



City of Oregon City

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

Meeting Minutes - Final

Natural Resources Committee

Wednesday, July 13, 2016

7:00 PM

Commission Chambers

1. Call to Order

Chair Neeley called the meeting to order at 7:00 PM.

Present: 4 - Jerry Herrmann, Doug Neeley, Dorothy Dahlsrud and Bill Clark

Absent: 2 - Ginger Redlinger and Trent Warness

Staffers: 2 - Pete Walter and John Lewis

2. Presentations

2a. Update on Willamette Falls Riverwalk Project

Alex Pirove, project manager for the Willamette Falls Riverwalk project, gave an update on the project. She showed a map of the area. The overall site was 22 acres and a preliminary easement was established across the private property owned by Falls Legacy LLC. PGE was another significant partner. The Riverwalk was supported by infrastructure and economic development. She discussed the core values, public partners, Framework Plan, design collective, and Riverwalk Open House. Currently they were in the conceptual design phase which would move the Riverwalk from a vision document to a realistic idea. The first step was to define the design principles and programming, the second step was to develop three concept alternative designs, and the third step was the development of a preferred alternative with a phasing plan and detailed cost estimate. They were currently in the second step and the alternative designs would be done in the fall. They were also continuing the technical investigation and working on restoration targets. She announced the First City Celebration on July 23 where there would be a booth to gather input on the programming proposed for the site.

2b. Update on Grand Cove Development and Public Works Operations Center

John Lewis, Public Works Director, showed drawings of the Cove project. There would be an extensive amount of cut and fill happening on the site as it was in the flood plain. This project would construct 244 garden apartments and the permitting would be done in phases with the erosion control permit first and then the mass grading permit. The excavation would start on lot 1 and a public parking area would be built there as well as the trailhead to the pedestrian pathway. The amphitheater would be on lot 2. He explained where the cut and fill would take place, the truck route and trucks that would be used for the work, how the site and trail would be made safe for pedestrians, and road closure on Main Street. He then explained the north park area cut and fill and grading plan. The need for soil and the amphitheater would clear most of the area of the current soil and trees. He also explained the profile drawings and the amount of cut needed. He discussed the grading plan for lot 2, roadway improvements and round

about, structured wall separating the property and the Oregon City Shopping Center, and stormwater treatment. This work should be completed by the end of October.

There was discussion regarding the need for notification and signage of the closures.

Rita Miller, resident of Oregon City, asked about elevations on lot 2 and future access. Where was the fill coming from? She was concerned about flooding and asked if they needed to be concerned about Gladstone's water levels. Mr. Lewis explained the access points. The fill would come from lot 1 and the north park area and Tri-City's mound of dirt. This was about balancing the cut to the fill which was a requirement in the floodplain.

3. Public Comments

There were no public comments on non-agenda items.

4. Discussion Items

4a. Canemah cottage development update (4th & Miller)

Mr. Lewis said the Canemah cottage development was still in process. Staff had a pre-application meeting with the applicant a few weeks ago. Staff looked at all the information regarding natural resources and geological hazards on the site as well as Development Code criteria that applied. The owner was told there was a possible wetland on the property and a wetland delineation was done. The applicant wanted to do hand clearing, which could be done without large equipment and no trees bigger than six inches were supposed to be removed without notifying the City first. Some clearing was done before the applicant got an erosion control permit and a stop work order was placed on the property. When the applicant got the erosion control permit, he turned in the wetland delineation that was done and said he had talked to the Division of State Lands regarding the unmapped wetlands. DSL wanted to look at the delineation as well, but did not put a stop work order on the property. Paul Edgar, resident of Oregon City, notified the City of what was going on and staff went out to the property. Staff was comfortable that the applicant was not damaging the wetland, but put a stop work order on the property because of the grading work that had happened without authorization. The property owner decided to map the wetland and set his fencing 20 feet back. DSL came to the property and said what was done was well outside the wetland. The property owner took some liberties with his clearing, and it should have been clearly communicated to the City. The stop work order had been lifted. He then showed some pictures of the site.

Pete Walter, Planner, explained the Type 2 review process that would take place once the property owner submitted an application. This would be a cottage cluster development that was permitted in single family residential zones and the applicant was using a small footprint for every unit of housing. The property owner submitted for a second pre-application conference for that type of development which had not happened yet. Any time six months after a pre-application conference, the property owner could submit a land use application.

Maureen Carey, resident of Oregon City, lived across the street from the site. There was an old water reservoir on the site. It was July and the wetland was full and it was not the rainy season. Most of the homes in this area were single houses on two lots. To have a cluster of cottages would not fit in. She was also concerned about the

buildings and concrete bringing more water running down the slope onto her property as she already got water in her basement in the winter. Quite a few trees had been removed in the easement. Was the property owner allowed a construction entrance or full driveway? The property owner had been in the process of putting a driveway in all the way around the lot.

