

# Clackamas County Coordinating Committee (C4) Minutes

Thursday, Dec. 3, 2015

Development Service Building  
150 Beaver Creek Road, Oregon City, OR 97045

## Attendance –

**Members: Clackamas County:** Paul Savas (Co-chair); **Canby:** Brian Hodson (Co-Chair); Traci Hensley (Alt.); **CPOs:** Laurie Swanson; Marjorie Stewart (Alt.); **Estacada:** Brent Dodrill; **Fire Districts:** John Blanton; Bob Reeves (Alt.); **Hamlets:** Rick Cook (Alt.); **Happy Valley:** Markley Drake; **Metro:** Carlotta Collette; **Milwaukie:** Mark Gamba; Wilda Parks (Alt.); **Molalla:** Jimmy Thompson; **Oregon City:** Dan Holladay; Renate Mengelberg; **Sandy:** Jeremy Pietzold; Carl Exner (Alt.); **Sanitary:** Terry Gibson; **Transit Agencies:** Julie Wehling (Rural); Andi Howell (Rural Alt.); **Villages:** Joe Mazzara; **West Linn:** Jenni Tan; **Wilsonville:** Tim Knapp; Julie Fitzgerald (Alt.)

**Staff:** Gary Schmidt (PGA); Trent Wilson (PGA); Chris Lyons (PGA);

**Guests:** Tootie Smith (Clackamas County); Shirley Craddick (Metro); Nancy Gibson (Clackamas River Water); Mark Ottenad (Wilsonville); Councilor Brenda Perry (West Linn); Councilor-elect Bob Martin (West Linn); Jaimie Lorenzini (Happy Valley); Annette Mattson (PGE); Zoe Monahan (Tualatin); John Lewis (Oregon City); David Barenberg (West Linn Consultant); Seth Atkinson (Sandy); Jaimie Johnk (Clackamas BCS); Michael Walter (Happy Valley)

## APPROVED MINUTES

### Pledge of Allegiance

### Welcome & Introductions

*Commissioner Paul Savas & Mayor Brian Hodson, Co-Chairs*

### Housekeeping

November 5, 2015 C4 Minutes approved. Motion by Mayor Holiday and Second by John Blanton

*C4 Membership Changes for 2016 (non-city members)*

C4 membership changes bi-annually for different groups. Moving into an even-numbered year, membership change includes organization and authority members. Please turn in new or continuing membership names to C4 staff before January meeting.

## **Economic Development Forum**

*Guests: Renate Mengelberg (Canby), Michael Walter (Happy Valley), and Jamie Johnk (Clackamas*

*County)*

Jamie Johnk's presentation covered information about Corridor Redevelopment, using the McLoughlin Blvd Corridor as an example of project scope, interests, challenges, and partnership.

Specific questions following the presentation:

Terry Gibson (TG): How many brownfields exist in this corridor?

Jamie Johnk (JJ): We are expecting a few, but there is no number that we currently have.

Mayor Tim Knapp (TK): Regarding the North Milwaukie Industrial Site, is Milwaukie planning to make wholesale zoning changes, wait for the private sector to make requests, or start making public improvements to attract business?

Mayor Mark Gamba (MG): We will be looking to open the zoning, with the main goal to attract more jobs. TK: And what would be the tax implications of all the zoning changes? If the taxes are raising, what will be the incentive for the private industry to take on new, higher taxes?

MG: All good questions, many of which we are still fleshing out.

Commissioner Paul Savas (PS): Thanks to Jamie Johnk, who is moving on from the County after 9 years of service. Jamie will be the new economic development director for the City of Woodburn.

Renate Mengelberg's presentation covered infrastructure challenges with industrial growth, using recent examples of growth and challenges in the City of Canby.

Specific questions following the presentation:

PS: What are some of the transportation challenges Canby faces regarding industrial growth?

Renate Mengelberg (RM): Better access to I-5 would be ideal. Most of the roads to access I-5 are curvy and challenging for trucks to maneuver. Adjustments to Arndt Rd. would be ideal, and that has been a 20 year conversation.

