



**CLACKAMAS COUNTY COORDINATING COMMITTEE (C4)
Agenda**

**Thursday, December 3, 2015
6:45 PM – 8:30 PM**

Development Service Building
Main Floor Auditorium, Room 115
150 Beaver Creek Road, Oregon City, OR 97045

1. 6:45 p.m. **Pledge of Allegiance**
Welcome & Introductions
Commissioner Paul Savas & Mayor Brian Hodson, Co-Chairs
Housekeeping
 - Approval of November 5, 2015 C4 Minutes Page 2
 - C4 Membership Changes for 2016 (non-city members)
2. 6:50 p.m. **Economic Development Forum**
 - *Guests: Renate Mengelberg (Canby), Michael Walters (Happy Valley), and Jamie Johnk (Clackamas County)*
 - Supplemental Materials Page 6
3. 7:35 p.m. **Lobby Coordination for 2016 Session**
4. 7:45 p.m. **2015 Retreat Action Items Update**
5. 7:50 p.m. **Monthly Updates**
 - R1ACT
 - Metro Mayors Consortium
 - JPACT/MPAC Update
6. 8:05 p.m. **Adjourn**

CLACKAMAS COUNTY COORDINATING COMMITTEE (C4)
Agenda

DRAFT MINUTES

Thursday, November 5, 2015
6:45 PM – 8:30 PM

Development Service Building
Main Floor Auditorium, Room 115
150 Beavercreek 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.); **Damascus:** Diana Helm; **Estacada:** Brent Dodrill; **Fire Districts:** John Blanton; **Hamlets:** Rick Cook (Alt.); **Happy Valley:** Markley Drake; **Metro:** Carlotta Collette; **Milwaukie:** Mark Gamba; **Molalla:** Jimmy Thompson; **Sandy:** Jeremy Pietzhold; Carl Exner; **Sanitary:** Terry Gibson; **Transit Agencies:** Stephan Lashbrook; Julie Wehling (Rural); **Water Districts:** Hugh Kalani; **Wilsonville:** Tim Knapp; Julie Fitzgerald (Alt.)

Staff: Trent Wilson (PGA); Chris Lyons (PGA); Karen Buehrig (DTD)

Guests: Tootie Smith (Clackamas County); Shirley Craddick (Metro); Nancy Gibson (Clackamas River Water); Mark Ottenad (Wilsonville); Megan McKibben (Rep. Kurt Schrader); Ben Bryant (Happy Valley); Councilor Brenda Perry (West Linn); Jaimie Lorenzini (Happy Valley); Luke Norman (Clackamas Community College); Bob Cochran (Clackamas Community College); LeeAnne Fergason (Safe Routes To Schools); Bob Martin (West Linn); Annette Mattson (PGE); Andrew Plambeck (ODOT); Rich Watanabe (ODOT); Zoe Monahan (Tualatin); Tracie Heidt (Canby); John Lewis (Oregon City); Anne Roth (Linwood PTA); Trey Higgemann (Linwood Student); Angel Falconer (Milwaukie PSAC); David Barenberg (West Linn Consultant)

<<<<<<<< DRAFT MINUTES >>>>>>>>

Pledge of Allegiance

Welcome & Introductions

Commissioner Paul Savas & Mayor Brian Hodson, Co-Chairs

Housekeeping

Approved October 1, 2015 C4 Minutes

STIP Update

Guests: Rich Watanabe and Andrew Plambeck – ODOT

Andrew provide C4 members with an update on the STIP, which is Oregon’s ongoing program to preserve and develop the state’s road, public transit, bike and pedestrian infrastructure. The STIP outlines the

state's transportation priorities for the next four years. November 20 is the deadline for Enhance proposals.

Potential Projects

Karen Buehrig discussed a list of projects that will be submitted for potential funding, most of which are contained in the C4 meeting packet.

In response to a question from Councilor Drake, Karen clarified that \$11 million is available for ODOT Region 1.

Mayor Gamba: Milwaukie is pursuing a bike/ped path to connect downtown Milwaukie to a residential neighborhood.

Mayor Knapp: Wilsonville is pursuing funding through ConnectOregon and the STIP for a trail connection under I-5 as well as a pedestrian bridge over I-5.

Councilor Perry: West Linn is pursuing a protected bike and pedestrian path along Highway 43.

Julie Wehling: The City of Sandy and Sandy Transit are applying for bus replacement.

John Lewis: Oregon City is applying for ADA, sidewalk, and lighting improvements along five blocks of Main Street.

Karen Buehrig: Clackamas County is applying for \$2 million for rectangular rapid flash beacons for pedestrians, which would pay for roughly 20 beacons spread throughout the county. Terry Gibson thanked the county for this, noting that it is very important along McLoughlin Boulevard.

Karen Buehrig: Clackamas County also is applying for a pedestrian overcrossing of I-205 near the Clackamas Town Center.

Karen Buehrig: Mentioned that the Oregon Parks & Recreation Department is planning to apply for funding to improve the Cazadero Trail so that it links to Estacada.

Clackamas Community College will be applying for ConnectOregon dollars to fund a CCC Transit Center. Karen Buehrig: Noted that Molalla is seeking funding for bike/ped improvements along OR-211.

Safe Routes to Schools (SRTS)

Presented by LeeAnne Ferguson – Safe Routes Advocate

LeeAnne gave a presentation on "Safe Routes to Schools For Every Kid." This effort seeks safe, convenient, and fun opportunities for children to bicycle and walk to and from schools as a means to foster livable, vibrant communities. Currently, advocates are focused on getting dedicated funding for making safety improvements in light of the lack of funding for education, equipment, and infrastructure. Specifically, advocates are seeking \$15 million in dedicated funding through Regional Flexible Funds, which would double the current investment.

Local residents, including a student, also spoke about their on-the-ground experiences with a lack of sidewalks and the resulting dangerous conditions for pedestrians.

Marijuana Jurisdiction Update

Commissioner Smith shared that the Board of County Commissioners has been hearing public testimony on recreational marijuana and that the county has been working very diligently on time, place and manner regulations. The County has chosen not to put this to the ballot since Measure 91 passed in the county.

Commissioner Savas noted that regulation of marijuana grows is the biggest challenge, given the various impacts associated with the practice including odor, noise and lighting.

Councilor Pietzhold and Mayor Hodson shared that the cities of Sandy and Canby will be putting the issue to the voters in 2016.

Councilor Thomson shared that Molalla will be creating corridors where dispensaries may be located.

Councilor Perry mentioned that West Linn has chosen not to give out licenses for dispensaries.

Mayor Gamba noted that Milwaukie has a code in place for medical marijuana and that the city is working on new code language for grows and processing.

