

## COMMITTEE FOR THE FUTURE OF DAMASCUS

Date: March 1, 2004

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

Meeting #: 80

Attendees: 24 (see roster for names)

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:**

Present at the meeting were: Clackamas County Commissioner Martha Schrader; Maggie Dickerson, County Principal Planner; Joe Dills, Otak Project Manager; County Sheriff Pat Detloff; Kim Anderson, Sunrise Water Authority Planner; Tina Mosca and Jamison Cavallaro, Cascadia Planners; Marsha Hower, Baptist Church representative for the metropolitan area; and local residents Wendell Jones, George Allen, Martin Hertrich, Earlene Buliviac, LaVica Parsons and Larry Farr. Welcome!

Sheriff Detloff is up for re-election this year for a second term as Sheriff of Clackamas County Sheriff's Dept. and wanted to discuss his credentials with the group. He has been with the Sheriff's Dept. for 30 years, the past three as Sheriff, and has a Master's and Bachelor's Degree in Criminal Justice. Additionally, he has taken numerous classes, seminars and conferences to keep current on issues such as middle and upper level management, budgeting and labor relations. He is on the Board of Medical Examiners and the Board for School Safety to stay in front of conflicts between kids at school before conflicts become problems.

He described some of the accomplishments of which he and the Sheriff's Dept. were proud:

- ❖ They recently received \$3.3 million in Homeland Security funds to plan for disasters of any kind.
- ❖ The Clackamas County jail is the only one statewide that is in compliance with all 467 regulations on paper and in operation.
- ❖ The Sheriff's Dept. works with community members and neighborhood groups to help solve community problems (meth labs in Mt. Hood area drastically reduced through citizen watch, Overland Park residents took back their area, etc.).

- ❖ The Sheriff's Dept. produces a quarterly newsletter that is distributed in the Clackamas County Review to explain their goings-on and ways for residents to be involved.
- ❖ Starting April 1st, a new program called the citizens' academy will be a 7-week program open to all residents of Clackamas County who would like to be more familiar with operations of the Sheriff's Department.

Responses to questions included:

- ❖ To keep a growing area like Damascus as safe as it is today is a challenge with current budget constraints. However, Damascus can choose whatever level of service it would like, if it becomes a city, since there are many contract options from which to choose. The Sheriff's Dept. is always looking for ways to alter how their deputies accomplish tasks to allow for maximum time to respond to calls.
- ❖ The Sheriff's Dept. and Portland Police are attempting to communicate better to avoid problems that arise from calls that lie on the boundary. Stolen items that are found in pawn shops in Clackamas County are seized by the Sheriff's Dept., at the pawn shop owner's loss, and returned to the resident. Not so in Multnomah County, where residents must buy back the items themselves.
- ❖ Budget reductions for jail operations may be at their lowest this year. Gains from funds from a future Clackamas Town Center expansion may boost the budget enough to utilize the 100 or so beds that are available in the jail but can not be used currently because of lack of operations funds.

**3. Action on Minutes of February 2, 2004 and February 16, 2004:**

Copies of the minutes were previously sent via email. There were no corrections or comments.

**Motion to approve minutes of February 2, 2004 and February 16, 2004 made by John Hartsock, seconded by Mike Hammons and unanimously approved.**

**4. Public Comment:**

Les Otto, Boring CPO Chair, announced that there will be a public forum for Boring residents on issues affecting the area after the UGB expansion in December of 2002. The focus will be to update residents on the larger issues, ending with the question of whether Boring residents would like to be included in a potential future city of Damascus. The forum will be on Saturday, March 13, 2004 from 10am - 12:30pm. Tim will post the announcement on the CFD website.

**5. Communications: None**

**6. Treasurer's Report:**

John Fromwiller, Treasurer, stated that there is \$121.60 in the account. John added that the CFD is in good financial shape and that perhaps the hat should be passed

in future meetings for the Committee to Incorporate Damascus (after appropriate process is followed to end one meeting and begin the other).

## **7. Sub-Committee Reports:**

Tim Giorgi, Public Information Chair, commented that the Firebreak article written by Marty Beaudet was great. Thank you, Marty! The Observer, which also has an article written by Marty, should be in mailboxes today (March 1).

## **8. Old Business: (\* Action Item)**

### **a. Sunrise Water Authority (SWA) Annexation Plan**

Kim Anderson, SWA Planner, explained that the SWA has been developing a master plan. To make more accurate forecasts, over the last 1-1/2 years they have been accepting voluntary annexations from residents who choose to be serviced by SWA. By knowing more definitely who will need service, SWA can take some of the guesswork out of their projections, which could affect where they extend service first. It will also allow SWA to save money by rolling multiple annexation requests into the maximum size allowed. In return, SWA guarantees that an annexed property will obtain water service from SWA, though no exact date can be given.

Kim explained that professional consulting services were required to help SWA develop a community outreach program, so Cascadia Planners were hired. Tina Mosca and Jamison Cavallero of Cascadia Planners were introduced. They will be out in the community talking with residents about the benefits of annexation into SWA, though the exact logistics of how that will be done are yet to be determined. The message will be fully explained to differentiate it from the Happy Valley/city of Damascus annexation issue.

