

**CITY OF OREGON CITY
PLANNING COMMISSION HEARING**

October 24, 2011, 7:00 P.M.
City Commission Chambers - City Hall

1. CALL TO ORDER

Chair Kidwell called the meeting to order at 7:02 p.m.

Roll Call:

Chair Charles Kidwell
Commissioner Chris Groener
Commissioner Damon Mabee
Commissioner Zachary Henkin
Commissioner Paul Espe
Commissioner Denyse McGriff

Staff Present:

Tony Konkol, Community Development Director
Pete Walter, Associate Planner
Bill Kabeiseman, City Attorney
Nancy Kraushaar, City Engineer & Public
Works Director

2. PUBLIC COMMENT ON ITEMS NOT LISTED ON AGENDA

There was no public comment on items not listed on the agenda.

3. [ADOPTION OF PLANNING COMMISSION MINUTES](#)

Planning Commission Minutes 6/13/2011

[PC 6.13.2011 Minutes](#)

Motion by Commissioner Damon Mabee, second by Commissioner Chris Groener to to approve the Planning Commission minutes of June 13, 2011.

A roll call was taken and the motion passed with Chair Charles Kidwell, Commissioner Chris Groener, Commissioner Damon Mabee, Commissioner Zachary Henkin, Commissioner Paul Espe, Commissioner Denyse McGriff voting aye. [6:0:0]

4. PLANNING COMMISSION HEARING

[L 10-02: Water Master Plan](#)

[Commission Report](#)

[Staff Report and Recommendation](#)

[Land Use Application](#)

[Public Notices](#)

[Executive Summary](#)

[Water Master Plan Chapter 1-4](#)

[Water Master Plan Chapter 5-9](#)

[Appendices A-D](#)

[City Attorney Memo Regarding Goal 11 Compliance](#)

[Comments from Paul Edgar 1.26.11](#)

[Comments from Paul Edgar 10.10.11](#)

[Comments from Lee Moore, CRW, 4.18.11](#)

[Public Works Responses to CRW Comments 10.06.11](#)

[Oregon City Comprehensive Plan](#)

[2004 Water Master Plan Executive Summary](#)

Pete Walter, Associate Planner, presented the staff report findings including what the Water Master Plan did, public involvement, upcoming public meetings, plan update considerations, overview of the plan, existing system improvements, future system improvements, renewal and replacement improvements, future water demand, consistency with Statewide goals and Comprehensive Plan, conservation, and staff recommendation for approval.

Nancy Kraushaar, City Engineer and Public Works Director, said staff would be requesting a continuance in November at the City Commission meeting in order to offer more opportunities for public input. The plan would be discussed at the December 5 CIC meeting and there would be a City-wide public meeting on November 21. The Planning Commission was invited to attend the City Commission Work Session in December where the plan would be discussed.

Commissioner McGriff thought the final decision of the Planning Commission should come after the public input.

Commissioner Mabee thought annexation and assumption of water rights fit under Goals 6, 7, and 11. He suggested adopting an additional recommendation: all voluntary and public safety annexations should include a requirement to transfer any water rights on the annexed property to the City.

Bill Kabeiseman, City Attorney, asked for time to review the recommendation.

The Commission consensus was to have the City Attorney look into the liability and feasibility of the recommendation.

There was discussion regarding the CIP and financing options.

Walt Meyer, West-Yost Associates Consulting Engineers, explained the CIP included minor projects necessary to upgrade the existing system, replacement projects to keep the system sustainable, and expansion projects to expand out to the UGB. The financing scenarios did not address the expansion as it would happen when it happened and would be funded primarily through development and System Development Charges. There were some scenarios with the water rate roll back which would require significant cuts in the capital improvements.

There was further discussion regarding transfers of jurisdiction and connections outside of the City or in the UGB.

The Commission discussed continuing the hearing to December 12 to allow for public input, clarification on the water rights being turned over to the City upon annexation, clarification on the funding scenarios, especially for the water rate roll back, and the uncertainty of the timeline for growth.

Motion by Commissioner Denyse McGriff, second by Commissioner Damon Mabee to to continue the public hearing for L 10-02: Water Master Plan to December 12, 2011.

A roll call was taken and the motion passed with Chair Charles Kidwell, Commissioner Chris Groener, Commissioner Damon Mabee, Commissioner Zachary Henkin, Commissioner Paul Espe, Commissioner Denyse McGriff voting aye. [6:0:0]

5. COMMUNICATIONS

Tony Konkol, Community Development Director, stated the joint Work Session with the Council on the Water Master Plan was scheduled for December 13. He gave an update on the negotiations for the sale of the Willamette Falls/Blue Heron site. The equipment on the property had been sold.

Mr. Walter gave an update on the formation of the Natural Resources Committee. Interviews and appointments still needed to be done. The Committee would meet the third Thursday of every month.

The Commission requested a joint meeting with the Historic Review Board to discuss the recent historic survey.

6. ADJOURN

Chair Kidwell adjourned the meeting at 8:15 p.m.