



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

Wednesday, December 6, 2017

7:00 PM

Commission Chambers

1. Convene Regular Meeting and Roll Call

2. Flag Salute

3. Ceremonies, Proclamations, and Presentations

3a. [17-631](#) Natural Resources Committee (NRC) Annual Update

Sponsors: Community Development Director Laura Terway

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 17-150](#) Request to Continue Planning File LE 17-02 to February 21, 2018, Legislative Amendment to Adopt the McLoughlin-Canemah Trail Plan, Amending the Transportation System Plan, Trails Master Plan, and Parks Master Plan

Sponsors: Community Development Director Laura Terway

Attachments: [Staff Report](#)

6b. [PC 17-148](#) First Reading of Ordinance No. 17-1011 and AP 17-05: Appeal of the Planning Commission's Denial of TP 17-03 and ZC 17-02; Zone Change from "R-10" Single-Family Dwelling District to "R-8" Single-Family Dwelling District and a Subdivision of 77 lots (Wheeler Farm) Located near White Lane and Orchard Grove Drive

Sponsors: Community Development Director Laura Terway

Attachments: [Staff Report](#)

[Ordinance No. 17-1011](#)

[Draft Findings of Fact and Conclusions of Law](#)
[Exhibit 1: AP 17-05 Appellents Submittal](#)
[Exhibit 2: October 20, 2017 Memo From Wendy Marshall](#)
[Exhibit 3: October 20, 2017 Memo From John Replinger of Replinger and Associates](#)
[Exhibit 4: ZC 17-02, TP 17-03 Planning Commission Findings and Notice of Decision](#)
[Exhibit 5a: Vicinity Map](#)
[Exhibit 5b & 5c: Applicant's Narrative and Plans- Subdivision](#)
[Exhibit 5b & 5d: Applicant's Narrative and Plans- Zone Change](#)
[Exhibit 5f: Public Comments-West Susan Rictor](#)
[Exhibit 5e: Comments from John Replinger of Replinger and Associates](#)
[Exhibit 5g: NR 17-03 Exemption](#)
[Exhibit 6: September 25, 2017 Planning Commission Meeting-exhibits and public comments entered into the record](#)
[Exhibit 7: October 9, 2017 Planning Commission Meeting- exhibits and public comments entered into the record](#)
[Public Comments City Commission 11-01-2017](#)

7. General Business

- 7a. [PC 17-147](#) 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 Notice of Decision and Findings of Fact](#)
[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](#)
[November 15, 2017 City Commission Meeting Public Comment](#)
- 7b. [PC 17-149](#) 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](#)
[Draft Remand Findings](#)
[LUBA Remand](#)
[LUBA Record - Table of Contents 2017-052 and 2017-054](#)
[LUBA Record 2017-052 and 2017-054](#)
[November 15, 2017 City Commission Meeting -Public Comments](#)

- 7c. [17-613](#) First Reading of Ordinance No. 17-1013, Amending the Oregon City Municipal Code Title 13, Public Services, Section 13.20 System Development Charge for Capital Improvements
- Sponsors:** John Lewis
Attachments: [Staff Report](#)
[Ordinance No. 17-1013](#)
- 7d. [17-624](#) Resolution No. 17-29, Declaring an Emergency and Exempting The Father's Heart Street Ministry and the Oregon City Retirement Center from Planning Code Requirements on a Temporary Basis
- Sponsors:** City Manager Tony Konkol
Attachments: [Staff Report](#)
[Resolution No. 17-29](#)
[Exhibit A: Request](#)
[Exhibit B: Temporary Shelter Policy](#)
- 7e. [17-633](#) Resolution No. 17-31, Recognizing and Supporting the Efforts of the Oregon City Homeless Solutions Coalition
- Sponsors:** City Manager Tony Konkol
Attachments: [Staff Report](#)
[Resolution No. 17-31](#)

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. [17-623](#) Resolution No. 17-30, Establishing Annual Inflationary Adjustments to Storm Drainage Rates
- Sponsors:** Finance Director Wyatt Parno
Attachments: [Staff Report](#)
[Resolution No. 17-30](#)
- 8b. [17-618](#) Revised Commission Policy 1-3, Public Meetings
- Sponsors:** City Recorder Kattie Riggs
Attachments: [Staff Report](#)
[DRAFT Commission Policy 1-3 \(Redlined Version\)](#)
[Final Commission Policy 1-3 \(Clean Version\)](#)

[Original Commission Policy 1-3 Adopted in 1997](#)

- 8c. [17-626](#) Technology Services Contract with Mark43, Inc. for New Police Records Management Software
- Sponsors:** James Band
Attachments: [Staff Report](#)
[Technology Services Contract](#)
[Statement of Work](#)
[Statement of Work - Schedule B](#)
[Exhibit E - Insight Public Sector Price Quote](#)
- 8d. [17-604](#) Personal Service Agreement with Friends of Trees for Neighborhood Tree Planting and Pruning
- Sponsors:** Community Development Director Laura Terway
Attachments: [Staff Report](#)
[Personal Services Agreement](#)
[Exhibit A. Scope of Work](#)
[Exhibit B. Standard Conditions](#)
- 8e. [17-625](#) Public Improvement Contract with DGS General Construction for Tenant Improvements to the Mt. Pleasant Annex (698 Warner Parrott Road)
- Sponsors:** Community Development Director Laura Terway
Attachments: [Public Improvement Contract](#)
- 8f. [17-617](#) Minutes of the October 10, 2017 Work Session
- Sponsors:** City Recorder Kattie Riggs
Attachments: [Minutes of 10/10/2017](#)
- 8g. [17-628](#) Minutes of the October 18, 2017 Regular Meeting
- Sponsors:** City Recorder Kattie Riggs
Attachments: [Minutes of 10/18/2017](#)
- 8h. [17-630](#) Minutes of the November 1, 2017 Regular Meeting
- Sponsors:** City Recorder Kattie Riggs
Attachments: [Minutes of 11/01/2017](#)

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.