City of Scappoose.

The committee discussed the issue of people commuting from Scappoose into Portland to work.

Anne Fifield explained what is before you in the handout is the basic data that will propel and underlie the demand for commercial and industrial lands.

Anne Fifield went over the draft competitive position of Scappoose. She explained this is an important piece that goes into the economic opportunities analysis. She discussed the interesting things at the airport and stated the airport clearly has room to grow.

Brian Rosenthal explained Scappoose is not a bedroom community, it is a sleeping community. He explained a tremendous percentage of the business is exported, not only the jobs in Portland, the economic activities exported to Portland. He explained his hope for this process is that lands will become available in such a way that as time goes on as the population base grows here, that this can not only have an industrial base but retail and everything else and it is going to take some land to do that. He explained it is the price issue because of the supply issue and that is what is keeping retail out of Scappoose. The committee discussed the issue of people going to Hillsboro, Portland or Beaverton to go shopping because there are more options in one area.

Paula Miranda explained the reality is you shop and eat where you work. She explained she lives in Portland and works here and does everything here, she doesn't do anything in Portland anymore.

Anne Fifield went over the hand out (page 3) regarding distribution of site size.

Rita Bernhard spoke in regards to the City's past efforts to expand the urban growth boundary north and south of town -- we wanted to take in the airport property and we included that all in our original proposal and DLCD said you can't take that much. So in response we said we want the industrial property out by the airport so we will for go the property north and south of town. She explained maybe this is the time to start looking at the property north and south of town, as well as some other property out by the airport.

Greg Winterowd asked how long ago was this. Rita Bernhard replied she believes it was around 1989 and the conversation went on through the mid 90's.

Greg Winterowd discussed the issue of the Goal 9 rule. He explained it focuses on site size and other things like access to a highway, etc. He talked about refining the site characteristics comparing those site characteristics that we have in the City then asking all of you the policy questions is it important enough to have the adequate commercial and industrial land supply.

Donna Gedlich explained there was no population growth at that time but now we have doubled and she thinks we can show what we have done since the last time.

Cheri Davis replied as Greg is explaining we don't have to use population growth anymore now we are actually looking where there is opportunity.

Anne Fifield replied another thing that changed at DLCD with their Goal 9 is you don't have to just say what happened in the past is going to happen in the future, you get what is called aspirations. She explained being close to Highway 30 has a real advantage.

The committee discussed developing something to encourage "Going Green".

Anne Fifield discussed the issue of some companies need a lot of electricity. She explained some of the other firms have really big demands for water, then sewer goes in hand with that.

Rita Bernhard asked Anne Fifield on the list that she has received was there any mention at all about tax breaks? Anne Fifield replied no there was not.

Greg Winterowd asked if the airport has any potential beyond manufacturing. Anne Fifield replied I understand there was a development plan to do an elaborate residential development where you could have your own hanger next to your house.

Paula Miranda discussed there is interest to bring in industrial firms because that is where you are going to see your employment.

Brian Rosenthal explained he has heard that most people who do anything commercial, not related to the airport, feel they need to be within 4 blocks of the highway. The committee discussed the possibility of having restaurants and hotels around the airport.

Bill Kessi feels mixing commercial with residential by the airport would not be a good idea.

Rita Bernhard discussed the issue of having broadband accessibility.

Set the next meeting date ~ The next meeting will be June 23, 2009 at 6:00 p.m.

Minutes typed by Susan M Reeves, CMC, City Recorder

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