

**CITY OF OREGON CITY
CITY COMMISSION
STUDY SESSION MINUTES**

MAY 3, 2004

Mayor Alice Norris called the study session of the City Commission to order at 5:36 p.m. at City Hall, 320 Warner Milne Road, Oregon City.

Roll Call: Commissioners Tom Lemons, Gary Hewitt, Doug Neeley, and Mayor Alice Norris. Commissioner Bailey arrived at 6:03 p.m.

Staff Present: Larry Patterson, City Manager; Gordon Huiras, Police Chief and Public Safety Director; Dan Drentlaw Community Development Director; Dee Craig, Community Services Director; David Wimmer, Finance Director; Leilani Bronson-Crelly, City Recorder; and David Knoll, GIS Coordinator.

Media Present: Steve Mayes, *The Oregonian*.

1.0 CALL TO ORDER

2.0 REVIEW WEDNESDAY MEETING AGENDA

2.1 Regular City Commission Meeting of May 5, 2004

- Presentations
 - o Law Enforcement Proclamation and Oregon City Police Department Accreditation
 - o National Historic Preservation Week Proclamation
 - o Friendship Cities
- Consent Agenda
 - o No intent to remove item(s) for separate consideration
- Public Hearing
 - o Commission Report No. 04-087, Proposed Ordinance No. 04-1004, Zone Change
- Commission Business
 - o Commission Report No. 04-082, Award Contract for Renovation and Re-roofing of Atkinson Park Restroom Building
 - o Commission Report No. 04-086, First Reading of the Comprehensive Plan
 - **Commissioner Neeley** asked if there would be a first reading followed by consideration of the maps, etc. He thought there were still some issues that the group had not completely discussed.

- **Mr. Patterson** said there were some edits and additional language from Commissioner Bailey. Staff will recommend scheduling both readings at the May 19 meeting.
- **Commissioner Hewitt** said all changes would need to be out by Wednesday so the group could discuss them
- o Commission Report No. 04-090, Personal Services Agreement – Pavement Management Services
- o City Manager Report
 - Determine date of study session for June, which falls on Memorial Day
 - The group agreed to determine that date at this meeting
- o Commissioner Communications
 - **Commissioner Neeley** will provide a Metropolitan Policy Advisory Committee (MPAC) report.
- Executive Session to follow.

3.0 FUTURE AGENDA ITEMS

4.0 DISCUSSION ITEMS

4.1 Presentation: “OC Web Maps”, an Internet Mapping Tool GIS Coordinator David Knoll

Mr. Knoll introduced the Internet mapping tool called OC Web Maps for public use.

Mayor Norris commented her Maui hosts were most excited about the GIS features on the website.

Mr. Knoll said OC Web Maps was number 10 on the list of page hits. He showed a series of PowerPoint slides:

- o Opening screen
- o Data layers showing utilities, aerial photos, environmental layers, current Comprehensive Plan with color coding as well proposed zoning changes, and the historical overlay district
- o Assessor information with addresses and valuation as well as information about greenway, slope, urban renewal district, floodplain, water quality zone, etc. Hyperlinks lead to additional information.
- o Slope information and contours with color-coded legend
- o Print basic map

Mr. Knoll continued with a live tour of the site that included:

- o Main screen disclaimer
- o Zoom feature
- o Basic utility information
- o Neighborhood layers

- o Query screen that now includes address and tax lot searches with hyperlinks for additional information
- o Information tool for each tax lot

Mr. Knoll showed other mapping applications:

- o Crime site model that provides information on types, numbers, and locations. For example, one could determine what crimes are occurring near schools such as reported shots fired within 1,000 feet. Queries can be done by date range. This element has not been released for public use.
- o Traffic accidents could be mapped.

Goals for this site are:

- o Additional queries
- o Live update applications for such things as emergency operations

Mr. Knoll said any data stored by the City would eventually be available. On-line users tend to spend some time and navigate the site. According to statistics, this is the longest visited website in the City, so people are taking their time.

Mayor Norris felt very proud that Maui found this site so interesting.

