



# City of Oregon City

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

## Meeting Minutes - Final

### City Commission

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Wednesday, February 6, 2019

7:15 PM

Commission Chambers

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#### REVISED

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

*Mayor Holladay called the meeting to order at 7:19 PM.*

**Present:** 4 - Mayor Dan Holladay, Commissioner Frank O'Donnell, Commissioner Rachel Lyles Smith and Commissioner Rocky Smith Jr.

**Staffers:** 8 - City Manager Tony Konkol, Assistant City Attorney Carrie Richter, City Recorder Kattie Riggs, Police Chief and Public Safety Director James Band, Public Works Director John Lewis, Community Development Director Laura Terway, Sr. Planner Pete Walter and Community Services Director Phil Lewis

#### 2. Flag Salute

#### 3. Ceremonies, Proclamations, and Presentations

##### 3a. Mayoral Appointments to City Boards and Commissions

*Mayor Holladay appointed Jeff Sargent (Non-Resident) and Derick Cogle (City Resident - Caufield Neighborhood Association) to the Parks and Recreation Advisory Committee for 3-year terms from February 6, 2019 to December 31, 2021.*

#### 4. Citizen Comments

*Betty Mumm, resident of Oregon City, expressed concerns regarding the elimination of the community meeting room from the new Police facility. She suggested including one in the new Public Works facility.*

#### 5. Adoption of the Agenda

*The agenda was adopted as presented.*

#### 6. Public Hearings

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

*Mayor Holladay opened the public hearing.*

*Pete Walter, Planner, reviewed proposed code amendments for high density, commercial, and mixed-use areas.*

*The Commission discussed the amendments and made suggestions for changes.*

*The outstanding items for future discussion were: height limits in Mixed Use Downtown, combining standards for Commercial/Multi-Family buildings, narrowing applicability for Type II modifications, and removing 3-4 plexes in the Historic Commercial zone.*

*There was discussion regarding a survey for the residential design standards in the Park Place and South End Concept Plans.*

*There was consensus not to send out a survey and for staff to give presentations to the neighborhood associations instead.*

*Patti Webb, resident of Oregon City, expressed concerns regarding the regulations for Accessory Dwelling Units in Canemah. She was especially concerned with Airbnb's and vacation rentals in the neighborhood and lack of enforcement.*

*Jim Nicita, resident of Oregon City, suggested prioritizing affordable housing development along transit lines.*

*Paul Edgar, resident of Oregon City, thought manufactured homes should be allowed in higher density zones.*

*Tom Geil, resident of Oregon City, discussed the long history and process to approve the Park Place Concept Plan and how he did not think the plan should be changed. He would also like to see how these proposed changes would provide affordable housing.*

*Amy Willhite, resident of Oregon City, questioned how staff was going to reach out to the neighborhood associations due to their meeting schedules. She thought more needed to be done to get citizen input.*

*There was discussion regarding meeting with the neighborhood associations and the proposed survey.*

*There would be another presentation on the proposed code amendments on March 6, 2019.*

## **7. General Business**

### **7a. Restroom Replacement Project at Chapin Park**

*Phil Lewis, Community Services Director, explained the request for a restroom replacement at Chapin Park and the costs for the exclusionary items in the contract.*

**A motion was made by Commissioner Lyles Smith, seconded by Commissioner O'Donnell, to approve the restroom replacement project at Chapin Park. The motion carried by the following vote:**

**Aye:** 4 - Mayor Dan Holladay, Commissioner Frank O'Donnell, Commissioner Rachel Lyles Smith and Commissioner Rocky Smith Jr.

## 8. Consent Agenda

**A motion was made by Commissioner Smith, seconded by Commissioner O'Donnell, to approve the consent agenda except for Item 8b. The motion carried by the following vote:**

**Aye:** 4 - Mayor Dan Holladay, Commissioner Frank O'Donnell, Commissioner Rachel Lyles Smith and Commissioner Rocky Smith Jr.

**8a.** Resolution No. 19-01, Adoption of the 2019-2024 Oregon City Public Library Strategic Plan

**8b.** Resolution No. 19-04, Conditional Support for the Oregon City School District Request to Expand the Urban Growth Boundary

*Laura Terway, Community Development Director, said this was a resolution from the School District for the Commission to conditionally support an Urban Growth Boundary expansion. This was the first step of the process.*

*There was discussion regarding the next steps of the process.*

*Commissioner Smith declared a potential conflict of interest as he was an employee of the School District.*

**A motion was made by Commissioner Lyles Smith, seconded by Commissioner Smith, to approve Resolution No. 19-04, conditional support for the Oregon City School District request to expand the Urban Growth Boundary. The motion carried by the following vote:**

**Aye:** 3 - Mayor Dan Holladay, Commissioner Rachel Lyles Smith and Commissioner Rocky Smith Jr.

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

**8c.** Resolution No. 19-06, Revocable Permanent Obstruction in the Public Right-of-Way, Tax Lot 2-2E-32BB-02801 (1102 14th St)

**8d.** Slope Easement on Tax Lot 2-2E-29DB-00300 Serving the City of Oregon City

**8e.** Fleet Purchase Authorization for Parks Department

**8f.** Security Alarms - False Alarm Reduction and Permit Program

**8g.** OLCC: Liquor License Application - Full On-Premises, Commercial, Applying as a Limited Liability Company, Oddfellows Group LLC (dba Smoke Daddie BBQ), 602-604 7th Street

**8h.** OLCC: Liquor License Application - Full On-Premises, Commercial, Applying as a Limited Liability Company, Brindle Buildings LLC (dba The Growler Run), 19502 Molalla Ave, #117

8i. Minutes of the December 19, 2018 Regular Meeting

8j. Minutes of the January 2, 2019 Regular Meeting

**9. Communications**

**a. City Manager**

*Tony Konkol, City Manager, discussed the annual financial report from the auditor which received a clean, unmodified opinion.*

**b. Commission**

*There were no Commissioner reports.*

**c. Mayor**

*There was no Mayor communication.*

**10. Adjournment**

*Mayor Holladay adjourned the meeting at 8:42 PM.*

*Respectfully submitted,*

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*Kattie Riggs, City Recorder*