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Board of Directors Information Item

To: C800 Board of Directors
From: John Hartsock, Manager
Date: August 19, 2020
Re: Radio Sites for Lake Oswego / West Linn to Provide In-Building Coverage

DESCRIPTION: One of the goals of the replacement and expansion of the C800 public safety radio system bond project was to provide improved in-building radio coverage in areas that are within the Urban Growth Boundary. In the Lake Oswego / West Linn area the team has reviewed in excess of forty different sites to accomplish this goal. This area is bounded by I-5 on the West / the Clackamas County line on the North to the Willamette River then east along the river to I-205 on the South / then I-205 back to -5 – it incorporates the City of Lake Oswego / City of West Linn / and unincorporated portions of Clackamas County.

HISTORY: After an extensive engineering review the two initial sites were selected - one on Cooks Butte and one on Kerr Road in Lake Oswego. After a preliminary neighborhood meeting on the Kerr Road site, the City of Lake Oswego requested that we do additional study. The City of Lake Oswego granted us a lease for the Cooks Butte site. After considerable engineering and design work the City terminated the lease due to a deed restriction issue and considerable public outcry.

An alternative to the Cooks Butte site is a site located at the SE corner of Upper Cherry Lane/Bergis Rd/Skyland in unincorporated Clackamas County. The landlord has granted a lease for the property to C800. This land is zoned EFU and thus more challenging to obtain land use. As with the above sites this site too has strong neighborhood objections.

Another alternative to the Cooks Butte site is one located at 19676 Kapteyns St in West Linn. This site is owned by ODOT who has advised they are willing to lease the site to C800. Though surrounded by the City of West Linn this 2+ acre parcel is within unincorporated Clackamas County for land use and permitting. The property is zoned FU10 and in accordance with the Clackamas Zoning Ordinance a public safety communications facility is an allowed use. As we were completing the required Type 1 land use process the City of West Linn requested a presentation to their City Council. This resulted in another considerable public outcry.

NEXT STEPS: After discussion with the County Administrator, Gary Schmidt, and the West Linn City Manager, John Williams, I am recommending that we stall the process of locating a site in this area for the time being. Gary Schmidt, through the County Resolution Services Agency, will organize a town hall meeting to review and make recommendations for a solution. The meeting is intended to include elected officials from the City of West Linn / City of Lake Oswego / Clackamas County / Lake Oswego Police and Fire officials / West Linn Police officials / Clackamas County Sheriff officials / Tualatin Fire and Rescue officials, as well as Citizen representatives from the area.

The plan is to hold this meeting in early January of 2021. Two reasons for waiting until January. First the new radio system will be on the air by that time and we will be able to document actual coverage of the system versus our computer models. We will be able to have public safety personnel provide firsthand description of the system.

The second reason is this will allow the election season to be over and any new elected officials to be in place.

After considerable discussion with the project team we feel this is the most effective way to address this situation. Charging ahead at this point will incur extensive costs for all parties and create considerable delays.

I ask for your concurrence with this direction.