



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, November 4, 2015

7:00 PM

Commission Chambers

REVISED

6:00 pm - EXECUTIVE SESSION OF THE CITY COMMISSION

Pursuant to ORS 192.660(2)(h): To consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.

7:00 pm - REGULAR MEETING OF THE CITY COMMISSION

1. Convene Regular Meeting and Roll Call

2. Flag Salute

3. Ceremonies, Proclamations

3a. [15-610](#) Proclamation in Observance of Veterans' Day, November 11, 2015

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. [15-597](#) Ordinance for Introduction No. 15-1012, Pavilion Park III Development Application for Zone Change

Sponsors: Community Development Director Tony Konkol

Attachments: [Staff Report](#)

[Ordinance 15-1012](#)

[Attachment A: ZC 15-02 and TP 15-03 Revised 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 - Neighborhood Association Meeting Information](#)

[Attachment A: Exhibit 2 - Storm Report](#)

[Attachment A: Exhibit 2 - Transportation Analysis Letter](#)

[Attachment A: Exhibit 2 - Receipt](#)

[Attachment A: Exhibit 2 - Title](#)

[Attachment A: Exhibit 2 - Information which has been Updated](#)

[Attachment A: Exhibit 3 - Letters from John Replinger of Replinger and Associates, City Consultant](#)

[Attachment A: Exhibit 4 - Comments from Dan Neils of 19652 McCord Road, Oregon City](#)

[Attachment A: Exhibit 5 - Comments from Wes Rogers, Director of Operations for the Oregon City School District](#)

[Attachment A: Exhibit 6 - Comments from Scott Archer, Community Services Director](#)

[Attachment A: Exhibit 7 - Excerpts from Annexation file AN 14-01](#)

[Attachment A: Information Submitted by the Applicant Prior to September 14, 2015](#)

[Attachment A: Proportionality Analysis Memorandum Submitted by the City Prior to September 14, 2015](#)

[Attachment A: Final Written Argument Submitted by the Applicant on September 21, 2015](#)

[Attachment A: Additional Public Comment Submitted October 12, 2015](#)

[Attachment A: Additional Informaiton Submitted by the Applicant](#)

7. General Business

- 7a.** [15-598](#) Resolution No. 15-33 Modifying the Capital Facilities Improvement Plan by Adding an Additional Water Infrastructure Project

Sponsors: Public Works Director John Lewis

Attachments: [Staff Report](#)

[Resolution No. 15-33](#)

[Location Map McCord Road](#)

- 7b.** [15-600](#) 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](#)

- 7c.** [15-601](#) Ordinance No. 15-1017: An Ordinance of the City of Oregon City Declaring a Ban on Medical Marijuana Processing Sites and

Dispensaries, Recreational Marijuana Producers, Processors, Wholesalers and Retailers; Referring This Ordinance to the Voters of Oregon City and Declaring an Emergency

Sponsors: Community Development Director Tony Konkol

Attachments: [Staff Report](#)

[Proposed Ordinance No. 15-1017](#)

[GSB Memorandum 8/25/15](#)

[Marijuana Regulations Summary](#)

[LOC Local Regulations](#)

- 7d. [15-615](#) Establish Standards, Criteria and Policy Directives for Hiring the City Manager

Sponsors: Human Resources Director Jim Loeffler

Attachments: [Staff Report](#)

[2015 City Manager Standards, Criteria and Policy](#)

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. [15-595](#) OLCC: Liquor License Application- On-Premises Sales, New Location: Applying as a Limited Liability Company, K&LBF LLC DBA Howells Restaurant & Lounge, 508 7th Street, Oregon City, OR 97045

Sponsors: Police Chief and Public Safety Director James Band

Attachments: [Liquor License Application](#)

- 8b. [15-596](#) OLCC: Liquor License Application- On-Premises Sales, New Location: Applying as a Corporation Company, Eastgate Theatre, Inc. DBA Hill Top 9, 325 Beavercreek Road, Oregon City, OR 97045

Sponsors: Police Chief and Public Safety Director James Band

Attachments: [Liquor License Application](#)

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 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.