



# City of Oregon City

625 Center Street  
Oregon City, OR 97045  
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## Meeting Minutes - Draft

### Planning Commission

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Monday, December 12, 2016

7:00 PM

Commission Chambers

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#### 1. Call to Order

*Vice Chair McGriff called the meeting to order at 7:00 PM.*

**Present:** 5 - Tom Geil, Robert Mahoney, Zachary Henkin, Paul Espe and Denyse McGriff

**Absent:** 2 - Charles Kidwell and Damon Mabee

**Staffers:** 2 - Laura Terway and Kelly Reid

#### 2. Planning Commission Interviews

**2a.** Julie Reed  
Tom Geil

*Laura Terway, Community Development Director, explained the process for conducting the interviews.*

*The Planning Commission interviewed Julie Reed and Tom Geil. The questions asked were as follows:*

*Why is the Planning Commission important to Oregon City? What relevant experiences, skills, and interests have prepared you for the Planning Commission? What is the most important goal or purpose of the Planning Commission? How would you balance code requirements with public comment?*

*The Commission recommended Ms. Reed get more involved in the community before taking on this position.*

**A motion was made by Commissioner Henkin, seconded by Commissioner Espe, to recommend the Mayor reappoint Tom Geil to the Planning Commission for a four year term. The motion carried by the following vote:**

**Aye:** 4 - Robert Mahoney, Zachary Henkin, Paul Espe and Denyse McGriff

**Recused:** 1 - Tom Geil

**A motion was made by Commissioner Espe, seconded by Commissioner Henkin, to keep the second Planning Commission position open at this time. The motion carried by the following vote:**

**Aye:** 4 - Robert Mahoney, Zachary Henkin, Paul Espe and Denyse McGriff

**Recused:** 1 - Tom Geil

### 3. Public Comments

*There were no public comments on non-agenda items.*

### 4. Work Session

#### 4a. Willamette Falls Legacy Project Riverwalk Design Concepts

*Kelly Reid, Planner, gave an update on the Willamette Falls Legacy Project. She discussed the community conversations and public forums that had been happening and highlighted the feedback that had been received. The preferred concept for the Riverwalk would be done in March and would be sent to the City Commission for approval by resolution. The land use application would come before the Planning Commission after that. The Transportation Demand Management Plan would also be submitted along with the land use application.*

*Vice Chair McGriff asked if they could review the preferred concept and give a recommendation to the City Commission before it went to the City Commission.*

*Commissioner Mahoney wanted to make sure they did not have unintended consequences with this project.*

*Ms. Reid discussed the four core values, public input that had been received, Tribal Advisory Board input, nine key uses for the Riverwalk, and a calendar of what was happening on the site during the different times of year.*

*Alex Gilbertson, Metro, discussed the hydraulic modeling, potential habitat types, areas of platform, public access, and key buildings for reuse. She then presented the design alternatives. The site was divided into four different areas, the north riverfront, south riverfront, PGE dam and Mill E, and potential Canemah connection to the neighborhood. She explained the design study areas, locations that required more input from the public, and the participants in the survey and recent workshop. She gave scenarios that showed how the riverwalk was more than just a sidewalk. She then reviewed the design alternatives for three areas. The first was the north riverfront. Some of the designs included non-motorized water craft access with a tiered gathering spot, no water access but restoration of the existing habitat along the river's edge, looking at the potential for a dock, or explorer trails. For the south riverfront, some of the designs included deconstructing a portion of the walls of the pipe chase to create a porch-like environment, deconstructing a portion to create a bridge environment, or a hybrid of having both a smaller porch and bridge down to the river's edge.*

*James Nicita, resident of Oregon City, asked where the pipe chase terminated. Ms. Reid said it started north of Mill O and extended further south to the boiler plant area.*

*Ms. Gilbertson said other scenarios for the south riverfront included removing fragmented habitat from the water's edge to the upland area and retaining a small portion of the pipe chase for a covered viewing area and opening it up for habitat enhancement and protection.*

*There was discussion regarding access to the river, the cost of the projects, and how the decisions would be made on the projects.*

*Ms. Gilbertson said the design for the public yard was a potential event and/or gathering space.*

*Commissioner Mahoney thought it should be a peace plaza, dedicated to first responders. The Commission liked the more open options for this area.*

*Ms. Gilbertson described the design alternatives for the PGE dam and Mill E. This was a potential secondary route to view the falls. For the clarifier, options were: removal of the clarifier for habitat creation, keeping the clarifier in tact and retrofitting it to create a theater or event gathering space, building an elevated deck on top of the clarifier to create an attraction, keeping the clarifier in tact and filling it with soil to create a planter, or creating an earthen landform as a relaxing spot to view the river. She then discussed the project calendar. The next community event would be in March and the schematic design Phase 1 would be in the spring. The land use application for Phase 1 would be submitted in June and construction was to begin in 2018.*

*Mr. Nicita said the report stated the flour mill's foundation was underneath paper machine #3, but when he was doing his research he found it was underneath paper machine #2. For the north riverfront, there was a triangle area near the pipe chase that would need to be addressed. There was a conflict between the natural area and historic resources there. He suggested design charettes with a designer who could translate the ideas onto paper to help resolve the issues.*

*Ms. Reid said staff could look at the maps to get more clarification on the flour mill's foundation.*

## **5. Communications**

*Ms. Terway said there would be a City Commission Work Session tomorrow where membrane structures would be discussed. The City received a \$100,000 grant for an equitable housing opportunities study. She reported on the Friends of Trees planting event from a few weeks ago. LUBA reaffirmed the City's decision to approve the Beaver Creek Road Concept Plan. The December 26 meeting was cancelled. She discussed what would be on the agenda for January 9. The first alternate mobility study meeting would be held on Thursday.*

## **6. Adjournment**

*Vice Chair McGriff adjourned the meeting at 9:16 PM.*