

COMMITTEE FOR THE FUTURE OF DAMASCUS

Date: August 19, 2002

Location: Damascus Assembly of God Church
19070 SE Sunnyside Rd.

Meeting #: 25

Attendees: See Roster

Meeting will be recorded and minutes will be taken to abide by public policy. Any changes to the minutes should be given to the Secretary.

1. Call Meeting to Order:

Dee Wescott, Chair, called the meeting to order.

2. Introductions:

There were four people introduced. Three attended to speak to the Committee, Karen Buehrig and Lori Mastrantonio-Meuser of Clackamas County Dept. of Transportation and Development, and John Anderson, of the City of Fairview Planning Dept. Jody Bruch, former Chair of the Damascus CPO, attended as well. Welcome!

3. Action on Minutes for the Meeting of August 12, 2002:

Approval of the minutes will be postponed until next week.

4. Public Comment: None

5. Communications:

a. **Damascus Firehouse Study Group**

John Hartsock handed out a status report for the Damascus Firehouse Study Group which consisted of a roster of participants, a summation of what has occurred so far as well as what will be on the agenda for the next meeting, interviews with each participant explaining their issues of interest and a series of maps detailing current boundaries, service districts, watersheds and Mike Burton's recommendation for urban growth expansion.

There was some discussion of the handout. Mike Hammons asked whether there was any wiggle room in Happy Valley Mayor Eugene Grant's assertion that Happy Valley needs all the land east to 182nd and south from the County line to Hwy. 212. John Hartsock stated that these interviews were expressing views that were only starting points

for negotiation and discussion. Les Otto added that no one at the previous meeting wanted to reveal any possible concessions that early in the process. Dee Wescott added that it is possible this study group will not reach a conclusion and the issue will have to be decided by the Board of County Commissioners (BCC).

Dee also said that if the people who live in the area of interest to Happy Valley vote to be annexed by them, nothing can be done. Marty Beaudet asked if they vote against being annexed, does that halt Happy Valley's attempt at annexing the area. Dan O'Dell answered that individual parcels can be annexed one at a time and it is possible to annex an "island" of land if it is completely surrounded by previously annexed land. There was some discussion of the petition process and how large a percentage of landowners is necessary to accomplish an annexation. Further research has shown that if all the property owners and half of the electors of an area to be annexed sign a petition then there is no need for a vote.

John Hartsock added that there does seem to be other land available to Happy Valley to satisfy their need for industrial land (though this does not include the section of land west of the city and east of I205, this area is too hilly for industrial sites) without reaching so far east and south. This will be brought up at a future meeting with the Firehouse Group.

It is certain that unless the County is forced to do so, it would prefer not to service the newly expanded areas. Randy Shannon pointed out that it is inefficient for counties to offer urban services. If Damascus does not become a city, it is likely that the County will allow Happy Valley and Gresham to take as large portions of land as they would like. Regardless of what entity (ies) governs the area the County still collects its general county tax. The smaller the area the County has to govern the fewer funds they have flowing out to provide services.

b. Metro Let's Talk Report

John Hartsock also handed out a copy of the executive summary from Metro concerning the "Let's Talk" project. There was no consensus in the report on how Metro should proceed but a great number of ideas were shared.

6. Treasurer's Report:

Julie Wagner, Treasurer, stated that \$41 was collected via the passing of the hat to bring the total to \$1377. She also mentioned that she had available working drafts of the reimbursement and in-kind forms. The in-kind forms are designed to keep track of the volunteer hours of all members. The Treasurer using the roster from each meeting is tracking time spent by members in regular meetings. Members are asked to log volunteered hours outside the regular meetings on the new forms.

7. Sub-Committee Reports:

a. Public Safety

John Hartsock reported that there was no Public Safety meeting last week.

b. Public Works

John Hartsock reported that there was no Public Works meeting last week.

c. Public Information

Marty Beaudet, Chair, reported that the history display at Safeway was completed and 70 brochures had been taken in 4 days. He asked if additional brochures should be ordered and the display replenished and, if so, for how long. After some discussion, it was decided that additional brochures should be ordered, the display replenished as needed and brochures should be available at the upcoming public forum. Marty was asked to research price breaks to determine exactly what number would be most economical to order. He was also asked to find out how much a black & white version would cost. He was asked to add a line at the bottom of the brochure stating that donations would gladly be accepted to offset the cost of the display and brochures as the CFD is a non-profit, volunteer- and grant-funded local committee. Donations can be sent to the CFD address: 12042 SE Sunnyside Rd., PO Box 561, Clackamas, OR 97015.

