

**REGULAR CITY COUNCIL MEETING
MARCH 7, 2011 AT 7:00 P.M.
SCAPPOOSE HIGH SCHOOL AUDITORIUM
SCAPPOOSE, OREGON**

Mayor Burge called the City Council Meeting to order at 7:00 p.m.

Pledge of Allegiance

Attendance:

City Council Members:

Scott Burge	Mayor
Jeff Bernhard	Council President
Donna Gedlich	Councilor
Judie Ingham	Councilor
Larry P. Meres	Councilor
Jeff Erickson	Councilor
Mark Reed	Councilor

Jeff Bennett	Legal Counsel
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Staff:

Jon Hanken	City Manager
Brian Varricchione	City Planner
Doug Greisen	Police Chief
Susan Reeves	City Recorder

Press:

Don Patterson	The Chronicle
Darryl Swan	The Spotlight

Approval of the Agenda

Councilor Ingham moved and Council President Bernhard seconded the motion to approve the agenda. Motion passed (7-0). Mayor Burge, aye; Council President Bernhard, aye; Councilor Gedlich, aye; Councilor Ingham, aye; Councilor Meres, aye; Councilor Erickson, aye and Councilor Reed, aye.

Public Comments

Bill Blank, Scappoose, explained the reason he is here is because he has been attending, with some other fellow citizens from Columbia County and Scappoose the Ford Institute Leadership Program that they have for training and one of the agenda items it to pick a project. The project that they are going to focus on is replacing the banners along Highway 30 which are in bad repair. He just wanted to let Council know.

Consent Agenda

February 7, 2011 City Council Meeting Minutes and February 22, 2011 City Council Workshop and Meeting Minutes

Council President Bernhard moved and Councilor Ingham seconded the motion to approve the February 7, 2011 City Council Meeting Minutes and February 22, 2011 City Council Workshop and Meeting Minutes. Motion passed (7-0). Mayor Burge, aye; Council President Bernhard, aye; Councilor Gedlich, aye; Councilor Ingham, aye; Councilor Meres, aye; Councilor Erickson, aye and Councilor Reed, aye.

Old Business

Proposed Amendments to Development Code Regarding Floodplain Development Regulations ~ ORD No. 815

Mayor Burge read the title for the second time.

City Planner Brian Varricchione explained at the last Council meeting the City Council held a land use hearing on this and held the first reading on the application so in front of Council this evening is the proposed ordinance for Council's adoption.

Motion passed (7-0). Mayor Burge, aye; Council President Bernhard, aye; Councilor Gedlich, aye; Councilor Ingham, aye; Councilor Meres, aye; Councilor Erickson, aye and Councilor Reed, aye.

Continuation from January 3, 2011 hearing on Docket # CPA1-10/CPTA1-10/DCTA3-10

Public Hearing to solicit comments on the following proposed actions:

- **Amend the Comprehensive Plan to incorporate 2010 Scappoose Economic Opportunities Analysis (EOA) and 2010-2030 Columbia County population forecast;**
- **Remove outdated information from the Comprehensive Plan and add key findings and policies from the EOA;**
- **Add new airport employment Plan designation and overlay zones to implement the EOA;**
- **Amend Scappoose Urban Growth Boundary to meet industrial and commercial needs identified in the EOA and to include a regional park area.**

Format: Legislative Land Use

Mayor Burge read the opening statement: I am calling this public hearing to order to consider an application for a Legislative Land Use Decision. Testimony and evidence must address the criteria that apply to the decision as described in the staff report or to the criteria the person testifying believes to apply to the decision. Persons may speak only after being recognized by the chair and must come forward to the microphone and state their name and address for the record. Only testimony that is relevant to the application will be considered. Immaterial or repetitious testimony will not be allowed and time limits will be imposed if testimony is irrelevant or repetitious. There shall be no audience demonstration or other conduct which would disrupt the hearing.

The order of the hearing is the staff report and Planning Commission report, then proponents, then opponents, then neutral participants, then a staff response, then any questions the City Council may have. Thereafter, the hearing is closed for consideration of the matter by the Council.

The staff and Planning Commission reports and public testimony was provided at a prior meeting so tonight's hearing will resume with the staff response and questions by Council.

City Planner Brian Varricchione explained at the last hearing on this application on February 7, 2011 some of the Councilmembers had a number of questions and staff provided written responses

to those questions. Staff will run through them at this time and if Council has any need for clarification please interrupt him or ask at the end of their presentation.

