

## **Board of County Commissioners Business Meeting Minutes – DRAFT**

A complete video copy and packet including staff reports of this meeting can be viewed at <https://www.clackamas.us/meetings/bcc/business>.

**Thursday, February 1, 2024 – 10:00 AM**

In person and via virtual technology (Zoom)

**PRESENT:** Chair Tootie Smith  
Commissioner Ben West  
Commissioner Paul Savas  
Commissioner Martha Schrader

### **CALL TO ORDER**

Chair Smith recessed the Board of County Commissioners and convened the Clackamas County Development Agency Board of Directors.

### **I. DEVELOPMENT AGENCY PUBLIC HEARING**

- A. Approval of Resolution for a Clackamas County Development Agency Supplemental Budget (Greater than Ten Percent) For Fiscal Year 2023-2024. Total Value is \$1,000,000. Funding is through Tax Increment Financing. No County General Funds are involved.

Department of Transportation and Development Director Dan Johnson briefed the Board on the supplemental budget request. No further discussion was heard.

Chair Smith opened the meeting for public comment, none was heard. Chair Smith closed the meeting for public comment.

Commissioner Paul Savas: "Move for approval of the resolution for a Clackamas County Development Agency supplemental budget for Fiscal Year 2023-2024, total value \$1,000,000, funding is through Tax Increment Financing." Commissioner Schrader seconded the motion. No further discussion was heard.

Clerk to the Board Tony Mayernik called the poll  
Director West Aye  
Director Schrader Aye  
Director Savas Aye  
Chair Smith Aye; motion passes 4-0.

Chair Smith adjourned the Clackamas County Development Agency Board of Directors and reconvened the Board of County Commissioners.

### **II. CONSENT AGENDA**

#### **A. Elected Officials**

1. Approval of Previous Business Meeting Minutes – BCC
2. \*Approval of a Grant Agreement for the Oregon Fiscal Year 2023-2025 Justice Reinvestment Program. Grant value is \$1,246,164 for 1 year. Funding through the Oregon Criminal Justice Commission. No County General Funds are involved. – CCSO

3. \*Approval of a Grant Agreement with the Federal Bureau of Justice Assistance for the Matthew Shepard and James Byrd, Jr. Hates Crimes Program. Anticipated Grant Award is \$800,000 over 4 years. Funding through the US Department of Justice. No County General Funds are involved. – DA

## **B. Technology Services**

1. Approval for a Lease Agreement with OneNeck IT Solutions LLC for rack space in a Bend Data Center. Total value is \$37,900 over 5 years. Funding is through the Clackamas Broadband eXchange cable lease revenue. No County General Funds are involved.

## **C. \*Health, Housing, & Human Services**

1. Approval of Amendment #3 expanding the scope of work and increasing funding of a personal services contract with The Father's Heart Street Ministry for emergency shelter, winter shelter, and housing navigation. Amendment value is \$1,483,954.52 for 8 months. Contract value is increased to \$4,763,816.52 for 2 years. Funding is through Metro Supportive Housing Services Measure funds. No County General Funds are involved.
2. Approval of a Revenue Intergovernmental Grant Agreement with the Oregon Department of Human Services for Older Americans Act and Oregon Project Independence Programs. Agreement value is \$8,162,820 for two years. Funding is through the US Department of Health and Human Services, Oregon Department of Human Services, with matching funds of \$261,628 in budgeted County General Funds.

Clerk Mayernik read the consent agenda. Chair Smith asked if any Commissioner wished to remove any item from the consent agenda. No request were heard.

Commissioner Schrader: "I move we approve the consent agenda." Commissioner Savas seconded the motion. No further discussion was heard.

Clerk to the Board Tony Mayernik called the poll

Commissioner West Aye

Commissioner Savas Aye

Commissioner Schrader Aye

Chair Smith Aye; motion passes 4-0.

## **III. PUBLIC COMMUNICATION**

Chair Smith opened the meeting for public testimony.

Mike Hammons (Damascus) – Water Environment Services Sanitary Sewer Standard 5.1.1 and its effect on potential development in the Damascus area

Mike Hanks (Clackamas) – Water Environment Services Sanitary Sewer Standard 5.1.1 and its effect on potential development in the Damascus area

Rick Dodge (Milwaukie) – Opposition to Diversity, Equity, and Inclusion

Chair Smith closed the meeting for public testimony.

