



City of Oregon City

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

Meeting Minutes - Final

Natural Resources Committee

Wednesday, August 12, 2015

7:00 PM

Commission Chambers

REVISED

1. Call to Order

Chair Redlinger called the meeting to order at 7 PM.

Present: 5 - Douglas DeHart, Jerry Herrmann, Ginger Redlinger, Doug Neeley and Richard Craven

Staffers: 2 - Tony Konkol and Martin Montalvo

2. Agenda Analysis

Tony Konkol, Community Development Director, reviewed the agenda.

3. Presentations

3a CCC-Inskeep Environmental Learning Center

Bob Cochran, Dean of Campus Services at Clackamas Community College, discussed the Environmental Learning Center restoration project. They had received a large grant from Metro to make the project a success.

Jerry Waters, Project Manager with YGH Architects, introduced the goals of the project. This was not just for the college but for the greater community and improvement of the Newell Creek headwaters.

Paul Dejo, Civil Engineer with KPFF, reviewed the drainage basin that flowed into the Environmental Learning Center site, inventory of the existing topography and natural resources, analysis of the current detention ponds, flows through the site, and proposed enhancements and modifications.

John Van Staveren with Pacific Habitat Services discussed the design which included improving water quality by creating burms, putting in vegetation, removing invasive species, slowing the water down, and letting nature do the water quality treatment. The Corps of Engineers endorsed the project. They would be submitting an application to the Corps of Engineers soon. There was amphibian habitat that would be improved as well.

Jane Hansen and Heidi Baker with Lango Hansen Landscape Architects discussed the planting and grading of the site and their plan to maintain the majority of the tree cover. There would be a new parking area, widening of the main entry, new outdoor gathering area, and areas for education such as a nurse log area, discovery garden, and nature

play area. They then discussed the pathways through the site and site furnishings.

Mr. Waters explained the architectural improvements to the current pavilion and restrooms.

Mr. Neeley expressed concern about major storm water events and flooding and thought that trees could be planted at the ELC using City funds.

Mr. Craven was concerned about hydrocarbons getting into the waterway. Mr. Dejo said all new redevelopment would meet current drainage Code with regard to water quality.

There was further discussion regarding the number of trees to be removed, plans for the Smucker's building, parking, water quality, and employee parking.

Mr. Herrmann suggested restoring the art garden as part of the project. There was 600 feet of additional waterways beyond the south wall of the Art Department building that were part of the system and should be enhanced with native plants. The lights on the site needed to be directed down. He thought the improvements would also be good for bringing in tourists.

Mr. Boyce arrived at 7:45 PM.

Mr. Neeley suggested leaving some of the trees that would be cut down for the salamander habitat.

Chair Redlinger appreciated how education was included in the design.

A motion was made by Mr. Craven, seconded by Mr. Neeley, to write a letter of support for the project. The motion carried by the following vote:

Aye: 7 - Douglas DeHart, Jerry Herrmann, Ginger Redlinger, Bryon Boyce, Doug Neeley, Richard Craven and Bill Clark

3b.

Clackamette Cove Project

Ed Darrow, Cove LLC, gave a background on the Clackamette Cove project. He was going through the Detailed Development Plan process and expected Phase 1 of the project, which would be 244 garden apartments, to begin before the end of the year. He explained what the other phases would include.

John van Straveren with Pacific Habitat Resources discussed the environmental mitigation for Phase 1 of the project. He explained the vegetative corridor impact and current conditions of the .73 acres and the 1.61 acres of enhancement. Only 18 trees would be removed and 316 trees and 1,582 shrubs would be planted. The sites for mitigation had been chosen carefully and he showed examples of how the area would be replanted.

Mr. Neeley asked if a temporary walking path was still going to be put in. Mr. Darrow said yes, and explained where the temporary path would be located.

Mr. Neeley suggested memorializing the history of the site and leaving some of the metal structures to indicate how the site came to be.

Mr. Herrmann wanted to save as many of the existing large trees as possible.

There was discussion regarding the improvements being made to Main Street, long term maintenance, the gravel bar, and need for dredging in the Cove.

Mr. Herrmann left the meeting at 8:30 PM.

3c.**Meyers Road Extension Corridor Plan**

Martin Montalvo, Operations Manager, introduced the Meyers Road Extension Concept Plan, which was a collaborative project with Clackamas Community College, Oregon City School District, Public Works, Planning, Parks and Recreation, and private property stakeholders. The goal was to come up with a plan that was environmentally responsible, fiscally feasible, and respectful of the property rights of the adjacent properties and needs of the School District and College.

Ethan Rosenthal and Anneke Van der Mast with David Evans and Associates, gave a context for the Meyers Road extension which was a Transportation System Plan project. They then discussed the Campus Industrial and Enterprise Zone considerations, conclusions from the traffic analysis, proposed road alignments, existing condition of natural resources, evaluation criteria, and Meyers Road configuration.

Mr. Montalvo explained a typical cross section for the Meyers Road extension which was proposed to be 30 mph and have roundabouts. He also explained the reasons for procuring right-of-way and changing the safety buffer from 3 feet to 2 feet.

There was discussion regarding whether or not the buffer should be larger than 2 feet.

Ms. Van der Mast continued to discuss the Concept Plan including the coordination with other projects moving forward, implementation of the plan, a summary of the plan, preferred alignment, and Natural Resource Overlay District. Mr. Rosenthal explained the reconnaissance he did at the site. He showed where the wetlands, Douglas Fir forest, and Oak grove were on the site and said the stream corridor no longer existed. He also discussed the habitat of the area.

There was discussion regarding protecting the Oak grove and the developable properties surrounding the grove, culvert design, and wetland mitigation.

Mr. Konkol said this application would go before the Planning Commission on August 24 and to the City Commission in September. He asked the NRC to submit any written comments to staff.

Mr. DeHart wanted to be updated on the impacts to the Natural Resource Overlay District, Oak grove, wetland, and culvert design as the project moved forward.

A motion was made by Mr. Neeley, seconded by Mr. Craven, that instead of written comments, to forward that staff had presented the plan to the NRC and the NRC found that staff had taken the greatest effort to deal with the natural resource overlay areas in the planning of the facility and accounted for the development areas. The motion carried by the following vote:

Aye: 6 - Douglas DeHart, Ginger Redlinger, Bryon Boyce, Doug Neeley, Richard Craven and Bill Clark

Excused: 1 - Jerry Herrmann

4. Citizen Comments

There were no citizen comments.

5. Old Business

5a Status report on City Commission work session request.

This item was not discussed.

6. New Business / Discussion Items

6a Heritage Tree Nomination for 314 Pleasant Avenue: Oregon White Oak.

Mr. Konkol reviewed the Heritage Tree nomination for an Oregon White Oak located at 314 Pleasant Avenue.

A motion was made by Mr. Neeley, seconded by Mr. Boyce, to recommend approval of the Heritage Tree nomination for the Oregon White Oak at 314 Pleasant Avenue to the City Commission. The motion carried by the following vote:

Aye: 6 - Douglas DeHart, Ginger Redlinger, Bryon Boyce, Doug Neeley, Richard Craven and Bill Clark

Excused: 1 - Jerry Herrmann

7. Communications

Mr. Neeley reported the Meyers Road presentation had been given at the last Greater Oregon City Watershed Council meeting.

Mr. Boyce discovered insect infested Scotch Broom on City property along the Clackamas River. It would be further investigated.

8. Future Agenda Items

No future agenda items were discussed.

9. Adjournment

Chair Redlinger adjourned the meeting at 9:16 PM.