

**CITY OF OREGON CITY  
MINUTES OF THE CITY COMMISSION WORK SESSION**

**October 7, 2008**

**1. Call to Order and Roll Call**

**Mayor Alice Norris** called the work session to order at approximately 6:45 p.m. on October 7, 2008, in City Hall Commission Chambers, 320 Warner Milne Road, Oregon City.

**Roll Call:** Mayor Alice Norris, Commissioner Doug Neeley.

**Staff Present:** Larry Patterson, City Manager; Nancy Ide, City Recorder; Nancy Kraushaar, City Engineer and Public Works Director; Dan Drentlaw, Community Development Director; Mike Conrad, Police Chief.

**2. Future Agenda Items**

No future agenda items discussed.

**3. Discussion Items**

a. Presentation by Ted Kyle of Tri-City Plant Design

**Ted Kyle** was present representing Tri-City Service District and spoke on the expansion plan and proposed master plan for the Tri-City plant using a PowerPoint presentation. He stated the plan was a large investment for the region. He described the long-term plan and then explained Phase I which included sustainability efforts. He described how the use of technology would fit three times the use in a smaller framework. He stated the proposal would preserve ten acres for open space and seal off the landfill site for use in future development. He explained the landfill would be shuffled to provide cleaner land and a modern landfill cap covering for earth and trees. The landfill mediation would begin in the summer of 2010. He presented plans for educating the public on the operations of the Tri-City plant, pointing out an outdoors location near the Clackamas River where such education would take place. He explained the back-up operations plan for the plant, and he presented a slide of the proposed building to house the operations. He explained the plant's proposed ability to reuse water in an unrestricted way in the urban and rural environment. He discussed lighting inside the buildings; stormwater management in the infiltration pond; truck traffic on Agnes Road and the infiltration designs for the road; tour routes for the public; and reuse of water under Oregon rule.

**Commissioner Neeley** expressed concern for failure of operations during down times and redundancy. Mr. Kyle stated there was redundancy at the system level and four tanks to allow for service during failures. He pointed out that redundancy that is interconnected within the plant is more valuable than at another plant. Part of the plant is in Oregon City and another part of the plant is in Milwaukie, allowing for down time at one plant for servicing.

**Ms. Kraushaar** asked Mr. Kyle to initiate discussion with other Tri-City staff to develop buffering or camouflaging to reduce unsightly, unwelcoming infrastructure at the entrance to Oregon City. Mr. Kyle agreed to have these discussions, and he added the buildings were designed to have a business park look with landscaping and a stone wall similar to the historic walls in Oregon City, including screening from the neighbors and noise control.

**Mayor Norris** thanked Mr. Kyle for his presentation.

- b. Request for City to Pay Partial SDC Cost from Clackamas Community Land Trust

**Sarah Buckley**, Executive Director of the Clackamas Community Land Trust, and David Bower, project manager and designer, were present for the discussion. Ms. Buckley gave a brief overview of the Trust, in operation since 1999, and how it provided homeownership programs for folks earning in the 30-80% of median family incomes. Community Land Trusts had been assisting people to become homeowners who were in that income category. She was proposing the first home development for the Trust in Oregon City on Morton Road off Division. To meet their goal, the Trust requested a System Development Charge reduction. She presented their newsletters to the Commission.

**Ms. Kraushaar** stated that the City followed state statutes for system development charges, and there was not a provision for waiving SDCs. The charges were based on formulas derived from potential growth, and rather than waiving the charges, it can be reduced to a reduction on demand of the growth of the system by way of an alternative methodology. A waiver should be made up from other funds. Even though the request was compelling, there was a fairness issue to consider to other developers and the question of what criteria should be used.

**Ms. Buckley** stated there was an agreement with the tax assessor that the value of the land would be assessed at \$10,000, and the homeowner pays that small amount of tax on the land and home improvements.

**Mr. Bower** pointed out that Portland does not waive SDCs but they do it in an alternative way by using a fund to pay the SDCs for affordable housing. Mayor Norris stated that was the way she felt the City should support the commitment to affordable housing. Mr. Patterson stated he would get further information to the Commission if they wished to pay the waiver amount out of a City fund.

- c. Intergovernmental Agreement with CCSD#1

The discussion on this agenda item was deferred to a future meeting.

- d. Web Streaming of Work Sessions

**Nancy Ide**, City Recorder, presented a proposal for initiating web streaming of City Commission work sessions that would provide immediate review of Commission directives and efficiency in minutes transcription. The Commission's consensus was to make a decision at a later time when there was full discussion available from all the Commission members at the next work session.

- e. Annexation Policy for Tree Preservation

**Dan Drentlaw**, Community Development Director, stated there were three efforts in place for tree protection: 1) A proposed code amendment reviewing site development regulations and improvement of tree protection during the development process; 2) Development of a heritage tree protection ordinance; 3) Reviewing policies to prevent landowners from stripping trees prior to annexation, including potential use of aerial photographs for proof of tree stripping. Commissioner Neeley commented that some landowners plant trees for the purpose of growing and selling timber and he would not support interfering with those purposes.

There was consensus to move forward with further review of the annexation policy.

- f. MTIP Transportation Funding Application, McLoughlin Boulevard, Phase 2 - Public Comment Period and Listening Posts

The discussion on this agenda item was deferred to a future meeting.

#### **4. City Manager's Report**

There were no City Manager's reports.

#### **5. Adjournment**

**Mayor Norris** adjourned the meeting at approximately 8:05 p.m.

Respectfully Submitted:

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Kattie Riggs, City Recorder