City of Oregon City

Meeting Minutes

Citizen Involvement Committee

December 2, 2019 7:00 PM Commission Chambers

1. Call to order

Neighborhood Association Roll call: 10 – Canemah, Two Rivers, Gaffney Lane, Park Place, Hillendale, Tower Vista, Mcloughlin, Rivercrest, Caufield, Barclay Hills

Association Representatives Present: Dennis Anderson, Amy Willhite, Steve Van Haverbeke, John Kies, Karla Laws, Linda Baysinger, Janice Morris, Bob La Salle, Denise Beasley, Rita Mills

Absent: 2 - Hazel Grove-Wesley Lynn (inactive), South End (inactive)

Staffers: 2 – Tony Konkol, City Manager; Christina Robertson-Gardiner, Senior Planner

2. Presentations

a. Land use – Memory Care Addition, 914/950 South End Road

Testimony was provided by Sam Thomas and Aaron Clark of Lenity Architecture and Jeffrey Wellington, the property owner.

Mr. Thomas gave an overview of the project and introduced Mr. Wellington.

Mr. Wellington gave a brief explanation of his background, the completed remodeling of the existing facility, and his partnership with his management company. He emphasized his commitment to excellent care and the actions he has taken to ensure it at his facility.

Mr. Thomas explained what type of residence is intended for the new location, which is primarily memory care. He addressed the proposed operations and showed a site plan. Details were provided around the site plan: an existing home would be removed, there would be street improvements, per City requirements, three parking spaces would be added, one spruce tree would be preserved, one parking space would be converted into a landscape island, there would be an outdoor patio area for residents. Each unit would have a bathroom, and there would be central amenities, such as a dining area and music room.

Mr. Clark showed several exterior renderings and reported that the building aesthetics would match the surrounding neighborhood.

Committee member Amy Willhite asked about interactions with neighbors and Mr. Wellington affirmed that he has spoken to several and that no concerns had been raised to him.

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Mr. Thomas addressed the trees on the property in response to Ms. Willhite's question. Two large cedar trees and a juniper would not be preserved. He referred to City mitigation requirements but could not provide details about that at this time.

In response to a question from Ms. Willhite, Mr. Wellington went over the safety measures that are in place to prevent residents from wandering away from the property. He reported on the number of staff and all of the different roles, including nighttime staffing, to answer a question from another committee member.

b. Development Services City Code Amendments to Sanitary Sewer and Overhead Utilities- Josh Wheeler PE, Assistant City Engineer & Bob Balgos PE, Project Engineer

Mr. Wheeler gave a brief introduction of the project and requested advice and feedback from the committee.

Mr. Balgos gave agenda and presentation. He defined inflow and infiltration and its relation to City and showed photos from a camera inside pipe. He explained smoke testing, which is how they decided which areas needed to be addressed first under the project. Mr. Balgos revealed key findings: the leakiest areas are the oldest areas, which are Rivercrest and McLoughlin. He summarized the 5-year projects list, explained improvement probability and the reasons that inflow and infiltration is a priority, and referred to codes for Oregon City sewer standards. Mr. Balgos concluded by sharing a recommendation for private solutions and costs and the strategy for outreach.

In answer to a question from Ms. Willhite, Mr. Balgos answered that homes that need to disconnect were discovered by smoke testing. Mr. Wheeler further explained how homeowners will find out if sewer work is needed.

In answer to another question from Ms. Willhite Mr. Wheeler indicated that they are working with their legal team to find out what kind of permission they need to scope the sewer.

Committee member Linda Baysinger asked if all neighborhoods were done. Mr. Balgos responded that all neighborhoods were done. McLoughlin and Rivercrest were the leakiest, so the 5-year program will focus on those two basins.

In answer to another question from Ms. Baysinger regarding vacant homes, Mr. Wheeler declared that usage of the house doesn't affect what's happening in the system overall.

Committee member Bob La Salle asked about priorities. Mr. Wheeler expressed that this was prioritized by the need and the money in the budget; neighborhoods were prioritized by worst condition; it will be treated as one big project.

In response to questions about the cost to homeowners, Mr. Wheeler explained that the plan is to keep the fee the same ($1,200) although it could be

reassessed down the road. He also indicated that the cost would be the same no matter the level of problems discovered. Mr. Balgos described the potential payment options. Ms. Willhite recommended that they have a definite answer on the financing when they meet with the neighborhood associations.

Mr. Wheeler then gave a presentation on underground utilities. He explained current City codes and their interpretation, along with the goal and issues with the current state. He described the proposed underground policy and exceptions to development around existing utilities, reviewed the goal and impact of policy and code amendment, and detailed the outreach strategy.

Mr. Wheeler affirmed that the proposed changes were well-received by stakeholders, especially the development community, and he has received no written comments. He divulged that they reviewed the policies of other cities and landed on one similar to West Linn.

Committee member Bob La Salle expressed concern about whether all planners/Staff/homeowners will be aware of the policy and exceptions. Mr. Wheeler affirmed that they will not make the land use application until everyone is 100% on the same page and made note of the efforts around this.