Mr. Knoll added that OC Maps has been available internally for some time, and hopefully this will be a research tool for the public.

Mr. Patterson thought there was a lot of potential particularly for targeting police resources.

Mr. Knoll commented there has been a lot of research devoted to GIS and police analysis, which can be a great tool.

Mr. Wimmer added this could also help resolve some controversial utility accounts.

Commissioner Neeley discussed the Oregon City Chamber of Commerce and its need for a street map.

4.2 Recruitment and Replacement of Community Services Director Position City Manager Larry Patterson

Mr. Patterson wanted to accomplish three things. The first was to solicit thoughts from the Commission on how it wanted to proceed on the matter for the City, provide his thoughts, and discuss an interim step. He does not believe the position should be separated into two but is open to discussing that if the Commission wishes. He believes the City needs essentially what it has – a general manager that has some background but brings in management team skills rather than a departmental advocate. The number two positions in the library and

parks and recreation need to have technical skills to support the manager. The City also needs a manager with good public relations skills with an entrepreneurial approach while being seen as a member of the management team. This manager would not only be able to deliver recommendations to the Commission but also to staff in the framework of Citywide needs.

The Blue Ribbon Task Force (BRTF) is still working on prioritizing service levels, and there will be a library levy in November. Taking these into account, the recruiting process will be difficult particularly if there are deep cuts. He suggested interim staffing to the end of the calendar year. Patterson contacted the League of Oregon Cities (LOC) regarding the staffing need and was given a list of prospects. He made several preliminary contacts.

Community Services Director Dee Craig leaves at the end of June, so he needs to look with a greater sense of urgency for an interim if that is the Commission's wish. Staff can begin the recruitment process for one or more positions if the Commission so directs.

Mayor Norris asked what types of skill sets those on the LOC list had.

Mr. Patterson said most of them have been city managers or department heads from various backgrounds. They have had exposure and understand the work but did not necessarily have technical experience as library or parks and recreation directors.

Commissioner Neeley noted that Ms. Craig obtained grants to implement parks master plans and was concerned about getting information out about recreational programs. He asked Mr. Patterson if he thought an interim person would have those capabilities.

Mr. Patterson said those he spoke with have those capabilities; however, there may be something lost with a person acting in an interim, caretaker capacity. The person may not be as aggressive as one entering into a permanent position. His concern was recruiting in this environment.

Commissioner Lemons was frustrated about putting things off to some point in time and concerned about the interim aspect. The Commission needs to ask itself some questions. The previous city manager combined the departments to reduce costs. His felt was to best to get someone hired and on the job.

Mayor Norris asked if Mr. Patterson was concerned that an unsettled budget might result in not getting the best quality manager.

Mr. Patterson perceived two issues. The first was that the Task Force would make recommendations on service levels. One recommendation might be reductions in library and parks and recreation. If the recommendation is to move

forward with the annexation to the Fire District and maintain part of that tax rate to prop up those areas, then it looks promising. The end result will not be known, however, until the votes are counted on the annexation proposal. If the measure fails, the City is right back to the same table talking about what to do. The other issue was the November library levy. If it passes, the library will be in a good position. If it fails, there will be an additional \$200,000 in library cuts. In the end, there will be some form of library and parks and recreation operations. If there is a dwindling, the person hired would be perceived as having some accountability. This is something most potential candidates, unless unemployed, would take into serious consideration.

Commissioner Neeley thought, on the other hand, that the City could hire someone to help weather its problems. He thought he might agree with Commissioner Lemons.

Commissioner Bailey suggested going ahead with the recruitment. There may be major sea change in terms of the library and parks and recreation department makeup. Timing is everything.

Commissioner Hewitt agreed with Lemons. He did not want a manager position coming into the City that does not know specifically about parks and was concerned about keeping the programs vital.

Commissioner Lemons has seen time after time interims and their employers reaching a certain comfort level resulting in that person being hired. Parks and recreation is important to this community, and he recommended moving forward with hiring someone to run the program. Oregon City will have some form of parks and recreation.