Councilor Drake mentioned that Happy Valley is seeing opposition from shopping centers who do not want dispensaries.

John Lewis: Oregon City is likely to put the issue to voters in 2016.

Annette Mattson: There is a great deal of interest to rent properties where marijuana may be grown.

Councilor Fitzgerald and Commissioner Smith noted how a great deal of the marijuana revenues will need to be spent on regulation and enforcement.

Mayor Knapp: Wilsonville is awaiting a ruling on a Cave Junction case, which has the potential to affect how this issue is handled.

Mayor Gamba: The only revenue will come from retail sales.

Mayor Gamba and Commissioner Smith raised issues relating to how crops are taxed in Oregon and whether marijuana is treated the same way as other crops.

Councilor Thompson noted that Oregon saw much larger marijuana sales than Colorado.

2016 State Legislative Priorities

Clackamas County shared that the first bill deadline for the upcoming session is November 24, 2015. Clackamas County produces a state and federal agenda every year that is approved by the Board of County Commissioners – which has not occurred yet. Issues that Clackamas County anticipates in the upcoming session include brownfield redevelopment, protecting justice reinvestment grant dollars, veterans' preference rules, updating recreational marijuana laws (including limiting promotion of products to youth), an increase in the state Transient Lodging Tax from 1% to 2%, and land use legislation promoting subregional consideration of housing and employment needs in the metro region. Clackamas County expects the much anticipated transportation package will be moved to the 2017 session, and that minimum wage will be the "hot topic" in 2016.

Wilsonville shared its bi-annual agenda, and recommended that every city consider and approve such an agenda on broad policy issues, which encourages long term planning and clear positioning during legislative sessions. Noted Wilsonville would likely disagree with the County on land use positions.

Happy Valley intends to look at ways to seek a permanent funding mechanism for a police district in order to keep their low city tax rate and avoid constant renewals of the district.

Milwaukie noted they were watching issues related to "carbon pricing" and the minimum wage increase.

City members also discussed the value of the League of Oregon Cities (LOC), and LOC's annual survey to develop broad policy for cities.

Many agreed the mediation between Lake Oswego, West Linn, Tualatin, and the County makes the "Stafford remand" issue hard to discern if it will be ripe for session. Metro feels the issue can be resolved locally through a technical fix.

Monthly Updates

R1ACT:

No update needed because of the STIP discussion.

Mayors Meeting Consortium:

Nothing to report but it was noted that the name should be corrected to the Metropolitan Mayors Consortium. Commissioner Savas suggested that the meeting be open to the public. Mayor Knapp mentioned that the mayors preferred a private meeting in order to discuss strategy, and Mayor Helm noted that the venue is a safe place at which mayors may freely share ideas.

JPACT/MPAC Update:

JPACT will be approving the 2018 RTP Update Work Plan, as well as discussing MTIP and RFFA policy options.

MPAC will be discussing the RTP update, as well as a solid waste roadmap and an industrial lands readiness project.

Adjourn



Metro Community Planning and Development Grant: **North Milwaukie Industrial Area (NMIA) Plan**

Presented By: Clackamas County Business & Economic Development
December 3, 2015

NMIA Project Overview

The purpose of the North Milwaukie Industrial Area (NMIA) Plan project is to develop a framework plan and implementation strategy that will provide guidance for future redevelopment of the NMIA as a vibrant, mixed-use urban area where light industrial, manufacturing, commercial, and residential uses are developed in a strategic and compatible way to achieve community and economic goals of the City of Milwaukie and Clackamas County.

NMIA Project Management Team

City of Milwaukie Project Team:

- Alma Flores, Community Development Director
- Denny Egner, Planning Director
- Vera Kolas, Associate Planner

Clackamas County Project Team:

- Gary Barth, Business & Community Services Director
- Catherine Comer, Economic Development Manager
- Jamie Johnk, Economic Development Coordinator