He stated one of the questions that was raised at the last meeting was for the various employment categories that were spelled out in the Economic Opportunity Analysis what was in each of those employment categories. For instance there is a heading that says Manufacturing and another one that says Professional and Business, Leisure and Hospitality, etc. Each of those categories is quite extensive and so rather than read all those, the material that was in the packet include lists of all the various types of businesses that are found in each category. Council could kind of flip through the various categories and get a feel for the types of businesses that are in each title. There were also questions about the employment projections that were on Figure 26 of the EOA so they've pointed out the particular pages within the EOA that explain how those numbers were derived. But in more general terms the numbers were derived using an economic model, an input/output model which was basically a fancy way of saying that it accounts for the ripple effects of any new employment. So for instance if you had a new manufacturer that came to town, each job or so many jobs in manufacturing then spurs additional jobs in other categories because you are going to need an accountant, an attorney, engineers, construction workers, etc. There's an example provided in the materials that went through the exercise of saying what if there were 500 new jobs in manufacturing, what impact would that have overall on the local economy and what the analysis showed was that the conclusion you would actually end up with 1,300 jobs and that's because each job spins another job which needs another job and so it's kind of a multiplier effect.

The next topic that was discussed at the last meeting was protecting the area around the Scappoose Industrial Airpark for aviation related uses and it's important to recognize that even though the City wishes to attract and promote aviation-related jobs, not all of the jobs projected for the City in the manufacturing sector will be aviation related and that's just because there is a variety of different types of uses that would like to come to the City. Based on the State Rules on how to add land to the UGB, the area east of the airport is the highest ranked area for industrial development and that's regardless of whether it is aviation related or not. That's just the way the analysis played out for the City. So we would caution against limiting the UGB expansion strictly to aviation because if the City were to do that, it would not have met its overall projected employment need because of those other types of employment that would not be accommodated.

There was a discussion about the Ring-A-Ring Road area, a couple of the property owners there expressed their opposition to being included in the Urban Growth Boundary, however given that the Ring-A-Ring Road area is what is called exception land, meaning it has already been determined by the County and the State that it is not suitable for agricultural or forest, that is actually the first priority to be added to the Urban Growth Boundary. So the City could not add other land to the UGB without first adding the Ring-A-Ring Road area.

The next topic was the proposed overlay zones. The reasoning behind the overlay zones was in order to identify and protect lands for the specific uses that were projected in the EOA. So it is possible to implement other tools to protect the areas. For instance the base zoning could be amended, however those other tools would require further technical analysis, public hearings and coordination with other agencies such as ODOT which has not been done. Staff does recommend and the Planning Commission recommends adopting the overlays. The Planning Commission amended the overlay from its original proposal and they recommended a new version to exclude certain land uses that were deemed objectionable by the Planning Commission and by the public

and also to insure that retail uses don't overwhelm the area by the airport. There are some numerical limits in the overlay that talked about how small the businesses would have to be in order to be allowed as retail out by the airport but certainly Council has full discretion to adjust those size thresholds if it so feels. Then the last thing that he thinks the Mayor had brought up was about placing more commercial along the highway and due to the need for further analysis and coordination with ODOT and other agencies staff would suggest that that particular action be deferred to a separate land use application so that the full analysis can be performed. Those were all his comments, he would be happy to answer any questions or if Council has any for Jeff Bennett also.

Mayor Burge asked Jeff Bennett if he had any comments.

Jeff Bennett replied maybe only some further clarification with regards to the Ring-A-Ring Road issue. If you remember the last time we met he talked to Council about ORS 197.298 and the way that Statute works and essentially it lays out priorities for the land that come inside a UGB when cities are looking at doing an amendment. The first lands that the city must look at are what are called exception lands and you can't go to the second category of lands to satisfy your needs until you use up all the first category of lands. So let's say hypothetically the city needs 500 acres, let's say the determined need is 500 acres and let's say you have 200 acres of exception land, well you can't go to the next category of land until you've agreed to include the entire 200 areas of exception land first. Then there's the second category is land that is adjacent to exception land. So let's say that you have then determined that there's 200 acres, you bring in the 200 acres of exception land and then you identify where the 200 acres of lands adjacent to exception is and you bring that in to satisfy the next 200 so you are up to 400. That then allows you to go to the next category which is lands that are surrounded by exception lands and let's say there is 125 acres of lands that are surrounded by exception lands, you can then look at those 125 you only have 100 more needs so you have to decide of that 100, which of that 100 you allow in but then you can't go to the fourth category which would be to allow resource lands in. So you must go category fill up, by category, fill up, by category, fill up, and that's the way that works. That is why the Ring-A-Ring property really has to come in because if you don't bring that property in you can't go to the next level which would be lands that are adjacent to exception lands.

