



# City of Oregon City

625 Center Street  
Oregon City, OR 97045  
503-657-0891

## Meeting Agenda City Commission

*Dan Holladay, Mayor*  
*Carol Pauli, Commission President*  
*Brian Shaw, Rocky Smith, Jr., Renate Mengelberg*

---

Wednesday, October 7, 2015

7:00 PM

Commission Chambers

---

**1. Convene Regular Meeting and Roll Call**

**2. Flag Salute**

**3. Ceremonies, Proclamations and Presentations**

3a. [15-544](#) Proclamation Declaring October 2015 as Teen Safe Driving Month

Attachments: [Proclamation](#)

3b. [15-545](#) Proclamation Declaring October 2015 as Fire Prevention Month

Attachments: [Proclamation](#)

**4. Citizen Comments**

*Citizens are allowed up to 3 minutes to present information relevant to the City but not listed as an item on the agenda. Prior to speaking, citizens shall complete a comment form and deliver it to the City Recorder. The City Commission does not generally engage in dialog with those making comments, but may refer the issue to the City Manager. Complaints shall first be addressed at the department level prior to addressing the City Commission.*

**5. Adoption of the Agenda**

**6. Public Hearings**

6a. [15-480](#) Continuance of Ordinance No. 15-1012, the Pavilion Park III Development Application for Zone Change file ZC 15-02 & Subdivision file TP 15-03

Sponsors: Community Development Director Tony Konkol

Attachments: [Staff Report](#)

6b. [15-479](#) Ordinance for Introduction No. 15-1011, Boulder Run Development Application for Zone Change file ZC 15-01, Subdivision file TP 15-02 & Natural Resource Overlay District Verification file NR 15-04

Sponsors: Community Development Director Tony Konkol

Attachments: [Staff Report](#)

[Ordinance 15-1011](#)

[Attachment A: ZC 15-01, TP 15-02 and NR 15-04 Staff Report and](#)

[Recommendation](#)  
[Attachment A: Exhibit 1: Vicinity Map](#)  
[Attachment A: Exhibit 2: Land Use Application Form](#)  
[Attachment A: Exhibit 2: Application Narrative](#)  
[Attachment A: Exhibit 2: Plans](#)  
[Attachment A: Exhibit 2: Tax Maps](#)  
[Attachment A: Exhibit 2: Neighborhood Association Meeting Information](#)  
[Attachment A: Exhibit 2: NROD Report and Associated Documents](#)  
[Attachment A: Exhibit 2: Storm Report and Addendum](#)  
[Attachment A: Exhibit 2: Transportation Analysis Letter and Addendum](#)  
[Attachment A: Exhibit 2: Receipt](#)  
[Attachment A: Exhibit 2: Title](#)  
[Attachment A: Exhibit 3: Letter from John Replinger of Replinger and Associates, City Consultant](#)  
[Attachment A: Exhibit 4: Comments from Greg Peterson of 18865 Shenandoah Drive, Oregon City](#)  
[Attachment A: Exhibit 5: Comments from Mayor Dan Holladay](#)  
[Attachment A: Exhibit 6: Comments from Todd Last](#)  
[Attachment A: Exhibit 7: Comments from Wes Rogers, Director of Operations for the Oregon City School District](#)  
[Attachment A: Exhibit 8: Comments from Scott Archer, Community Services Director](#)  
[Attachment A: Exhibit 9: Letter from Gigi Cooper at David Evans and Associates](#)  
[Attachment A: Exhibit 10: Excerpts from AN 07-07](#)

## 7. General Business

- 7a. [15-519](#) Resolution No. 15-31, Modifying the Planning Fee Schedule for A-Frame Signs in the Right-of-Way  
**Sponsors:** Community Development Director Tony Konkol  
**Attachments:** [Staff Report](#)  
[Resolution 15-31](#)  
[Exhibit 1 Fee Explanation](#)  
[Exhibit 2 Fee Schedule](#)
- 7b. [15-523](#) Second Reading of Ordinance No. 15-1014, Amending Oregon City Municipal Code Chapter 3.04 - Transient Room Tax  
**Sponsors:** Finance Director Wyatt Parno  
**Attachments:** [Staff Report](#)  
[Ordinance No. 15-1014](#)  
[Exhibit A](#)
- 7c. [15-542](#) Second Reading of Ordinance No. 15-1013, An Ordinance Adopting the Meyers Road Extension Corridor Plan, An Amendment to the Oregon

City Transportation System Plan and Comprehensive Plan (Planning  
File: L 15-04)

**Sponsors:** Community Development Director Tony Konkol

**Attachments:** [Staff Report](#)

[Ordinance No. 15-1013](#)

[L 15-04 Land Use Staff Report](#)

[Final Corridor Plan](#)

[Exhibit 1a: Meyers Road Extension Alignment](#)

[Exhibit 1b: Meyers Rd Typical Section](#)

[Exhibit 2a: Land Use Application](#)

