



City of Aumsville

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ACC & APC Joint Visioning Meeting Minutes June 26, 2017

Mayor Baugh called the meeting to order at 7:06 PM in the Chester Bridges Memorial Community Center, 555 Main Street, Aumsville, Oregon.

Council present were Mayor Robert Baugh, Jr., Councilors Brian Czarnik, Della Seney, Lorie Walters, Gabe Clayton (arrived at 7:35 PM), and Kevin Crawford. Council absent was Trina Lee. Planning Commission (APC) present were Vivian Bronec and Chris Chytka; absent were Dan Kluver and Vicky Barber. City Administrator Ron Harding (CA Harding), City Clerk Colleen Rogers (CC Rogers) and Administrative Assistant Lora Hofmann (AA Hofmann) were also present. Guest: Marion County Commissioner Kevin Cameron.

Amend agenda: Council consensus was to remove Ord. No 654 from the agenda to give staff more time to prepare.

CONSENT AGENDA: Council received the June 12, 2017 through June 15, 2017 Check Registers, the June 12, 2017 Aumsville City Council Meeting Minutes, and the May 25, 2017 Aumsville Planning Commission Minutes. Councilor Seney made a motion to approve the Consent Agenda as presented. Councilor Czarnik seconded the motion and it passed unanimously.

NEW BUSINESS: Buildable Lands Inventory

Michelle Patrick, Mid-Willamette Valley Council of Governments (MWVCOG) RARE Participant, gave a presentation on the recently completed Buildable Lands Inventory research findings. Ms. Patrick walked the group through the process, purpose and background for their research and discussed the requirements imposed by the state in order to expand the UGB. Michelle explained the first step in the process was to conduct the buildable land study using either the traditional or streamlined method. Michelle explained that the difference for the city was minimal, so we perused the streamline method. The inventory shows a net need of approximately 28 acres.

CA Harding explained the two methodologies that were available from the state; traditional and simplified/streamlined. The Transportation Advisory Committee (TAC) chose to go with the simplified method. Councilor Crawford asked about inventoried land that is undevelopable but still counted. The method doesn't take that into account. Councilor Czarnik explained that this is a brand new process designed to safeguard cities from a repeal process. If we follow the state's rules from A to Z there should be less chance of lawsuits. Mayor Baugh talked about the future availability of properties to expand into. The state has limited us to 23 acres expansion with this

methodology.

Brandon Reich, Marion County Planner explained that it is possible to expand the UGB under the traditional method, but it would open the city up to more arguments and possible lawsuits. Mayor Baugh questioned how the process worked for previous inventory into the UGB on the West side. Mr. Reich clarified how land is prioritized by soil quality. CA Harding commented that several of the larger properties listed as vacant are actually in the early stages of the development process, but have not yet pulled any permits. He explained that the TAC concurred that it might be better to wait a couple of years to let these developments progress enough to be removed from the inventory before we adopt findings. This will allow us to bring in 60 to 70 acres versus 23 with the current inventory. Mr. Reich clarified that the city would have to develop 50% of the buildable land inventory before they could apply for more UGB expansion. Commissioner Cameron stated that this is an act of legislature that passed in 2013 that could be changed by the end of a 14 year projection period. He encouraged Council to take policy issues to the state as a group. Legislators need to hear that the process needs improvement. The buildable inventory can be updated every four years. CA Harding asked if the county supports the planned growth expanding the UGB and the city limits. Commissioner Cameron stated that the current Marion County Board of Commissioners has been supportive of most expansion that has come before them. He explained that staff can educate during a legislative session, but only elected officials are allowed to lobby at a session. Mr. Reich encouraged elected city officials to let legislators know how this process works or doesn't work.

Council discussed waiting a couple of years to adopt the inventory; Mr. Reich stated that 2 years could be too long. CA Harding asked if it would work to wait and see what land is developed in the near future and amend the inventory at that time. Mr. Reich stated that would work and suggested waiting only six months to 18 months would be best and work closely with the state.

CA Harding asked Ms. Patrick about the state's process of approving UGB expansion lands. She explained that soil quality is one of the main factors in deciding. There was discussion that the city should seek out property owners that are willing to partner with the city and bring their property into the UGB area. Then a soil analysis could be done and would help to identify priority areas to look at for UGB expansion.

Several councilors voiced concern about how the study method counts unbuildable portions of larger lots as vacant buildable land. This caused the inventory to be skewed and it was discussed.