Mayor Burge thanked Jeff Bennett.

Mayor Burge explained he is going to start with questions because he didn't really ask a lot last time. He reviewed the EOA, and he is going to start with the EOA to begin and the first thing that popped out at him, he believes, was the 2003-2007, on page 26 Figure 25 the Historical Growth, between 2003-2007 the Region 1 growth was 2.8% and Scappoose's annual average growth was 5.6% for employment growth. He assumes that's correct. Those are historical data.

City Planner Brian Varricchione replied yes.

Mayor Burge replied okay. So after 2007 hits the recession hits there is an obvious slow up. His expectation, after reading that, is that there is no reason to think that once the recession's over that the City of Scappoose won't return to that, to the very least that 5.6% number. In light of that number you have Leisure and Hospitality, which grew at an average rate of 9.6% and you have Manufacturing that grew at 9%. When you move over to the forecasts that we have been provided with for the next 20 years and that 20 year period he assumes would be from, it says 2008-2028, but

that's whatever the 20 year period is from the day this gets passed. It is asking us to believe with these added acres that we bring in that we could possibly see a 7.6% average annual growth in employment. Which isn't that big of a number difference, you are talking two percentage points with 100's of extra acres and within that Leisure and Hospitality is actually expected to drop down to 6.7% so it will actually grow slower. Manufacturing will pick it up with the 11.7% again those were two of the main areas we were discussing. So after rereading this and really looking at specifically the historical charts and comparing them to the expectations he found himself sitting back and going that's believable, especially when you read in local papers what Metro is doing. Metro is talking about not being able to account for 25% of the growth within their boundary. They have the Westside Economic Alliance appealing their decisions based on the lack of industrial properties they are putting within their boundaries. It makes perfect sense to him that we will capture a portion of those. So after rereading these numbers he can buy the economic analysis numbers, it makes perfect sense and once this recession is over things are going to return to normal. He explained he is in sales and he hears from the distribution chains that everyone thinks it is going to be this summer or fall that things are going to break loose. So he has become very comfortable with once its returned to normal with the added acres that we could see that. Now obviously one of the things we are going to have to do once we are done here is look at our residential and look at the commercial along the highway in a separate application, which he has absolutely no problem in doing. He can actually now at this point, looking at the front pages buy it. He doesn't know if anyone else has any questions. Saying that we should follow the regional historical growth or the anticipation is like saying America is getting heavier. That doesn't mean everyone is getting heavier. He asked if that is correct.

City Planner Brian Varricchione replied yes.

Mayor Burge he replied thank you. He asked if there is any other discussion on the EOA.

Council President Bernhard stated he wanted to touch slightly on the company that actually did the analysis itself. He stated to City Planner Brian Varricchione maybe he can give a little background on this. If he remembers correctly we have actually used this company, it was under a slightly different name but it was still essentially the same company in the past. We have used it for city analysis haven't we?

City Planner Brian Varricchione replied yes that is correct. At the time we used it it was called Johnson Gardner but Jerry Johnson was still the principal at that time.

Council President Bernhard stated the EOA that we currently have right now that's been accepted through the State is that correct.

City Planner Brian Varricchione replied it has been reviewed by staff of both Business Oregon and as well as multiple staff of the Department of Land Conservation and Development, including the specialist in Economic Development. ODOT's also reviewed it. None of them have pointed out any flaws or problems with it.

Council President Bernhard replied no concerns with it. You haven't received emails or phone calls based on that information at all.

City Planner Brian Varricchione replied no none and as time goes on you wonder if people's opinions change, so he asked DLCD's staff a couple of weeks ago if they were still okay with it and they said yes they were.

