



# City of Oregon City

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

### City Commission

*Dan Holladay, Mayor*  
*Carol Pauli, Commission President*  
*Brian Shaw, Rocky Smith, Jr., Renate Mengelberg*

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Tuesday, November 10, 2015

6:00 PM

Commission Chambers

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### Work Session

#### 1. Convene Work Session

*Mayor Holladay called the meeting to order at 6:00 PM.*

**Present:** 4 - Commissioner Brian Shaw, Commissioner Rocky Smith, Commissioner Carol Pauli and Mayor Dan Holladay

**Excused:** 1 - Commissioner Renate Mengelberg

**Staffers:** 11 - Community Development Director Tony Konkol, Public Works Director John Lewis, Library Director Maureen Cole, Human Resources Director Jim Loeffler, Community Services Director Scott Archer, Finance Director Wyatt Parno, Captain Greg Fryett, Assistant City Recorder Jaime Reed, Planner Pete Walter, Planner Christina Robertson-Gardiner and Assistant City Attorney Carrie Richter

#### 2. Roll Call

#### 3. Future Agenda Items

*Mayor Holladay suggested a follow up discussion regarding the Buena Vista House.*

#### 4. Discussion Items

##### 4a. Beaver Creek Road Concept Plan: Overview and Discussion of the Re-Adoption Process

*Tony Konkol, Community Development Director, stated staff would be giving a history of the Beaver Creek Road Concept Plan. The first Planning Commission hearing on this issue would be held on November 23, 2015 and the City Commission public hearing on December 2, 2015.*

*Pete Walter, Planner, reviewed the goals of the Concept Plan, boundaries of the Concept Plan, and zoning of the area.*

*Carrie Richter, City Attorney, discussed the three assignments of error posed by Elizabeth Graser-Lindsay and gave the status of the LUBA appeal, LCDC appeal, and remand. Staff recommended that instead of revisiting the substance of the Concept Plan to instead revisit the utility infrastructure issue and revise it to match the current projections of demand. The Commission had instructed to take this back to the Planning Commission for the limited purpose of opening the record to revisit*

*the utility question and Title 4 lands question.*

*Mr. Walter explained the updated Title 4 industrial lands map and gave a summary of the 2006-2007 Concept Plan process, maps and proposed development of the Concept Plan area, stormwater plan, site circulation, and likely to be funded Transportation System Plan projects in the Concept Area.*

*John Replinger, Traffic Engineer, said the analysis that was done in 2007-2008 resulted in a series of project recommendations and those were carried forward into the Transportation System Plan. The development of the area would be consistent as a combination of residential and employment uses as well as the transportation system and grid system. There was consistency between the TSP and the prior Concept Plan.*

*Mr. Walter discussed the TSP shared biking and walking solutions, Beavercreek Road expansion, stormwater facilities, cost estimates for the TSP projects, multi-modal transportation options, local connectivity, meeting the Transportation Planning Rule, and need for alternative mobility standards.*

*Mr. Replinger said regarding the alternative mobility standards, a new standard was adopted in the TSP which allowed a greater level of congestion than what was allowed in the past and new alternative mobility standards needed to be created to mitigate and manage the congestion. That process would begin soon.*

*Mr. Walter summarized the acreage of the development areas and projected number of jobs and housing that would be created. He then discussed the public meetings that had been held.*

*There was discussion regarding the need for the alternative mobility standards before development could occur. Mayor Holladay was in favor of moving forward with the process to adopt the plan.*

#### **4b.**

#### **Willamette Falls Legacy Project Update**

*Mr. Konkol gave an update on the Willamette Falls Legacy Project. He discussed the Intergovernmental Agreement with the partners which would be brought to the Commission in January, refining the Finance Plan for the five million dollar grant from the State, and the planning and public participation for the Riverwalk.*

*Christina Robertson-Gardiner, Planner, provided information regarding the first phase of development which would include programming, public input, and design direction. For the Riverwalk they hoped to have a contract signed as soon as the IGA was approved. The products that would come out of the Community Planning and Development Grant were a refined master plan land use document, development opportunities strategy report, data for the public implementation plan, and development agreement with Falls Legacy, LLC. She explained the agreements that would come out of the process. Staff was working hard on integrating the public and private partnerships for the project.*

*Mr. Konkol said staff submitted a pre-application for a grant for trails between the Promenade and the Canemah Children's Park, along with a grant for the 99E corridor from Oregon City to Milwaukie.*

### **5. City Manager's Report**

*Jim Loeffler, Human Resources Manager, stated the City Manager recruitment*

*opened that day and some applications had already been submitted. He had received a citizen comment regarding the policy standards and criteria for the City Manager. The suggestion was to include a preference for non-work related volunteer organization participation.*

*The Commission thought it could be a question during the interviews.*

## **6. Adjournment**

*Mayor Holladay adjourned the meeting at 7:10 PM.*

*Respectfully submitted,*

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*Kattie Riggs, City Recorder*