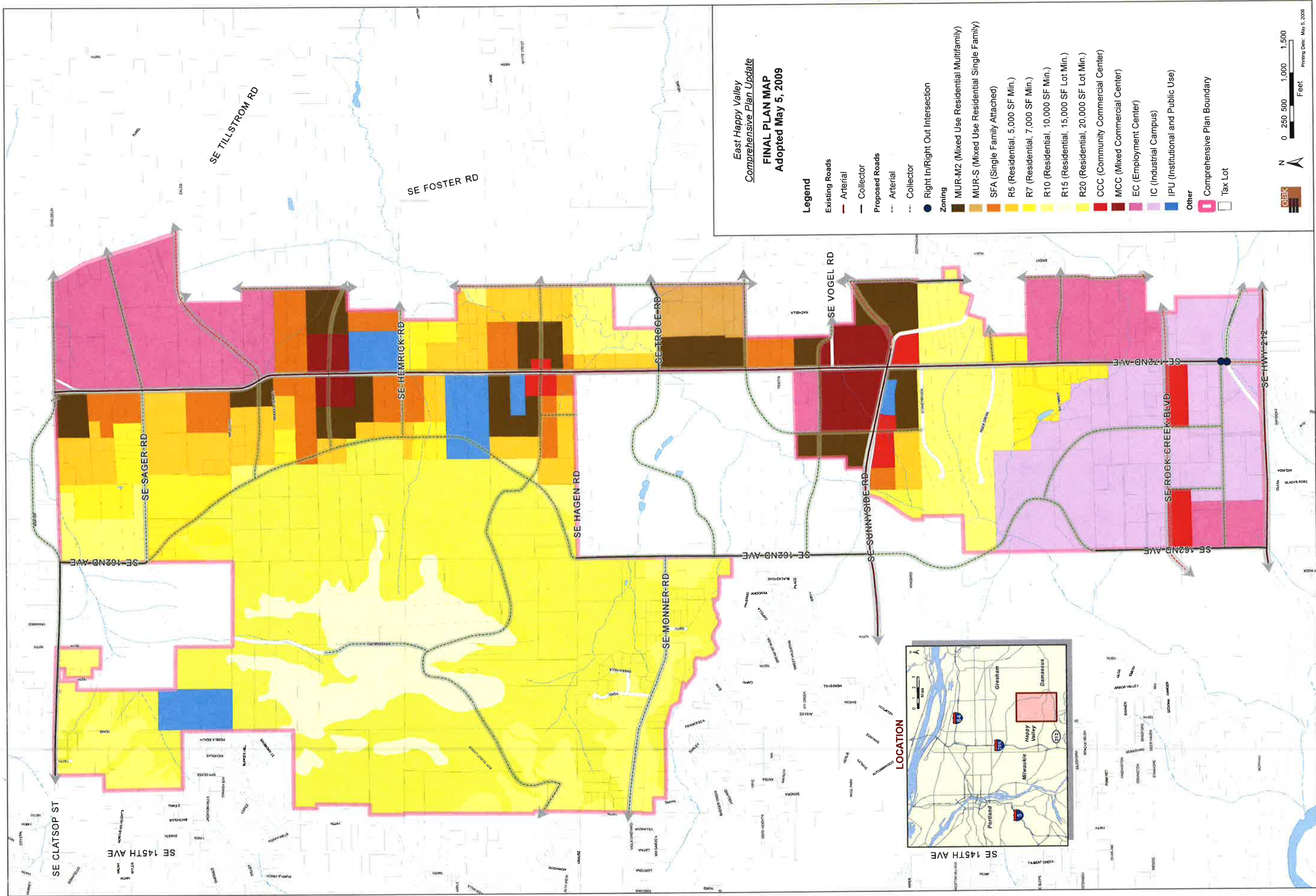
NMIA Project Goals

To encourage a balance of uses with the objective of increasing private capital investment and family-wage job creation. The following anticipated outcomes from the NMIA Project have been identified:

- Involve stakeholders and community members in the planning process.
- Prepare a framework plan and an implementation strategy to provide for future development of the NMIA.
- Incorporate strategies outlined in the 2013 Tacoma Station Area Plan.
- Strategies to fund public improvements through a combination of public and private sources.
- City adoption of zoning code and comprehensive plan amendments to implement the plan.

NMIA Project Map





East Happy Valley
Comprehensive Plan Update
FINAL PLAN MAP
Adopted May 5, 2009

Legend

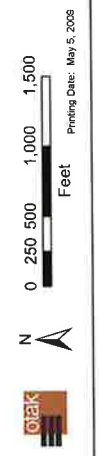
- Existing Roads**
 - Arterial
 - Collector
Proposed Roads
 - - Arterial
 - - Collector
 ● Right In/Right Out Intersection

Zoning

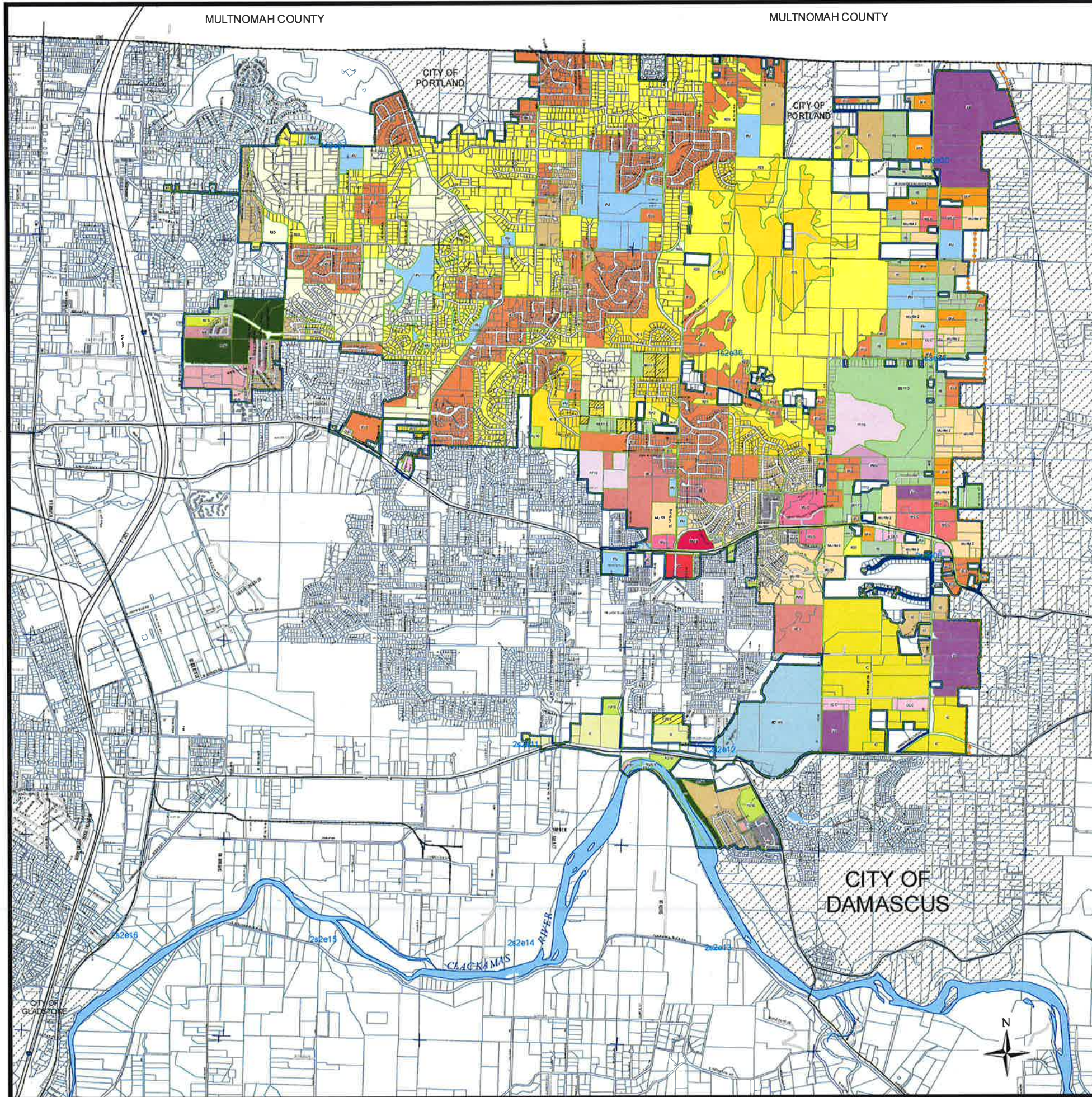
- MUR-M2 (Mixed Use Residential Multifamily)
- MUR-S (Mixed Use Residential Single Family)
- SFA (Single Family Attached)
- R5 (Residential, 5,000 SF Min.)
- R7 (Residential, 7,000 SF Min.)
- R10 (Residential, 10,000 SF Min.)
- R15 (Residential, 15,000 SF Lot Min.)
- R20 (Residential, 20,000 SF Lot Min.)
- CCC (Community Commercial Center)
- MCC (Mixed Commercial Center)
- EC (Employment Center)
- IC (Industrial Campus)
- IPU (Institutional and Public Use)

Other

- Comprehensive Plan Boundary
- Tax Lot



City of Happy Valley Land Use Zoning



- R-5 (1 Unit / Per 5,000 Sq. Ft.)
- R-7 (1 Unit / 7,000 Sq. Ft.)
- R-8.5 (1 Unit / 8,500 Sq. Ft.)
- R-10 (1 Unit / 10,000 Sq. Ft.)
- R-15 (1 Unit / 15,000)
- R-20 (1 Unit / 20,000 Sq. Ft.)
- R-40 (1 Unit / 40,000 Sq. Ft.)

