



# City of Oregon City

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

## Meeting Minutes - Final

### City Commission

*Dan Holladay, Mayor*  
*Renate Mengelberg, Commission President*  
*Brian Shaw, Nancy Ide, Frank O'Donnell*

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Wednesday, June 20, 2018

7:00 PM

Commission Chambers

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#### REVISED

#### 1. Convene Regular Meeting and Roll Call

*Mayor Holladay called the meeting to order at 7:03 PM.*

**Present:** 5 - Commissioner Brian Shaw, Mayor Dan Holladay, Commissioner Nancy Ide, Commissioner Renate Mengelberg and Commissioner Frank O'Donnell

**Staffers:** 10 - City Manager Tony Konkol, Assistant City Attorney Carrie Richter, City Recorder Kattie Riggs, James Band, Public Works Director John Lewis, Community Services Director Phil Lewis, Economic Development Manager Eric Underwood, Patrick Foiles, Community Development Director Laura Terway and Pete Walter

#### 2. Flag Salute

#### 3. Ceremonies, Proclamations

*Mayor Holladay read the proclamation declaring June 23, 2018 as Boy Scout Troop 220 Day in honor of their 100th anniversary.*

#### 4. Citizen Comments

*William Gifford, resident of Oregon City, announced the Oregon City Business Alliance would receive a presentation from ODOT regarding reducing congestion on I-5 and I-205 on Tuesday, June 26, 2018.*

*Mike Mitchell, resident of Oregon City, requested the Water Board Park tree cutting settlement agreement funding that the City received be reserved for park enhancements and that there be a public process to provide the Commission some suggested park enhancements.*

*Dorothy Dahlsrud, resident of Oregon City, also requested the funding from the settlement agreement be dedicated to the City's parks, especially Water Board Park.*

#### 5. Adoption of the Agenda

*The agenda was adopted as presented.*

#### 6. Public Hearings

**6a.** First Reading of Ordinance No. 18-1007, Approving an Annexation and Rezoning of Approximately 92 Acres in Park Place (Files AN 17-0004 / ZC 17-0005)

*Mayor Holladay opened the public hearing.*

*Carrie Richter, City Attorney, read the hearing statement. She clarified the testimony would be limited to the facts that were already in the record and the issues that were raised before the Planning Commission. She asked if the Commission had any ex parte contacts, conflicts of interest, bias, or any other statements to declare including a visit to the site.*

*Mayor Holladay and Commissioners Shaw and Ide visited the site. Commissioner Ide was a resident of the Park Place neighborhood. Commissioner O'Donnell had nothing to declare. Commissioner Mengelberg had not yet arrived at the meeting.*

*Ms. Richter summarized the email from Tom Geil who requested a moratorium on this item due to tree cutting activities on the property. This was received after the Planning Commission's decision and included new facts the City Commission could not consider.*

*Michael Robinson, representing the applicant, asked the City Commission to strike in its entirety the June 20 email from Mr. Geil including the request for a moratorium.*

*Pete Walter, Planner, presented the staff report. This was a request for annexation of 92 acres and zone change from FU-10 and RRF5 to R-10, R-5, and NC to implement the Park Place Concept Plan "North Village". He explained the subject site, Comprehensive Plan designations, site topography, "North Village" concept, island annexation analysis, Metro boundary change criteria, and SB 1573 requirements.*

*Commissioner Mengelberg arrived at 7:29 PM. She had no disclosures to declare.*

*Mr. Walter continued his presentation by discussing the annexation criteria, zone change criteria, conditions of approval, and steps in the land use process. Staff recommended approval of the first reading of the ordinance. The Planning Commission voted 5-1 to recommend approval as well.*

*Mr. Robinson stated this area proposed for annexation was included in the Park Place Concept Plan and was appropriate for development. There were milestones that had to occur before it could be developed, which included more public process. This application did not allow development, but brought the property into the City and zoned it consistently with the Comprehensive Plan. He explained how the application met the approval criteria and standards with the recommended conditions and summarized the issues that were raised at the Planning Commission hearing. He requested that the City Commission not adopt the findings that were in the packet, but to instruct the prevailing party to modify the findings to reflect the testimony that was received tonight. The City Attorney would review the findings and bring them back to be adopted at the second reading of the ordinance.*

*Tom Geil, resident of Oregon City, had sent the email because the Planning Commission did discuss these issues. Mr. Robinson said development was years down the road, but it was already started now. The Planning Commission approved this application as it was presented to them, and now it was being changed. He did not*

*think that was new evidence.*

*Mr. Robinson asked the Commission to strike several statements from Mr. Geil's testimony. The fact of tree cutting had never been discussed by the Planning Commission and tree cutting was allowed in the County zoning that the property currently held.*

*Mayor Holladay closed the public hearing.*

*There was discussion regarding adding a requirement that no activity could occur on a property while in the annexation review process and the suggestion by the Planning Commission that no tree cutting be done on this property.*

*The Commission deliberated the pros and cons of the application. Commissioner O'Donnell would be voting no due to the will of the people who denied annexation of this area three times in the past.*

**A motion was made by Commissioner Ide, seconded by Commissioner Shaw, to approve the first reading of Ordinance No. 18-1007, approving an annexation and rezoning of approximately 92 Acres in Park Place (Files AN 17-0004 / ZC 17-0005) and to strike Mr. Geil's email and to not consider facts related to events that happened after the Planning Commission's decision. Staff would come back with revised findings for adoption during the second reading. The motion passed by the following vote:**

**Aye:** 4 - Commissioner Brian Shaw, Mayor Dan Holladay, Commissioner Nancy Ide and Commissioner Renate Mengelberg

**Nay:** 1 - Commissioner Frank O'Donnell

## **7. General Business**

## **8. Consent Agenda**

**A motion was made by Commissioner Mengelberg, seconded by Commissioner Ide, to approve the consent agenda. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Brian Shaw, Mayor Dan Holladay, Commissioner Nancy Ide, Commissioner Renate Mengelberg and Commissioner Frank O'Donnell

- 8a.** Resolution No. 18-17, Authorizing a Permanent ROW Obstruction at 16020 Park Place Court
- 8b.** Settlement Agreement and Mutual Release for 13776 Canyon Court in Oregon City
- 8c.** Release and Settlement Agreement to Resolve the City of Oregon City Lawsuit Case No. 17CV09685
- 8d.** Management, Supervisory and Confidential Employee Salary Cost of Living Allowance (COLA) Increase FY 2018-19
- 8e.** Personal Services Agreement Amendment #1 with Granicus, Inc. for a

2-year Extension

- 8f. Personal Services Agreement for Laundry and Dry Cleaning Service for the Oregon City Police Department
- 8g. Personal Services Agreement with Buel's Impressions Printing
- 8h. Minutes of the May 2, 2018 Regular Meeting
- 8i. Minutes of the May 2, 2018 Work Session

**9. Communications**

**a. City Manager**

*There was no City Manager report.*

**b. Commission**

*The Commission reported on the meetings and events they had attended.*

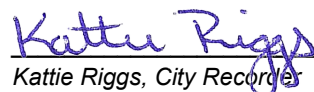
**c. Mayor**

*Mayor Holladay discussed the events he attended and items he had been working on.*

**10. Adjournment**

*Mayor Holladay adjourned the meeting at 8:20 PM.*

*Respectfully submitted,*

  
Katie Riggs, City Recorder