



City of Oregon City

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Meeting Minutes - Final

City Commission

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

Tuesday, December 13, 2016

5:45 PM

Commission Chambers

REVISED - Work Session

1. Convene Work Session and Roll Call

Mayor Holladay called the meeting to order at 7:04 PM.

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

Staffers: 10 - 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, James Band, City Recorder Kattie Riggs and Public Works Director John Lewis

2. Future Agenda Items

No future agenda items were suggested.

3. Discussion Items:

3a. Willamette Falls Legacy Project Riverwalk Design Concepts

Christina Robertson-Gardiner, Planner, introduced Brian Moore, project manager. Staff had been reaching out to community organizations through community conversations to discuss the Riverwalk project. She discussed feedback from the McLoughlin Neighborhood Association, Parks and Recreation Advisory Committee, and Planning Commission. The parking and access plan work would begin in January 2017. An interpretive plan would be coming out of the design process that would help with strategizing the long term interpretation of the site. Outreach with the tribes was also continuing.

Michelle Delk and Matt McMahon of Snohetta gave an update on the design process. The preferred concept design would be brought to the Commission in the spring of 2017. They were midway through the concept design process. This was a design for the entire Riverwalk. They discussed the community engagement that kicked off this effort, kinds of programming that would be integrated into the Riverwalk design, calendar of possible seasonal activities on the site, four key areas of the site, studies, approaches, and key uses for each of the areas, and baseline for the Riverwalk design. They then explained the input received from the public event held on November 17, 2016. Features that were discussed were: explorer trails, water access, pipe chase, public yard, the clarifier, and falls overlook. They then listed the

next steps in the process.

3c. Residential Membrane (Fabric and Metal) Accessory Structures Direction

Laura Terway, Community Development Director, said the City Municipal Code had regulations regarding membrane structures that staff implemented. In June 2016 the City received a significant number of complaints about membrane structures. The Code currently did not allow fabric or metal membrane structures if they were visible from the public right-of-way. The City Commission had discussed this issue previously and had received testimony from the public. A lot of the testimony included concerns or anger regarding the current standards. She was asking for direction on whether or not to change the Code. Some of the outstanding concerns were: change the allowed exterior building materials for these types of structures, support that these types of structures needed to be behind the front of homes, have a maximum height allowed for these structures, allow a three foot setback from side property lines, and concern about whether or not to grandfather existing structures. These changes did not require public notice, however there would be hearings in front of the Planning Commission and City Commission.

Mayor Holladay was in favor of allowing people to use their property as they saw fit as long as they were not affecting their neighbors. He thought they should require the structures to be behind homes, having a maximum height to be the same as the tallest RV, and allow grandfathering after the City inspected the structures to make sure they were bolted down and in sound condition.

Commissioner Ide said the intent was to make sure tarps were not thrown over piles in people's yards. She thought the problem had been reduced and the Code was working. Mayor Holladay thought the Code could state the covering must be rigid.

Commissioner Smith wanted the City to be prepared for a backlash on allowing things that went against Code. There were a lot of tent structures in the City that were currently not allowed, and there was nothing to differentiate them in the Code from membrane structures. There should be a difference between residential and commercial structure requirements.

Commissioner Mengelberg thought this section of Code was geared towards permanent structures. She agreed the height should be what the highest RV could fit under and not higher than that. The structures should be able to hold up in the weather, should not be unsightly, and should be secure and not fall down. She was in favor of an expedited process for these Code changes.

There was consensus that the structures should be behind homes, there should be a three foot setback from side yards, the height allowed should be for a structure that the tallest RV could fit under and no higher, there should be a way to grandfather approved structures, and there should be different requirements for permanent residential structures and temporary commercial structures.

3b. Legislative Update and City's Legislative Priorities with Erik Kancler

John Lewis, Public Works Director, introduced Erik Kancler, the City's lobbyist. Mr. Kancler said the legislative session would begin on February 1, 2017 and would last approximately five months. He did not know all of the bills that would be introduced, and he had outlined some of the important issues to the City in a memo. One of the most was important was right-of-way management. There would be bills about limiting what a city could charge special districts or other public bodies for use of

right-of-way and how the money could be spent. Other important issues were: state telecommunications finance policy, transportation funding that would be maintenance oriented, property tax reform, recreational liability protections, tax exemption for brownfields, and opportunities for the Willamette Falls Legacy Project. Urban Renewal was likely to be on the chopping block at the state level this session.

4. City Manager's Report

Mr. Lewis gave an update on the Berry Hill and Forest Edge apartments and retaining wall. A soldier pile wall with a single row of tiebacks was selected as the most viable slope stabilization alternative. The wall would stabilize the upper slope where the apartments were located. He showed drawings of the area and where the wall would be located and photos of the apartments. He then discussed the construction schedule. The project should be done by the end of January 2017. The ultimate goal was to move people back into the apartments.

Tony Konkol, City Manager, said the City received notice that the Beavercreek Road Concept Plan was appealed to the Court of Appeals. There would be no City Commission meeting on December 21, 2016.

5. Adjournment

Mayor Holladay adjourned the meeting at 9:07 PM.

Respectfully submitted,

Kattie Riggs, City Recorder