- Future Urban -- 10 acres (FU10)
- Planned Mixed Use (PMU)
- Mixed Use Residential -- Single Family (MUR-S)
- Mixed Use Residential -- Attached (MUR-A)
- Mixed Use Residential -- Multi-Family Low Density (MUR-M1)
- Mixed Use Residential -- Multi-Family Medium Density (MUR-M2)
- Mixed Use Residential -- Multi-Family High Density (MUR-M3)
- Mixed Use Residential -- Mixed Buildings (MUR-X)
- Single-Family Attached Residential (SFA)
- Institutional and Public Use -- (IPU)
- Sunnyside Village: Townhouse (VTH)
- Sunnyside Village: Office (VO)
- Sunnyside Village: Commerical (VC)
- Mixed Use Commercial (MUC)
- Mixed Use Employment (MUE)
- Employment Center
- Industrial Campus (IC)

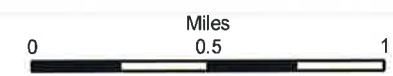
- Community Commercial Center (CCC)
- Mixed Commerical Center (MCC)
- Rock Creek Mixed Employment (RC-ME)

- County Zoning**
- R-2.5 (1 Unit / Per 2,500 Sq. Ft.)
 - R-20 (1 Unit / 20,000 Sq. Ft.)
 - Rural Residential Farm Forest -- RRF-5 (5 acres)
 - Farm Forest -- 10 Acres (FF-10)
 - Open Space Management (OSM)
 - Office Commerical (OC)
 - Medium High Density Residential District (MR-1)
 - Medium High Density Residential District (MR-2)
 - High Density Residential (HDR)
 - Village Standard Lot Residential District (VR57)
 - Light Industrial (I2)

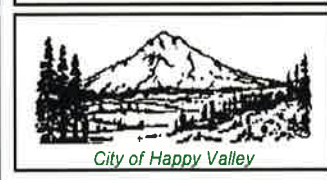
- Annexation Effective 12-18-2010
- Zone Boundaries
- Happy Valley City Boundary
- Other Cities
- Tax Lot Parcels
- Happy Valley/Damascus Boundary
- Clackamas County Jurisdiction

1 inch equals 1/6 miles

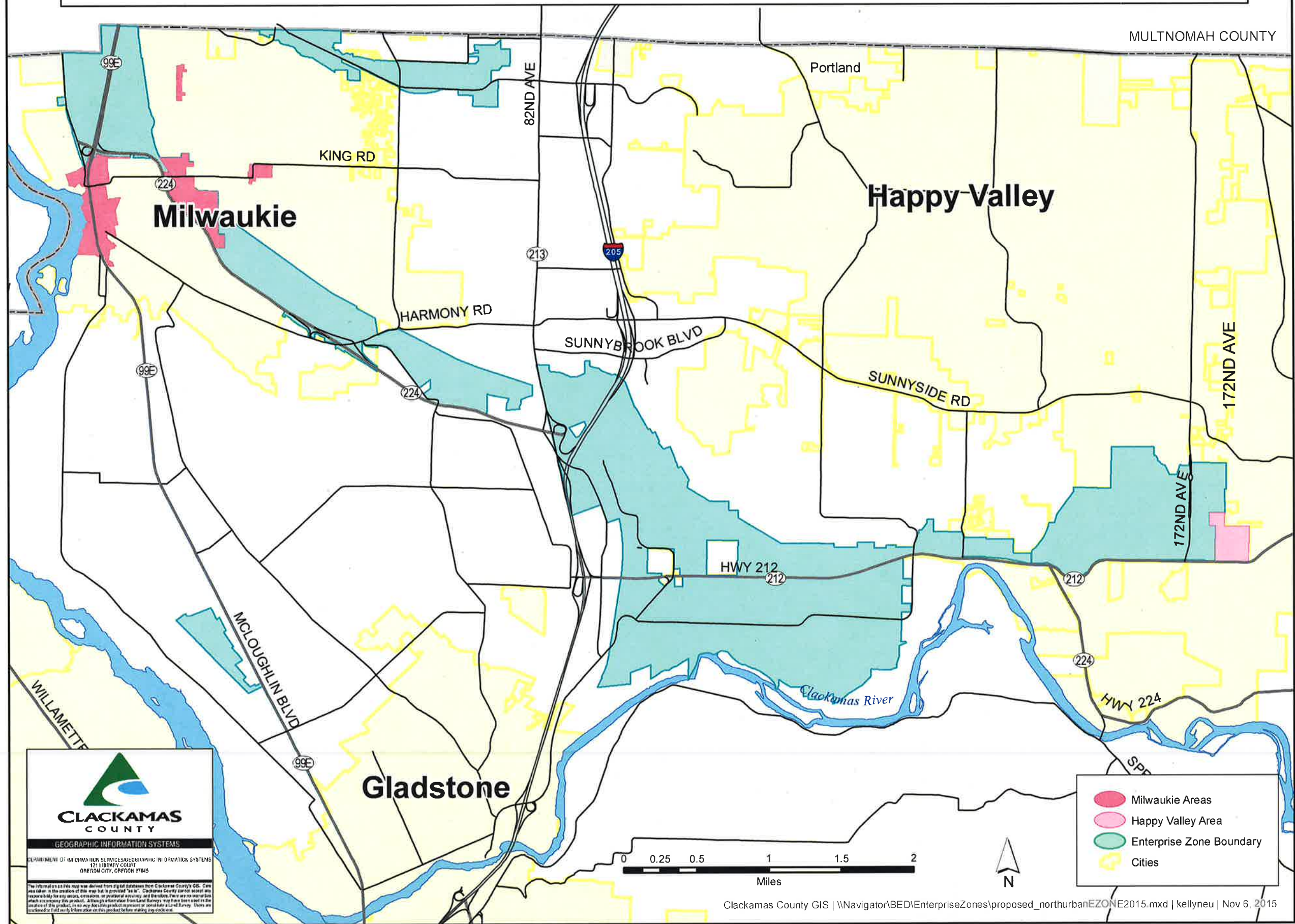
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Sources:
 Geographic data from Clackamas County (2009)
 Urban Growth Boundary set by Metro, 2002
 Map Printed: June 2009



North Urban Clackamas County Enterprise Zone - Proposed Expansions



CLACKAMAS COUNTY
 GEOGRAPHIC INFORMATION SYSTEMS
DEPARTMENT OF INFORMATION SERVICES/GEOGRAPHIC INFORMATION SYSTEMS
 121 LIBRARY COURT
 OREGON CITY, OREGON 97045

The information on this map was derived from digital databases from Clackamas County GIS. Care was taken in the creation of this map but is provided "as is". Clackamas County can not accept any responsibility for any errors, omissions, or partiality of accuracy, and the user assumes all liability for any use of this product, in any way. This product represents or constitutes a Land Survey. Users are cautioned to fully verify information on this product before making any decisions.