The area to be targeted is the edge of the existing boundary district to the west, east to the Boring Water District, south to the bluff above Hwy 224 and north to the Gresham Water District for anyone not currently being serviced by a water service provider (i.e., on well water).

Responses to questions included:

- ❖ The criteria that formerly required property owners who annexed into SWA not to remonstrate against being annexed into Happy Valley no longer exists, so that requirement is no longer valid.
- ❖ The cost of connecting to an existing water line could be substantial if the house sets back off the street. However, if and when the property between the house and street is divided, the cost to the original homeowner will be pro-rated accordingly for up to 10 years after the original connection is completed.
- ❖ SWA is talking with Boring Water District in the Firehouse Study Group meetings to coordinate efforts and work out conflicts.

- ❖ If a property owner asks to annex into SWA, but finds that Boring Water is cheaper, the property owner is allowed to opt out of the annexation before service is provided. The annexation request is voluntary
- ❖ Provision of water services for Springwater II area is being discussed in the Firehouse Group as well. Eastside Water Providers are also discussing coordination efforts between water providers.
- ❖ Should Damascus become a city, it is possible for the city to choose to provide water service and then contract with SWA to provide it for everyone in the city. This would result in more streamlined planning and service provision.
- ❖ It was unclear whether property owners with working wells can be forced to use SWA water service. One instance would be if the property owner decided to divide the property, the approval of permit could require use of SWA water.

**b. Concept Planning--Schedule/Advisory Committee**

John Hartsock, Vice Chair, reported that the County's schedule is still in flux. The first planning charrette will not occur in May but more likely in September to allow for sufficient time to formulate the program effectively. The final determination of Advisory Committee members will be decided by March 31.

**c. Public Information Program--Survey**

John Hartsock reported that the pink handout is the first draft of the survey from Vogel Communications. Edits should be returned to John by March 15 or brought up at the CFD meeting that night. An electronic copy will be distributed as well.

**d. Financial Feasibility Study--Added Area**

John Hartsock explained that the CFD has asked ECONorthwest to add Boring and the Clackamas industrial area as well as some additional areas to the south of the existing UGB as breakout additions to the original financial feasibility study. This will allow the most flexibility in determining the final boundary for a potential future Damascus. Funds from the Mt. Hood Economic Alliance (MHEA) grant were used to finance the study in the industrial area and additional SWA funds were used for the remaining additional areas. It is possible the inclusion of the Clackamas industrial area may reduce the potential permanent tax rate up to \$1.00/\$1000 assessed value. First draft will be completed the week of March 8th.

**e. Rock Creek Acceleration Project Update**

John Hartsock stated there was nothing new to report. There has been a slight delay in the push but two of the County Commissioners still support some sort of acceleration, even though it has been pointed out that a push in the Rock Creek area may not yield a result that meshes with the plan for the rest of the study area. Since Otak is doing both concept plans it is more likely that there will be a smooth transition between the two projects.

**f. Economic Development Meeting Comments?**

John Harsock reported that, so far, comments about the meeting were positive, that the meeting was worthwhile and the subsequent meetings should be pursued. The County is working on the agenda for the next one. Any input should be sent to John.

#### **g. Springwater Advisory Committee Meeting**

Dee Wescott reported that two conclusions were stated: one, that there needs to be an environmental study of the Johnson Creek corridor from Springwater I to SE Telford Rd., and, two, that economic development of the area needs to concentrate on value-added businesses rather than manufacturing, because there will likely be no new manufacturing plants in the US. The latter statement caught Gresham off-guard because their economic development forecast had included a sizable percentage of manufacturing. A comment was added that sweeping statements like that likely need to be questioned and re-examined. Large tracts of flat land are not needed for value-added businesses or office buildings (since the area is hilly this is a good thing) and it may be possible for some new types of manufacturing to use a similar kind of space rather than warehousing space.

Barb Ledbury, Damascus CPO Chair, added that a third conclusion was for an educational component to be added to the forecast to train people for future jobs. Dee stated that Mt Hood Community College is working toward upgrading to a 4-year school. He added that care needs to be taken that future jobs could be filled by people who already live here and not predominantly by people from outside the area.

John Hartsock stated that Metro has redefined "industrial land" more broadly to include more types of employment possibilities. It does not include most retail nor some office uses. This new definition must be approved by the state periodic review and will be included in Metro's report in June on fulfilling the additional employment land needs not met during the expansion in December 2002.

#### **h. Rock Creek CPO Meeting**

John Hartsock reported that Rock Creek had its first CPO meeting under new Chair Michele Kargman. There were 13 attendees. There was a review of the bylaws and though there may be additional meetings, the monthly scheduled meeting will be on the 3rd Monday of the month after the CFD meeting, similar to the schedule of the Damascus CPO. Using the same night to meet allows the myriad of issues that affect all the organizations to be discussed efficiently.