## **IV. COUNTY ADMINISTRATOR UPDATE**

County Administrator Schmidt recognized Disaster Management staff for their work on behalf of citizens in the Hoodland area during the recent weather events.

## **V. COMMISSIONER COMMUNICATION**

Commissioner Schrader made comments on economic development.

Commissioner Savas made on the Sunrise Visioning Committee, County governance, and the recent reorganization of the Equity and Inclusion Office.

Commissioner West made comments on the recent reorganization of the Equity and Inclusion Office.

Chair Smith made comments on the upcoming Oregon legislative session.

Chair Smith adjourned the meeting at 11:00 AM.

Welcome to Damascus Oregon. Brought into the Urban Growth Boundary in 2002, and home to approximately 10,000 residents who took it upon themselves to adopt a plan they could support. Embarking on a 14 year effort that included countless hours of community discussions and hundreds of public meetings, they chose to hold themselves to an extremely high standard. Protect what needs protecting, use only the best examples of urban design and keep the worst out while creating value for all. Having served on committees whose sole responsibility was to listen and recommend to those in charge of adopting a plan that would be supported by the vast majority, I am in a unique position to present the plan those elected to represent us and their consultants refused to put on paper, so I, Michael Hammons have taken it upon myself to put those ideas and fine print on paper for all the world to see. With the help of S. Hammons of Smooth Water Design LLC. Az, here they are in a completed form.

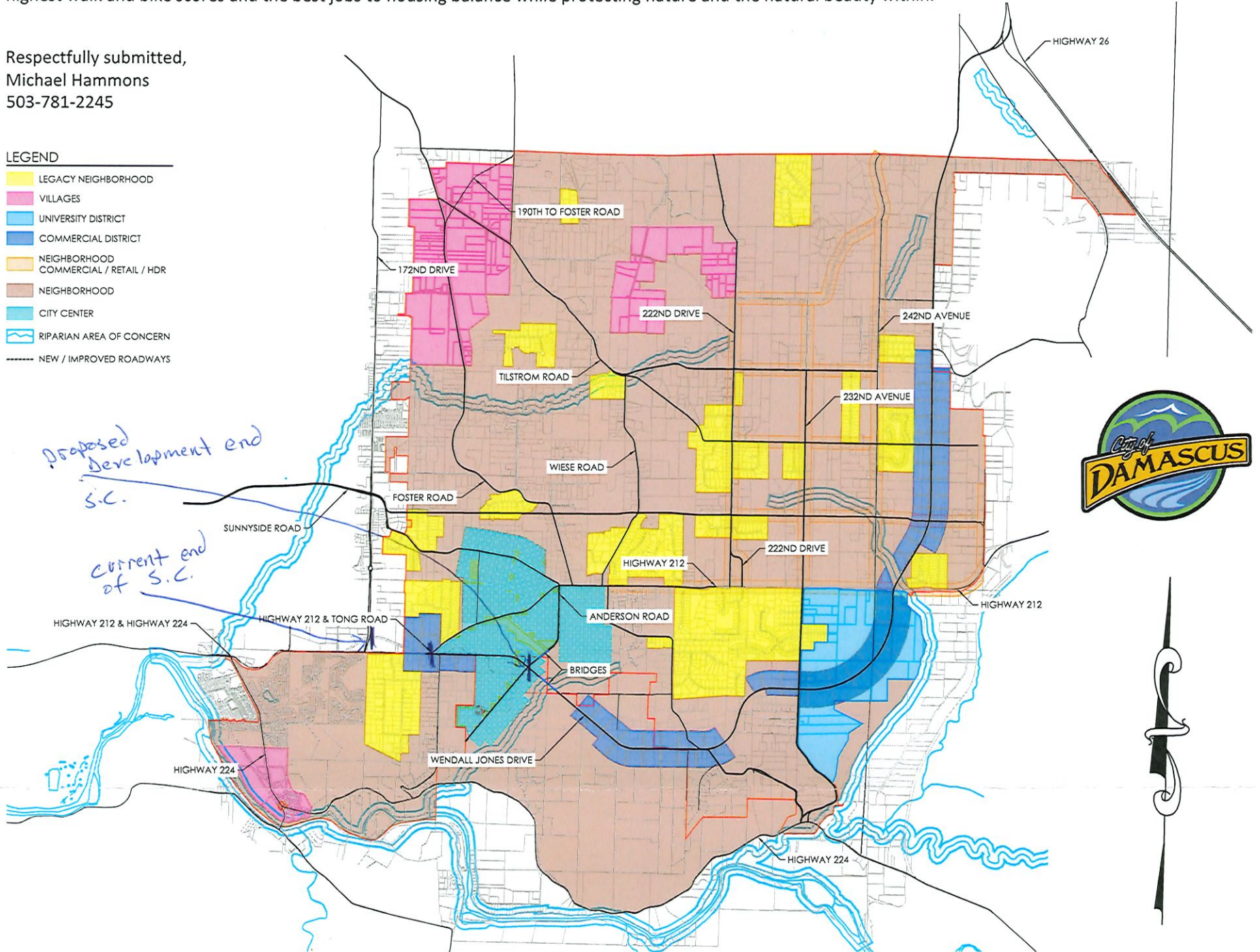
Damascus, City of New Beginnings, was recognized as a community originally in 1867 and again in 2004 as a community with its own zip code, 97089.

