

Memorandum

Date: December 10, 2010

To: John Kovash, Mayor
Members, West Linn City Council

From: Chris Jordan, City Manager *CJ*

Subject: Miscellaneous Items

Updated Resolution

In your packets today, the Council is receiving a slightly modified version of Resolution 2010-39 which is on the Council's agenda for consideration on December 13. This different version removes the actual fee increase from the language in section 1, and, instead, simply references the changes to the Master fee schedule noted on Exhibit A.

River Heights Trees

Last night, the City hosted a meeting with property owners of the River Heights neighborhood to discuss the street trees in that area. As a reminder to the Council, approximately 15% of the trees in that area have fallen down in the past few years creating a significant public safety problem. Ken Worcester staffed the meeting on behalf of the City, and according to Ken the meeting was well attended (approximately 50 attendees) and positively received.

Ken presented various options that included a mix of funds provided by the homeowners and by the City (including funds from a grant the City received from our insurance company for mitigating the risk associated with these trees) that would lead to removal/replacement of the trees this year or over the next few years. NO final decisions have been made, but Ken reported that there seemed to be a general sense, that given the dangers of the current situation, many in the audience seemed to prefer the immediate removal/replacement of all the trees. We will provide the Council with status reports as we move through this process.

Lake Oswego Water Treatment Plant

The City of Lake Oswego has contacted the property owners about the deed covenants on the property Lake Oswego owns in the Mapleton Grove Plat. Lake Oswego has developed a "Frequently Asked Questions" document on this topic. That document is attached to this memorandum.

I plan to arrange a briefing in early 2011 for the Council by Lake Oswego on its plans for the expansion of the treatment plant.

Future Agendas

The schedule for future agendas is attached. It is our plan that the December 13 meeting will be the last for the Council in 2010. The ceremony to swear-in Councilors Carson and Jones and Municipal Judge Heather Karabeika is scheduled for 6:00 on January 3.

Attachment

RESOLUTION NO. 2010-39

A RESOLUTION OF THE WEST LINN CITY COUNCIL TO AMEND THE PORTION OF THE MASTER FEES AND CHARGES SCHEDULE ADOPTING A FEE INCREASE FOR WEST LINN PUBLIC LIBRARY COMMUNITY ROOM USE

WHEREAS, the City of West Linn has a Master Fees and Charges Schedule; and

WHEREAS, costs for maintaining the Community Room have increased; and

WHEREAS, the library staff conducted a comparable fee study with neighboring jurisdictions; and

WHEREAS, increase in fees will provide additional revenue to improve the library's ability to maintain a high quality space for community members and organizations; and

WHEREAS, providing a quality location for groups to meet and exchange ideas is excellent customer service; and

NOW, THEREFORE, BE IT RESOLVED BY THE WEST LINN CITY COUNCIL, THAT:

Section 1: The West Linn Public Library will increase rental use fees as shown on attached Exhibit A, the Master Fees and Charges Document.

Section 2: This Resolution is effective upon passage.

PASSED AND APPROVED THIS 13TH DAY OF DECEMBER, 2010.

JOHN KOVASH, MAYOR

ATTEST:

KATHY MOLLUSKY, CITY RECORDER

Lake Oswego Water Treatment Plant Mapleton Drive Properties Frequently Asked Questions

The City of Lake Oswego has operated a drinking water treatment plant in West Linn's Robinwood neighborhood since 1968. Now, the Lake Oswego Tigard Water Partnership plans to upgrade and expand the treatment plant to meet both communities' future needs.

Expansion of the treatment plant will be confined to the existing site, plus four adjoining properties owned by the City of Lake Oswego along Mapleton Drive. The Partnership is seeking input from neighbors to help shape the design for plant expansion.

Here are answers to some frequently asked questions.

*What is planned for the four land parcels on Mapleton Drive owned by the City of Lake Oswego?
What public amenities are proposed on the water treatment plant site?*

As part of the planned expansion of Lake Oswego's water treatment plant, new water facilities would be developed on the Mapleton Drive parcels: an underground reservoir (or "clearwell"), and two buildings plus public amenities. The parcels would also be used temporarily for construction staging.

When and why did the City of Lake Oswego acquire the properties on Mapleton Drive?

Lake Oswego acquired the properties in 1989 to accommodate long-term expansion of the water treatment plant.

Why does Lake Oswego need property owners' consent to develop the Mapleton Drive properties?