Mr. Lewis said it was supposed to be a construction entrance. The average length for a construction entrance was 30-40 feet. It did not look different to him than what was typically allowed.

Ms. Carey said his intention was to go all the way to the back of the lot before he got the stop work order. She wanted to make sure that the property owner was given no more liberties. He needed to do only what he was permitted to do.

Clint and Victoria Goodman, residents of Oregon City, lived on the property adjacent to the site. There was a water flowing creek into the reservoir tanks and when the tanks filled up, it overflowed and continued out. It was currently flowing even now, in July. The whole site held moisture and there was flow during the winter. They were concerned about the movement of dirt and drop in elevation with the clearing of the brush. The applicant planned to have a parking lot for the six cottage homes and no garages. He confirmed there was water run off from the property onto Ms. Carey's yard. It also ran down the side of their property onto Miller. No one knew how that area being cleared would affect neighboring properties. They lived in the 1867 Captain Cassidy Williams house, the first settler and first captain to navigate from here to Eugene on the Willamette. It was part of the history of Canemah. The water from these changes could mess with the foundation of their house. It was active, flowing water. They asked what defined the edge of a wetland.

Mr. Clark said there were three factors, hydrologic, vegetative, and soil. There had to be all three. Mr. Walter said this was a dynamic site that had groundwater moving through it. They would have to comply with DSL and the Corps of Engineers regulations. In the City's overlay district, there was a 50 foot buffer from a wetland and a delineation had to be done on the site. This site was not in the City's overlay district and they had to rely on DSL's regulations who did not have a 50 foot buffer.

Mr. Goodman said in 1996, flooding on this property was 6 to 8 feet deep.

Paul Edgar, resident of Oregon City, said this property did flood and all of the adjacent property basements flooded as well. The property owner did about 1,200 square feet of clearing before they got the stop work order. He explained how the water from the wetlands flowed down to the nearby creek. He thought this needed a Historic Review Board review and a right-of-way permit per the City's Code. These types of issues needed to be followed up on and this type of housing had never been in Canemah. There should be public hearings and the setbacks should be reviewed as well.

Mr. Lewis said an erosion control permit was adequate for the work that was being done and did not require a right-of-way permit.

Linda Baysinger, resident of Oregon City, said in the Canemah area there were many 5,000 square foot or less lots, and some were substandard. They were not all large or double lots. These cottage homes might be vernacular village style which would fit in with Canemah.

4b.**Public Works Center**

Mr. Lewis discussed the new Public Works Center master plan from 2009. The big issues the neighborhood had with this plan was the proposed four story building, truck traffic on the upper site, and rock outcropping. Staff reached out the neighborhood in 2015 and came up with a new plan that put the large truck traffic on the lower site and instead of a four story building, there would be a two story office building, a shop space, and early acquisition of the armory. The rock outcropping was going to be left as it was. There would also be a future growth building that would be done in a later phase. The amended plan had better access and neighborhood traffic would not be allowed to cut through the site. There was still some opposition to this plan. They did not intend to go into debt or raise taxes; the cost would be paid for by existing utility rates. He showed pictures of what the buildings might look like on the exterior and example floor plans to meet long term space needs. He discussed the concerns regarding landslides in the area and how this site was stable.

There was discussion regarding access to Water Board Park from the site, how the oak trees on the site showed it was a stable site, and storage needing to be on the Mountain View site. Mr. Lewis pointed out an oak tree that was dying on site and needed to be removed.

Chair Neeley suggested the NRC take a field trip to the site to look at the trees.

Rita Miller, resident of Oregon City, said the McLoughlin neighborhood still had concerns about the plan. Mr. Clark suggested inviting the neighborhood to come to a NRC meeting to voice their concerns.

Paul Edgar, resident of Oregon City, had been working on a way to help homeless veterans. There had been discussions regarding the armory and thought the armory was not interested in selling the property to the City. Before a lot of additional effort was put into the plan, they needed to get a declaration from the National Guard.

4c. Recommendation for NRC Appointment

Chair Neeley said the NRC had interviewed Nancy Broshot and Matthew Cool.

The NRC discussed the two applicants.

A motion was made by Mr. Herrmann, seconded by Mr. Clark, to recommend appointment of Nancy Broshot to the Natural Resources Committee. The motion carried by the following vote:

Aye: 4 - Jerry Herrmann, Doug Neeley, Dorothy Dahlsrud and Bill Clark

5. Communications

The NRC wanted to schedule a tour with John Runyon.

Ms. Dahlsrud gave a presentation on the Heritage Tree program to the Barclay Hills Neighborhood Association.

Chair Neeley attended the Greater Oregon City Watershed Council meeting where a grant request for an assessment of Abernethy Creek was discussed.

Mr. Herrmann appreciated the public input and staff presentations that had been given that night.

6. Adjournment

Chair Neeley adjourned the meeting at 9:40 PM.