Commissioner Hewitt said if there are going to be cuts, he wanted someone to come in with a parks background that could handle those cuts and respond to the Commission's questions. The person hired should be asked if he/she could deal with necessary changes. He was concerned a general manager or overseer could not sustain the program.

Mayor Norris did not think it was clear what the Commission wanted that position to do. The senior center should also be considered. She was leaning toward supporting the interim suggestion. There are people who would probably enjoy this type of challenge.

Commissioner Neeley said it was a case of prioritizing services. In terms of management, these services will still be under recreation. It should be made clear that candidates must be able to deal with constrained budgets and uncertainties.

Mr. Patterson shared his general thoughts about the job profile that he will discuss with Ms. Craig and the City Commission. The people he spoke with

would not be candidates for the position. Most of them are retired and limited by PERS restrictions. He might ask an interim for observations of the issues. He was concerned about whether there should be one or two positions, and discussed related issues. He will begin the recruitment.

Commissioner Lemons did not care how many positions there were. His main concern was staying within the budget.

Mr. Patterson said, in that case, it would be one position. It would be a Community Services Director with a strong background in parks.

4.3 Final Process for Adoption of the Comprehensive Plan

Mr. Patterson provided an introduction and status report. In an ideal world, there would be a strong public involvement concept that would teach the entity a lot about citizen values, desires, and concerns. From that, the Commission would establish goals and directions, and then staff and the Commission would develop an implementation plan based on City resources. In doing so, the zoning, land use, Transportation System Plan (TSP), master plan, and facilities plan would all be brought together.

In his opinion, comprehensive planning in Oregon is anything but that process. In reality, the Plan was put together through a series of committees and groups with various strong opinions and viewpoints. In so doing, it is questionable if the City can come close to delivery. There may even be a desire among some groups to hold the City's feet to the fire with these documents. For the most part, that type of planning has little to do with reality in most cities primarily because of revenue limitations imposed over the past decade in Oregon. Additionally, it results in an almost incomprehensible plan of attack on how to go about doing things. The planning staff is charged with trying to interpret state laws, policies and goals that are confusing. Staff will undergo attack from all sides, and this is happening around the state. Management then has the task of putting together a plan without resources, and everyone is struggling to interpret the language.

For the City Commission, this means building politically difficult, unrealistic expectations. Though the Commission is not bound to make these things happen, to some it may appear the Commission is being unresponsive. Mr. Patterson considered the Plan before the City Commission to be better than most although some work still needs to be done.

Staff and Commissioner Bailey made some edits that need to be available for review. Patterson recommended that the first and second readings be at the May 19, 2004 meeting. Further, he recommended deleting the action items section because there is little hope of delivering. The City Commission can come back with a strategy based on budget and knowledge of the community's values. He cautioned against the Commission's saying it "will do" something.

Mayor Norris understood in this scenario, the Commission's annual goals and objectives would be the action plan.

Mr. Patterson added during the next few months, issues and resources would be made clear. While it is all right to say the City will "investigate" something, but to say "it will" do something is likely to result in unrealistic expectations.

Community Development Director Dan Drentlaw identified moving targets as a problem. Comments are continually coming into the City. By observing May 5th as the "drop dead" date for comments, staff will be able to put the document together. He asked if any comments would be made at this meeting.

Commissioner Hewitt felt brief comments needed to be made and agreed upon in the public forum. He reviewed comprehensive plans of five other cities and there was no mention of action items. This is a laundry list that probably should not be included. While he understood the Planning Commission's desire to include action items, these were actually the Commission's annual goals.

Commissioner Neeley commented on the pain and suffering of working with an outdated Plan.

Mr. Patterson said in his 10-year involvement with comprehensive plans in three cities, he found limited resources cause a certain disconnect. He has yet to see a Comprehensive Plan with action items.

Mr. Drentlaw wanted to ensure all Commission comments were captured so staff could distribute them to the Commission by Wednesday. At this point, there are about 12 – 15 changes. He discussed the urbanization section amendments made by Commissioner Bailey.

Mr. Patterson added there were still some goals with which the community might have some issues, and **Commissioner Bailey** asked that those be highlighted.