Marty reiterated that he had T-shirts for sale for \$15 each.

8. Old Business:

a. “What do we want Damascus to be?”

The vision question is left on the agenda to remind all members to continue to think about it.

b. Mount Hood Economic Alliance Grant

The MHEA grant’s final paperwork has been completed, needs Dee Wescott’s signature and will be taken to the County by John Hartsock to be added to the BCC’s agenda as soon as possible.

9. New Business:

a. Clackamas County Planning/Damascus Area Zoning—Karen Buehrig

Karen Buehrig, with help from Lori Mastrantonio-Meuser, explained to the Committee the interim steps the County Commissioners are developing to help ensure smart planning of the Damascus/Boring area after the final expansion of the Urban Growth Boundary (UGB) is decided in December, 2002.

The Board of County Commissioners (BCC) is interested in preserving large parcels of land that could be used for future employment sites and extension of services and does not want to see wanton development or subdivision until the governance of the area is determined and a comprehensive plan is developed. Therefore they are drafting a set of regulations that would restrict subdivision of any parcels to no less than 20 acres

that fall within the expanded UGB and that are currently zoned as rural residential. Resource land is already zoned at 80-acre minimums and that will not change. After a comprehensive plan is developed by whatever governing body takes the challenge, the restriction will automatically dissolve as the area within the new city boundary will be designated as urban and will follow whatever zoning regulations the city or governing body decides. For all properties already zoned for a certain number of acres that is smaller than 20, those properties will retain that designation. In other words, an area zoned for 5-acre minimum parcels will keep that minimum until the comprehensive plan is complete.

The BCC does not want to limit the size of new church groups that may want to build in the area but they are going to limit the site size for new schools to a 1-acre maximum and 75 students. They are hoping to restrict any major development until the comprehensive plan is drawn up and approved so that planning and provision of services can be accomplished to benefit the whole expanded area, not done piecemeal. This coincides with the Commissioners' philosophy of concurrency, where development does not occur without adequate services and infrastructure to support it.

Large parcels of land that are 1 mile outside the UGB are deemed by state law to be indivisible to less than 20 acres. This is a current restriction and will not be altered by the addition of the new regulations from the Commissioners because the restrictions affect only land subdivision within the UGB. The state law will again apply to one mile beyond the new expanded boundary.

The Commissioners are hoping to have a draft in place for a public hearing on October 28, 2002, which will take place in the auditorium of the Sunnybrook Service Center just south of the Town Center Mall and west of I205. The public will be asked for comments/concerns/questions at that time. The regulations would be implemented within 3 months of that hearing.

A comment and question period followed the presentation. Some of the questions included:

Q: How long will the restrictions continue and what happens if the area votes not to incorporate?

A: The restrictions will stay in place until the governance of the newly expanded area is determined and a comprehensive plan has been developed and approved. This may mean some of it is governed by Happy Valley, some by Gresham and some by a city of Damascus. But all must develop comprehensive plans that outline development for their whole areas of influence. If there is no city of Damascus, the County may be forced to develop the comprehensive plan for the area left out of the annexations from Happy Valley and Gresham. It will take some time for each area to develop a concept plan and a comprehensive plan and then put that plan into motion. The length of time that an area will take to develop a comprehensive plan depends on the governing body. One may be more motivated and adept at completing the comprehensive plan than another. Another factor is where the area is situated in the newly expanded areas. Sites that are easier to develop will be developed before areas that are less so. However, all areas will have to go through the process of being annexed or voting to incorporate into a new city,

developing a concept plan for the area and then a comprehensive plan. Each step requires public input, technical back up and County approval. It is likely to be 5-10 years before there will be any major urban development.

Q: How did the County decide which sites are potential employment sites?

