



City of Oregon City

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Meeting Minutes - Draft City Commission

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

Tuesday, March 11, 2014

5:30 PM

Commission Chambers

Work Session

1. Convene Work Session and Roll Call

Mayor Neeley called the meeting to order at 5:30 PM.

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

Staffers: 10 - City Manager David Frasher, 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, Human Resources Director Jim Loeffler, Library Director Maureen Cole, Economic Development Manager Eric Underwood and Planner Christina Robertson-Gardiner

2. Future Agenda Items

No future agenda items were suggested.

3. Discussion Items

3a. 14-156 Marijuana Dispensaries: Report from John Foote, District Attorney

John Foote, District Attorney, gave a presentation on medical marijuana in Oregon including OMMP's original intent, OMMP today, prescribing physicians, the law, caregiver loophole, problems with OMMP, unintended consequences, drug trafficking, fixing the problem by repealing medical marijuana, how legalization would play out, and what was driving the growth of medical marijuana.

There was discussion regarding a medical marijuana study and problems with legalizing marijuana.

Chief Band said there were strict rules for other businesses and there was more to the conversation besides marijuana. It was a community safety issue and needed to be strictly regulated.

There was further discussion regarding how to get those regulations in place and funding for enforcement.

Elizabeth Russell, resident of Portland, was the project coordinator for Oregon City Together, a coalition of local organizations and agencies that were dedicated to reducing substance abuse. They were concerned about the underfunded enforcement for dispensary of marijuana. They were especially concerned about

youth access to marijuana through diversion from the program and the reduced sense of risk related to youth marijuana use. There were developmental health risks associated with early marijuana use. The earlier the use, the worse effect there was on the brain. She gave statistics for Oregon City regarding ease of getting marijuana, how many medical marijuana card holders were in Oregon City, and the perception of risk. She recommended researching incidents of impairment, implementing data gathering, declaring the risks and social costs and commitment to protecting children, regulatory back up, and supporting a County level ban.

Commissioner Smith explained the efforts being made at the high school to address these issues.

3b. PC 14-027**Willamette Falls Legacy Project Update**

Tony Konkol, Community Development Director, introduced team members Ben Schonberger, Winterbrook Planning, Ken Puri, Walker Macy, Jim Desmond, Metro, and George Kramer, restoration consultant.

Christina Robertson-Gardiner, Planner, gave an update on the land use process for the Willamette Falls Legacy Project. She gave a background on the visioning process and development of the Framework Master Plan. The first Planning Commission hearing on the land use application would be April 21 and it would be before the City Commission in July with an end of the summer adoption process.

Mr. Schonberger discussed the objectives of the land use application which were reducing or eliminating barriers to redevelopment and creating a framework for change. The two main elements of the application were the Zone Change and General Development Plan. Currently it was zoned General Industrial and would be changed to a new Willamette Falls Downtown District. The four overlay districts and existing regulations and protections in the City Code would stay the same. The General Development Plan was the first step in the master planning process. It was a 20 year timeframe that addressed the big issues of the site. The Plan outlined the areas intended for development, areas intended for open space, set street locations, identified natural resource enhancements, identified historic resources, gave a general analysis of the infrastructure, listed district policies and design guidelines, and explained how the plan could be implemented. Any development would have to go through a Type 3 review and staff recommended either an additional design advisory body that would make a recommendation to staff and the Planning Commission or modifying the makeup of the Planning Commission for more design expertise. This would also create a multi-modal mixed use area to make sure the corridor functioned safely.

There was discussion regarding funding opportunities, parking, trail to Canemah, overpass to the Museum of the Oregon Territory, and inclusion of the Main Street Board in this process.

Mr. Kramer said the most important next step was making this a knowable site. From a historic preservation standpoint, there were unusual challenges associated with the site. He explained how the buildings were looked at individually and the five key structures that would be protected and would meet the goal of interpreting the site. This would be a reasonable goal for a developer yet to be identified for a use that was yet to be identified. Whatever happened on the site this would honor the history of the site.

There was discussion regarding some of the buildings being in the flood plain, connections to the site, integrating the history of the site with new development, and

preserving the ancillary buildings.

4. City Manager's Report

John Lewis, Public Works Director, reported on the successful removal of the Trolley Bridge. The Oregon City side was closed and pathway not available for use. Shoreline restoration plans were being discussed.

David Frasher, City Manager, discussed the Sewer Master Plan numbers staff had been researching to know where the bottlenecks were. This would be brought back to the Commission in a Work Session.

Commissioner Roth asked about the definition of habitable in the face of a disaster, if what made a house habitable was water and sewer? Mr. Lewis would look into it.

5. Adjournment

Mayor Neeley adjourned the meeting at 7:58 PM.

Respectfully submitted,

Nancy Ide, City Recorder