[Exhibit 2b: Narrative and Code Criteria](#)

[Exhibit 2c: Planning Commission Work Session Responses](#)

[Exhibit 2d: PA 15-21 Pre-App Summary Notes](#)

[Exhibit 4: Public Notice](#)

[Exhibit 5: Meyers Road Extension Concept Plan](#)

[Neighborhood Association meeting materials](#)

[Public Comments Combined](#)

[Public Comment Response from Martin Montalvo](#)

- 7d. [15-547](#) Continuance of Resolution No. 15-29, a Resolution Interpreting the Term "Designated as a Park" as Set Forth in Chapter X, Section 43 of the City of Oregon City Charter

**Sponsors:** Public Works Director John Lewis

**Attachments:** [Staff Report](#)

[Resolution No. 15-29](#)

[Public Works Operations Center Zoning Designation Memorandum  
8-12-15](#)

## 8. Consent Agenda

*This section allows the City Commission to consider routine items that require no discussion and can be approved in one comprehensive motion. An item may only be discussed if it is pulled from the consent agenda.*

- 8a. [PUB 15-044](#) Restrictive Covenant Non-Remonstrance Agreement for New Oregon City School District No. 62 (OCSD #62) Transportation Maintenance Facility

**Sponsors:** Public Works Director John Lewis

**Attachments:** [Staff Report](#)

[Signed Restrictive Non-Remonstrance Agreement](#)

[Site Map](#)

- 8b. [PUB 15-043](#) Public Utility Easement for the Development of a new Segment of Meyers Road Located Adjacent to the Glen Oak Park Properties

**Sponsors:** Public Works Director John Lewis

**Attachments:** [Staff Report](#)  
[Public Utility Easement with Legal Description & Map](#)  
[Meyers Rd Agreement between OC School District and City](#)  
[Site Map](#)

- 8c. [PUB 15-045](#) Public Storm Drainage Utility Easement Serving the Surface Water Drainage Needs of the New Segment of Meyers Road (Adjacent to the Glen Oak Park and Oregon City School District Transportation Facility)

**Sponsors:** Public Works Director John Lewis  
**Attachments:** [Staff Report](#)  
[Public Utility Easement for Stormwater Management Facilities](#)  
[Site Map](#)  
[Agreement Between OC School District & City](#)

- 8d. [PUB 15-046](#) Meyers Road Extension Deed of Dedication

**Sponsors:** Public Works Director John Lewis  
**Attachments:** [Staff Report](#)  
[Deed of Dedication with Legal Description and Map](#)  
[Site Map](#)  
[Agreement Between OC School District & City Executed 09-22-15](#)

- 8e. [15-543](#) Fleet Purchase Authorization - Groundmaster 4000-d Toro Mower

**Sponsors:** Community Services Director Scott Archer  
**Attachments:** [Staff Report](#)

- 8f. [15-536](#) OLCC: Liquor License Application- On-Premises Sales, New Location: Applying as a Limited Liability Company, RK Galvan LLC DBA Mesa Fresca at 724 Main Street, Oregon City, OR 97045

**Sponsors:** Police Chief and Public Safety Director James Band  
**Attachments:** [Liquor License Application](#)

- 8g. [15-546](#) Minutes of the September 8, 2015 Work Session

**Sponsors:** City Recorder Kattie Riggs  
**Attachments:** [Minutes of 09/08/15 Work Session](#)

- 8h. [15-548](#) Minutes of the September 16, 2015 Regular Meeting

**Sponsors:** City Recorder Kattie Riggs  
**Attachments:** [Minutes of 09/16/2015](#)

## 9. Communications

### a. City Manager

### b. Commission

**c. Mayor****10. Adjournment**

*Citizen Comments: The following guidelines are given for citizens presenting information or raising issues relevant to the City but not listed on the agenda.*

*\*Complete a Comment Card prior to the meeting and submit it to the City Recorder.*

*\*When the Mayor calls your name, proceed to the speaker table and state your name and city of residence into the microphone.*

*\*Each speaker is given 3 minutes to speak. To assist in tracking your speaking time, refer to the timer on the table.*

*\*As a general practice, the City Commission does not engage in discussion with those making comments.*

*\*Electronic presentations are permitted, but shall be delivered to the City Recorder 48 hours in advance of the meeting.*

*Agenda Posted at City Hall, Pioneer Community Center, Library, City Web site.*

*Video Streaming & Broadcasts: The meeting is streamed live on Internet on the Oregon City's Web site at [www.orcity.org](http://www.orcity.org) and available on demand following the meeting. The meeting can be viewed live on Willamette Falls Television on channels 23 and 28 for Oregon City area residents. The meetings are also rebroadcast on WFMC. Please contact WFMC at 503-650-0275 for a programming schedule.*

*City Hall is wheelchair accessible with entry ramps and handicapped parking located on the east side of the building. Hearing devices may be requested from the City Recorder prior to the meeting. Disabled individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the City Recorder's Office at 503-657-0891.*