Council President Bernhard explained similar as in Mayor Burge the more and more he looks into this a couple things, one he feels a little more comfortable with the numbers, two is he came to the realization that he doesn't think he is in a position to really dispute the numbers nor does he have a methodology to prove that the numbers are incorrect. He doesn't have that background or that knowledge and he tries not even to go down that direction if he doesn't really understand it as well. Knowing that we have used the company in the past, knowing that the State has reviewed it, also taking into consideration things that have happened over the past 20 years that even in our lifetimes when you look at population growth you look at Sherwood, you look at Hillsboro, you look at Newberg, Beaverton, Gresham, Vancouver, over the past 20 years and he has a feeling that they were probably thinking very similar type of questions and looking at different things that they are looking at right now. Also over the past 20 years he doesn't think that we would have ever expected to see the growth that we are seeing in technology, medical, what's considered morally right and morally wrong these days, interest rates, stock markets, any of those types of things and for us to sit up here, at least for him as an individual, and try to explain or change the numbers within like an EOA based off a 20 year growth period. He just doesn't have the expertise and like he said before or the methodology to really make a statement. He doesn't think he can move forward with that. Where he stands with it, he believes is, he feels more comfortable with the EOA numbers unless someone else has some type of methodology that he can grasp hold of here on the Council.

Mayor Burge asked if there are any other Council questions.

Councilor Reed stated to Mr. Bennett that he has said, he understands this to be true, that you have to use exception lands first, followed by adjacent to the exception lands, followed by lands surrounding adjacent lands, exception lands and then resource lands. He asked if there are any exceptions to that. He asked if there is any precedent with it that have exceptions to that.

Jeff Bennett replied there's an exception in the Statute which he discussed with Council last time which is that as you know when you go through the EOA you identify not only the uses that you anticipate will locate within the City of Scappoose over that 20 year time period you also identify what types of sites are necessary in order to accommodate those uses and one exception that you can use to the priority is that if the sites that you require under the EOA can't be accommodated on the exception land that you've identified then you can pour down into the lands adjacent to the exceptions land category. There are ways you can justify doing that but he believes the analysis that was done here actually determined that none of those exception need apply in other words that there weren't situations that would justify looking at other lands on a category by category basis.

Councilor Reed stated to build a shopping mall or an airport on a certain piece of land and there was a mountain there or Love Canal there or something like that then you could move onto somewhere else.

Jeff Bennett stated then you could justify looking to the next category to see if that specific use could be accommodated in the lands that fall within that next category.

Councilor Reed replied okay.

Mayor Burge asked if there are any other questions or comments by Council.

Councilor Gedlich stated she has some real concerns about this process and she really thinks that the Council needs to reopen the public hearing because of the ruling of Woodburn regarding Class 1 soils. She went online and Woodburn and a lot of other communities are getting Class 1 into their Urban Growth Boundaries and it appears to be location requirements and our EOA doesn't have them right, she doesn't believe. Our EOA says a quarter mile from Highway 30 is okay for commercial, which an example would be like 4th Street and she doesn't think its okay. The record of the public hearing shows that a majority of light industrial and commercial development is on the highway and she would like to keep it that way and of course the planners suggested that this be a different land use action process. But she would like to make a quick motion.

Councilor Gedlich moved and Councilor Reed seconded the motion that the Scappoose City Council keeps the airport zone as it is with no overlays and to reopen the public hearing to look at locations to be designated Light Industrial and Commercial on Highway 30.

Mayor Burge replied hearing a motion and a second, why don't we start with Jeff Bennett. He asked him if he could respond to that motion in any way.

Jeff Bennett asked Councilor Gedlich to repeat her motion.

Councilor Gedlich repeated her motion.

Jeff Bennett stated certainly the way you decide what to do with the airport zone, whether you keep it in its current configuration or you include the overlay zones was addressed in the staff report. The rules relating to UGB expansions do require you, if you decide to expand the UGB and you identify specific uses and you identify types of sites that need to be, that are needed to accommodate those uses you also have to have plan provisions in place which affect that and that's the purpose of the overlay zones. So in his view if you were to remove the overlay zones at this point we would have to go back and completely rethink how are we going to assure to LCDC that we complied with the rule that requires regulations that protect the expansion area for the uses that you have identified. So he thinks there's considerable risk to the City of it were to expand the UGB but basically jettison the overlay zones without going through a major rewrite of the existing Public Use Airport Zone and you could do that. Certainly if that is something that you decide you want to do, if you want to look at redoing the airport zone instead of using the overlay approach you can do that but as City Planner Brian Varricchione indicated it would require new notice, additional hearings, that kind of thing. That would indicate a shift in the notice that was given to LCDC and the notice that was given to the community so it would require additional hearings in order to achieve that. That is the first one. With regard to reopening the hearing to look at locations to be designated light industrial and Commercial on Highway 30, it kind of gets back to the discussion about the way the priority Statute works. Now in the Woodburn case, there is nothing around Woodburn but Class 1 soils. There are very few exception lands and adjacent to exception lands properties around Woodburn. Now having said that the focus really is what's going on not in Woodburn but what's going on in Scappoose, they are different lands that are adjacent to the City of Scappoose are different then those that are adjacent to Woodburn and we do have exception lands. We have a considerable amount of lands that are adjacent to exception lands in Scappoose. While he is not intimately familiar with the details of the Woodburn case, their own EOA. But he is guessing that you are