- Milwaukie Areas
- Happy Valley Area
- Enterprise Zone Boundary
- Cities

RIGHTEOUS CLOTHING AGENCY



**ISELIN
ARCHITECTS
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503-658-1942 ph
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NOT FOR
PRELIMINARY
CONSTRUCTION

DESIGN REVIEW SUBMITTAL

New Office Building for
Righteous Clothing Agency

15025 S.E. 172nd Avenue Happy Valley, OR 97015



VICINITY PLAN

PROJECT INFORMATION

PROJECT DESCRIPTION

THE PROPOSED PROJECT INCLUDES THE DEVELOPMENT OF A 1.55 ACRE PARCEL AND THE CONSTRUCTION OF A NEW CORPORATE OFFICE AND MANUFACTURING BUILDING FOR RIGHTEOUS CLOTHING AGENCY, A COMPANY THAT PRODUCES SCREEN PRINTED AND EMBROIDERED APPAREL AND ACCESSORIES FOR A WIDE VARIETY OF CORPORATIONS AND ORGANIZATIONS.

THE NEW BUILDING WILL INCLUDE A TWO STORY ADMINISTRATIVE OFFICE SECTION AND SINGLE STORY MANUFACTURING AND STORAGE AREAS, FOR A TOTAL AREA OF 17,480 SF. THE SITE DEVELOPMENT INCLUDES PAVED PARKING FOR 62 VEHICLES AND LOADING BAYS FOR THREE TRUCKS/VANS. SITE AMENITIES INCLUDE PAVED PEDESTRIAN WALKWAYS, A PATIO AND OUTDOOR SEATING AREA FOR EMPLOYEE USE, ENCLOSED GARBAGE AND RECYCLING AREA AND LANDSCAPING. INCLUDED AS PART OF THIS DEVELOPMENT WILL ALSO BE THE PAVING AND LANDSCAPE BUFFERING OF A SHARED DRIVEWAY AND STORMWATER DETENTION POND LOCATED ADJACENT TO S.E. 172ND AVENUE. THESE FACILITIES WILL SERVE THE TWO PARCELS TO THE EAST IN ADDITION TO THIS SITE.

PROPERTY LOCATION 15025 SE 172nd Ave
Happy Valley, OR 97015
1S 106CB 00300

COUNTY CLACKAMAS

SITE AREA 1.47 ACRES

ZONING INST - INSTITUTIONAL

BUILDING AREA	MAIN LEVEL	UPPER LEVEL	TOTAL	MEZZANINE
OFFICE	3,595 SF	2,772 SF	6,367 SF	
MANUFACTURING	8,233 SF		8,233 SF	1,949 SF (24%)
STORAGE	2,879 SF		2,879 SF	
TOTAL	14,707 SF	2,772 SF	17,479 SF	

DRAWING INDEX

- COV COVER SHEET
- A1.0 ARCHITECTURAL SITE PLAN
- A1.2 MAIN LEVEL FLOOR PLAN
- A1.3 UPPER LEVEL FLOOR PLAN, ROOF PLAN
- A2.1 BUILDING ELEVATIONS
- L1.0 LANDSCAPE PLAN
- L2.0 LANDSCAPE PLAN
- EXISTING CONDITIONS PLAN
- C1 PRELIMINARY UTILITY PLAN
- C2 PRELIMINARY GRADING & EROSION CONTROL PLAN
- SITE LIGHTING PLAN

OWNER

RIGHTEOUS CLOTHING AGENCY
15025 SE 172ND AVE
HAPPY VALLEY, OR 97015
CONTACT: RICK SALZ, OWNER
503-848-8188
RJS@RCHQ.COM

CIVIL ENGINEER

SISUL ENGINEERING, INC
375 PORTLAND AVE
GLADSTONE, OR 97027
CONTACT: TOM SISUL, PE
503-657-0188 P / 503-657-5779 F
TOMSISUL@SISULENGINEERING.COM

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1307 7TH STREET
OREGON CITY, OR 97045
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JESSICA@ISELINARCH.COM

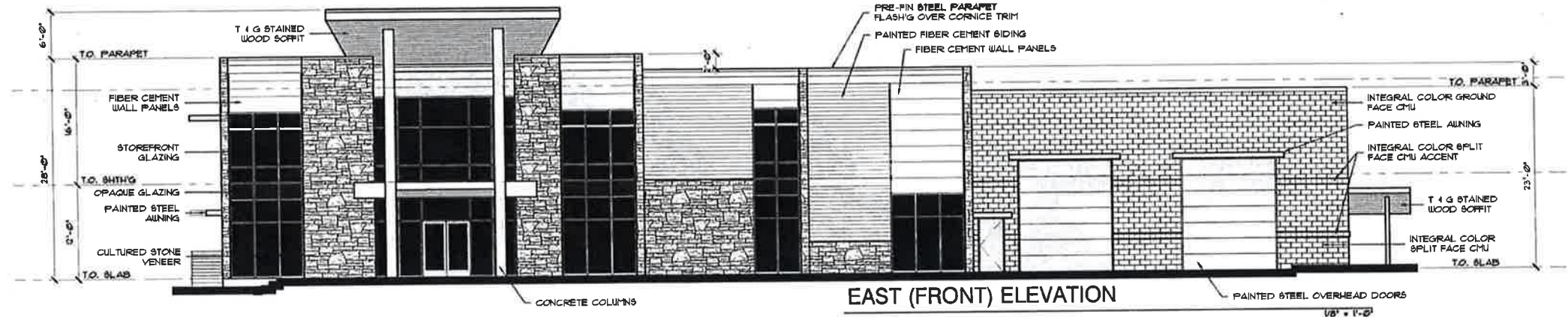
LANDSCAPE ARCHITECT

DARRELL MULCH
4645 NE 45TH
PORTLAND, OR 97218
CONTACT: DARRELL MULCH
503-222-7416 P / 503-249-5078 F
DDMULCH@YAHOO.COM

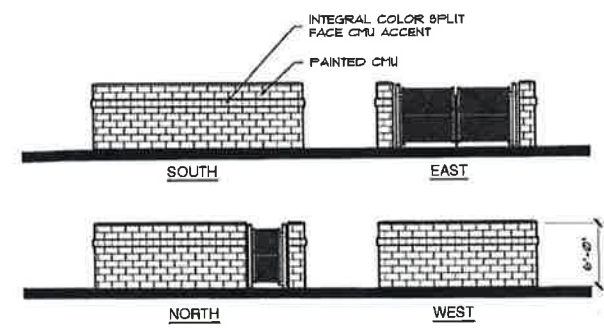
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FILE:
DATE: 5/28/15

