



City of Oregon City

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

Meeting Minutes - Draft

City Commission

Wednesday, March 20, 2019

7:00 PM

Commission Chambers

REVISED

1. Convene Regular Meeting and Roll Call

Commission President O'Donnell called the meeting to order at 7:02 PM.

Present: 5 - Mayor Dan Holladay, Commissioner Frank O'Donnell, Commissioner Rachel Lyles Smith, Commissioner Rocky Smith Jr. and Commissioner Denyse McGriff

Staffers: 11 - City Manager Tony Konkol, City Attorney William Kabeiseman, City Recorder Kattie Riggs, Captain Bill Kler, Public Works Director John Lewis, Planner Pete Walter, Community Development Director Laura Terway, Community Services Director Phil Lewis, Library Director Maureen Cole, Finance Director Wyatt Parno and Assistant City Recorder Claudia Cisneros

2. Flag Salute

3. Ceremonies, Proclamations

3a. Oath of Office for Commission Position No. 2 - The Honorable Laraine McNiece Officiating

The Honorable Laraine McNiece administered the Oath of Office to Denyse McGriff for Commission Position No. 2.

3b. Mayoral Appointments to City Boards and Commissions

Commission President O'Donnell announced the appointment of Alicia Hammonds (City Resident - Caufield NA) to the Parks and Recreation Advisory Committee for a 3-year term of March 20, 2019 to December 31, 2021 and appointment of Denise Beasley as the McLoughlin Neighborhood Representative to the Citizen Involvement Committee for the remainder of the 2-year term ending December 31, 2019.

4. Citizen Comments

Robin Schmidt, resident of Milwaukie, was the Executive Director of the Father's Heart ministry. She reported on the occupancy of the night shelters from November 2018 through March 2019, which saw an increase from last year. She was concerned about new code changes requiring a Conditional Use Permit for warming shelters and the financial burden that would be for them.

Damon Mabee, resident of Oregon City, thought it was the duty of the City to reconnect

power and provide security for the Buena Vista House.

Shannon Means, resident of Oregon City, was a person that Father's Heart had saved. She did not qualify for any assistance programs, but was working to get a place of her own. Father's Heart was a needed service in the community.

William Gifford, resident of Oregon City, discussed several projects happening in the City. He also shared that the median price for a house was \$560,000. The Oregon City Business Alliance's next forum would be on homelessness. He also announced a ribbon cutting for the Carli Creek Water Quality project.

Amy Willhite, resident of Oregon City, discussed how the proposal for Molalla Avenue had ignored every request made from the Gaffney Lane Neighborhood Association.

John Lewis, Public Works Director, said this was at a 30% concept level, but would look into the issue.

Bob Mahoney, resident of Oregon City, said sooner or later the Commission would have to make a decision based on the information they had and what they thought was best for the City.

5. Adoption of the Agenda

Item 8a. was pulled from the Consent Agenda.

6. Public Hearings

6a. Development Code Amendments Including Equitable Housing (Planning File LEG 18-00001)

Pete Walter, Planner, presented the staff report. He reviewed excerpts of major proposed amendments for a variety of procedural improvements to the City's application review processes. These included changes to procedures for the Historic Review Board, reimbursement districts, property line adjustments and abandonment, land divisions, site plan and design review, master plan/planned unit developments, variances, zone change and amendments, and administration procedures. The top Planning Commission discussion items were lot size reduction, requirement for a surveyor to prepare a preliminary site plan for a land division application, and prohibiting CC&R restrictions on housing types.

Mayor Holladay arrived at 7:30 PM.

There was discussion regarding improving land use notices and whether or not to increase the time for extending applications.

Mr. Walter then went into detail about the proposals for lot size reductions, preliminary site plan preparation by a surveyor, and restrictions on CC&R's for missing middle housing types, particularly ADUs and internal conversions. He then reviewed the 18 items that still needed Commission direction. These would be discussed at the April 3, 2019 City Commission meeting.

The Commission asked questions regarding these three topics and discussed the timeline for the outstanding issues.

There was consensus for staff to come back with a new schedule and break up the outstanding issues into two hearing dates by most to least controversial.