Mr. Drentlaw referred to page 1-3, policy 1.4.2 that discussed information being available in understandable format.

Commissioner Bailey said the attempt was to mimic part of Goal 1.

Mr. Drentlaw discussed the Parker landfill site and the downtown mixed use zoning with retail on the first floor. Another issue was the floor area ratios (FAR). He did not wish to have a lot of exceptions written into the Plan, and he discussed the variance process.

Commissioner Neeley thought certain constrained areas needed to be recognized.

Commissioner Hewitt agreed because there was more than just one zone. There could be an overlay district, floodplains, and all types of other issues going on beside just “the downtown zone.” He was concerned about vacant space and changing rent structures.

Commissioner Bailey discussed justification through a regular land use process. He did not believe an office on the ground floor was better than nothing and added that the courthouse would not be moving for a long time.

Mr. Drentlaw said currently there is only retail in the historic downtown.

Mayor Norris asked if the term “office commercial” would be used, and **Mr. Drentlaw** responded in the affirmative.

Commissioner Lemons disagreed with all of it because the discussion was about the Parker property and the owner’s concerns about marketing the property and a prospective buyer walking away because of the FARs. The Commission agreed the FAR would be changed for that particular property. He would not vote for a Comprehensive Plan that did not provide for jobs in the community.

Mr. Drentlaw discussed the structure of the Comprehensive Plan and code. It was structured so the owner will not have to rezone the property; it is being done for them. Further, it is structured so the Parker property could be subdivided for a series of big boxes and go through the conditional use process. This structuring was deliberate based on what was important to the Planning Commission and task forces.

Commissioner Bailey understood the single, integrated large-scale shopping center was different.

Mr. Patterson expressed his opinion that there is nothing in this Plan that would prohibit commercial and industrial development in the community. It may be more difficult in some cases because this process was also about community building. This is a piece in the future that will be very important in attracting the type of investment the Commission wants. This does not mean everyone who owns a piece of property will be happy because there will be regulations. The issue is balancing regulatory control with some types of development vis-à-vis big box development. One of the things the Commission should be concerned about is what the next generation will have to wrestle with. If the course can be set today through the regulatory climate, some of those issues might not have to be faced in the future. Not everyone will be happy, but he did not see anything in the Plan that would discourage development.

Commissioner Hewitt heard Mr. Drentlaw say that a person could develop that property today, and if they did not like the FARs, they could seek a fairly

simplified variance. If the developer wanted to go to a big box, he would have to go through a conditional use process. There is a mechanism in place for those, like the Mills Corporation, who want to build boxes with various applications to get there. He did not have a problem with that and thought what the Commission was told at this meeting fit the bill for the City. It is advantageous for one or multiple entities through different applications.

Mayor Norris felt it provided the flexibility she was seeking.

Commissioner Bailey provided handouts from Boulder, Colorado regarding floor area ratios.

Mr. Drentlaw said anyone who would be run off by this type of process might not be very serious in the first place. The proposed ordinance approving the Plan included a review period by the Planning Commission followed by City Commission consideration in the fall.

Commissioner Lemons asked if the city attorney had reviewed the changes, and **Mr. Patterson** said Assistant City Attorney Bill Kabeiseman had reviewed the changes.

Mr. Patterson referred to page 9-11 that read, "...attract high quality commercial industrial development that provides stable, high paying jobs in a safe, healthy working environment that contributes to a broad, sufficient tax base that does not compromise the quality of the environment." On the other hand, what happens when someone questions if a development going into his area is "high quality"? That creates an interesting debate for someone who wants to block a project.

Mr. Patterson referred to 9.2.3 that says, "...simplify, streamline and continuously improve the permit and development review process." This Plan adds more regulations. Policy 11.1.1 states, "Ensure adequate public funding for the following urban services and facility" and lists all of them. 12.6.1 states, "Provide a transportation system to serve the existing and projected future travel demand." Any development will have some impact. This language could be interpreted to say the City must do these things or hold up development.

Mayor Norris appreciated this second look.