Michael Walter's presentation covered the tools for growth, using Happy Valley as a case study.

Specific questions following the presentation:

Mayor Dan Holladay (DH): How does Happy Valley plan to attract investors to challenged property, like those around Damascus or along 212?

Michael Walter (MW): We have seen a lot of people invest in land way in advance, but not specifically doing anything with the land. They are just waiting. Providence is a good example, they bought the land when it was cheap. If they don't build for another 10 years, their property taxes still won't get close to how much the land would have appreciated. They are waiting for the infrastructure and population to arrive.

Shirley Craddick (SC): What are you doing with Right-of-Way lands along 212? Is that corridor being protected so people don't develop on it, and are there challenges to not holding the land?

MW: Buying the land is expensive, so our best approach for now is just making sure the property owners along the corridor are aware of the plans for the area. It's not ideal.

### **Lobby Coordination for 2016 Session**

Staff explained that one of the C4 Retreat Action Items was to coordinate on lobbying interests in Salem during the legislative session. Staff is seeking direction from C4 about what they envision this effort to look like and whether it should be utilized in 2016 or 2017.

C4 did not reach any conclusions about when to lobby together or how. Instead, several cities mentioned some of their priorities or issues they would like to tackle together in the future.

Happy Valley identified their transportation priorities, and also said they were interested in troubleshooting property annexation challenges. Defense of home rule authority is also a priority.

Oregon City agreed that voter approved annexation needed to be addressed.

Wilsonville expressed that it has a 2 year legislative agenda, 2016 being year two. There are land use issues regarding subregionalization Wilsonville is monitoring,

and understands that Wilsonville has differing opinions about the issue than the County. Oregon City and Milwaukie expressed agreement about having a difference of opinion regarding subregionalization.

Clackamas County expressed frustration with the vocalized difference of opinion, noting that the County is charged with taking care of its lands and meet goal 9 requirements.

Metro is still interested in resolving the remand issues, and feels it can be done outside of legislative action.

### **2015 Retreat Action Items Update**

Staff overviewed the completed actions items coming from the C4 Retreat. Several expressed confusion regarding the interest to prioritize transportation projects in advance of funding timelines. C4 agreed to more clearly separate the current conversation regarding STIP funding and the other conversation regarding transportation project prioritization.

STIP: C4 to discuss in January the final submissions and support the Clackamas R1ACT members in making decisions regarding the submissions. Discussion should be developed according to ODOT stipulations.

Transportation Project Prioritization: C4 agreed to hold on this discussion at least on the STIP has moved into a new phase – perhaps reconvening on this topic in March. Group agreed it would like to see a list of Clackamas specific projects from the Regional Transportation System Plan, and for staff to take the lead on organizing a top-tier ranking of the projects, categorized by funding streams. C4 wants to take an active role in prioritizing a list, and talk about the implications of the prioritization at a future meeting.

The Villages rep requested to have more discussion in the future about Marijuana ordinances, that public safety is becoming a big concern along 26 as more marijuana dispensaries are opening. 3 Sheriff Patrol vehicles are now dedicated to the area mentioned, which is unprecedented.

### **Monthly Updates**

- R1ACT – Next R1ACT meeting is on December 7, where the full list of STIP projects will be introduced. 22 projects in total, 7 projects from Clackamas County jurisdictions.
- Metro Mayors Consortium - No update.
- JPACT/MPAC Update:
  - JPACT: Discussions continue regarding the MTIP/RFFA

- MPAC: Next meeting on December 9, looking at land readiness in Clackamas and Washington Counties
- Extra: Councilor Collette announced that the Willamette Falls Legacy Board is coming together and decisions will be made soon as to who is on the Board. Great candidates have applied.
- Extra: Commissioner Savas made mention of the County Marijuana policy agreed upon by the BCC on 12-02-15. County staff provided a handout with the details and noted they would email an electronic copy of the handout.

## **Adjourn**