Mr. Walter said two written testimonies had been submitted, one by the Homebuilders Association discussing the lot size averaging and the other from Icon Construction regarding Park Place and South End design standards.

Mayor Holladay opened the public hearing.

William Gifford, resident of Oregon City, said regarding equitable housing, the City could not control material, property, or labor costs, but they could reduce restrictions and streamline procedures. The Concept Plan areas seemed to be steered by the residents of those areas, but it was the people who were moving in that would be most affected by costs. He asked that the Council do what they could to reduce costs.

Darren Gusdorf, Icon Construction, discussed the lot averaging code changes and how the development constraints made the lot yield in the underlying zone impossible to meet without lot averaging. If the proposed changes were approved, lot yields would diminish in nearly every development project and would result in higher home prices. The City would also lose SDC revenues. In order to keep home prices down, there needed to be development flexibility and maximized lot yields while still staying within the boundaries of the underlying zone.

Tom Geil, resident of Oregon City, explained what the Planning Commission discussed regarding lot averaging and how they were responding to citizen concerns about the lot averaging not working. He thought it was critical for people to submit the attendance of neighborhood meetings to make sure they were residents. He was not in favor of restricting CC&R's (Covenants, Conditions & Restrictions) in the future, especially when a lot of people did not know what was in their CC&R's and if they did read them, people would not buy the homes because of them.

A motion was made by Commissioner McGriff, seconded by Commissioner O'Donnell, to continue the hearing for the Development Code amendments including equitable housing (Planning File LEG 18-00001) to April 3, 2019. The motion carried by the following vote:

Aye: 5 - Mayor Dan Holladay, Commissioner Frank O'Donnell, Commissioner Rachel Lyles Smith, Commissioner Rocky Smith Jr. and Commissioner Denyse McGriff

7. General Business

7a. Second Reading of Ordinance No. 19-1002, False Alarm Reduction and Permit Program

A motion was made by Commissioner Lyles Smith, seconded by Commissioner Smith, to approve the second reading and final adoption of Ordinance No. 19-1002, False Alarm Reduction and Permit Program. The motion carried by the following vote:

Aye: 5 - Mayor Dan Holladay, Commissioner Frank O'Donnell, Commissioner Rachel Lyles Smith, Commissioner Rocky Smith Jr. and Commissioner Denyse McGriff

8. Consent Agenda

A motion was made by Commissioner McGriff, seconded by Commissioner Smith, to approve the consent agenda except for item 8a. The motion carried by the following vote:

Aye: 5 - Mayor Dan Holladay, Commissioner Frank O'Donnell, Commissioner Rachel Lyles Smith, Commissioner Rocky Smith Jr. and Commissioner Denyse McGriff

8a. Resolution No. 19-07, Adjusting Alarm System User Permit Fees to Become More Consistent within the Region

Commissioner Lyles Smith asked questions about the fees for seniors and low income in comparison with other jurisdictions and why government entities were not charged a fee.

Police Captain Kler explained how the fees were determined.

There was consensus for staff to look into this further and bring it back to the Commission.

8b. Deed of Dedication for the Meyers Road Extension Project (CI 17-001)

8c. Permanent Slope and Public Utility Easement for the Meyers Road Extension Project (CI 17-001)

8d. Contract with Trench Line Excavation, Inc. for Construction of the Hazelwood Drive Sewer Replacement Phase 2 Project

8e. Resolution No. 19-08, Supporting Oregon City's Local Government Grant Application for Development of Filbert Run Park

8f. Minutes of the February 6, 2019 Regular Meeting

9. Communications

a. City Manager

Laura Terway, Community Services Director, and Tony Konkol, City Manager, announced upcoming events.

b. Commission

The Commission welcomed Commissioner McGriff.

Commissioner Lyles Smith suggested changing the Work Session start time to 6:00 PM. She also thought open houses and other public meetings should be held at a later time. This would be discussed at the next Commission Work Session.

Commissioner O'Donnell wanted to make sure the request for the Urban Growth Boundary expansion for the School District was withdrawn. There was consensus for staff to do so.

c. Mayor

Mayor Holladay welcomed Commissioner McGriff.

10. Adjournment

Mayor Holladay adjourned the meeting at 8:50 PM.

Respectfully submitted,

Kattie Riggs, City Recorder