CA Harding thanked Michelle Patrick and Brandon Reich for their work. Council consensus was to initiate soil analysis to identify future UGB land and look at willing partners, hold off twelve months to adopt inventory, then revisit what has been developed and go from there. They would also like to look at community/regional park expansion.

CA Harding asked Ms. Patrick about the soil study. She would be able to start work on the analysis and work on it through the end of July. She stated that she will set up a TAC meeting.

Council convened at 9:03 PM and reconvened at 9:11 PM

VISIONING/GOALS DISCUSSION

CA Harding reiterated the discussion points from the May 26th Vision Meeting. He stated that he

shared Council's vision with the APC and felt there was a lot of continuity between ACC and APC. He went through the list of Main Street improvements that Council developed.

Councilor Walters asked how we go about being part of Tree City USA. CA Harding explained that we would have to adopt a resolution, develop tree plan, dedicate .2% of Public Works budget to tree planting, hold an Arbor Day celebration. It is good recognition for a city to have and there are few cities in Marion County that are involved in the program. AA Hofmann talked about last week's summer program where they gave 75 trees away. Economic draw is another area of discussion; expansion of Saturday Market Village idea. Councilor Czarnik shared information about a Main Street grant and it was discussion.

CA Harding reported that he and staff will be reviewing a number of code changes in the next few months. They will be looking for inconsistencies and codes that staff are struggling with to enforce. Planning Commissioner Bronec stated that it is very important that our ordinances be updated and it was discussed. CA Harding suggested pulling old minutes where ordinances were discussed to review the intent of ACC and APC. The goal is to have codes that are clear and reasonable to enforce, and adhere to the city's vision. One area that was used as an example to modify the codes to be more business friendly was to allow administrative approval of business that are permitted outright in a business that is changing. This would be considered a change in use and could be accomplished administratively verses making the business complete a site development review process.

CA Harding explained that the first step is to review codes that staff struggles with at the counter and change them first. Then he would like to start to move away from the compilation book and go toward an ordinance repeal/replace process.

Planning Commissioner Chytka asked what kind of ideas Council has for the city regarding future development and it was discussed. CA Harding stated that developing the Interchange Development land (gateway retail center) will be good for the city. He will be focusing on bringing in businesses and soliciting high end commercial businesses. In order to attract these businesses we need to look at the code and be more specific in criteria. Every business we attract will attract other business. This is why we need to attract higher-end business and in turn they will attract higher-end business. There was discussion about the types of business the city would like to bring in. The interchange would get travelers off of Hwy 22 and into our streets. He commented that as soon as staff has a draft completed of the code updates they will bring it to the APC for their review.

CITY ADMINISTRATOR REPORT: CA Harding reported that the patch work on Michael Way has been completed; vandalism was reported at Porter-Boone Park; graffiti was found on the playground equipment and picnic tables. Public Works will be removing it. He also reported that Public Works have hung several street flower baskets along Main St.

GOOD OF THE ORDER - Mayor Baugh asked Council if they had anything they would like him to discuss at the upcoming Mayors Conference. Consensus was to have a discussion regarding the methodology of the Buildable Lands Inventory process.

Mayor Baugh updated Council on the latest "Meet the Mayor and Representative Jodi Hack" sessions held at the Pizza Peddler. He stated that there was discussion of the railroad issues resulting in Representative Hack offering to look into putting a bill in for the transportation budget

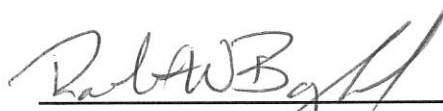
for updating our three railroad crossings if the rail is reopened and it was discussed.

Councilor Walters and AA Hofmann reported on the children's Summer Reading Program. They had 150 kids attending today's session and both feel like it is off to a great start this year.

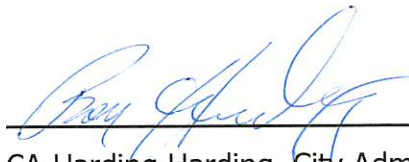
Councilors Clayton and Seney stated they will be available to help with Corn Festival.

Councilor Crawford asked CA Harding for an update on the WAVE franchise agreement. CA Harding stated that he has met with a WAVE representative and it appears that the company has been sold. The new company will be sending notebooks for our review. He asked if Councilor Crawford would be willing to come in and read through the notebook and give his feedback.

The meeting adjourned at 9:10 PM without objection.



Robert W. Baugh, Jr., Mayor



CA Harding Harding, City Administrator