A: The County used a study completed in April of 2000 which identified large, flat sites with good access to transit as well as a business services group study who added a few sites taking into account only the topography, not the political climate or whether a site was resource land and eligible for development under the current regulations. Topography does not change much, which is hardly the case for political hot-button issues and land use laws. Currently, it is possible to take some EFU land if it is needed to provide for the extension of services to an area. At some point, it is likely that exception land will run out or be infeasible to utilize and the state regulation will change to designate EFU land as developable. The County has those potential employment sites identified.

Q: If a parcel was consolidated previously but the lots of record were never changed, is it possible to revert to the smaller lots of record?

A: The new regulations would not change what is determined to be a legal lot of record, so whatever is registered with the County would be considered a legal-sized lot.

b. Planning—John Anderson, City of Fairview

Greg Dardis, Planning Subcommittee Chair, introduced John Anderson by explaining that John was chosen because of his vast experience in planning communities and providing training to planning commissions in rural areas all over Oregon as well as having published books on the subject. John was initially asked to speak to the Subcommittee but graciously accepted Dee's challenge to take on the whole Committee.

John Anderson currently manages the City of Fairview's Planning Dept., as well as consulting with rural communities who are interested in smart growth. He explained that forming a city is a huge undertaking and [if it doesn't bury you] planning for it is a great opportunity to make rational public decisions that benefit the whole community. The Damascus/Boring area is in an arguably enviable position of having the focus of vast numbers of urban planners. These resources will be necessary and invaluable to tap.

Planning is expensive. It is possible to eventually need \$200,000/year to run a planning dept. that stays ahead of need instead of constantly playing catch-up. However, it is a good idea to start by contracting services and using funds to communicate with and educate the residents about issues. For the Committee, he suggested that at this stage, a consultant whose forte is communications rather than technical expertise would be more effective. Later, when the detail work is being developed, a switch to a more technically oriented consultant may be appropriate. Still, it may cost \$100,000 to develop a basic model for a new city. A Planning Dept. also needs to write a Small Cities Development Code but it is possible that the State of Oregon will hire a consultant to write it for a new city. Other good resources are the League of Oregon Cities, Metro, County Planning Commission, LCDC and the American Planning Organization.

A question and answer period followed. Some of the questions included:

Q: Will Measure 7 and the Endangered Species Act be problematic to a new planning dept.?

A: Yes, a newly designed area will be expected to more strictly follow existing regulations, such as requiring the full 200 ft. protected area on either side of a waterway, which in a previously urbanized area may be infeasible or impractical. However, it has always been illegal to take land in the U.S. without just compensation. Oregon's Measure 7 was looking for compensation for landowners as a result of government actions which could include many things in addition to the protected area issue. It does not appear that the Measure will stand up in court. However, it will probably result in fewer and more carefully thought out regulations on land use. The Endangered Species Act is in place now and stipulates that the salmon population of a waterway must be protected. Metro and other regulatory agencies will help wade through all the restrictions.

Q: What would be an optimum jobs to housing ratio?

A: There is no one magic number and it may be impossible to attract the perfect balance of commercial/industrial growth to residential. But 1 job for every 2 ½ people is a good balance to strive for. It will be helpful that Clackamas County is also interested in attracting industry to the County and is identifying potential employment sites in the Damascus/Boring area.

Q: Comments on the 1000 Friends study?

A: Though he wasn't there and hasn't scrutinized the results, but it is a phenomenal job accomplished in a short time. They did a good job laying out scenarios.

Q: What was the advantage to Fairview of contracting services with a large neighboring city as opposed to being annexed?

A: Fairview became a city because it did not want to be part of Gresham, though it realized that contracting with a large city for certain services, like sewer, was economical. Fairview enjoyed having an intimate, small-town feel where government was accessible and responses were individualized. It may cost a bit more to form a small city (large cities enjoy the advantage of economy of scale) but the loss of informality and friendliness was unacceptable to the residents.

Q: How is the multi-housing type, higher density idea of Fairview Village being accepted by residents?

A: It is working well for the community as a whole. The different parts of the Village have become mini city centers with a high level of services. The older parts of the community have felt left out of the refurbishment and identity of the area and the Planning Dept. is working on addressing the issue.

c. Status of Name Change

Since Mike Buroker is out of town, John Hartsock will file the request for name change with the state.

