



A Response to Citizens for a Livable Scappoose: by Mayor Burge

1) It's about Scappoose's Livability.

They are correct. It is about Scappoose's Livability and our future. Like it or not, Scappoose is going to grow over the next 20 years. This UGB expansion is looking at future employment opportunities for the citizens of Scappoose. A "Yes" vote provides for the economic needs of Scappoose long into the future. Do you want local jobs? Do you want an economically sustainable community? Do you to lower the pressure to raise taxes and fees? A "Yes" vote on Measure 5-216 creates the economic opportunities we all want, helps create a more economically sustainable community and lowers the pressures to raise taxes and fees.

2) What do you want Scappoose to look like in a few years?

You do have a choice on how Scappoose will look. By voting "No" on Measure 5-216 we can continue to grow as a bedroom community with few additional family wage jobs, deteriorating roads, no more, higher taxes and fees and minimum wage jobs and a large gravel pit next to our airport; or with a "Yes" vote on Measure 5-216 we can plan for a future for Scappoose that includes expanded parks and recreation, safer roads, family wage jobs and a more economically viable city. The choice is yours.

3) Certainly Not Like Hillsboro or Beaverton.

Which portion? The nice park and recreational opportunities? The employment opportunities? Those seem like good attributes. We can have those and still not have the negatives of Beaverton or Hillsboro. We are Scappoose, not Beaverton or Hillsboro.

4) You vote will decide what kind of town you and your children will live in.

Your vote will decide what the town looks like in the future. With a "No" vote you will guarantee this community will be a bedroom community of Portland with few job opportunities with out long commutes. A "No" vote will certainly mean a gravel pit being dug right next to our airport. A "No" will cause higher taxes and fees on already stressed budgets. A "No" vote means most future development in Scappoose with be residential homes and providing few local jobs that are not minimum wage jobs. On the other hand, a "Yes" vote will help create an atmosphere for economic development and family wage jobs in Scappoose. A "Yes" vote will help reduce the pressures to increase taxes and fees. A "Yes" vote will help build new parks and recreational opportunites. And, most importantly, A "Yes" vote will create future jobs.

5) Adding land in the propose urban growth boundary –vacant land- doesn't create jobs.

If you want to be hyper-technical, this is correct. Adding land to the UGB doesn't directly create any additional jobs. **But it does indirectly help create the jobs for our future by giving companies looking for a place to local more options to locate and thus helps create more jobs. The availability of shovel-ready light industrial lands in Oregon has been an ongoing issue. With this expansion we create more shovel-ready opportunities to bring family wage jobs to Scappoose.** Not adding the land

guarantees no new jobs over the next twenty years and guarantees turning this land into a gravel pit and only residential development. More home and no more jobs.

6) Vote No on Measure 5-216; Stop the expansion of the Urban Growth Boundary.

We have already discussed the effects of a No vote. Higher taxes, increase water and sewer rates, less services, fewer police, more crime. On top of which you get more residential housing with few mostly minimum wage jobs. If you like a gravel pit next to our airport and dust and dirt all over the Crown Zellerbach trail, vote no.

Citizens for a Livable Community asks “what is this” Measure 5-216 is a referral of an Ordinance passed by the Scappoose City Council after numerous public hearings. This proposal has also had many public hearings and passed by the Scappoose Planning Commission. Both the council and planning commission came to the same conclusion.

They claim that “a “NO” vote will force the city council to revisit the decision” The fact is if this Measure is voted down the city will not look to expand the UGB for industrial lands anytime in the near future. The city does not have the money to spend on the studies that would be required. The properties on the other side of the airport will be mined for gravel and we will guarantee only residential development. More homes, more traffic, few local jobs.

They claim Huge developments will destroy our quality of life. If all this vacant land is developed eventually, we’ll have a much bigger town. More traffic on US30; more crowding in our schools; more taxes to pay for the infrastructure that doesn’t exist on the added land. I hate calling people liars but if the word fits I am forced to use it. Wether or not we develop the UGB land, growth is going to happen. What type of growth? Residential growth is going to happen. With no industrial growth you will end up paying more taxes and fees. Apparently in “Citizens for a Livable Communities” view, family-wage jobs in Scappoose will somehow destroy the quality of life? Local family wage jobs will infact add to our communities livability. More people living and working local with more time with the kids, more time to volunteer in their community, less time commuting to Portland. As far as their claim of more taxes to pay for the infrastructure, this is a flat out lie. The City of Scappoose’s development code requires developer to build there own road, water, sewer and power to access there land without taxpayer dollars, plus they are required to pay System Development charges for Water, Sewer and Road. Millions of new revenue that will help reduce the pressure for higher taxes on home owners. Please stop the lying.

