



# 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, December 20, 2017

7:00 PM

Commission Chambers

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### **EXECUTIVE SESSION OF THE CITY COMMISSION**

*Executive Session will immediately follow the regular meeting of the City Commission and will be held in the Clackamas River Conference room at City Hall.*

*Pursuant to ORS 192.660(2)(i): To review and evaluate the employment-related performance of the chief executive officer of any public body, a public officer, employee or staff member who does not request an open hearing.*

#### **1. Convene Regular Meeting and Roll Call**

#### **2. Flag Salute**

#### **3. Ceremonies, Proclamations and Presentations**

3a. [17-673](#) Oregon City School District Presentation

3b. [17-672](#) Historic Review Board (HRB) 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. [17-660](#) First Reading of Ordinance No. 18-1001, Creating the Downtown Economic Improvement District

**Sponsors:** Economic Development Manager Eric Underwood

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

[Ordinance No. 18-1001](#)

- 6b. [PC 17-159](#) First Reading of Ordinance No. 18-1002 and Planning files AN 17-01, ZC 17-03, and TP 17-07 for Annexation, Zone Change, and a Subdivision Leland Road

**Sponsors:** Community Development Director Laura Terway

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

[Ordinance No. 18-1002](#)

[Exhibit A: Legal Description and Map of Proposed Annexation](#)

[AN 17-03 Staff Report](#)

[TP 17-07 ZC 17-03 Staff Report](#)

[Exhibit 1: Vicinity Map](#)

[Exhibit 2a: Applicant's Annexation Narrative and Plans](#)

[Exhibit 2b: Applicant's Zone Change and Subdivision Narrative and Plans](#)

[Exhibit 3: Clackamas River Water \(CRW\) Comments](#)

[Exhibit 4: Clackamas County Comments](#)

[Exhibit 5: Tri City Service District \(TCSD\) Comments](#)

[Exhibit 5a: Tri City Service District \(TCSD\) Annexation Packet](#)

[Exhibit 6: Replinger and Associates Comments](#)

[Exhibit 7: November 13, 2017 Letter from Monty Hurley](#)

[Exhibit 8: Jamin Moore Public Comments](#)

[November 27, 2017 Letter from the Applicant to the Planning Commission](#)

## 7. General Business

- 7a. [17-674](#) Request for Financial Support for the Willamette Falls Locks Repair and Re-opening Efforts

**Sponsors:** City Manager Tony Konkol

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

[Request Letter](#)

- 7b. [PC 17-160](#) Second 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](#)

- 7c. [17-659](#) Second 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. [17-670](#) Resolution No. 17-32 Declaring an Emergency and Exempting Won by One from Planning Code Requirements on a Temporary Basis

**Sponsors:** Community Development Director Laura Terway

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

[Resolution No. 17-32](#)

[Exhibit A: Temporary Emergency Shelter 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. [17-668](#) Purchase and Sale Agreement for 1220 Main Street (Municipal Parking Lot) Second Due Diligence Extension Request

**Sponsors:** Economic Development Manager Eric Underwood

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

[Extension Request](#)

[Exhibit F - Addendum to Purchase and Sale Agreement](#)

[Benefits for Oregon City](#)

- 8b. [17-666](#) Reimbursement for Qualified Public Improvements in Main Street Constructed by the Cove Phase I Garden Apartments Developer

**Sponsors:** John Lewis

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

[Figure 1 & Table 1 Main St Public Improvements](#)

- 8c. [17-657](#) Personal Services Agreement with RH2 Engineering for the Trillium Park Drive Landslide Mitigation Alternatives Analysis
- Sponsors:** John Lewis  
**Attachments:** [Staff Report](#)  
[Personal Services Agreement](#)  
[Exhibits to the Agreement](#)  
[Trillium Park Drive Map](#)
- 8d. [17-658](#) Personal Services Agreement with Murraysmith for the Engineering Services for the High Street Waterline Replacement Project
- Sponsors:** John Lewis  
**Attachments:** [Staff Report](#)  
[Personal Services Agreement](#)  
[Exhibit A - Scope of Work](#)  
[High Street Waterline Map](#)
- 8e. [17-662](#) Award of Public Improvement Contract for the Construction of the 12th & Washington Traffic Signal Installation Project (CI 16-014)
- Sponsors:** John Lewis  
**Attachments:** [Staff Report](#)  
[Public Improvement Contract](#)  
[Project Location Map](#)
- 8f. [17-667](#) Personal Services Agreement Amendment No. 3 with DECA Architecture, Inc. for the 2016 Public Works Operations Master Plan Update (CI 16-015)
- Sponsors:** John Lewis  
**Attachments:** [Staff Report](#)  
[Contract Amendment No. 3](#)  
[Exhibit A for Amendment No. 3 - Scope of Work](#)  
[Contract Amendment No. 2](#)  
[Contract Amendment No. 1](#)  
[Original Public Improvement Contract](#)
- 8g. [PUB 17-018](#) Restrictive Covenant Non-Remonstrance Agreement for the Hunter Hills Subdivision Project - Planning File No. TP 15-06
- Sponsors:** John Lewis  
**Attachments:** [Staff Report](#)  
[Restrictive Covenant Non-Remonstrance Agreement](#)  
[Area Map](#)
- 8h. [17-671](#) Public Improvement Contract with Andy Medcalf Construction for Tenant Improvements to the Mt. Pleasant Annex
- Sponsors:** Community Development Director Laura Terway  
**Attachments:** [Staff Report](#)

[Public Improvement Contract](#)

[Excerpt of Construction Plans](#)

- 8i. [17-649](#) OLCC: Liquor License Application- On-Premises Sales, New Outlet, Applying as a Limited Liability Company, White Rabbit Gifts LLC, 503 Main Street, Oregon City, OR 97045

Sponsors: James Band

Attachments: [Staff Report](#)

[Liquor License Application](#)

- 8j. [17-675](#) Minutes of the November 7, 2017 Work Session

Sponsors: City Recorder Kattie Riggs

Attachments: [Minutes of 11/07/2017](#)

## 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](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.*