



City of Oregon City

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

Meeting Minutes - Draft City Commission

Doug Neeley, Mayor
Betty Mumm, Commission President
Kathy Roth, Carol Pauli, Rocky Smith, Jr.

Wednesday, March 5, 2014

7:00 PM

Commission Chambers

1. Convene Regular Meeting and take Roll Call

Mayor Neeley called the meeting to order at 7:00 PM.

Present: 5 - Mayor Doug Neeley, Commissioner Rocky Smith, Commissioner Betty Mumm, Commissioner Carol Pauli and Commissioner Kathy Roth

Staffers: 11 - City Manager David Frasher, City Attorney Ed Sullivan, Police Chief and Public Safety Director James Band, Public Works Director John Lewis, Community Development Director Tony Konkol, Community Services Director Scott Archer, City Recorder Nancy Ide, Finance Director Wyatt Parno, Library Director Maureen Cole, Economic Development Manager Eric Underwood and Planner Pete Walter

2. Flag Salute

3. Ceremonies, Proclamations, Presentations

3a. 14-130 Metro Update - Councilor Carlotta Collette

Carlotta Collette, Metro Councilor, gave an update on the natural areas levy, Newell Creek Canyon tours, restoration grant applications, Willamette Falls Legacy Project, House Bill 4078 on Urban and Rural Reserves, Urban Growth Report, Climate Smart Communities, Regional Transportation Plan, Community Infrastructure Initiative, transit development projects, Downtown and District Revitalization Program, solid waste roadmap, Metro South Enhancement Program, Convention Center hotel project, visitor venues, and Oregon Zoo improvements.

There was discussion regarding the transfer station expansion and the cost of living increase in tipping fees would be changing to \$1, help with grants for Molalla Avenue improvements, property the City owned around Newell Creek to be given to Metro, and possible light rail from Milwaukie to Oregon City.

4. Citizen Comments

There were no citizen comments.

5. Adoption of the Agenda

The agenda was adopted as presented.

6. Public Hearings

6a. 14-132**Ordinance No. 13-1016 for Introduction: South End Concept Plan, Amending the Oregon City Comprehensive Plan**

Mayor Neeley opened the public hearing.

Pete Walter, Planner, and Steve Faust, consultant, explained the final changes to the South End Concept Plan and Map. On one of the exhibits, the Comprehensive Plan Map did not include the City limits and that document would be changed. The issues matrix and recommendations from the Planning Commission would be moved forward for the upcoming Code amendments. The Comprehensive Plan amendment ordinance was before the Commission adopting the South End Concept Plan and Map.

Mayor Neeley had driven extensively in the area. There was a part on the west end of the map indicating public land, but was not in the City.

Mr. Walter explained Metro purchased that parcel which connected with the other parcels they owned on the Canemah Bluffs.

Mayor Neeley asked about the Comp Plan map parcels such as Allen Court with existing houses and lots that would be hard to reconfigure to medium density. Mr. Walter said this Plan provided the opportunity for redevelopment in these types of areas. It was a common situation in the City.

Commissioner Mumm was still concerned about the traffic.

Paul Edgar, resident of Oregon City, discussed distribution of the trips at Warner Parrott and South End Road and Second and High Street and how the trips exceeded what was in the South End Concept Plan. He thought the transportation modeling in the Plan was flawed. He recommended eliminating all of the R2 and R3 zoning and make them at minimum R6.5. He also recommended looking at creating a new senior type housing zone with 50% reductions for SDCs and permits as an incentive to any type of development that demonstrated dramatically reduced trip generation. He thought they should develop high density housing alternative locations and zoning in an area closer in to the City.

William Gifford, resident of Oregon City, reminded the Commission that the Transportation Advisory Committee voted unanimously in support of the Plan. Density should occur within the City and he did not think it was bad to have the density at the edge. The density would be the incentive to improve mass transit in that area. The traffic pattern would change and there would be other solutions to the traffic. The only alternative was to deny the density. He thought they needed the density and with that density there would be changes to the transportation.

Mayor Neeley closed the public hearing.

Commissioner Mumm said the City had to offer a variety of housing sizes and densities. She was not concerned with the zoning issues, but was still concerned about traffic.

Commissioner Roth was concerned about density. She did not think the area could support what was being proposed.

Commissioner Pauli had concerns regarding infrastructure and enough road capacity. This was a gradual process and there would be requirements for development. She questioned how they could be assured the infrastructure would be

there and would be well planned.

Mayor Neeley said this was a 20 year horizon, but it might take longer than that due to some of the challenges. The area had steep slopes, but the areas planned for development were not on the slopes. There were areas that greater density was needed. It was far harder to go to areas where the zoning was already established as opposed to areas where land had not yet come in to the City. They had to find ways to incentivize development in the mixed use corridors and there were a lot of protections and existing restrictions in place for annexation. There were other connections for getting in and out of the area in the Plan that would be developed in the future. Housing preference was changing. He thought the concerns could be addressed in the long run.

Tony Konkol, Community Development Director, said the transportation analysis was vetted by Clackamas County, ODOT, and reviewed by a consultant. These were long term assumptions. The important thing was getting a Plan in place. The assumptions would be reviewed in the future, but with the improvements identified in the Concept Plan, they would operate at a level of service that met City standards. There would be more trips, but the intersections would work at a level that met the standards.

Commissioner Roth thought in addition to too much density, the zoning and annexation process and the transportation issues, that too much was up in the air and too much needed to be addressed in the future.