The committee agreed that it's a good concept.

c. Molalla Ave Streetscape Update- John Lewis, Public Works Director

Mr. Lewis gave a presentation on the project. He started by describing community concerns and outreach to tenants along Molalla Avenue. One of the concerns, the southbound right turn lane from Molalla Avenue to Beavercreek, was addressed in detail. He reviewed pedestrian crossings: North End, Midway, and South End. There was a discussion regarding the limited left turns in the finished project. Mr. Lewis reviewed the cross street banner location and aesthetics. He pointed out the traffic impacts during construction and suggested avoidance of Molalla Avenue during that time. Mr. Lewis commented on early construction work: tree removal and PGE power poles removal and informed about the project timeline.

Committee member Rita Mills commented on medians that are difficult to see in a southbound turn lane, using Sunnyside Road by Kaiser as an example. Ms. Mills also asked a question about mid-block crosswalks. Mr. Lewis made a note regarding Sunnyside Road and discussed the flashing amber lights as an industry standard. He emphasized the importance of pedestrians being responsible for their safety.

3. Public Comments

No public comments.

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4. Staff Liaison Updates - Christina Robertson-Gardiner, Senior City Planner

The October presentation is available through a link online; four neighborhood associations have turned in their Citizen Involvement Committee representative's name. Ms. Robertson-Gardiner handed out chocolates.

5. General Business

a. Amendments to OCMC 12.30- Citizen Involvement Committee

Ms. Willhite asked for volunteers for a subcommittee on proposed code amendments and bylaws. Bob La Salle, John Kies, and Rita Mills volunteered. Ms. Willhite will head up the subcommittee and Ms. Robertson-Gardiner will set up meetings.

6. Roundtable

a. Upcoming Neighborhood Association Meetings

The neighborhood association representatives gave an update on their last meetings:

Karla Laws, Barclay Hills – a City representative gave a talk about water quality. Pete Walter joined the meeting to reintroduce himself. They had an election. The meeting was recorded to share with residents if anyone is interested.

Janice Morris, Barclay Hills – she and Karla went to opening of the veterans facility; there is a crosswalk needed at Barclay Hills, very dangerous crossing. They went to the Transportation Advisory Committee and were concerned that the City staff and government were not invited. Karla indicated that they will talk about it at their next Steering Committee meeting.

Linda Baysinger, Canemah - they presented a check to Police Department. Ms. Baysinger extended kudos to Dennis Anderson for donating a picture to the Police Department.

John Kies, Caufield – the Police Department gave a report on vagrancy and the homeless, including information about how a court ruling allows homeless to stay on public property. There was a presentation on homeless high school kids and how, when they have a sponsor and a home, their graduation rates go up. They had a good turnout, even though postcards went out late. John Lewis, Public Works, gave an update and most left after his presentation. They had nominations for positions.

Bob La Salle, Park Place – informed the CIC that the Transportation Advisory Committee will not be meeting this month. He asked about inactive neighborhoods – is anything being done to reinstate the inactive neighborhoods? Ms. Willhite answered that they need guidance from City Council and also need to update bylaws.

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Steve Van Haverbeke, Park Place – they talked about post-cleanup of park which is still hot news in the neighborhood. Informed that there will be another cleanup in the spring and new playground equipment.

Amy Willhite, Gaffney Lane – Diliana Vassileva, Planner, gave an update on land use applications in the area and on the Willamette Falls Legacy Project. John Lewis introduced them to the new Project Manager for the streetscapes project. Attendance has been up.

Dennis Anderson, Canemah - there was a presentation from Kelly Reid about cost incurred from developing/remodeling properties in the area. They had a good turnout, met at the library, which is a great facility to have a meeting. They held neighborhood elections. All the same candidates elected unanimously and two new people to the Steering Committee. There were concerns about the issue with the Cove and how it might impact getting Two Rivers involved.

Denise Beasley, McLoughlin - there was a presentation from Willamette Falls/Providence on the oncology unit, which will be in the back of the hospital, and will reconfigure the parking area. Ms. Mills expressed concern about taking properties with lower rents and tearing them down. The old Oregon City hospital is closing and there are concerns about housing the people who currently live there. The two buildings are condemned. The Episcopal Church is having a St. Nicholas fair and they will be selling raffle tickets for baskets. Ms. Mills gave details of baskets, and what they do with the money. This year the funds raised are going to a boutique for clothes for low-income school children.

City Manager Tony Konkol addressed concerns raised around the Oregon City Hospital and residents and explained the circumstances around the Cove LLC. Mr. Konkol urged anyone interested in homeless camping and the Ninth Circuit court ruling to come to a meeting on Wednesday, Dec. 4. He also informed the CIC about a meet-and-greet at the Library for the new library director, the tree lighting at Liberty Plaza, and Heritage Holidays on Dec. 7 at McLoughlin House and several other historic houses at various times.

7. Adjournment

Meeting adjourned at approximately 9:00pm.

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