SHEET #

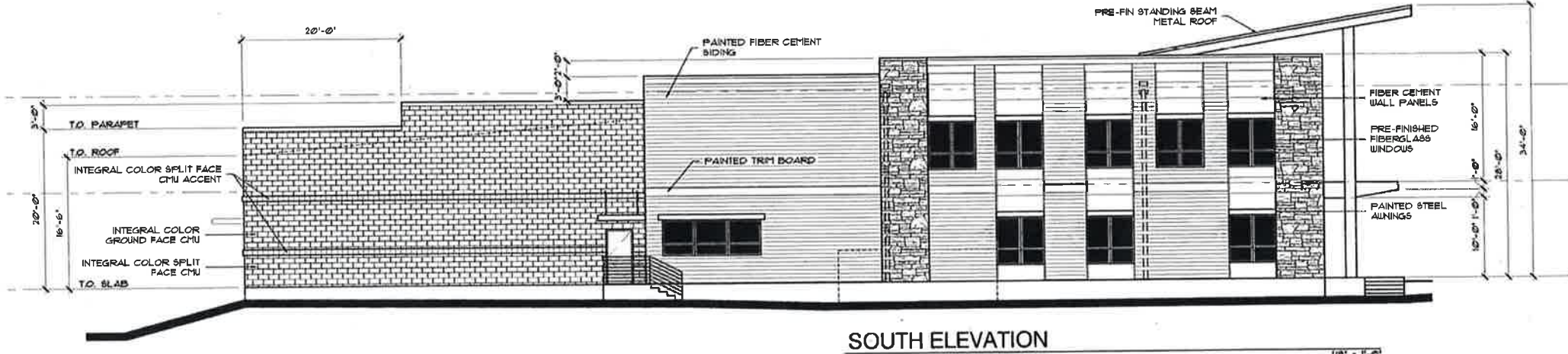
COV



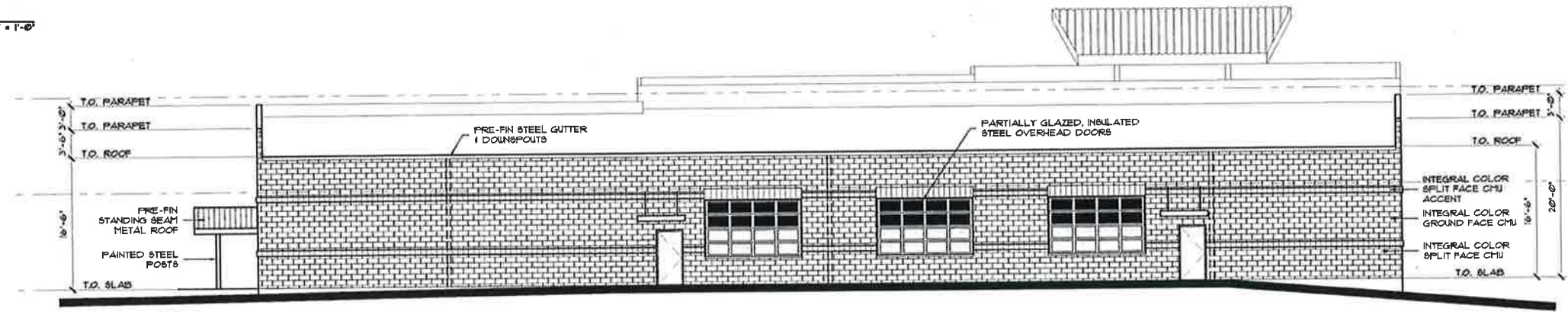
EAST (FRONT) ELEVATION



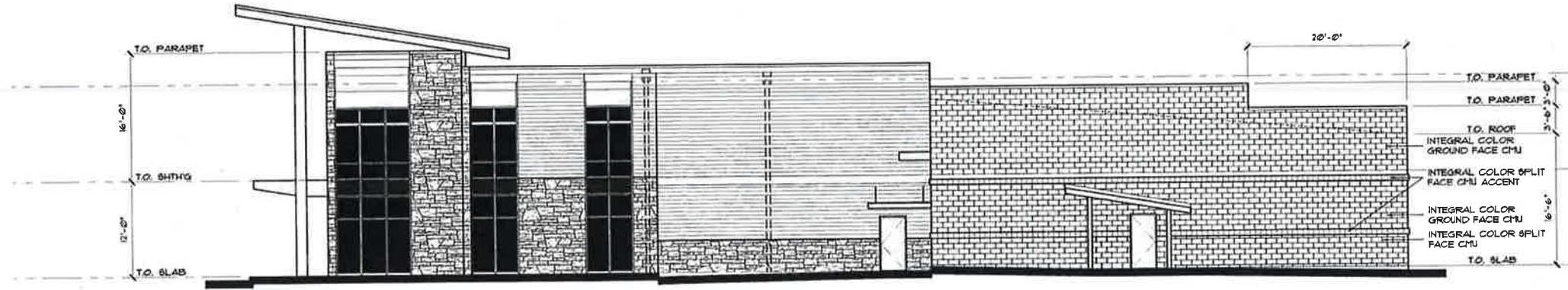
GARBAGE ENCLOSURE



SOUTH ELEVATION



WEST (REAR) ELEVATION



NORTH ELEVATION

ISELIN ARCHITECTS P.C.
 1307 Seventh Street
 Oregon City, OR 97045
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 www.iselinarchitects.com

NOT FOR
 PRELIMINARY
 CONSTRUCTION

DESIGN REVIEW SUBMITTAL

New Office Building for
Righteous Clothing Agency
 15025 S.E. 172nd Avenue Happy Valley, OR 97015

