



City of Oregon City

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

City Commission

Wednesday, October 2, 2019

7:30 PM

Commission Chambers

Work Session

1. Convene Work Session and Roll Call

Mayor Holladay called the meeting to order at 7:48 PM.

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

Absent: 1 - Commissioner Denyse McGriff

Staffers: 8 - City Manager Tony Konkol, City Recorder Kattie Riggs, Police Chief and Public Safety Director James Band, Community Development Director Laura Terway, Sr. Planner Pete Walter, Community Services Director Phil Lewis, Human Resources Director Patrick Foiles and Finance Director Wyatt Parno

2. Discussion Items

2a. Development Code Amendments Including Equitable Housing (Planning File LEG 18-00001): Height Limits within the Mixed Use Downtown District

Pete Walter, Senior Planner, provided background on Staff's recommendation on the Mix-used height limits in Downtown is to support the Planning Commission's recommendation to remove the 45' height limit for buildings with respect to homes within 1000'. He presented a map that indicated what the current code regulated with respect to heights, and under the proposed code there would be some parcels that would be positively affected and would require a slightly higher building height. He summarized the provided maps discussing their height limitations based on location and floodplain history.

Staff recommended the Planning Commission's one code revision recommendation to change height limit of 45' within 100' of single-family or detached units, to abutting single-family or detached units. He provided a list of other plans or analyses that need further study, as well.

Laura Terway, Community Development Director, clarified that staff was originally leading the Commission look at all of the height limits in mixed used Downtown comprehensively.

At 7:58 PM Mayor Dan Holladay excused himself from the meeting and asked that Commission President Frank O'Donnell continue leading the meeting.

2b. Development Code Amendments Including Equitable Housing (Planning File LEG 18-00001): General Amendments for Clarification, Correction of Errors, or Improvements

Ms. Terway announced that this was the last tentative work session on any code amendments. This is the catch all for any mistakes that may have been made. The goal was to package up all of these code amendments and bring them back on October 16th, 2019 not asking for a decision, but to work through any other changes.

Mr. Walter summarized the Code improvements and clarifications that were made in a PowerPoint presentation.

Ms. Terway specifically highlighted that these standards allow for a taller retaining wall if it is subgrade. She pointed out one of the more substantial changes was tweaking the standards as they relate to mobile home parks and changing the distance between buildings and setbacks.

Commissioner Rachel Lyles Smith asked if there were manufactured homes that are able to comply with the City's single-family home standards.

Mr. Walter said that there are a range of about 22 options in the Code and they need to meet 5 of them, maybe seven. Window trim, a gable, decorative tile or stone are all ways to meet the standards with minimal expense.

Ms. Terway said Building and Planning review manufactured homes in mobile home parks all the time, and they have been complying with the design standards for years, it just requires some modification.

Commissioner Frank O'Donnell asked if there was already a substantial number of manufactured homes in the City like Tower Vista and if they complied with design standards.

Mr. Walter established that there are manufactured homes on single-family lots such as Tower Vista and those on Char Diaz which have garages, but those pre-date the design standards.

Ms. Terway added these standards were created in about 2004.

They discussed the Willamette River Greenway Overlay District. The premise of it is that things look nice from the river and people are not creating a lot of visual obstructions or pollution. This exemption that is added says that minor changes are not going to change the view from the river. These are such small-scale things that do not drastically change the view.

Mr. Walter provided a schedule of the next steps moving forward with these Code changes. Steps include upcoming Citizen Involvement Committee, Natural Resources Committee, and City Commission meetings.

Commissioner O'Donnell asks if the presentation was just informational or if action needed to be taken by the Commission.

Ms. Terway confirmed it was informational, but if they had a change to any of the standards, they could provide it then to be packaged and brought back on the October 16th, 2019.

3. City Manager's Report

Tony Konkol, City Manager, asked that Phil Lewis, Community Services Director, provide an update on Commissioner Rachel Lyles Smith's question about a teen involvement with the Parks and Recreation Advisory Committee (PRAC).

Mr. Lewis discussed how PRAC updated their bylaws in June to include a teen representative position that would sit on PRAC as a non-voting member to help provide a youth perspective. This would be a one-year term and be eighteen years or younger at the time they served.

Commissioner Rachel Lyles Smith asked if they would be doing any outreach to the schools or if just by word of mouth.

Mr. Lewis said that he has been working with the Communications Coordinator to post through different channels and has reached out to the high school.

Commissioner Rachel Lyles Smith said she asked the City Manager if all Committees were doing this or if it was just PRAC. She wanted to know if the Commission has thought about this because there are many Commissions in the area that have or are trying to create youth programs. She would like the Commission to consider how they engage their youth.

Mr. Konkol confirmed that PRAC is the only board or committee who is doing this right now.

Commissioner Rocky Smith remembers talking about this topic a long time ago and that the School District has a student representative. This is something he has considered in the past and it would be great. There are a ton of students that are involved such as the Girl Scouts with Latourette Park.

Commissioner Rachel Lyles Smith says that she has received emails in just the last two weeks from students and a teacher at Ogden about students engaging in community projects and wanting to know if the Commissioners would answer questions. She was intrigued to see there is a desire.

Mr. Konkol said he would keep it on the radar and that he is aware Happy Valley with a strong youth program. He transitioned into talking about the charter parks. He said they sent out mailers to the residents along the McLoughlin Promenade to let them know the City will begin doing survey work to delineate park boundaries. A meeting has been scheduled for October 29th, 2019 at 6pm to discuss any questions residents may have.

He mentioned the homecoming parade from 4:45pm-6:45pm on Friday October 4th, 2019 and Linn Avenue would be closed during that time.


Commissioner Rachel Lyles Smith thanked the police department for catching the nighttime nailer.

Jim Band, Police Chief and Public Safety Director, said the department has received a lot of mail from people thanking them. He said that his officers have spent a lot of time watching and waiting to catch the person throwing the nails.

4. Adjournment

Commission President O'Donnell adjourned the meeting at 8:27 PM

Respectfully submitted,



Kattie Riggs, City Recorder