They again claim “Adding vacant land to the city Does Not create jobs. There are nearly 200 acres of vacant industrial and commercial land already in the city, ready to be developed for job s that have sat vacant for years. The lots are of various sizes. Again, we agree the act of adding land does not in itself create any jobs, other than the consultants. But creating access to developable lands does help create jobs. Look what happened shortly after Havlik Road was built crossing the railroad. Les Schwab is nearing completion, Fultano’s Pizza broke ground recently, Goodwill recently passed the Scappoose Planning Commission. Half the land is already going through development in less than one year. Remember, this is a **20 year plan** as required by the state. Is 200 acres really sufficient? No. Many of those acres are in flood plains and have poor access to roads. The additional lands will guarantee that we are ready for future growth and providing for the jobs needs for South Columbia County.

They then ask, “why hasn’t it happened? Why would adding even more vacant land make any difference?

Why it hasn’t happened has more to do with the terrible recession we are currently in than the fact that several of those properties are “sold” and waiting for the economy to turn to start construction. More vacant land will give more options to businesses want to locate near the airport. Larger lots for larger opportunities. Also, preparing for the next 20-25 years for our economic future is a smart move. We need to have a plan or we will end up as a residential only community.

The biggest lie by the “Citizens for a Livable Community”: A “yes” vote will destroy the Crown Z Trail. If it were true that a person’s pants were on fire when they lied we’d have a five alarm fire going right now. My statement to the Columbia County Planning commission on this trail should suffice. Also look at the plan and the photos of the current trail:

I want to touch on the Crown Zellarbach Trail between West Lane Road and Honeyman Rd. I can proudly state as a member of this city council I pushed to replace the old road gates that had been at each end of that portion of the trail with the current gate that allows easier access. I use the trail and did back then and felt we should allow better access to it during the time until it would be turned into a road as our Road Master plan has spelled out. One of my original goals on the council was to create parks and recreational opportunities inside Scappoose. Today, we have Miller Park, Heritage Park and Veterans Park. We are moving forward on a pool. I have always been a supporter of the CZ trail from Scappoose to Vernonia and will continue to support it. But let’s get back to the portion at issue. More specifically I will be discussing the trail between West Lane and Miller Rd.

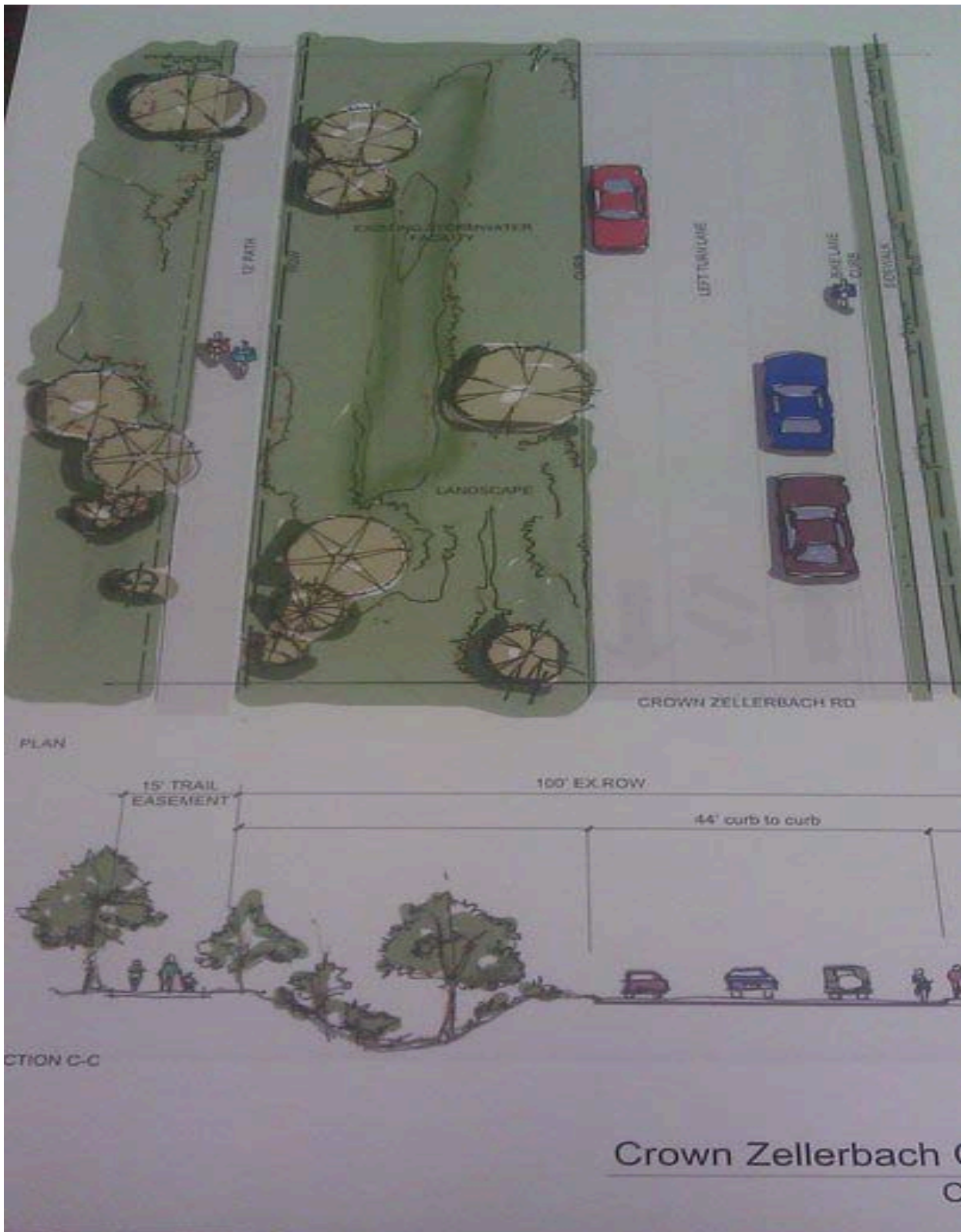
Currently today, a developer could come in and apply to develop the entire property from West Lane Road to Byrd Road and if they met all the city codes they could build right up to the edge of the trail. It is also very likely the city would need to have the development use Crown Zellerbach as secondary access for life/safety onto those properties. From Byrd Road to Miller Road today, the only development that will happen is on the south side of the trail, the north side is the airport protection zone.