Commissioner Hewitt suggested not using "provide" in a goal and replacing it with "encourage." He disagreed with City Attorney Sullivan that they were the same. He did not find the word "provide" in any of the five Comprehensive Plans he read.

Mr. Patterson reiterated that staff would need any changes by Wednesday to get the complete document to the public as required. If there are major changes, the

Commission could choose to set it back or read changes in their entirety at the hearing for the first and second readings.

Mr. Drentlaw explained the final draft must be available to the public seven days prior to the Commission meeting.

Mayor Norris felt it was important to make it clear to the public there will be a cleanup/update in August or September.

Commissioner Hewitt added these are living documents that can be changed if glaring issues come to light. They can be opened up if warranted.

Mayor Norris was given a pineapple on her recent trip Maui to share with the others. The City Commission recessed at 6:56 p.m. and reconvened at 7:06 p.m.

4.4 Clackamas County – Water Environment Services, a Proposed Waste Water Treatment Facility

Mr. Patterson provided copies of Commissioner Hewitt's questions and a memo updating the group on his discussions with Kent Squires. He provided his thoughts on some additional questions. One was the City-owned property located between the plant and the Cove that Tri-Cities was interested in acquiring. In his opinion, the City should think long and hard before releasing it. He did not think the treatment plant should encroach upon the Cove. Adjacent areas are undeveloped, so what kind of limitations might develop? Revenue streams are important. What amenities would they be willing to commit to build? He is concerned about the financial forecast and the 3% labor costs, which he believes to be low.

Commissioner Lemons asked what the options were if the City says it does not want this.

Mr. Patterson said Oregon City holds the hammer.

Commissioner Lemons was involved with the Metro transportation process that Oregon City got shoved down its throat. What if the City does not want this?

Mr. Patterson said the study group would have to go back to the drawing board and develop one of the other options. Not finding a solution would impact all the entities, so something has to move forward. This is seen as the best option, so if it does move forward, Oregon City would have to extract something. He does not want another arrangement like the current one between Metro and Oregon City. It did not provide enough payment to the City.

Commissioner Lemons discussed the tipping fee that could not be increased without legislative action.

Mr. Patterson identified those things he felt Oregon City needed to discuss for a greater benefit:

- Level 4 treatment so water can be used for irrigation purposes and expanding the area of use.
- Unrestricted revenue stream with no strings attached like the Metro enhancement funds. This would truly be a payment to the City to be used as the Commission sees fit. For example, it could go into the general fund or for facility development.

Commissioner Lemons said the City would have to partner with Water Environment Services (WES), but he wanted to ensure there would be no restrictions by the legislature.

Mr. Patterson said there was discussion of building in the floodplain to relieve some urban renewal dollars. Also, Oregon City should demand the ball fields and some other things if the project is to happen.

Commissioner Lemons said right now he is hearing a lot of promises.

Commissioner Hewitt advocated for an index rating with no strings attached. The flows are already shifting from the Kellogg Treatment Plant. As Damascus comes on line, additional flow will come to Oregon City. It is important to realize what the future has to hold and not be compromised. The advantage to Oregon City is to say what it would be willing to negotiate and not back off this starting point. If there is a need to expand, why put the ball fields to the north? At the meeting, one of the professionals suggested starting at \$0.50 per equivalent dwelling unit (EDU). He was advised that should be the starting point for negotiations. He discussed future expansions. The flow will be coming from more than the current urban growth boundary over the next 26 years. Oregon City should pick up every benefit along the way by tying its rate to the EDU and an index.

Mayor Norris suggested doing research on how other entities handle this.

Commissioner Neeley said the property they want to purchase was intended to be a buffer. Expansion should not go into a riparian area or the sports complex. Growth should be met through technology. Any sale of land needs to be tied to a strong inter-agency agreement in terms of how the land will be dealt with in the long term.

Mr. Patterson agreed there should be an intergovernmental agreement, but he would not encourage the Commission to sell the land.

Mayor Norris would like to consider this issue at the June 1 meeting.

Mr. Patterson said staff would research the issues and prepare a report.

