



PLAN



SECTION C-C

Crown Zellerbach C

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Good Evening, my name is Scott Burge, Mayor of the city of Scappoose. Thank you chairman and members of the Columbia County Planning Commission for the opportunity to address our approval of the expansion of the Urban Growth Boundary.

The history of the vision for the Meier site and all properties around the airport one day being developed into an industrial airport goes back decades. I will start with conversation I have had with people regarding the name of the airport: The Scappoose Industrial Airpark. The word "Industrial" was placed in the name for the specific purpose of clarifying the goal of attracting airport industrial development around the airport.

As time went forward in 1989 the Meier site was purchased. I'll quote the South County Spotlight's February 2, 2011 article,

"Aggregate mining firm Glacier Northwest, now called CalPortland, purchased the Meier property in 1989 from Don Meier with the expressed purpose of mining it for gravel. In fact, some familiar with the property figure there could be as much as \$1 billion in gravel buried just below the surface.

"It's the best un-mined aggregate site in the state," said Bob Short, a spokesman for CalPortland.

The specter of having the site, located as it is adjacent to the airport, transformed into an open pit gravel mine more than anything else kick-started what has since become known as the legendary "gravel wars," an expression used to describe the alliance of some local businesses and government agencies and their sometimes heated attempts to dissuade Glacier Northwest from following through on its intentions.

Less than a decade ago, in 2002, Glacier Northwest signed an agreement with several agencies to not mine the property. In fact, it was partly the vision of transforming that land into south Columbia County's industrial development sector that coaxed Glacier Northwest to the negotiation table."

The community was really given the starkest of choices, either this property would be mined or we would develop it to create local jobs in Scappoose. We have had other opportunities to develop this site. I remember the crowds of people showing up to support building the Women's Prison on the property. Why? Because the prison would have created jobs. We were a finalist to locate the DPPST training facility on the Meier site. And now today we have an opportunity to put the final nail in the coffin of this site ever being mined by bringing it into the UGB and creating local jobs.

Why I supported the Scappoose Planning Commission's recommendation and the Economic Opportunity Analysis.

The number one reason I supported the UGB expansion is because the #1 priority of the City of Scappoose since I have been mayor has been encouraging economic development and creating a business friendly atmosphere in Scappoose. Our goal is that the City of Scappoose is open for

business and we will work with you to help you locate your business to Scappoose. By expanding the UGB around the airport we solidify our commitment to creating an economic hub for the airport related industry. While listening to the testimony of citizens and interested people during our hearings it really came down to one issue for me as to whether or not it was a realistic expansion. Could the city aspire to 7.6% average annual employment growth for the 20 years of the planned UGB expansion? At first I had my reservations about the growth numbers and there were discussions regarding specific sectors. After that particular meeting I went back and reread the EOA. What swayed me was the fact that in Scappoose between 2003 and 2007 the average annual employment growth was 5.6%. Calculated out over the 20 year period the net difference between the two numbers is 800 jobs. So, I asked myself, assuming the economy would recover to pre-recession growth and given the fact that Metro is not accounting for 27% of the growth in the metro area over the next 20 years and given the fact we have investors ready to hit the ground running developing the airport properties and given the fact the difference is 800 jobs, could the city of Scappoose aspire to 7.6% annual average employment growth? I spent numerous hours looking at all options and meeting with staff trying to find the correct route to take on the UGB expansion. After all, this is the single most important decision we as a city will make. My final conclusion was “yes” and that our planning commission had done a fantastic job on the UGB application. That is why I supported this application and why I will continue to support this application.

Crown Zellerbach Trail

I want to touch on the Crown Zellerbach 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.

Conclusion

This Urban Growth Boundary Expansion is good for Scappoose, good for Columbia County and good for Oregon. Let me also state that I welcome the opportunity to have the citizens of the City of Scappoose vote on this decision and look forward to communicating with my neighbors about why we passed this proposal. We need jobs in this community and I will continue to work to support and encourage the creation of a stronger local economy. One that will help provide the services our community wants and deserves. Please join me in supporting the passage of this application. Thank you.



Crown Zellerbach Trail just east of West Lane.



Abandoned Single Wide East of West Lane.



Abandoned cars. Same location.