The four parcels owned by Lake Oswego are part of the Maple Grove Plat subdivision. A deed provision restricts all properties to development for single family residential use only. Lake Oswego's Mapleton Drive properties can be used for the improvements discussed above only with the consent of other Maple Grove Plat property owners.

What is Lake Oswego requesting from property owners?

Lake Oswego is asking Maple Grove Plat property owners to sign a form that waives restrictions for use of the Mapleton Drive parcels. Property owners are asked to agree to permit construction of a pedestrian path, park, and municipal water treatment facilities on the City-owned parcels.

Will property values, assessments, taxes or water rates increase as a result of the waiver?

There will be no change in property values, assessments, taxes or fees.

Did Lake Oswego contact Maple Grove Plat property owners earlier to ask for this permission?

In the mid-1990s, Lake Oswego's representatives contacted subdivision property owners seeking their consent to develop the Mapleton Drive properties. Nineteen property owners granted permission at that time – not enough to approve development of the Mapleton Drive parcels.

– More –

What is Lake Oswego offering in exchange for property owners' consent?

Property owners who agree to waive the deed restriction will be financially compensated. Treatment plant neighbors will also benefit from amenities provided on the treatment plant site: a pedestrian path, open space and an emergency services roadway that connects Mapleton Drive with Kenthorpe Way.

Can public amenities – such as a pedestrian path – be built on the Mapleton Drive parcels without property owners' consent?

No. The pedestrian path and other public amenities cannot be built without the consent of Maple Grove Plat property owners.

What is the zoning designation for the Mapleton Drive parcels?

All of the property owned by Lake Oswego on the water treatment plant site and adjoining Mapleton Drive parcels is zoned by the City of West Linn for residential use. The water treatment plant is allowed in a residential zone as a conditional use – an allowed use that may be conditioned to ensure that it is compatible with surrounding development.

Where will water pipelines be located as part of the plant upgrade?

Water pipelines to and from the treatment plant will be built in the public right-of-way along Kenthorpe Way and Mapleton Drive. Project designers have not yet determined which route the pipelines will take. Regardless of the route, property owners will have access to their properties during construction. Lake Oswego will maintain the roadways during construction and repave when pipeline work is completed.

When will construction begin for the treatment plant improvements?

Construction is currently scheduled to begin in 2013 and is expected to take two years.

How will treatment plant neighbors be impacted by expansion of the water treatment plant?

The Partnership is currently working with neighbors and the Robinwood Neighborhood Association to develop a *Good Neighbor Plan*. The plan will establish measures to ensure the expanded water treatment plant continues to be a “good neighbor” – through design, construction and ongoing operations.

How can neighbors be assured Lake Oswego won't develop the Mapleton Drive parcels more intensely in the future?

The site plan encompasses proposed treatment plant expansion for the foreseeable future – the next 40 years or beyond. No further development is anticipated for the Mapleton Drive properties.

What other approvals are needed for the water treatment plant expansion?

Additional approvals will be necessary including: state and federal environmental permits; and a Conditional Use Permit and Design Review from the City of West Linn that are open for public review and comment.

Is more information available on the water treatment plant expansion and Mapleton Drive properties?

For more information go to www.lotigardwater.org or contact Jane Heisler, jheisler@ci.oswego.or.us or (503) 697-6573.

City Council Meetings – Upcoming Agenda Items – Tentative Schedule of Meetings

<u>December 13, 2010</u>	<u>January 10, 2011</u>	<u>January 24, 2011</u>	<u>Work Sessions</u>
2010 Audit Presentation Reception for Councilor Burgess Management Compensation Library Room Use Policies	ODOT storage for Arch Bridge Work decision IGA – CM up to \$25K		<u>January 3, 2011 – Special Meeting</u> <ul style="list-style-type: none"> • Proclamation of Election • Swearing In Ceremony • Election of Council President <u>January 17, 2011</u> <u>February 7, 2011</u>

Pending:

- Meeting with the WL/WV School Board
- ODOT – WL OC Historic Bridge (September 20) – Potentially meeting onsite
- Proposed changes to the Municipal Tree Ordinance
- Open Space encroachment policy
- Stafford Hamlet Value and Vision Presentation
- Advisory Board/Committees Annual Reports
- Sept 27, Oct 11, Nov 8, Nov 15, Nov 22 Minutes
- **Feb 14, 2011** CDC Amendments: Temporary Signs in the ROW; Pre-application Requirements (and 2/7 Work Session)
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