



## Water Environment Services Advisory Committee Meeting Summary

**Date:** October 24, 2019  
**Time:** 6:30 – 8:00 pm  
**Location:** Water Environment Services, 150 Beaver Creek Road, Oregon City  
 Development Services Building, Auditorium / Room 115

### Meeting Objectives

- Approve July 18, 2019, meeting summary
- Request for recommendation
  - WES Rules and Standards update – EDU methodology

**Presentation(s):** PowerPoint – WESAC Presentation\_20191024

**Facilitator:** Diana Helm, WES Advisory Committee Chair

### Attendees:

#### Members

2 seats open		Russ Axelrod		Rita Baker		Jim Bernard	
Christopher Bowker	X	Tessah Danel		Greg DiLoreto	X	Markley Drake	X
Angel Falconer	X	Greg Geist		William Gifford	X	Renee Harbor	X
Diana Helm	X	Roseann Johnson	X	Kay Mordock		Michael Morrow	X
Karin Power		Ron Weigel	X				

#### Clackamas County/WES Staff

Jim Bernard		Erin Blue	X	Lynne Chicoine	X	Greg Eyerly	X
Amanda Keller		Shelly Parini		Chris Storey	X	Doug Waugh	
Ron Wierenga	X	Gary Schmidt					

### Public

Brian Johnson, Ed Nieto, Frank O’Donnell, Chris Randall

Diana Helm, WES Advisory Committee Chair, convened the meeting at 6:31 pm.

Chris Storey, WES Assistant Director, welcomed everyone and gave general updates.

- Mr. Storey welcomed Roseann Johnson as an official member of the Committee filling a development seat.
- He informed there are two open recruitments and encouraged the Committee to have qualified people apply.
  - 1 business owner/manager seat
  - 1 unincorporated seat
- He noted there were a few expiring terms as of December 31, 2019, and that the Director would be reaching out personally to discuss with those individuals.
- Mr. Storey thanked Shelly Parini and the PGA team, Todd Loggan and Ed Nieto, for their contributions while creating the WES Annual Report.
- He gave a brief OR Consensus update.

[[[A motion was made by Greg DiLoreto to approve the WES Advisory Committee meeting summary of July 18, 2019. The motion was seconded by Michael Morrow and then approved.]]]

Ron Wierenga, WES Environmental Services Manager, and Erin Blue, WES Financial Analyst, gave a presentation titled WES Rules and Standards Update Equivalent Dwelling Unit (EDU) Methodology (refer to PowerPoint presentation – Rules & Standards Update EDU).

Mr. Wierenga noted he was seeking concurrence on recommended methodologies.

Discussion occurred around the data provided and the impacts of the presented methodologies related to non-residential EDUs. Mr. Wierenga noted the goal was to find the most accurate and fair methodology.

Discussion occurred regarding how the EDU calculation translates to the SDCs and if they impact projected SDC revenue and potentially the WES Capital plan. Mr. Storey explained EDUs were more policy driven and technical than rate driven. He noted it was not possible to narrow down to exact use and WES would like to implement the fairest methodology.

Mr. Wierenga requested to have separate recommendations for non-residential and residential methodologies.

[[[A motion was made by William Gifford to support Staff's recommended approach for non-residential EDU assignment which includes; maintaining WES's current use-based method, eliminating 'land area' from the general commercial formula and just using building area, modifying square footage units in the general commercial formula for warehouses and office/retail, and modernizing categories. The motion was seconded by Greg DiLoreto and then approved.]]]

Mr. Wierenga noted there would be approximately 6 months until formal adoption and Staff would continue on the path of the Committee recommendation.

Ms. Blue began reviewing slides related to residential EDUs.

Robust discussion occurred regarding dwelling sizes and occupancy, and the impact on housing trends and availability. Discussion also occurred regarding how many categories (3 or 5) would better capture use and be fair and affordable.

Ms. Johnson recommended WES consider Buildable Lands Inventory.

Ms. Helm noted the meeting was nearing end and suggested the conversation be revisited at the next meeting allowing further thought and discussion.

Mr. Storey noted the November meeting agenda would revisit the request for recommendation of a methodology for residential EDUs, continued discussion of SDCs, and a decision of year 2020 meeting frequency and length.

Ms. Helm adjourned the meeting at 8:07 pm.