



City of Oregon City

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

Meeting Minutes - Draft

City Commission

Wednesday, April 1, 2020

7:00 PM

Commission Chambers

REVISED

1. Convene Regular Meeting and Roll Call

Mayor Holladay called the meeting to order at 7:02 PM.

Present: 5 - Mayor Dan Holladay, Commissioner Frank O'Donnell, Commissioner Rachel Lyles Smith, Commissioner Rocky Smith Jr. and Commissioner Denyse McGriff

Staffers: 10 - City Manager Tony Konkol, City Attorney William Kabeiseman, Police Chief and Public Safety Director James Band, Community Development Director Laura Terway, Public Works Director John Lewis, City Recorder Kattie Riggs, Public Works Development Projects Manager Josh Wheeler, Information Technology Supervisor David Knoll, Assistant to the City Manager Lisa Oreskovich and Assistant Planner Diliانا Vassileva

2. Flag Salute

3. Ceremonies, Proclamations, and Presentations

Mayor Holladay read a statement of encouragement during the Covid-19 pandemic.

4. Citizen Comments

There were no citizen comments.

5. Adoption of the Agenda

Item 8a was pulled from the consent agenda. The agenda was adopted as amended.

6. Public Hearings

6a. AP-19-00001: Appeal of a Planning Approval of a 2-Lot Minor Partition at 206 Holmes Lane (Planning File: GLUA-19-0015/MP-19-00002)

Mayor Holladay opened the public hearing.

Bill Kabeiseman, City Attorney, read the hearing statement and asked if there were any ex parte contacts, conflicts of interest, bias, or any other statements to declare.

Commissioner McGriff had visited the site.

Diliana Vassileva, Assistant Planner, presented the staff report. This was an appeal of the Community Development Director's approval of a two-lot minor partition on Holmes Lane. She described the subject site, partition proposal, appeal standing, issues raised by the appellant, how no new evidence should be considered, and staff recommendation for denial of the appeal.

There was no public testimony.

Mayor Holladay closed the public hearing.

There was discussion regarding the applicable criteria and nuisance weed issue.

A motion was made by Commissioner McGriff, seconded by Commissioner Lyles Smith, to deny AP-19-00001: appeal of a planning approval of a 2-lot minor partition at 206 Holmes Lane (Planning File: GLUA-19-0015/MP-19-00002) and reject the new information that came in after the record was closed. The motion carried by the following vote:

Aye: 5 - Mayor Dan Holladay, Commissioner Frank O'Donnell, Commissioner Rachel Lyles Smith, Commissioner Rocky Smith Jr. and Commissioner Denyse McGriff

6b.

AP 20-00001: Appeal of an Approval with Conditions for a 20-lot Subdivision Located at 13735 Lazy Creek Lane (Planning file Appeal GLUA-19-00030 and SUB-19-00003)

Mayor Holladay opened the public hearing.

Mr. Kabeiseman read the hearing statement and asked if there were any ex parte contacts, conflicts of interest, bias, or any other statements to declare.

Mayor Holladay and Commissioner O'Donnell met with the applicant after the appeal had been filed, however they were not aware at the time that an appeal had already been filed.

Commissioner Lyles Smith said the application had been presented to her neighborhood association in January 2020 when she was in attendance.

Commissioner McGriff visited the site.

Laura Terway, Community Development Director, presented the staff report. This was an appeal of the Planning Department's approval of a 20-lot subdivision on Lazy Creek Lane. She discussed the subject site, proposed subdivision, application of the stormwater and grading design standards, appeal standing, planning review process, original and revised submittals, proposed revisions to the conditions and findings, documents to add to the record, and options. Staff recommended approval of the appeal with the amended conditions and findings in the revised staff report dated April 1, 2020.

Mark Dane, resident of Oregon City, was representing the applicant who was also the appellant. They had provided a solution where both the applicant and City could move forward with the final engineering drawings. He discussed the timeline of the project and unresolved stormwater issues. The appeal was used to work through the issues with revised conditions of approval that would be acceptable. They were requesting

approval of the appeal with the amended conditions.

Mayor Holladay closed the public hearing.

There was discussion regarding the change in the design, timing of the meeting with the applicant and staff, and vacation of the right-of-way.