PROJ. NO. : 1429
 FILE : A-ELV
 DATE : 5/28/15

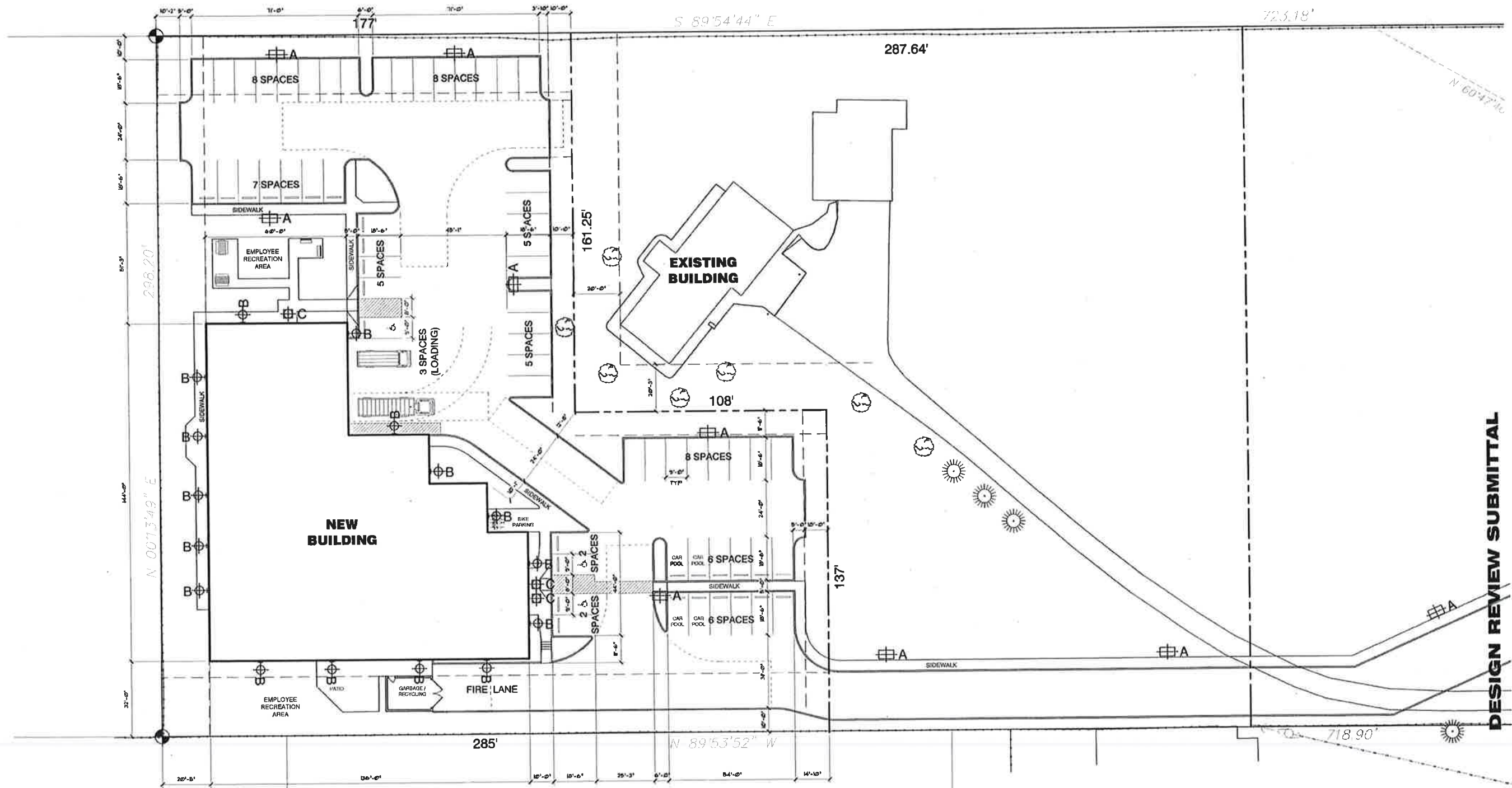
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CONSTRUCTION



SITE AREA SUMMARY

BUILDING FOOTPRINT:	14,708 SF	(21.8 %)
PARKING AREA:	30,085 SF	(44.5 %)
LANDSCAPING AREA:	17,843 SF	(26.4 %)
IMPERVIOUS AREA (NON-PARKING):	4,945 SF	(7.3 %)
SITE AREA:	67,582 SF	(100 %)
RECREATIONAL AREA: (INCLUDED IN LANDSCAPE AREA TOTAL)	4,900 SF	(7.3 %)

DESIGN REVIEW SUBMITTAL

New Office Building for
Righteous Clothing Agency
15025 S.E. 172nd Avenue Happy Valley, OR 97015

PROJ. NO.: 1429
FILE: A-SIT
DATE: 5/28/15

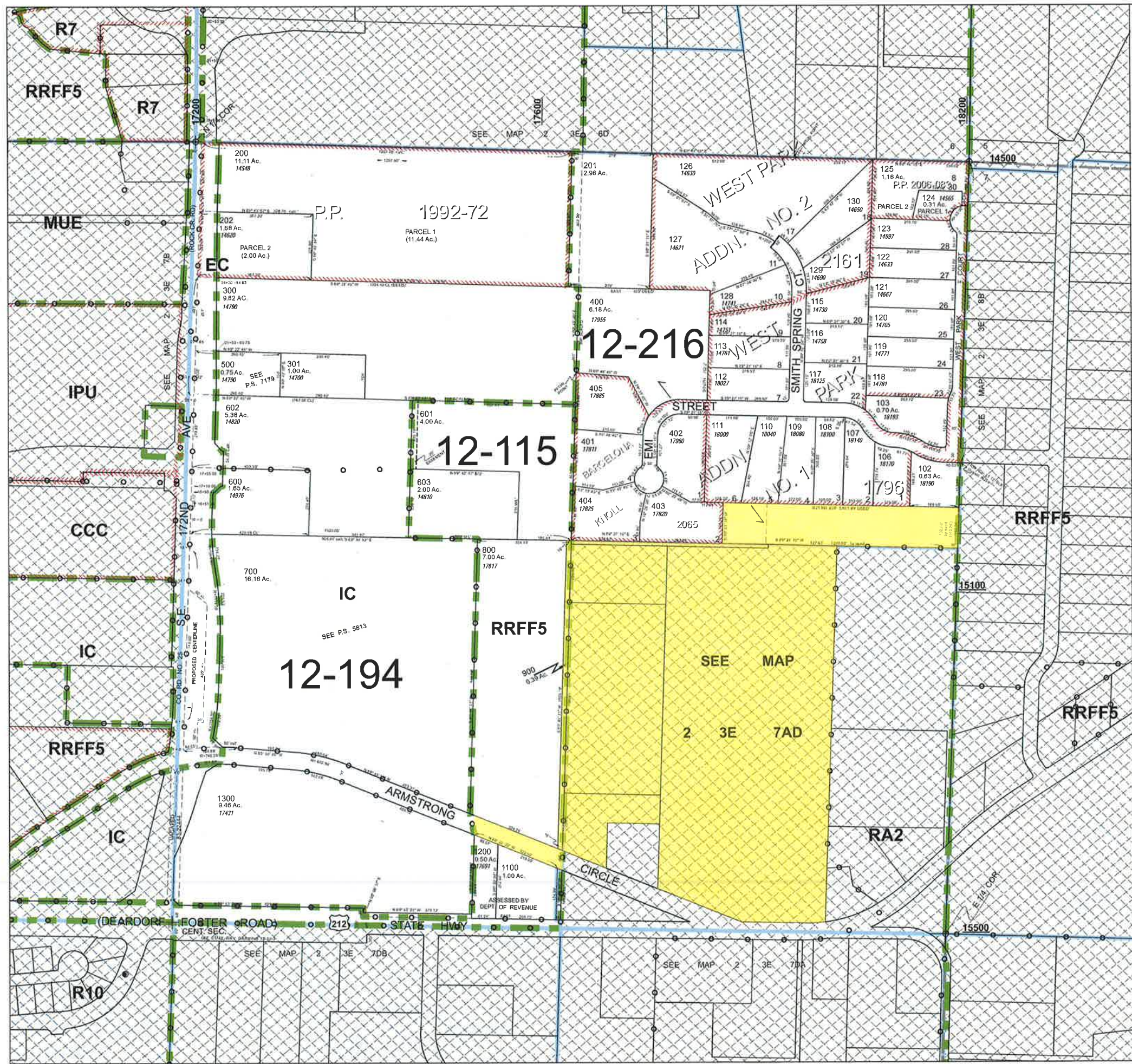
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A1.0

