



# City of Oregon City

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

## Meeting Agenda City Commission

*Dan Holladay, Mayor*  
*Brian Shaw, Commission President*  
*Nancy Ide, Frank O'Donnell, Renate Mengelberg*

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Wednesday, November 15, 2017

7:00 PM

Commission Chambers

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### **6:15 PM - EXECUTIVE SESSION OF THE CITY COMMISSION**

*Executive Session will be held in the Clackamas River Conference room at City Hall.*

*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. [17-605](#) Proclamation Declaring November 20 - 25, 2017 as Oregon City Buy Local Week and Saturday, November 25, 2017 as Oregon City Buy Local, Small Business Saturday

Attachments: [Proclamation](#)  
[Small Business Fact Sheet](#)

- 3b. [17-584](#) Tourism Strategic Plan Project Mid-point Update Presentation by Coraggio Group

Sponsors: Economic Development Manager Eric Underwood  
Attachments: [Staff Report](#)

#### **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.**     [PC 17-138](#)

AP 17-04: Appeal of the Historic Review Board's August 22, 2017 Decision to Approve the Designs of Six (6) Cottage Style Homes in the Canemah Historic District

**Sponsors:**     Community Development Director Laura Terway

**Attachments:**   [Staff Report](#)

[AP 17-04 Staff Report and Recommendation](#)

[Exhibit 1: Appeal Submittal](#)

[Exhibit 2: Applicant's Response to Appeal](#)

[Exhibit 3: Public Comments from Karen Blaha](#)

[Exhibit 4: Notice of Decision MD 17-01, MD 17-02, MD 17-03, MD 17-04, MD 17-05, and MD 17-06](#)

[Exhibit 5: Staff Report MD 17-01, MD 17-02, MD 17-03, MD 17-04, MD 17-05, and MD 17-06](#)

[Exhibit 5a: Vicinity Map](#)

[Exhibit 5b: Applicant's Narrative and Plans](#)

[Exhibit 5c: Previous Proposal for HR 16-09, HR 16-10, HR 16-11, HR 16-12, HR 16-13, and HR 16-14](#)

[Exhibit 5d: Public Comments](#)

**6b.**     [PC 17-140](#)

Parker Knoll Subdivision: TP 17-02 Eleven Lot Subdivision at Leland Road and Reddaway Avenue Including Utilization of an Existing Easement in Wesley Lynn Park

**Sponsors:**     Community Development Director Laura Terway

**Attachments:**   [Staff Report](#)

[Draft Findings of Fact and Conclusions of Law](#)

[Items Entered at the October 18, 2017 Hearing](#)

[TP 17-02 Staff Report Recommendation](#)

[Exhibit 1: Vicinity Map](#)

[Exhibit 2: Narrative](#)

[Exhibit 2: Site Plans](#)

[Exhibit 2: Other](#)

[Exhibit 2: Easement Documentation](#)

[Exhibit 2: Additional Information Submitted by the Applicant](#)

[Exhibit 2: Replaced Application Materials](#)

[Exhibit 3: Public Comments](#)

[Exhibit 4: Notification to Tribes and Oregon State Historic Preservation Office](#)

[Exhibit 5: Comments from John Replinger of Replinger and Associates](#)

[Exhibit 6: Annexation Agreement for AN 07-01](#)

[Exhibit 7: Information from the August 16, 2017 City Commission Hearing](#)

[Exhibit 8: Information from the September 12, 2017 City Commission Work Session](#)

[Exhibit 9: Memorandum from Carrie Richter, Deputy City Attorney dated](#)

[September 5, 2017](#)

- 6c. [PC 17-139](#) Land Use Board of Appeals (LUBA) Remand of the Historic Nomination for the Community Cannery and Workshop Annex in the Upper Yard of the City's Public Works Operations Center

**Sponsors:** Community Development Director Laura Terway

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

[Staff Report for Land Use Board of Appeals \(LUBA\) Remand](#)

[LUBA Remand](#)

[Record of LUBA Appeal](#)

## 7. General Business

- 7a. [17-602](#) Resolution No.17-27, Calling for a Public Hearing for the Continuation of an Economic Improvement District

**Sponsors:** Economic Development Manager Eric Underwood

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

[Resolution No. 17-27](#)

[Economic Improvement District Renewal Flier](#)

[Downtown EID Map - 2018-2022 Proposed](#)

[Renewal First Commission Meeting Letter of Support](#)

- 7b. [17-606](#) Purchase and Sale Agreement for 1220 Main Street (Municipal Parking Lot) Due Diligence Extension Request

**Sponsors:** Economic Development Manager Eric Underwood

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

[1220 Main Purchase and Sales Agreement](#)

[Extension Request](#)

[Benefits to Oregon City](#)

[Exhibit D - Addendum](#)

## 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. [17-596](#) Resolution No. 17-25, Updating the Transportation Projects Eligible for Transportation System Development Charges Funding

**Sponsors:** John Lewis

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

[Resolution No. 17-25](#)

[Exhibit 1 Project List](#)

[Exhibit 2 Project Maps](#)

[Resolution No. 09-02](#)

- 8b. [17-603](#) Resolution No. 17-28, Authorizing the Sale of Bonds for the Police and Municipal Court Facility

Sponsors: James Band

Attachments: [Staff Report](#)

[Resolution No. 17-28](#)

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 WPMC. Please contact WPMC 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.*