



CLACKAMAS COUNTY

## Soil and Water Conservation District

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Approved October 20, 2015

### *Clackamas County SWCD Special Meeting Minutes for September 15, 2015*

#### **Present:**

**Directors:** Jeff Becker (Chair), Roger Fantz, Don Guttridge (Secretary), Jesse Nelson (Treasurer), Ron Oberg, Joan Zuber (Vice Chair)

**Assistant Directors:** PK Melethil, Jim Toops

**Staff:** Clair Klock, Lisa Kilders, Cathy McQueeney, Tom Salzer

**Guest:** Alan Costic

#### **1 – CALL TO ORDER and AMEND/ACCEPT AGENDA**

**Call to Order, review/amend/accept agenda:** Secretary Guttridge called the meeting to order with a quorum present at 2:33 p.m. on Tuesday, September 15, 2015 in the Clackamas County SWCD conference room at 221 Molalla Ave., Suite 102 in Oregon City. Chair Becker and Vice Chair Zuber both arrived shortly after the start of the meeting. The agenda was accepted without revision.

#### **2 – INTRODUCTIONS and OPENING STATEMENT**

- A. Guest Alan Costic, principal owner and architect at A C + Co Architecture, shared historical data about his organization and assured the board that District conservation values and long-term goals for the site and the local community would be reflected in any building design developed for the District. Regular meetings with the board will be held monthly, immediately prior to the regular board meeting, with the goal of being efficient and expedient. Alan noted that he had visited the site with Manager Salzer the previous week and he brought along a large satellite photo of the property as a visual aid.

Alan's first impressions of the site included:

- Tree lined driveway – a beautiful way into the property, but not designed for two-way traffic. The heritage of the site could be maintained by leaving the one-way entrance, but creating a secondary route for traffic leaving the property via Ferguson Road. If the District decides to widen the driveway, a traffic study with the County will need to be undertaken.
- Well defined property lines, fencing, roads
- Structures already on site can accommodate equipment or be repurposed for other District needs
- Demonstration Fields – 3 large fields can be subdivided with roads for fire service

- Pond, old growth trees – beautiful natural elements on the site
- Barn – unique structure with advantages and disadvantages, architectural historian on staff can provide help in researching and or restoring or repurposing barn
- Potential for other activities/uses, either immediately or long-term
- Water wheel on the lower pond adds rustic charm

### **3 – WORK SESSION REGARDING DISTRICT NEEDS FOR A PERMANENT OFFICE AND MEETING FACILITY**

Alan observed that all board members desired to maintain the country character of the site and all board members concurred without dissent.

Discussion was had regarding the existing farm house.

- House is sited on a prominent, key location on property
- Rural character of house is thought to be prized by community
- Home is not historic and is in poor condition requiring large investment of funds for any purpose for which it might be used
- House could be sold and moved off site
- House could be moved to another location on site, but for what purpose?
- District can honor its mission to conserve farmland by building on the existing footprint rather than taking land out of production to build a new facility – board consensus on this point
- District could take elements of the house and have them reflected in other places on the property, some features could be used in an interpretive manner in a new structure
- Barn or another building on the site could be used to hold the history of the house and property
- District purchase of property prevented potential development of a housing subdivision which would have resulted in loss of all buildings and features on the site and as well as significant increase of traffic

Special meeting minutes from November 4, 2014 were reviewed and the Building Capacity Assumptions were addressed point by point.

- Parking – will be a luxury compared to current office site – perhaps construct small parking “parks” vs. one large parking lot. (Example: for 60 spaces, create 3 areas of 20 spaces each)
- Target square footage for structure – 8,000-10,000 sq. ft.
- Some private offices
- Restroom facilities, with shower and mudroom close to an exit and parking area
- LEED certification? It is possible to pursue certification, but official certification will cost more money. AC+Co has experience with LEED certification. Does this have meaning for the District and community? There are silver, gold, and platinum levels of certification. Much of the building design will be done to LEED standards as a matter of course, but paying for the “label” will incur additional costs. Some LEED features would have “pay backs” like lighting, ventilation, and

water systems which would eventually offset their cost. There are fees required for certification. Are there any national standards for Conservation Districts? Consider District's responsibility to tax payers vs. obligation to be in integrity with conservation values.

- Public/private bathrooms
- Reception area/vestibule "gate keeper" area for protection/safety
- Kitchen – for demonstration? Staff use only? What do we want to do with it and who do we want to use it? Associate Director Toops, an electrician and past volunteer firefighter, suggested it be located by the conference room with roll up fire door. Goal of kitchen? To serve 20-30 people, or for classes, or serve a meal for a conference? Extensions has a commercial kitchen for classes, so perhaps a hybrid between a residential and commercial kitchen. Would be good to have feedback from staff.
- Break room separate from the kitchen and meeting spaces – located strategically
- Server Room, infrastructure HVAC, etc. spaces
- Storage space: needs to be adequate and conveniently located, can we take advantage of buildings already there? Near parking lot for easy loading. All items stored and out of sight.
- Higher ceilings? 14 ft. is the magic number – for audiences, music, etc. for best acoustics
- Windows – good N/S orientation, designer will strategize how to take advantage of views.
- Vestibules, air locks – these will be considered
- Exterior materials/wrap around porch – need to be integrated to reflect conservation values
- Black walnut tree? Best use might be to cut it down and use wood in design of building (health is not great, arborist says days are numbered)

The upper pond and stream should not affect design plans. A secondary drive might require the installation of a culvert. The lower pond can be cleaned up and enhanced. Slope of property will be taken advantage of for daylight areas and parking. Power and water will enter property along front driveway and come directly back to the power station by the house. Rainwater catchment and grey water system plans should also be developed for the building and property.

Director Zuber suggested creating a video outlining the different stages of the design process that could be used to share on the District website and with the Beavercreek Hamlet.


### ***ADJOURN and NEXT MEETING***

The next Regular Board Meeting will be held on Tuesday, September 15, 2015 at 4:00 p.m. at the District office.

The next Special Board Meeting will be held on Tuesday, October 13, 2015 at 2:30 p.m.

There being no further business, Chair Becker adjourned the meeting at 3:48 p.m.

Respectfully submitted,



Cathy McQueeney