As Damascus now will forever be known, may it be known as a place where the residents held themselves to the highest standards of urban design, with the highest walk and bike scores and the best jobs to housing balance while protecting nature and the natural beauty within.

Respectfully submitted,  
 Michael Hammons  
 503-781-2245

**LEGEND**

- LEGACY NEIGHBORHOOD
- VILLAGES
- UNIVERSITY DISTRICT
- COMMERCIAL DISTRICT
- NEIGHBORHOOD COMMERCIAL / RETAIL / HDR
- NEIGHBORHOOD
- CITY CENTER
- RIPARIAN AREA OF CONCERN
- NEW / IMPROVED ROADWAYS



- THE NEIGHBORHOOD RESIDENTIAL ZONE, URBAN SCALE DEVELOPMENT AS DESCRIBED IS ONLY ALLOWED ON THE 0-15% SLOPE. THE 15-25% SLOPE IS ALLOWED ONE UNIT PER 2.5 ACRES, THE 25-35% SLOPE IS ALLOWED ONE UNIT PER 5 ACRES AND THE OVER 35% SLOPE IS ALLOWED ONE UNIT PER 10 ACRES.
- INTERIM RESIDENTIAL DEVELOPMENT IS ALLOWED IN SUCH A WAY AS IT DOES NOT ADVERSELY IMPACT THE FUTURE URBAN POTENTIAL. DENSITY IS ONE UNIT PER ACRE WITH PUBLIC WATER AND ONE UNIT PER 2 ACRES WITH WELL.
- INTERIM COMMERCIAL, RETAIL AND INDUSTRY IS ALLOWED WHERE ACCESS IS APPROPRIATE
- 4 DWELLING UNIT CREDITS PER ACRE ARE GIVEN TO ALL OWNERS OF RECORD UPON ADOPTION OF THIS PLAN. THOSE CREDITS CAN BE USED TO DEVELOP YOUR OWN LOW DENSITY RESIDENTIAL OR CAN BE SOLD TO SOMEONE THAT WANTS TO USE THEM. DENSITY CREDITS ARE NOT NEEDED FOR MEDIUM OR HIGH DENSITY DEVELOPMENT.
- NEIGHBORHOOD RESIDENTIAL ZONING IS PRIMARILY 4-8 UNITS PER ACRE DETACHED SINGLE FAMILY RESIDENTIAL, WITH AN APPROPRIATE MIX OF DUPLEXES, 4 PLEXES, AND UP TO 20 UNIT COURT YARD TYPE APARTMENTS. CARE FACILITIES, ADU'S AND PARKS ARE ALL EXPECTED WITHIN THE NEIGHBORHOOD. IF SERVICES ARE NOT LOCATED WITHIN WALKING DISTANCE TO THE NEIGHBORHOOD, AN APPROPRIATE AMOUNT OF COMMERCIAL/ RETAIL IS ALLOWED, PREFERABLY ON A COLLECTOR OR ARTERIAL STREET.
- PARKS AND ANY MAJOR OPEN SPACE ARE TO BE BORDERED WITH ROADS, WITH DEVELOPMENT ONLY ON THE OPPOSITE SIDE.
- NEIGHBORHOOD COMMERCIAL, RETAIL, AND ASSOCIATED HIGH DENSITY RESIDENTIAL ARE ALLOWED ON DESIGNATED ARTERIALS WHERE APPROPRIATE WITHIN A 200' CORRIDOR ON EACH SIDE OF THE ARTERIAL.
- VILLAGE DESIGNATION ALLOWS ALL USES EXPECTED WITHIN THE VILLAGE BASED ON A PLAN THE PROPERTY OWNERS AND CITY AGREE ON.
