



City of Oregon City

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

City Commission

Dan Holladay, Mayor
Rocky Smith, Jr., Commission President
Brian Shaw, Nancy Ide, Renate Mengelberg

Tuesday, October 11, 2016

5:30 PM

Commission Chambers

Work Session

1. Convene Work Session and Roll Call

Mayor Holladay called the meeting to order at 5:32 PM.

Present: 5 - Commissioner Brian Shaw, Commissioner Rocky Smith, Mayor Dan Holladay, Commissioner Renate Mengelberg and Commissioner Nancy Ide

Staffers: 10 - City Manager Tony Konkol, Finance Director Wyatt Parno, City Attorney William Kabeiseman, Community Development Director Laura Terway, Human Resources Director Jim Loeffler, Community Services Director Phil Lewis, Economic Development Manager Eric Underwood, Police Chief and Public Safety Director James Band, Assistant City Recorder Jaime Reed and Library Director Maureen Cole

2. Future Agenda Items

No future agenda items were suggested.

3. Discussion Items

3a. Beaver Creek Employment Area Marketing Initiative

Eric Underwood, Economic Development Manager, said the Portland Metro area was deficient in employment, especially industrial, lands that were 25 acres or greater. He had looked around the City to see what was available. There were many acres available around Clackamas Community College and he began working with the County and property owners to compile the land and came up with 86 acres. A site analysis and economic impact analysis were done on the sites and at the same time the College's bond measure passed. One thing the College would do with the bond was create an Industrial Technical Center and he saw a niche with the nearby employment land and a dedicated Industrial Technical Center in the middle of it. In 2014 a steering committee was established and a plan to develop a strategic marketing initiative was put into motion. He discussed the stakeholder feedback that was received including the ideas for opportunities, barriers that were identified, suggestions for marketing the sites, and possible partnerships. After the feedback, the scope was broadened to look at business support and employment outside of the 86 acres. He then explained the location of the Beaver Creek Employment Area, the supportive commercial infrastructure, key attributes of the area, purpose of the area, shared values, and targeted industries. The plans for the Industrial Technical Center would be going through the land use process soon. The City received a \$60,000

grant and the City would contribute \$20,000 for the design of a sewer main on Beavercreek to serve the properties. The goal was to begin construction of the sewer main by the end of summer 2017 or early fall. The properties had been incentivized to appeal to developers and companies by creating an Enterprise Zone and Economic Development Incentive Program. He was also working with the Planning Department to develop a pre-approval program where if applicants were going to build to a certain specification they could save time and money. Marketing efforts were being made through a film presentation, website, newsletter, tours, and asset mapping. He gave an overview of the website that had been developed and showed the promotional film. He then reviewed the timeline of the project and discussed how they were seeking partnerships for the project. If the Commission wanted to partner as well, a resolution could be brought back to the November 2, 2016 meeting.

3b.**Proposed Amendment to the Oregon City Municipal Code Chapter 12.16 to Include a New Section 12.16.070 - Park Exclusions**

Phil Lewis, Community Services Director, said this was a request for a park exclusion for repeat offenders in the parks system in order to maintain usable park space for everyone. The proposed ordinance was recommended for approval by the Parks and Recreation Advisory Committee. Police Officers would enforce the ordinance by first giving a warning and then if it continued the offender would be issued an exclusion for a certain period of time. There was an appeals process as well. The purpose was to reduce vandalism and trash in the parks.

Jim Band, Police Chief, stated this was geared to some specific problems that had come up. It was geared towards compliance, not kicking people out of the parks. They were trying to stop behaviors that made people not want to use the City's parks.

There was discussion regarding the definition of parks.

Chief Band thought this was a solution to the problems in the parks, but for City Hall, Police Department, etc., those issues were taken on a case by case basis.

There was further discussion regarding the process for the Police Officers citing the exclusions and need for finding a resolution to the homeless situation. This was not about criminalizing homelessness, but changing behavior in the City's parks.

The consensus was to bring the ordinance forward to a regular Commission meeting.

3c.**Proposed Ordinance to Ban the use of Tobacco in Oregon City Public Parks**

Mr. Lewis said this was a recommendation from the Parks and Recreation Advisory Committee to ban smoking tobacco in the City's parks.

Mayor Holladay thought this went beyond the City's authority.

Commissioner Ide said other cities in Oregon did have this type of ordinance, but also thought it was a violation of people's rights.

Commissioner Shaw thought about the example they should be setting for kids.

There was discussion regarding enforcement and what other jurisdictions did.

There was consensus to bring the ordinance back to a regular Commission meeting.

3d. PC 16-101 Residential Membrane (Fabric and Metal) Accessory Structures

Laura Terway, Community Development Director, said the City received a number of complaints in June about membrane structures. After doing further research, it was found that many of the membrane structures were not only the wrong material, but had been placed in the wrong spot. She discussed the applicable standards such as location, size, height, lot coverage, home design, and material allowed for these structures. She was asking for direction on whether or not to change the Code or continue to implement the current Code.

There was discussion regarding the Code amendment process.

Ms. Terway said 7 out of the 17 structures that were still in violation were built after the regulations were put in place. The Code could be adjusted to allow grandfathering in without need for public notice. Of the 47 structures that received complaints, most were able to do something to comply. There were 17 structures still in violation, and they either did not comply with setbacks, meet the separation requirements, or height requirements, and were not easy to move. Nothing had been done yet to those structures still in violation as they were waiting for Commission direction.

Mayor Holladay thought those structures put in prior to 2011 should be grandfathered in.

Commissioner Mengelberg thought the height restrictions and setbacks made sense and should be enforced.

Mayor Holladay suggested holding a Special Work Session so the public could give more input before the Commission gave staff a direction.

Tony Konkol, City Manager, said instead of holding a Work Session, he suggested that staff come back with recommendations to address the issues that had been discussed. The Commission agreed.

4. City Manager's Report

Maureen Cole, Library Director, said the library would reopen on Thursday, October 13, 2016 and the Grand Opening would follow on Saturday, October 15, 2016.

Mr. Konkol discussed the articles recently posted on firstcitywatch.com. A FEMA reimbursement had been given to the City which covered most of the work that had to be done during the landslide event of December 2015.

5. Adjournment

Mayor Holladay adjourned the meeting at 7:30 PM.

Respectfully submitted,

Kattie Riggs, City Recorder