going to find a completely different set of facts here in Scappoose then were the situation in Woodburn and he thinks it is pretty common knowledge that the lands in Scappoose that are adjacent to Highway 30 are resource lands which is the fourth category of lands that you could consider for including in the UGB. Which means you would have to get through the exception lands category, the adjacent to exception lands category, to the lands that are surrounded by exception lands category before you could get the resource land and from what he has seen in all the evidence that's been provided in these proceedings he is not sure how you get to the fourth category because there is so much land especially in the first two.

Mayor Burge thanked Jeff Bennett.

Councilor Reed replied well the reason why he seconded that was that is kind of what he was alluding too, if there are other issues out there, if there are other precedence issues out there. He doesn't know anything about Woodburn but when she mentioned Woodburn he thought okay obviously there is an exception out there.

Jeff Bennett replied there are always exceptions.

Councilor Reed replied that is why he said precedent.

Jeff Bennett stated the other thing is the Woodburn case the actual case that was decided predominately is what is called a findings case. It is a case that didn't really set much precedent at all. It is a case that basically said Woodburn didn't do a good enough job of explaining how it justified not necessarily the types of uses it wanted but the types of lands that they wanted to include in order to accommodate those uses.

Mayor Burge asked if there were any other comments on the motion that is on the floor.

Council President Bernhard asked staff to potentially move forward with almost a whole new look at this UGB cost associated with this would be fairly healthy he would assume.

City Planner Brian Varricchione replied the cost would not so much be in dollars as in time.

Council President Bernhard asked Councilor Gedlich if he could ask her a couple of questions.

Councilor Gedlich replied sure.

Council President Bernhard thanked her. He stated you talk about Light Industrial along Highway 30, what land are you looking at along Highway 30 there, is it something that is not within this UGB that we are looking at right now.

Councilor Gedlich replied yes.

Council President Bernhard replied okay and does that land have the ability to bring water and sewer to that land at this time.

Councilor Gedlich replied yes. She stated she thinks she made several comments at the last meeting regarding talking to business owners and other citizens along Highway 30 and she thinks that

everyone's complaint is, especially the small business owners, is that the citizens do not go any further than maybe one block off of Highway 30 and we are talking about an area that is way out by the airport. We are talking instead of looking adjacent to Highway 30 where people that are going up and down the highway can see the businesses. She thinks location is everything.

Council President Bernhard replied he is not in argument of needing additional lands in the future along Highway 30. What he guesses he is a little bit confused about here, to be perfectly honest with you Donna, is you chaired a committee that ultimately voted to, including he believes her vote, to move forward with what we are actually talking about here today and take it to the Planning Commission. He guesses he is somewhat confused because like he said she chaired the committee, she asked the questions, she gave her input and ultimately she personally voted yes to move forward with this and here we are at the end of the process.

Councilor Gedlich replied the reason why she voted affirmative on the level of her committee had to do with the fact that she would be looking at it at another time. She didn't want any of the consultants or staff or Councilors to misunderstand if she were to vote no and the reason she voted yes was because she got three motions on that table at that level that she was comfortable with that would move forward. She thinks that her negative vote would not have been very beneficial.

Council President Bernhard replied yeah but you voted yes on something that you didn't agree.

Councilor Gedlich replied the only thing she voted yes on was to move it forward. She never voted as being a proponent or opponent of the system and the process. That's the only reason why she wanted to move it forward. She would have like to have had one or two more meetings and gotten a little bit more information.

Council President Bernhard replied well as the chair he probably thinks she should have asked for that.

Councilor Gedlich replied well she did exactly what the members wanted and what their requests were and they were ready to move forward.

Council President Bernhard stated to Mayor Burge that he doesn't agree with the motion that's on the table. He doesn't agree with opening the new hearings. He thinks we have a plan in place with solid methodology. He thinks that we can definitely re-look at a new UGB expansion in the near future but no he doesn't agree with this at all and his vote is definitely going to be no.