SITE PLAN

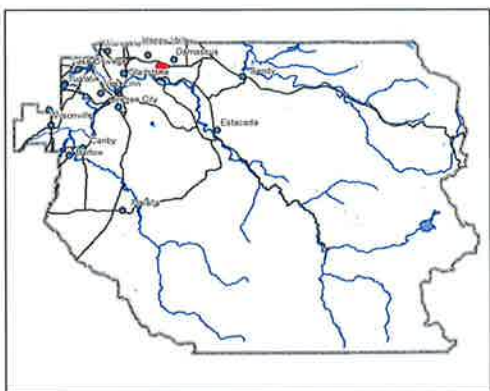
N.E. 1/4 SEC. 7 T.2S. R.3E. W.M.
CLACKAMAS COUNTY
1" = 200'

Cancelled Taxlots

- 100
- 101
- 104
- 105
- 1000

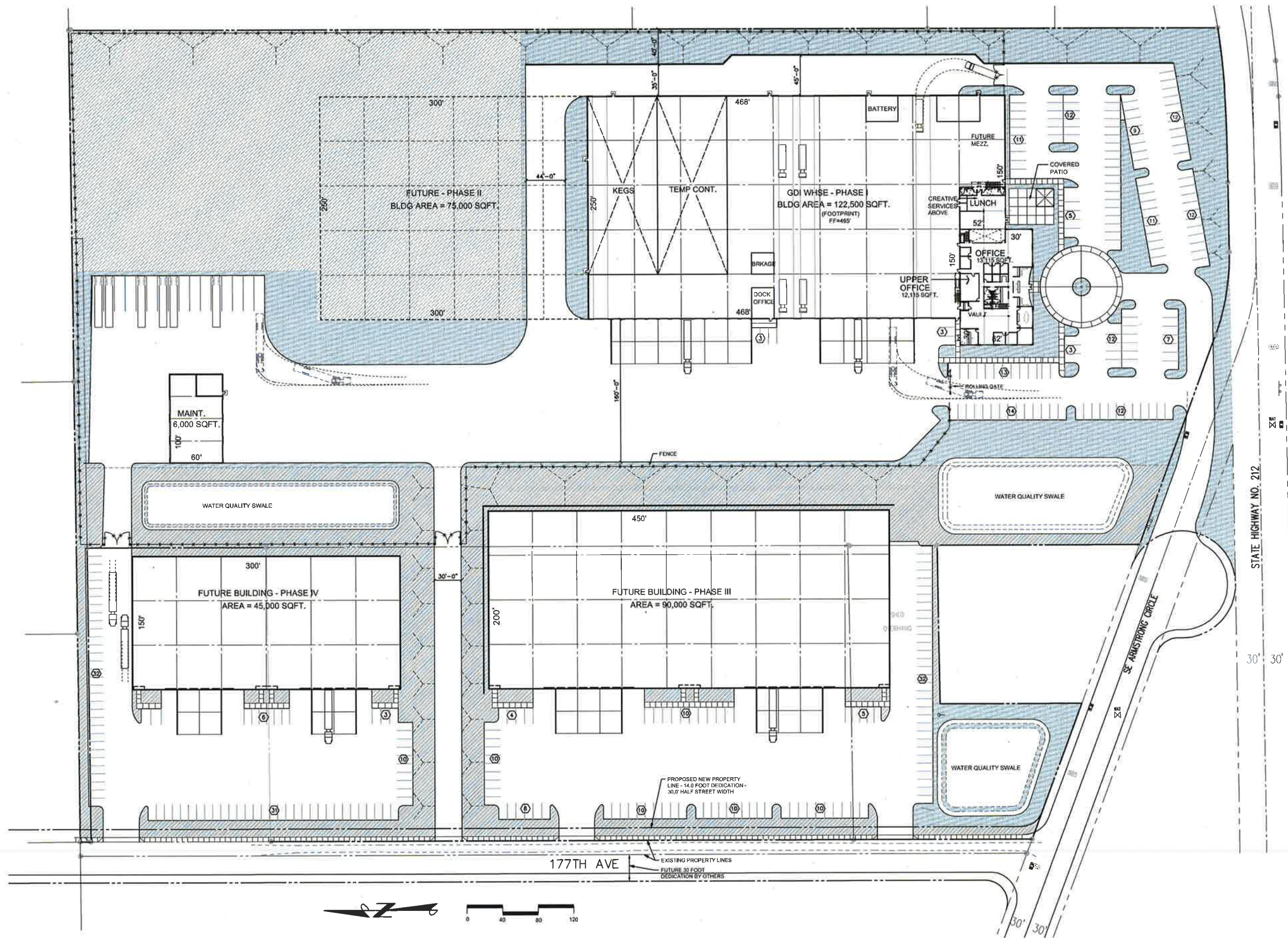


- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- TaxCodeLines
- Map Index
- WaterLines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT PURPOSES ONLY





STATE HIGHWAY NO. 212

30' 30'

SE ARMSTRONG CIRCLE

177TH AVE



PRELIMINARY SITE PLAN
12/02/08

