

**CITY OF OREGON CITY
PLANNING COMMISSION HEARING**

October 10, 2011, 7:00 P.M.
City Commission Chambers - City Hall

1. CALL TO ORDER

Vice Chair Charles Kidwell called the meeting to order at 7:13 p.m.

Roll Call:

Commissioner Charles Kidwell
Commissioner Damon Mabee
Commissioner Paul Espe
Commissioner Zachary Henkin
Commissioner Denyse McGriff

Staff Present:

Pete Walter, Associate Planner
Carrie Richter, Assistant City Attorney
Nancy Kraushaar, City Engineer & Public Works
Director

2. PUBLIC COMMENT ON ITEMS NOT LISTED ON AGENDA

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

3. PLANNING COMMISSION HEARING

L 10-02: Water Master Plan Update

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[Comments from Lee Moore, Sr., General Manager of Clackamas River Water \(CRW\)](#)

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[Appendix A - Diurnal Curve Tech Memo](#)

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[Chapter 9 Financing Plan - Revised](#)

[Planning Commission 10-10-11 PowerPoint](#)

[Comments from Paul Edgar, Canemah, 10/10/2011](#)

[10-06-2011 Response to CRW Input for Master Plan](#)

Pete Walter, Planner, said the purpose of the Water Master Plan was to anticipate the future demand of pottable and fire flow water system needs to serve the Urban Growth Boundary. The applicant was the City's Public Works Department. Staff's recommendation was for the Planning Commission to listen to the presentation, ask clarifying questions, and continue the hearing to October 24. He explained the exhibits received.

Nancy Kraushaar, City Engineer and Public Works Director, stated the previous master plan was from 2004 and many capital improvement projects had been completed. Staff was also preparing for a water rate roll back and possibly amending the Charter requirement. She introduced Walt Meyer, consultant for updating the Water Master Plan.

Mr. Meyer gave a PowerPoint presentation on the water service area, water demand, the existing system, future system expansion, recommended improvements, and financing options and recommendations.

Carrie Richter, Assistant City Attorney, explained the Planning Commission's role in the process was to review the plan to make sure it was consistent and compliant with the Comprehensive Plan and statewide planning rules.

Bob George, Clackamas River Water, summarized the three areas of concern CRW had with the master plan. The first was the drawings showed use of existing water mains that were owned by CRW, the second was the urban and rural reserve areas seemed to be different than the Urban Growth Boundary and there was a question as to where growth would occur, and the third was CRW was open to possibilities of serving the same areas and sharing facilities for storage. He explained the areas of critical infrastructure that were shown as future Oregon City lines and there needed to be more discussion with staff on the issues. He explained the areas CRW served, mainly the unincorporated areas outside of Oregon City.

Paul Edgar, land use chair of the Canemah Neighborhood Association, showed a map of Canemah. A lot of the planned infrastructure did not feed any houses or future development. There was a need for bringing in adequate water pipes for fire protection. He wanted to make sure the pipes were being put in where they should be placed and that they were the right size. He was also concerned about the raising of rates and taxing seniors out of their homes. He suggested in the future looking at some special funding districts where growth was funded by those districts themselves. He did not want to see money taken from the water revenue area redirected anyplace else, such as for a new Public Works facility. He would like a place at the table to honestly represent the citizenry and to analyze future growth within the neighborhood associations and get them on board.

Ms. Kraushaar said the System Development Charges would be reviewed after the Water Master Plan was adopted and would be recalculated depending on the needs in the plan. Regarding the Canemah pipes, the pipes were proposed to be placed where they were because it was vacant land and the size was needed for future growth.

Mr. Meyer stated the sizes were for fire flow for the area. The SDC portion of the fund was not part of the CIP at this time. If in the future it was developed that was the size of pipe needed for fire flows for that land use. If it never developed, it would never be built.

Ms. Kraushaar said since it was park land, it might never develop. If it did develop, in order to require a developer to put in a water system, the City had to have something in an adopted plan. On the slide area, if a pipe needed to go in that location, an alignment alternative analysis would be done. There were methods of constructing pipes in slide areas, although the City tried not to have pipe running through such areas.

Mr. Walter said in addition to geologic hazard areas, there were natural resource overlay district requirements that required additional review by the Planning Commission. The City Charter required a vote of the people if there was any development or change that would not be a park purpose.

Commissioner Kidwell clarified the money was earmarked specifically for the water system and not be available for other capital improvement projects.

Mr. Edgar said for 2012/13 it showed a transfer from the revenue area from water of \$850,000, a transfer of \$850,000 in 2013/14, a transfer of \$500,000 in 2014/15, and with the roll back it went to zero.

Ms. Kraushaar replied Public Works needed new facilities and they had to plan for that expense in the future. They had been strategically setting aside money and working through the planning process for the facilities.

Commissioner Mabee thought it was a contingency fund that was unencumbered and could be accessed by the City Commission. If the money was used for a downpayment or surety for a bond, that would only happen after a vote of the people.

Ms. Kraushaar stated the Finance Director was tracking the transfers from each of the utilities and if they needed to go back there was a true record of it.

Commissioner Mabee clarified that the concept plan areas were included in the Water Master Plan. He thought there should be a condition when annexing land that the water rights were also annexed to the City, especially for wells and aquifers.

Mr. Walter said staff would present the staff report and updated maps and information on October 24.

There was discussion about educating the public on the plan and financing for the infrastructure and maintenance.

Motion by Commissioner Damon Mabee, second by Commissioner Paul Espe to to

continue L 10-02: Water Master Plan Update to the meeting of October 24, 2011.

A roll call was taken and the motion passed with Commissioner Charles Kidwell, Commissioner Damon Mabee, Commissioner Paul Espe, Commissioner Zachary Henkin, Commissioner Denyse McGriff voting aye. [5:0:0]

4. COMMUNICATIONS

Update on Street Tree and Sidewalk Public Outreach

[Commission Report](#)

[Tower Vista N.A. Presentation](#)

Mr. Walter said staff had attended many neighborhood association meetings to discuss the City's street tree policies. He gave a presentation on street trees and sidewalks including the benefits of street trees, air and water quality, property values, overview of the street tree policy, sidewalk repair, street tree permit, sidewalk analysis for the Tower Vista Neighborhood, and alternatives to removal.

5. ADJOURN

Vice Chair Kidwell adjourned the meeting at 10:01 p.m.