



# 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*

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Wednesday, November 18, 2015

7:00 PM

Commission Chambers

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**1. Convene Regular Meeting**

**2. Roll Call**

**3. Flag Salute**

**4. Ceremonies, Proclamations and Presentations**

**4a.** [15-635](#) Recognizing Denise Kai and Jon Waverly for Life Saving Actions

**4b.** [15-636](#) Planning Commission Annual Update

**Sponsors:** Community Development Director Tony Konkol

**4c.** [15-637](#) Presentation by Metro Councilor Carlotta Collette

**4d.** [15-638](#) Tourism Presentation by Jonathan Stone

**5. 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.*

**6. Adoption of the Agenda**

**7. Public Hearings**

**7a.**     [15-632](#)     Appeal of Decision to Deny Public Improvement Modification Request  
(Planning File AP-15-0001: Appeal of PI-15-0001)

**Sponsors:**     Community Development Director Tony Konkol

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

[City Attorney Memorandum](#)

[Appeal of Land Use Decision PI-15-0001, Brady, 10-8-15.pdf](#)

[AP 15-01 Mailed Notice](#)

[OC News Notice](#)

[PI-15-01 Final Staff Report with Exhibits](#)

**7b.**     [15-624](#)     Second Reading of Ordinance 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](#)

**8. General Business**

- 8a.**     [15-625](#)     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 Memorandum](#)

- 8b.**     [15-641](#)     Urban Renewal Commission Member Appointment

**Sponsors:**     City Recorder Kattie Riggs

**Attachments:**   [Staff Report](#)

[2013 Staff Report](#)

[List of Urban Renewal Commission Candidates for 2014](#)

**9. 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.*

- 9a.**     [15-640](#)     Resolution 15-34: A Resolution adopting Revised Bylaws for the Natural Resources Committee

**Sponsors:**     Community Development Director Tony Konkol

**Attachments:**   [Staff Report](#)

[NRC Final Bylaw Revisions with Appendix A](#)

[Resolution for Bylaws Revisions](#)

- 9b.**     [15-633](#)     State of Oregon Department of State Lands Lease 17480-ML

**Sponsors:**     Community Services Director Scott Archer

**Attachments:**   [Staff Report](#)

[17480-ML](#)

- 9c.**     [15-631](#)     OLCC: Liquor License Application- On-Premises Sales, New Location: Applying as a Corporation Company, Mebos Inc. DBA Rea's Deli 1678 Beaver Creek Road Suite A, Oregon City, OR 97045

**Sponsors:**     Police Chief and Public Safety Director James Band

**Attachments:**   [Staff Report](#)

[Liquor License Application](#)

- 9d.**     [15-623](#)     Minutes of the November 13, 2015 Special Meeting

**Sponsors:**     City Recorder Kattie Riggs

**Attachments:**   [Minutes of 10/13/15 Special Meeting](#)

9e. [15-634](#) Minutes of the October 21, 2015 Regular Meeting

Sponsors: City Recorder Kattie Riggs

Attachments: [Minutes of 10/21/2015](#)

10. **Communications**

a. **City Manager**

b. **Commission**

c. **Mayor**

11. **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.*