



# City of Oregon City

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

## Meeting Agenda City Commission

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

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Wednesday, April 4, 2018

7:00 PM

Commission Chambers

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

**2. Flag Salute**

**3. Ceremonies, Proclamations and Presentations**

**3a. [18-179](#) Proclamation for Oregon City Arbor Day on Saturday, April 7, 2018**

**Sponsors:** Community Services Director Phil Lewis

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

[Arbor Day Proclamation](#)

[Enhancement Day Postcard](#)

**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 18-052](#) AP 17-01 and AP 17-02: Appeal of the Historic Review Board's June 27, 2017 Approval with Conditions of HR 17-04: Historic Review for a New Public Works Operations Facility in the McLoughlin Conservation District**

**Sponsors:** Community Development Director Laura Terway

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

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

[AP 17-01 AP 17-02 Staff Memo](#)

[Exhibit 1 AP 17-01](#)

[Exhibit 2 AP 17-02](#)

[Exhibit 3 Applicant's Response Matrix](#)

[Exhibit 4 HR 17-04 Notice of Decision](#)

[Exhibit 5 Revised Staff Report](#)  
[Exhibit 6 City Attorney Letter](#)  
[Exhibit 7a Jerry Herrmann Comments](#)  
[Exhibit 7b Combs Comments](#)  
[Exhibit 7c MNA Comments](#)  
[Exhibit 7d Trent Premore Revised Comments](#)  
[Exhibit 8a Gordon Wilson Comments](#)  
[Exhibit 8b Applicant's Presentation](#)  
[Exhibit 8c Staff's Presentation](#)  
[Exhibit 9 Staff Report](#)  
[Exhibit 9a Vicinity Map](#)  
[Exhibit 9b Public Comments](#)  
[Exhibit 9c Applicant's Submittal](#)  
[Exhibit 10 SHPO Tribal Email for PA 17-60](#)  
[Exhibit 11 Design Guidelines for New Construction](#)  
[March 7, 2018 Staff Presentation](#)  
[March 7, 2018 Applicant Presentation](#)  
[Carrie Richter Memo AP 17-01 and 17-02](#)  
[Chapter 17.40 Historic Overlay District](#)  
[ORD 1953 and Chapter E of 1980 Comprehensive Plan](#)  
[MNA Resolution 2017-01](#)  
[MNA Resolution 2017-02](#)  
[March 7, 2018 McLoughlin Neighborhood Association Letter- redacted](#)  
[March 7, 2018 Adopted City Commission Minutes](#)

- 6b.**     [PC 18-048](#)     First Reading of Ordinance No. 18-1005, Amending the Development Sections of the Oregon City Municipal Code (Including Lot Averaging), Planning file L 17-04
- Sponsors:**     Community Development Director Laura Terway
- Attachments:**     [Staff Report](#)  
                              [Ordinance No. 18-1005](#)  
                              [Exhibit A: Amended Sections of the Oregon City Municipal Cod](#)  
                              [Exhibit B: Staff Report and Recommendation](#)  
                              [Exhibit B1: Narrative and Code Responses](#)  
                              [Exhibit B2: Proposed Amendments to the Oregon City Municipal Code](#)  
                              [Exhibit B3: Public Comments](#)  
                              [Exhibit B4: 2015 Regional Inventory of Affordable Housing Report](#)  
                              [Exhibit B5: Approximate Powerline Corridors](#)
- 6c.**     [PC 18-051](#)     Remand of Land Use Board of Appeals Court Decision for Planning Files

PZ 15-01: Comprehensive Plan Amendment and ZC 15-03: Zone Change  
Located near Beaver Creek Road and Highway 213

**Sponsors:** Community Development Director Laura Terway

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

[Land Use Board of Appeals Final Opinion and Order](#)

[Applicants Request](#)

[Map of Rezoning Area](#)

## 7. General Business

- 7a. [PC 18-047](#) Second Reading of Ordinance No. 18-1003, LE 17-02 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](#)

[Ordinance No. 18-1003](#)

[Staff Report and Recommendation](#)

[Exhibit 1: Planning Commission Issues Matrix](#)

[Exhibit 2: McLoughlin-Canemah Trail Plan](#)

[Exhibit 3: Legislative Application](#)

[Exhibit 4: Public Comments](#)

[Project Website with Trail Video](#)

- 7b. [18-177](#) Resolution No. 18-11, Congratulating Downtown Oregon City Association  
for the Great American Main Street Award

**Sponsors:** Economic Development Manager Eric Underwood

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

[Resolution No. 18-11](#)

[Press Release](#)

## 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. [18-178](#) Minutes of the February 21, 2018 Regular Meeting

**Sponsors:** City Recorder Kattie Riggs

**Attachments:** [Minutes of 02/21/2018](#)

## 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.*