- UNIVERSITY DISTRICT IS EXPECTED TO BE A WORLD CLASS EDUCATION, PARKS AND JOBS DISTRICT LAID OUT IN SUCH A WAY AS TO TAKE ADVANTAGE OF THE INCREDIBLE VIEWS AVAILABLE TO ALL.
- NO OBNOXIOUS USES ARE ALLOWED ANYWHERE WITHIN THE CITY AND ANY NEW USES MUST BE CONSIDERATE TO EXISTING USES.
- ALL EXISTING USES ARE ALLOWED AND ENCOURAGED, URBAN SCALE FARMING IS ALSO ENCOURAGED.
- LEGACY NEIGHBORHOOD, ALLOWS NEW LOTS WITHIN WHICH ARE AT LEAST 90% THE SIZE OF AVERAGE LOTS WITHIN THE NEIGHBORHOOD. ADU'S ARE ALSO ALLOWED THAT DO NOT ADVERSELY IMPACT THE NEIGHBORS. IF LEGACY NEIGHBORHOOD LOTS FRONT AN ARTERIAL IN APPROPRIATE PLACES, THE NEIGHBORHOOD COMMERCIAL, RETAIL AND ASSOCIATED HIGH DENSITY RESIDENTIAL USES ARE ALLOWED WITHIN THE 200' CORRIDOR.
- RIPARIAN AREA OF CONCERN IS FOR YEAR ROUND STREAMS AND WETLANDS. A 200' BORDER AROUND AND ON EACH SIDE IS FOR CONSIDERING THE WILDLIFE ACCESS, THE ABILITY TO KEEP THE WATER COOL AND TO ALLOW FOR APPROPRIATE FILTRATION OPPORTUNITIES. WHERE THE NEEDS CAN BE MITIGATED WITH LESS WIDTH, IT IS ALLOWED.
- AS DAMASCUS VALUES THEIR PARKS, WILDLIFE CORRIDORS, OPEN SPACE AND RIPARIAN AREAS, WE HEREBY UPON ADOPTION OF THIS PLAN WILL VALUE THOSE AREAS BY CITY DECREE TO BE AS LEAST AS VALUABLE AS THE LOW DENSITY DEVELOPABLE LAND WITHIN DAMASCUS. IF THE CITY OF DAMASCUS OR ANY OTHER GOVERNMENTAL JURISDICTION DESIRES TO PURCHASE THOSE PROPERTIES, THEY WILL BE REQUIRED TO VALUE THE PROPERTY ACCORDINGLY. CURRENT TAX DEFERRALS FOR THOSE ZONES WILL STILL BE ALLOWED.
- AND LASTLY, THROUGH THIS EFFORT, THE RESIDENTS AND PROPERTY OWNERS HAVE SEEN THAT ANY PROPERTY COULD BE ZONED FOR ANY USE AND BACKED UP WITH SCIENTIFIC PROOF THAT IT IS APPROPRIATE, SO THE COLORS ON THIS MAP REPRESENT A GOOD FAITH EFFORT TO CREATE THE WORLD CLASS CITY WE WANTED, WITH THE BEST EXAMPLES OF URBAN DESIGN, KEEPING OUT THE WORST, WHILE PROTECTING AND VALUING THE EXISTING PEOPLE AND ENVIRONMENT. IF YOU WANT SOMETHING ELSE, GET YOUR NEIGHBORS AND THE CITY TO AGREE AND IT WILL BE ALLOWED WITHOUT THE BURDEN OF A COMPREHENSIVE MAP CHANGE. UPDATES WILL COME PERIODICALLY AS AGREED BY THE VAST OVERWHELMING MAJORITY.