Commissioner Smith agreed with the traffic concerns, but felt comfortable that there were enough protections to move forward.

John Lewis, Public Works Director, said there was a loop trail proposed in the Canemah area for pedestrians.

Mayor Neeley said there were transit options that could be worked out in the future.

Commissioner Pauli thought planning was very important and she was satisfied with the public process that had taken place.

A motion was made by Commissioner Smith, seconded by Commissioner Pauli, to approve the first reading of Ordinance No. 13-1016, adopting the South End Concept Plan, amending the Oregon City Comprehensive Plan and its ancillary documents, with the revised Comprehensive Plan Map as discussed by staff. The motion carried by the following vote:

Aye: 3 - Mayor Doug Neeley, Commissioner Rocky Smith and Commissioner Carol Pauli

Nay: 2 - Commissioner Betty Mumm and Commissioner Kathy Roth

6b. 14-148

Ordinance No.13-1017 for Introduction: Adoption of the South End Concept Plan, Implementing Zoning Code

Mr. Walter explained this second ordinance implemented the Zoning Code that would be applied after approval of an annexation. There were stipulations for residential design standards, trails dedication, and use requirements for the neighborhood commercial zone. This was for the South End Concept Plan area, and any City-wide zoning changes would be done in a different process. These changes were reviewed by the Citizen Advisory Team and Technical Advisory Team. For the higher level density, the City already required alley loaded design for housing to be more pedestrian friendly.

There was discussion regarding buffering and transitioning from higher to lower densities.

Ed Sullivan, City Attorney, recommended continuing this item to get a clean copy of the Code amendments.

A motion was made by Commissioner Mumm, seconded by Commissioner Pauli, to continue Ordinance No.13-1017, adoption of the South End Concept Plan and implementing Zoning Code to March 19, 2014. The motion carried by the following vote:

Aye: 5 - Mayor Doug Neeley, Commissioner Rocky Smith, Commissioner Betty Mumm, Commissioner Carol Pauli and Commissioner Kathy Roth

7. General Business

8. Consent Agenda

A motion was made by Commissioner Mumm, seconded by Commissioner Smith, to approve the consent agenda. The motion carried by the following vote:

Aye: 5 - Mayor Doug Neeley, Commissioner Rocky Smith, Commissioner Betty Mumm, Commissioner Carol Pauli and Commissioner Kathy Roth

8a. 14-114 Resolution No. 14-04: A Resolution in Support of the Willamette Falls Heritage Area Coalition Application for Designation of the Willamette Falls Area as an Oregon State Heritage Area

8b. 14-143 Release and Settlement Agreement to Resolve the Lawsuit and Countersuit between Hometown Boys, LLC and Oregon City

9. Communications

a. City Manager

David Frasher, City Manager, reported on a recent lawsuit victory regarding a landslide area at the Forest Edge Apartments. He had discussed Tri-Met and transit options at the regional City Managers meeting. The consensus was under the current status of the law, it was very difficult to withdraw from Tri-Met. Tri-Met's current business model was unsustainable. It was a wait and see situation.

Nancy Ide, City Recorder, explained there were two words on the explanatory statement for the Library ballot measure that needed to be removed to fit the word count requirement. Instead of saying "square feet", she would change it to "sf".

Mr. Frasher said the state legislature put off a decision regarding medical marijuana to 2015 and cities could continue to ban these facilities until that time. He attended the Tri-City Advisory Committee meeting where increase of SDCs and payment of right-of-way fees to Oregon City were discussed. They now had 18 applications for the right-of-way ordinance.

b. Mayor

Mayor Neeley discussed a bus shuttle service in Oregon City. He announced the Tri-Met Board of Directors would be holding a public forum and business meeting on March 26 at Clackamas Community College. Metro Policy Advisory Committee member William Lyle passed away and a memorial service would be held on March 29 in Milwaukie.

He appointed Timothy Christopher to the Oregon City Budget Committee for the term March 5, 2014 - December 31, 2017, appointed Dustin Moyes and Daniel Tupper to the Parks and Recreation Advisory Board for the term March 5, 2014 – December 31, 2016, and appointed Robert Siewert to the Historic Review Board for the term January 1, 2014 – December 31, 2016.

14-142 **Mayoral Announcement of Appointment of Timothy Christopher to the Oregon City Budget Committee for the term March 5, 2014 - December 31, 2017**

c. Commission

Commissioner Roth reported on the Clackamas Cities Association Dinner where a presentation was given by the Oregon Employment Department. She suggested doing a more in depth presentation on employment in Oregon City.

Commissioner Smith reported on the Clackamas County Heritage Steering Committee meeting. Performances of Word Play 4 would be held at the High School this weekend.

Commissioner Mumm said the bus shuttle service discussed by the Mayor was funded through a grant and there was uncertainty as to how long it would continue. There was a presentation on the Willamette Falls Legacy Project at the Chamber of Commerce. On Friday, Congressman Kurt Schrader was holding a round table at the West Linn City Hall. She asked for suggestions on what to present. The Commission thought funding for the Willamette Falls Legacy Project, economic development, and mitigation at the land fill should be brought up as well as when the low interest bonds for water improvement projects would be discussed in the legislature.

Commissioner Pauli reported on the strategic planning session of the Main Street Board. She encouraged more citizen participation on Main Street.

10. Adjournment

Mayor Neeley adjourned the meeting at 9:02 PM.

Respectfully submitted,

Nancy Ide, City Recorder