A motion was made by Commissioner McGriff, seconded by Commissioner Smith, to approve AP 20-00001: appeal of an approval with the conditions in the staff report dated April 1, 2020 for a 20-lot subdivision located at 13735 Lazy Creek Lane (Planning file Appeal GLUA-19-00030 and SUB-19-00003). The motion carried by the following vote:

Aye: 5 - Mayor Dan Holladay, Commissioner Frank O'Donnell, Commissioner Rachel Lyles Smith, Commissioner Rocky Smith Jr. and Commissioner Denyse McGriff

- 6c.** Request Continuance: AP 20-00002, Appeal of Historic Review Approval with Conditions for a New Two-Story Mixed-Use Building in the McLoughlin Conservation District at 920 7th Street (GLUA-20-00006 and HR 20-02)

A motion was made by Commissioner McGriff, seconded by Commissioner Lyles Smith, to continue AP 20-00002, appeal of Historic Review Board approval with conditions for a new two-story mixed-use building in the McLoughlin Conservation District at 920 7th Street (GLUA-20-00006 and HR 20-02) to April 15, 2020. The motion carried by the following vote:

Aye: 5 - Mayor Dan Holladay, Commissioner Frank O'Donnell, Commissioner Rachel Lyles Smith, Commissioner Rocky Smith Jr. and Commissioner Denyse McGriff

7. General Business

- 7a.** City of Oregon City Rental Properties

Tony Konkol, City Manager, said this was a request for authorization to negotiate the deferral of rental payments from tenants of City-owned properties if a demonstrated hardship had been created due to the loss of business or employment due to Covid-19. He explained the options for the properties.

A motion was made by Commissioner McGriff, seconded by Commissioner Smith, to authorize the City Manager to negotiate the deferral of rental payments for City of Oregon City rental properties with the exception of the two cell phone towers. The motion carried by the following vote:

Aye: 5 - Mayor Dan Holladay, Commissioner Frank O'Donnell, Commissioner Rachel Lyles Smith, Commissioner Rocky Smith Jr. and Commissioner Denyse McGriff

8. Consent Agenda

A motion was made by Commissioner Smith, seconded by Commissioner McGriff, to approve the consent agenda (items 8b. - 8g.) except for Item 8a. The motion carried by the following vote:

Aye: 5 - Mayor Dan Holladay, Commissioner Frank O'Donnell, Commissioner Rachel Lyles Smith, Commissioner Rocky Smith Jr. and Commissioner Denyse McGriff

8a. Personal Services Agreement with 3J Consulting for Phase 1 of the Comprehensive Plan Update

Ms. Terway said staff was asking for approval of a Personal Services Agreement to start Phase 1 of the Comprehensive Plan update.

Commissioner McGriff asked for an explanation of the selection process. Ms. Terway described the grant funding from the Department of Land Conservation and Development and standard procurement process.

Commissioner Lyles Smith said she worked for the Department of Land Conservation and Development, but was not part of the selection process for this grant program.

A motion was made by Commissioner Lyles Smith, seconded by Commissioner Smith, to approve the Personal Services Agreement with 3J Consulting for Phase 1 of the Comprehensive Plan update. The motion carried by the following vote:

8b. Fleet Purchase Authorization - John Deere Backhoe 310SL

8c. Contract with Murraysmith to Provide Engineering Services for the Henrici Reservoir Condition Assessment and Seismic Evaluation Project

8d. Change Order #3 for the Meyers Road Extension Project to Provide Additional Sanitary System for the Tyrone S. Woods Memorial Park Project

8e. Deed of Dedication for the Molalla Avenue Streetscape Project - SMB Holdings, LLC (1842 Molalla Avenue, Joann Fabrics)

8f. Deed of Dedication for the Molalla Avenue Streetscape Project - Alexander Family Trust (Don Chico's, 1692 Molalla Avenue)

8g. Small Construction Public Improvement Contract with Roth Communications to Install City-owned Fiber Optic Connections to the New Public Safety and Community Development Buildings

9. Communications

a. City Manager

Mr. Konkol said even though the City's facilities were closed to the public, staff was still working and was available via phone and email.

b. Commission

Commissioner McGriff thanked staff for their hard work.

c. Mayor

Mayor Holladay directed people to websites for information on Covid-19.

10. Adjournment

Mayor Holladay adjourned the meeting at 8:03 PM.

Respectfully submitted,

Kattie Riggs, City Recorder