10. Open Agenda:

a. Budgets

Dan O'Dell handed out a budget sheet for the Committee for the year 2002 and for the period of 7/02 through 11/04. The 2002 budget was a compilation of the budgets submitted by each subcommittee. Revenue from grants and donations should cover expenses for this year (\$42,000).

The long-term budget required some minor adjustments. The total proposed budget is \$124,420. The Committee has received \$40,000 in grants and \$1500 in donations from Committee members. This leaves a funding gap of (\$82,920). Budgets will be revised as additional monies become available or additional spending is deemed necessary.

Dan explained that RDI has about \$5000 left from the \$15,000 grant. This can be used in a number of ways that will have to be determined by the Committee. It is possible to utilize Craig Smith for the public forum and have some funds left over, or use Craig plus other members of RDI for the meeting and use up the grant. The grant cannot be used for printing or mailings.

Dan also mentioned that there may be \$2500 available in matching funds for technical support projects from the County. Dan will look into using some of the MHEA grant to pay for the Committee's half. This may be available again in early 2003.

Dan would like the budgets to be commented on this week and voted for approval next Monday.

11. General Discussion (in lieu of Subcommittee breakouts):

a. Planning Subcommittee Review of Metro Report on Housing/Jobs

John Hartsock reported that MPAC needs to comment on Metro's housing report by August 28 and asked if the Planning Subcommittee or anyone else is interested in reviewing it and submitting comments to John who will submit them to MPAC. Comments on the jobs report are due September 12.

Greg Dardis, Planning Subcommittee Chair, explained that the subcommittee's resources are stretched as it is and welcomed additional parties to help. He asked if there were any particular criteria that would enhance Damascus' position at Metro. John answered that there are two issues that make the most impact: capture rate (what percentage of expansion remains in Portland vs. is assigned to Clark County) and infill (what percentage of expansion consists of developing pieces within urban areas). The capture rate is generally about 68% and infill 22%. Mike Burton's recommendation assumes 26-28% infill. Ernie Platt mentioned that two firms are working on the data to show that Metro didn't compile the housing need information correctly. They may show that the necessary number of acres needed is closer to 30,000 rather than 17,000. In

which case the ban on using EFU land may become an issue this year rather than the next review of available land in five years.

John Hartsock reported that there were copies of the outline crafted by Greg Dardis for the public forum in the monstrous handout packet. John reiterated that the public forum is probably the most important project to date for the Committee and will likely set the tone for interest in incorporation from the community. It may be wise to hire a strategic planner to get this right.

Greg explained that the concept of the forum is to keep it simple, don't try to impress too many points, make a logical transition between every step and give something back to the audience at every step. It is imperative to relax people with an ice-breaker, like the interview of Sen. Hatfield by Dee Wescott retelling the events of the centennial celebration and the "kidnapping" of the Senator by Dee and his band of renegades. A telling of the past/present/future of the community in story form will develop a sense of belonging and avoid the "no growth" sticking point. It is important to stay on track with the purpose of the night for the Committee which is to gain some idea of what the community would want given the reality of expansion and possible annexation by neighboring cities. Tell the community that CFD will represent them to Metro in October, but the option of no expansion is not an option for this committee.

Further discussion expanded on the goals for the public forum. The Committee needs to determine the best way to eliminate impractical answers (like stop expansion), determine where the participants live to identify pockets of support or resistance, determine a strategy for latecomers to bring them up to speed, use the mailings not just for notification of meetings but pre-education of issues as well, have a 6:30 sign-up time with a 7:00 start to bring people in as early as possible and then have the storytelling for 45 minutes before the questions start to help address the latecomer problem and use the consultants to help train Committee members and serve as problem-solvers should tables or individuals get off-track or unruly.

Awareness and participation of residents in the public forum is a must, so notification of the meeting is a high priority. Metro's first mailing for its October 10 meeting will be going out on September 9 and will hopefully have a mention of the Committee's meeting. This will be supplemented by mailings, newspaper ads, banners and posters, etc.

12. Executive Session: None

13. Adjournment