Commissioner Neeley discussed the value of the existing infrastructure and the potential value of the property for industrial use.

Commissioner Hewitt discussed the area along Hwy. 212 earmarked for industrial development and growth in Damascus. There is potential for huge development.

Commissioner Neeley asked Finance Director Wimmer for figures on the money for subsidized housing and noted that the revenue stream has been going down over the past few years.

Mr. Patterson discussed the unit of measure the City could consider including EDU, flow, and tax value.

The group agreed to tentatively discuss this issue at the June 7 study session.

4.5 Review of Library Survey Findings

Community Services Director Dee Craig said this study was commissioned by each of the libraries using private funds. Ms. Harriet Schule, former President of Friends of the Library, and Library Board Chair, Christy Parrish, represented Oregon City. The study involved 500 randomly selected registered voters, which was conducted by Paul Vogel of Intercept Research Corporation.

Survey topics and responses included:

- Quality of library services was rated excellent to very good;
- Oregon City residents were 75% less likely than residents of other geographic areas in the county to believe the public library was important to the quality of life in the community. Craig explained that zip codes were used to sort the data.
- Frequency of library use: 6% said they never used it; 12% said they used it once a year.
- Sufficient funding levels: 34% said they do not know. 41% of Oregon City residents who responded felt funding for their library was not high enough of a priority to meet community needs.
- Spending priorities: 68% said buy more books; 68% wanted more children's services; relatively high was senior citizen services; homework and databases were not as high; updating computer less high; 48% rated increased hours high – 48% of Oregon City residents saw it as a very high priority; videos and CDs were rated relatively highly; Internet access is not that high; magazines and newspapers were low.
- Support for a five-year levy that would raise \$8 million to be shared among all the libraries in Clackamas County: 59% were in favor of the \$0.29/\$1,000 levy. When asked why, respondents said kids need the library, materials

would be updated, help supplement educational system, and improve and maintain access to information for all citizens. Those who were not in favor cited increased taxes, already have adequate funding, taxes are wasted on poor spending priorities, fixed incomes, should be spent on other areas such as schools.

- Reasons for supporting libraries were that they provide educational and cultural opportunities to all families regardless of income. The mean rating was 4.29. 65% of the Oregon City residents polled indicated that was a good reason to vote for the levy. Also, passage of the levy would provide a more reliable, predictable funding source for library operations. 64% of the Oregon City residents polled were likely to support the levy for this reason. 65% of the Oregon City respondents indicated they would support the levy as a supplement to education. Use of the libraries spiked after the passage of Measure 50.
- After going through the reasons for needing the levy, a small percent of the undecided indicated they would support the levy. The “no” vote is probably solid.
- When voters were asked if they would vote yes if they knew that County funding would be rolled back to 1994 levels, 68% said they probably would vote “yes.”
- Most respondents thought the most reliable source of information on the levy would come from the library director and staff. Most people do not believe the Chamber of Commerce was a good source. 39% of the Oregon City respondents thought the County newsletter would be a good source of information, which was a higher percentage than throughout the County. Local newspapers were not considered reliable.
- When asked if schools, parks and libraries were on the same ballot most people said they would be slightly more likely to vote for the library than for school funding. A few said they would vote “no” on all three, and some would vote for the cheapest.
- Past elections for library funding. Most people said they supported it in the past.
- Demographically divided equally by age. The newer the residents to the County were more apt they were to support the levy because they perceived some deficiencies.
- There was also data on household incomes and Internet usage.

Mr. Patterson saw a disturbing trend in credibility and trust in our nation.

Mayor Norris thought these numbers were relatively positive.

Mr. Patterson said overall people seem to realize there are issues and important things are at stake.

Commissioner Hewitt commented some jurisdictions are being very candid about these issues and discussing how they struggle to meet public demands.

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4.6 Goals and Objectives

Mr. Patterson provided a handout that included the goals and objectives document along with the goals from the budget. He indicated he still needed to do some editing but suggested the City Commission review the document. A lot of the goals were underway or competed, and he will revise accordingly.