Walking the trail today between West Lane and Byrd Road you come across too many attractive nuisances to call it a safe portion of the trail. Between old dilapidated single wide trailers to abandoned cars and falling down old buildings this portion of the trail is not the scenic route we wish it could be. It falls short of the scenic portions down past Miller Road and to Honeyman and beyond to the Channel.

Our vision for the trail between West Lane and where the new road would turn north is a 15’ wide trail on the other side of the existing storm water drainage system. That is a separation of approximately 40’ from the road and with a nice new lighted trail away from the attractive nuisances and traffic of a sidewalk. I envision this portion not only being lighted but having workout stations along the way and benches for people to enjoy or rest. It will be different than what is currently there; it will be safer, cleaner and more enjoyable. With this being said, I do take exception to the condition of approval regarding the Crown Zellarbach Trail and request that condition be removed. It does not really belong in the UGB application.



Abandoned Single Wide East of West Lane along the Crown Zellarbach Trail. We can do better.



The future Plan is above.

They then try to claim that this expansion WILL cost you money, eventually. Really? I'll call this a lie without specifics. Just trying to scare you. Again, they claim, "He (the developer) has committed not one cent for the roads, water, sewer, power and other cost to actually develop the land." I guess we need to repeat, City code requires developers to pay for there roads, water, sewer, power and other cost. But that is exactly what the developer has done with the properties he has developed near the airport. The developer built that road, built

the sidewalks, built the access runway for planes, built the sewer and water lines to access the properties. Not any of us. Development pays for itself, much in the same way when a housing development goes in the developer builds all the infrastructure to city requirements. Expanding the economic base in Scappoose will expand the tax base and reduce your taxes. A great example is the School bond and sewer bonds we are currently paying. More properties in Scappoose will help reduce the rates we all pay for those bonds. Once again, this committee is being less than honest.

Lastly, they state, **“We simply want that growth to be gradual, controlled by local business people rather than some Portland developer, and sized appropriately to the services it will require.”** Some of the local businesses that make their home at the airport include Oregon Aero, SportCopter, Composites Universal and others. All locally owned and supporting this expansion. These are the businesses that truly control the growth around the airport because with growth around the airport they have more opportunity to grow. In fact, most look forward to expanding near the airport and are actively working with the city of Scappoose and the Port of St. Helens to bring other like businesses to our community.

A “Yes” vote is a vote for family-wage jobs in Scappoose

Please join me and Vote “YES” on Measure 5-216.