Councilor Ingham stated her comment is she thinks the types of businesses that will be drawn to the airport area are not businesses that will profit more by being on the highway and are not businesses that would require drive by traffic on the highway to solicit. She thinks that the businesses out at the airport being industrial don't require a highway position to conduct their business. She thinks in Scappoose she only knows of one industrial business on the highway and the other businesses are way off the highway because they don't require drive by highway traffic to promote their business. So she disagrees on that point and she will vote no on reopening this hearing and delaying this process.

Councilor Reed explained he is not opposed to the Urban Growth Boundary at all. He just thinks that if there is other information out there they need to hear it.

Mayor Burge asked if there are any other comments. He explained his position he is going to be opposed to the motion. He thinks that Councilor Ingham was relatively accurate that most of our industrial Oregon Aero, Composites Universal, they are all based out by the airport and yes retail commercial does prefer to be along the highway which is why the suggestion that he has made is that they come back and they look at their retail commercial issues along the highway as a future plan. The problem is that this new information that actually was available previous to the hearing, because he read it back in January, about Woodburn, because that has been a long time issue for Woodburn and he thinks its just now been resolved recently, it has been out there. Once again he thinks our attorney has given a good reason why we are trying to compare apples and oranges here. Woodburn is Woodburn, they are surrounded by fertile valley soil which is Class I. We're in a different situation with different types of resource lands which have been questioned and aren't A: necessarily next to exception lands, B: doesn't not have direct access to water and sewer. He doesn't know how happy the highway department or railroad department would be with us trying to dig under their roads right now to put in water, sewer, very expensive to make that loop, it is very expensive. So he is going to be opposed to this.

Mayor Burge asked if there is any other discussion, seeing none, all those in favor say aye, opposed say nay.

Motion failed (3-4). Councilor Gedlich, aye; Councilor Meres, aye and Councilor Reed, aye. Mayor Burge, nay; Council President Bernhard, nay; Councilor Ingham, nay and Councilor Erickson, nay.

Mayor Burge asked if there was any other discussion. He stated if there isn't any other discussion he is going to go ahead and close the hearing for deliberations. The next item on the procedure list is a motion. He asked if anyone has a motion to look at.

Council President Bernhard moved and Councilor Ingham seconded the motion that City Council approve Docket # CPA1-10/CPTA1-10/DCTA3-10 as recommended by the Planning Commission with the following exceptions: utilize the January 10, 2011 draft of the Economic Development Analysis, update the proposed edits to the existing sections of the Comprehensive Plan to incorporate the January 10, 2011 EOA, and schedule a Land Use Hearing on April 4, 2011 at City Hall on the matter of amending the UGB to include three parcels north of Gilmore Road that are currently partially within the UGB. He also moves to direct staff to draft an Ordinance and supporting findings for adoption at a future meeting.

Mayor Burge stated hearing a motion and a second is there any discussion.

Motion Passed (5-2). Mayor Burge, aye; Council President Bernhard, aye; Councilor Ingham, aye; Councilor Erickson, aye and Councilor Reed, aye. Councilor Gedlich, nay and Councilor Meres, nay

Announcements

Mayor Burge went over the Calendar.

Councilors

Council President Bernhard thanked staff, citizens at large, City Council, the members of the Committee, the Planning Commission, a very long process. He is positive and has a hopefully bright future on what this is going to bring to our community. He thinks this Council tonight and moving forward has truly made some tough decisions but at the same time he thinks it is going to be best for our future and he thinks it will come to fruition in the next 20 years and he is looking forward with it.

Councilor Ingham replied she absolutely concurs, well spoken, thank you.

Councilor Reed replied he too is really happy with all the citizen participation and the staff too. He is not at all opposed to the Urban Growth Boundary at all and he would like to see us move forward. He just had questions about other precedents, other exceptions. Had his ear bent at both sides and its time to move forward.

Mayor

Mayor Burge stated regarding the UGB thank you for the work staff. He explained last Wednesday was Mayors Day at the Capitol and he attended. He spoke with both our Legislators about issues facing the City as well as cities statewide, mostly discussed opportunities for the City of Scappoose. It was worth it to get down there because not only does he talk to our Legislators he talked to other Legislators that he personally knows through dealings and gave them updates on Scappoose.

Adjournment

Mayor Burge adjourned the meeting at 7:50 p.m.

Scott Burge, Mayor

Attest: _____
Susan M Reeves, CMC, City Recorder