

## CPO3 Meeting Minutes, September 19, 2024, Washington County

The meeting was called to order by the Chairperson, Rob Skinner at 6:30 pm.

Panelists in attendance were:

Aika Fallstrom, Washington Co. OEICE

Rob Skinner, Chairperson

Brooke Bachelor, Vice Chairperson

Stan Houseman, CCI Rep

Emily Vonada, CPO 3 Member at Large

Chris Cline, CPO 3 Member at Large

Juan Caez, Tualatin Hills Parks and Recreation (THPRD)

Brooke Brownlee, Portland General Electric

Justin Dyke, Tualatin Valley Water District (TVWD)

Stephen Shane, Wa. Co. Land Use and Transportation (LUT)

Lucy Bailey Wash. Co. Sheriffs Office

Sgt. Robert Rookhuyzen, Wa. Co. Sheriff's Office

First to speak was Mr. Caez from THPRD.

**Juan Caez:** THPRD has openings on it's Advisory Committees now. There are 3 different committees with openings. If interested, please reach out to Mr. Caez. "Welcoming Week" is under way, THPRD has joined this.

There is a Filipino Festival going on today at the Elsie Stuhr Center.

Sunday they will have a celebration there with a master cooking and other classes.

Preschool programs are available at multiple locations. These are bilingual.

New aquatic classes at Aquatic Center.

There is an Interfaith Peace Day on Sept 21<sup>st</sup>.

Nature Superhero Party on Sept 22<sup>nd</sup>.

Health and Wellness Fair ( for 55 and over) at Elsie Stuhr on Sept 28<sup>th</sup>.

Mr. Houseman asked about any increase in hours, no new extension of hours planned.

### **Lucy Bailey, WCSO:**

She displayed the same "call for service" dashboard, which is only updated quarterly, so the numbers basically from last meeting were displayed. It was requested that we get data that is updated monthly, and Ms. Bailey agreed to bring back the monthly updated chart.

Mr. Houseman asked about other preventative measures, and requested WCSO could increase citizen awareness. Ms Bailey discussed the "9 PM" initiative, which encourages people to lock cars, homes, and close windows. Other preventative messaging is distributed regularly.

Sgy Rookhyzen discussed some of the public service announcements the dept already does.

## **Justin Dyke (TVWD)**

Later this month, and early next month we'll be doing a couple we call them Talking water essentially a virtual open house about our water rates. They are set to increase on November 1<sup>st</sup>. This is how we do our rate in our budget process and 2 year cycles. So this is a rate process that was adopted last year. This is the second of 2 plan phase rate increases. So you can learn a lot about those, and you come to our events.

[TVWD.org/talkingwater](http://TVWD.org/talkingwater).

There will be 2 open houses to discuss, one at noon on 9/30 and I believe, at 6 pm on October 10th It's the same content for both presentations, just trying to do 2 different dates of 2 different times, to give folks an opportunity to join what's most convenient for them. They both will be recorded and posted online as well.

The November 1st rate increase is estimated to be about \$15 for folks who are using what we call our median, which is an average of 7 ccx. Which is the unit of cubic feet of water. That's a very strange measurement, but it is a water industry standard, for some reason. But for those folks typically single family, residential. What we see is what we call the most common bill we issue in the district , that's about an average of \$15 increase.

Next week we will be presenting an open house meet the contractor event at our reservoir site at Taylor's Ferry Taylor's Ferry and 65.th It's right on the border between Cpo. 3 and 4 M. We've got a large project at that location, starting in October to tear down the 2 reservoirs and the old Metzger building and begin rebuilding that entire site.

This project has been delayed for about 18 months, but is finally being funded by FEMA. next Thursday, the 25 th from 5:30 to 7:30 pm. They'll open up the site for people to come through. Take a last look at the reservoirs that are on the site, and see renderings of what it will look like in the future. There will be display boards with the project schedule, you'll be able to meet the contract or meet the project team, ask any questions you got, and so forth. No formal presentation swing by anytime Thursday.

Allan Blvd restoration will begin to be paved in October, and hope to be done by the end of the year..

## **Tualatin Fire and Rescue: no report**

### **Guest Speaker: Stephen Shane, Washington Co. LUT:**

He is the Principal Planner at LUT.

Discussed general steps in development on < 1 acre lots in unincorporated Wa Co.

He initially addressed ADU's. These are subject to SDC's (system development charging), and review of development applications as these fall under Type 1 application and usually take 40 days to complete, and cost around \$800.

ADU's need to be around 800 sq ft or less.

Other permits may include grading permits and various building permits.

He then discussed middle housing – middle housing allows you to put multiple family dwellings on a property with much less permit requirement. These can be duplex, triplex,

quad, or cottage houses. HB 2001 allowed for increased housing density and to streamline the application process – that bill can be found here:

<https://olis.oregonlegislature.gov/liz/2023R1/Downloads/MeasureDocument/HB2001/Enrolled>

It's a streamlined development. Must occur within the Urban Growth Boundary. No additional subdivision is required.

Frontage improvements are not usually required either. You must show however, that you have the infrastructure in place at time of application.

You do have to have the subdivision created and platted also prior to building.

You can get a quicker and cheaper review with middle housing vs ADU.

You can't place middle housing over designated natural resources/wildlife areas, those are protected. Also, CWS will be involved to ensure water run off, etc is dealt with properly.

Appeals can be made regarding these developments, but they go directly to a state hearings officer (in contrast to standard development which goes to LUT), but the bar is fairly high to win an appeal if developer has met conditions.

You can contact Mr. Shane with questions at [Stephen\\_Shane@washingtonty.gov](mailto:Stephen_Shane@washingtonty.gov).

### **Neighborhood Update:**

#### **Chris Cline- Save RedTail:**

No new information regarding the Portland Diamond Project's proposal to purchase RedTail Golf for development of an MLB stadium on this property.\*

#### **Rob Skinner- Portland Golf Club-Fanno Creek Trail**

Division of State Lands is waiting for additional information from PGC before acting on their application (this is 4<sup>th</sup> revision?). The latest proposal by PGC is to place their dredge tailings in 50 ft bags piled up on the western border of the designated wetland, creating a permanent access road from the end of SW 82<sup>nd</sup> Ave, across the south border of the wetland, to the dump site which will border the north and east portion of the Fanno Creek Nature Trail between SW 83<sup>rd</sup> Ave and SW 84<sup>th</sup> Ave. The new proposal does not plan to cover the drainage bags, and they have indicated they would like to use this area indefinitely for future dredge tailing disposal. A decision regarding the application by DSL is anticipated this week.

\*As of writing of these minutes, PDP has proposed developing the Zidell Property on the Portland South Waterfront for the MLB stadium, but still expresses interest in purchasing RedTail Golf Course for development of a baseball practice facility.

