



CITY OF OREGON CITY

URBAN RENEWAL COMMISSION

MINUTES

Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Wednesday, July 19, 2023 at 6:00 PM

CALL TO ORDER

Chair Mike Mitchell called the meeting to order at 6:03 PM.

ROLL CALL

PRESENT: 6 – Commissioner Denyse McGriff, Commissioner Rocky Smith, Commissioner Adam Marl, Commissioner Doug Neeley, Commissioner Frank O'Donnell, Chair Mike Mitchell

EXCUSED: 1 – Vice Chair Shawn Cross

STAFFERS: 8 – City Manager Tony Konkol, City Recorder Jakob Wiley, Community Development Director Aquilla Hurd-Ravich, Economic Development Manager James Graham, Public Works Director John Lewis, Finance Director Matt Zook, IT Director Mike Dobaj, Communications Manager Jarrod Lyman

CITIZEN COMMENTS

1. Public Comment - Jerry Herrmann

Oregon City Resident Jerry Herrman submitted a written comment regarding Urban Renewal considerations for the Stimson property and Clackamette Cove. The comment is included in the agenda packet.

DISCUSSION ITEM

2. Urban Renewal Commission Discussion of the Clackamette Cove Properties

Tony Konkol, City Manager, offered a summary of the most recent plans approved for the Clackamette Cove properties, and described how the project has changed over time. He discussed challenges connected with the property, including habitat restoration requirements and the need to elevate the building area above the flood line.

Commissioner Neeley suggested partnering with the Metro Regional Government on habitat restoration of the Cove.

Commissioner O'Donnell raised concerns about water quality at the Cove and emphasized the importance of addressing algae bloom and lowering the water's temperature in order to raise the property's value. He also suggested reassessing a dredging permit.

Commissioner Neeley inquired about the Water Environmental Services' (WES) proposed project to run a line into the Willamette River. Mr. Konkol reported that the project was in planning stages and that discussions were underway about selecting a location to discharge the line. Commissioner O'Donnell suggested researching if the line could be discharged at Clackamette Cove.

Commissioner Marl stated, in response to the public comment issued by Jerry Herrman, that the Urban Renewal Commission (URC) did research mitigation credits in regard to this project but did not pursue them because the mitigation credits' orientation toward restoration rather than recreation would have adversely affected the URC's tourism goals. Mr. Konkol agreed that these conflicting goals had concerned RestoreCap, the organization with which the URC had formerly sought to collaborate on the Cove project. Mr. Konkol added that that he was currently seeking advice from the City of Gladstone and from Columbia Restoration, who had recently pursued a similar wetland development project.

Commissioner O'Donnell asked who would be likely to do the research to find out if the URC could reopen the habitat restoration of the Cove, and Mr. Konkol replied that he and John Lewis, Public Works Director, would be the correct persons to do so.

Motion made by Commissioner Neeley, seconded by Commissioner McGriff, that the City Manager explore collaboration with Water Environmental Services to improve the water at the Cove, and with partners such as Metro Regional Government to make the area more accessible to development.

The motion passed by the following vote:

Yea: 6 – Commissioner McGriff, Commissioner Smith, Commissioner Marl, Commissioner Neeley, Commissioner O'Donnell, Chair Mitchell

Commissioner McGriff asked about the history of improvements at Clackamette Cove. Mr. Konkol replied that a private developer had built an apartment complex with supporting amenities. Commissioner McGriff suggested that the URC revisit the goals of the project plan without entirely reinventing it.

Commissioner Mitchell asked how recently the last Master Plan for the Cove had been approved. Mr. Konkol replied that it had been approved in 2019. Commissioner Mitchell asked if the approval was still valid, and Mr. Konkol replied that master plan approval usually remains valid for ten years. Commissioner O'Donnell suggested considering the old plan for its historical value, while creating an updated plan.

Motion made by Commissioner O'Donnell, seconded by Commissioner McGriff, to direct City Staff to research obtaining a new permit that would allow an increase of exchange of waters between the Cove and the Clackamette.

The motion passed by the following vote:

Yea: 6 – Commissioner McGriff, Commissioner Smith, Commissioner Marl, Commissioner Neeley, Commissioner O'Donnell, Chair Mitchell

Chair Mitchell asked a question about how land use requirements relate to URC plans. Mr. Konkol explained that when a property is owned by the URC, it is not subject to outside land use requirements and may be used as the URC sees fit.

3. Discussion of 214 Tumwater Drive and 313 S 2nd Street Properties

Mr. Konkol explained various right-of-way issues related to the City-owned properties of 214 Tumwater Drive and 313 S 2nd Street. Commissioner O'Donnell asked what the size of the encroachments were, and Mr. Konkol replied that they measured three to five feet.

Commissioner McGriff asked if City staff had discovered why these properties had been purchased with URC funds but were owned by the city. She also asked whether, if the properties were sold, the money should be returned to the URC. Mr. Konkol replied that staff had not discovered the reason for the ownership arrangement, and that the funds should be returned to the URC if they were sold.

Commissioner McGriff suggested selling these two properties. Commissioner Marl expressed disinclination to sell the properties until other uses for them could be discussed. Commissioner Smith said he was also not ready to consider selling the properties, suggesting that it would be preferable to see how the trail plans develop. He added that the area was likely to change significantly in the next ten years because of upcoming developments and that it would be preferable to keep the properties.

Commissioner Marl concurred with Commissioner Smith. He suggested waiting for the Facilities Master Plan to be completed and for a decision to be made about the Center Street property before considering selling the two properties under discussion. Chair Mitchell concurred with Commissioners Marl and Smith.

Commissioner Neeley asked when the properties in question had been purchased. It was determined that the purchase had taken place more than ten years ago.

Commissioner McGriff emphasized the benefit of repairing the fabric of the residential neighborhood where the properties in question are located by allowing them to be developed for residential use.

Motion made by Commissioner McGriff, seconded by Commissioner Neeley, to research the transfer of the 214 Tumwater Drive and 313 S 2nd Street properties to the Urban Renewal Agency, and to rectify all encroachments.

The motion passed by the following vote:

Yea: 6 – Commissioner McGriff, Commissioner Smith, Commissioner Marl, Commissioner Neeley, Commissioner O'Donnell, Chair Mitchell

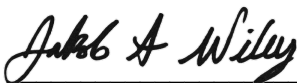
COMMUNICATIONS

There were no further communications.

ADJOURNMENT

Chair Mike Mitchell adjourned the meeting at 6:51 PM.

Respectfully submitted,



Jakob S. Wiley, City Recorder