### **9. New Business (\*Action Item):**

#### **a. Presentation by Otak--Concept Plan Consultant**

Maggie Dickerson, County Principal Planner and Damascus/Boring Concept Plan Project Manager, introduced the presentation by updating the concept plan process. She stated that the core values process was completed and had used the consultant team of David Evans and Associates. The concept plan process is just beginning and a new

consultant team was chosen, which was Otak and Parametrix. Otak will be doing a majority of the land use and urban design work for the workshops and design alternatives. Parametrix will be working with the County on the Environmental Impact Statement (EIS) and meeting facilitation for public events and workshops.

Joe Dills, Otak Project Manager, began by saying the most important first step for a consultant is to get to know the people participating in the process and those who will be affected by the concept plan. There are two goals in the public involvement process: one is that a successful Damascus/Boring concept plan has local support and, two, that mutual interests between the residents and the members of the Advisory Committee are found and integrated into the final product

Joe explained there are two types of planning processes: one in which Otak is the professional and uses its experience to develop a plan; the second in which many of the ideas and desires are present within the planning area and Otak must give them form based on their experience and ideas from afar. This project falls into the second category. Through the CFD, the CPOs and the residents, there are many ideas already on the table plus the additional desires of the core values statements. Otak's job is to visualize, analyze and critique all this information leading up to and during the design charrette in September, where multiple alternatives will be created. These alternatives will be reviewed by the public, the CFD and CPOs and the Advisory Committee will make the final decision. The Advisory Committee will also make a final recommendation on a route for the Sunrise Corridor, after a public involvement process.

Specifically, the scope of work as defined by the County is for Otak to be a public involvement assistant, helping the County carry out the public involvement process. Joe explained that the fewer hours proposed for public involvement by Otak compared to the other consultant teams was an appropriate response to what was asked of the consultants in the scope of work. It may be that a greater level of public involvement is necessary and additional funds may be secured for this.

Joe suggested that the first six months leading up to the fall charrette are a time for the CFD and CPOs to stay involved and seek ways to keep the public involved. All input should be funneled to the Advisory Committee since they are charged with the task of recommending a final alternative. All ideas will be pursued, including the rural-urban concept. The task at hand is to take the theoretical ideas discussed and give them form to determine whether they are viable.

Otak's team has a range of experience including the use of sustainable practices. The community must determine how it defines "sustainability" (green buildings? green infrastructure? symbiotic relationships between neighboring industries? other?). He was heartened to see density gradient listed within the core values, it is an idea Otak has implemented before and works very well. Though Otak in Portland has not done a project of this size, Otak in Colorado is working on one even larger. There are plans to exchange information. Joe feels that his team has the ability to look at the project from a detailed plan all the way up to a mile-high overview. The plan will likely be an integrated collection of different types of neighborhoods and land uses stitched together with transportation and natural areas, ensuring each area retains its own identity.

Responses to questions included:

- ❖ A big difference between the Pleasant Valley project and this one is the existence of the core values statements and that the Advisory Committee will choose the final alternative.
- ❖ Otak will use research on the Internet as well as in-house charrettes and conferences to expand its knowledge and work experience to find creative solutions to the particular issues of the Damascus/Boring community.
- ❖ In order to attain a level of satisfaction about the concept plan process and result, it is essential to continuously ask questions throughout the process--is it what we want? It is essential to make time for that, even if it is tempting to keep it on a tight schedule. The challenge will be for Maggie and Joe to both give the process time and keep it on schedule. The process embraces block-by-block consensus building wherein the process does not progress to the next block without satisfying the current one.
- ❖ The definition of "stakeholders" in the Rock Creek area has been broadened to include all who are affected by the development of the area, not just property owners. Details are still being worked out.
- ❖ Otak does not make the schedule for the Rock Creek and Damascus/Boring projects. Good coordination of the two projects is a very good idea. Though the timetables are different, the fall charrette will be an opportunity to connect them. As it stands, Rock Creek implementation should begin between September and December. That may change. John added that IF the charrette and basic concept plan is done by the fall, and there is a business waiting to buy and develop one site, that would likely be enough coordination to go ahead with that one development. However, if the charrette and basic concept plan get delayed, there would not be enough coordination to ensure a good fit.
- ❖ It is Otak's and the County's job, and even the CPI's, to help enable the community to see not just changes to their neighborhood but envision changes to the whole community. They need to help citizens verbalize their likes and dislikes and give ideas and feelings form.
- ❖ Otak is committed to researching alternatives up to the implementation stage (though there is research that needs to be done on whether implementation of an idea is feasible). That is where their scope of work ends. Implementation would be following this stage, which would be done by the County or a future city.
- ❖ The strategy for finding common ground between two divergent opinions is to break the arguments down into topics, define areas of agreement and disagreement and work on solutions acceptable to each.
- ❖ An unanswerable question was whether the route for the Sunrise Corridor ought to be determined before the Rock Creek area is developed and, if not, doesn't that contradict the Commissioners' own concurrency advocacy?

**10. Open Agenda:** None

**11. Adjournment**