4.7 Update of the Blue Ribbon Task Force

Mr. Patterson provided a partial packet of what had been received from the Blue Ribbon Task Force, the upcoming meeting schedule, and some ancillary information. The packet included the agendas and minutes, letter of invitation and charge, roster, calendar for the September election, ground rules accepted by the task force, some gross statistics, the organizational chart, economic development and urban renewal information, scenarios and spreadsheets, an updated decision flowchart, livability index, memo regarding service delivery options, tax rate discussions, and a chart of hierarchical services. Initially the Committee was given orientation and an introduction to a variety of issues, City facility tours, and departmental briefings. Mr. Patterson said he met with Chief Johnson of Tualatin Valley Fire and Rescue (TVFR) and will provide the City Commission with that additional information. Basically, TVFR supported the annexation, but if it were a party to serving Oregon City there would be a political issue and financial realities. The next step will be to turn the issue over to the task force to deliberate on a recommendation to the City Commission. The process at this time is on schedule.

4.8 Friendship City Report

Mayor Norris said the Maui Mayor Alan M. Arakawa is essentially the city manager, and the structure is very much like the old Metro model. When she first went to the mayor's office, she took the Oregon City proclamations and offered City pins. The City of Oregon City was given a beautiful monkey pod bowl. She discussed the gift exchange, and the group considered how these gifts would be appropriately distributed. Some of these items will be in the monthly display at the library. Maui was impressed to know that Oregon City had a regional visitor's center. They are very much into health and wellness, native people, web links, and culinary opportunities. Maui does not have a sales tax or system development charge, but it does have a bed tax and gets land from developers. Their development is hindered by the lack of fresh water. Mayor Norris thanked City Recorder Leilani Bronson-Crelly for her work on this friendship relationship.

4.9 Industrial Lands Study Areas + Metro Hearings

Mayor Norris said there has been a lot of discussion about this issue and requested guidance from the group. Commissioner Neeley is a member of the

Metropolitan Policy Advisory Committee (MPAC), and that group will be making a recommendation to the Metro Council in June about what lands should be included.

Commissioner Neeley discussed what could be done in the Stafford Road area. City of Wilsonville Mayor Charlotte Lehan will talk about the lands designated industrial within its urban growth boundary (UGB) but not zoned industrial.

Mr. Drentlaw discussed lands currently zoned County FU-10 within the urban growth boundary.

Mayor Norris said the question is why more land should be studied.

Commissioner Neeley explained the land being brought in is not zoned either. The Metro Council must make its decision in June.

Mayor Norris said Wilsonville believes it has plenty of industrial lands if Metro were to look at it. This would alleviate pressure on South End. Would Oregon City benefit by having some of its land not now designated added to the list?

Mr. Drentlaw said most of it already is.

Mayor Norris asked if that should matter for the Commission, and **Mr. Patterson** was not sure.

Commissioner Neeley was looking at this more globally. There is a large expansion area that does not currently include the lands in the Comprehensive Plan. If Oregon City ends up with a surplus of industrial lands, it will be difficult to get developers to go into areas like that north of Milwaukie.

Commissioner Lemons understood Wilsonville Mayor Lehan and Lake Oswego Mayor Hammerstad expressed concern about these parcels of land being forgotten while others are added.

The group discussed an upcoming meeting in Wilsonville and how Oregon City should be represented. Mayor Norris said she would try to attend and express the City's interests. Drentlaw will contact Metro about the process.

Commissioner Lemons wanted to recognize B&B Leasing Co. President Richard Bloom for his induction into the Waste Haulers' Hall of Fame. He felt the Commission should do this type of recognition on a monthly basis. A plaque will be given to Bloom at the May 5th meeting.

Mr. Patterson announced a reception at Oregon City High School for the new superintendent.

The City Commission recessed the study session at 8:24 p.m. to go into an executive session pursuant to ORS 192.60(2)(e) to deliberate with persons designated by the governing body to negotiate real property transactions.

The City Commission reconvened the study session at 8:30 p.m. at which time Mayor Norris adjourned the meeting.

Respectfully Submitted

Leilani Bronson-Crelly
City Recorder