



CITY OF OREGON CITY

CITY COMMISSION REGULAR MEETING

MINUTES

Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Wednesday, June 01, 2022 at 7:00 PM

REGULAR MEETING OF THE CITY COMMISSION

1. CONVENE MEETING AND ROLL CALL

Commission President McGriff called the meeting to order at 7:17 PM.

PRESENT: 4 - Commissioner Frank O'Donnell, Commissioner Denyse McGriff, Commissioner Rocky Smith, and Commissioner Adam Marl

STAFFERS: 10 - City Manager Tony Konkol, City Recorder Jakob Wiley, Community Development Director Aquilla Hurd-Ravich, Asst. to the City Manager Lisa Oreskovich, Police Chief Jim Band, Finance Director Matt Zook, Library Director Greg Williams, Parks and Recreation Director Kendall Reid, and Public Works Director John Lewis

2. FLAG SALUTE

3. CEREMONIES AND PROCLAMATIONS

3a. Pride Month Proclamation

Commissioner Smith read the proclamation declaring June 2022 as Pride Month.

4. CITIZEN COMMENTS

Paul Edgar, resident of Oregon City, discussed the tolling of I-205 and how it would affect traffic and activities downtown. Clackamas County needed to have a voice on the Equity and Mobility Advisory Committee.

5. PRESENTATIONS

None

6. ADOPTION OF THE AGENDA

Items 7a & 7f were pulled from the consent agenda. The agenda was adopted as amended.

7. CONSENT AGENDA

Motion made by Commissioner Smith, seconded by Commissioner Marl, to approve the consent agenda except items 7a and 7f. The motion carried by the following vote:

Yea: Commissioner Marl, Commissioner McGriff, Commissioner O'Donnell, and Commissioner Smith

7a. City Tree Removal Adjacent to 406 Promenade Street

Commissioner McGriff asked about the comments from Jerry Herrmann, use of pesticides, and if the tree would be replaced.

Commissioner Smith asked if other trees were being removed from the promenade.

Kendall Reid, Parks and Recreation Director, said this was the only tree to be removed at this time. It was deemed a hazard and was diseased. They planned to replace the tree in a different location.

Motion made by Commissioner Smith, seconded by Commissioner Marl, to approve the City Tree Removal Adjacent to 406 Promenade Street. The motion carried by the following vote:

Yea: Commissioner Marl, Commissioner McGriff, Commissioner O'Donnell, and Commissioner Smith

7b. Mausoleum Roof Replacement - Mountain View Cemetery

7c. Professional Services Agreement with Aldrich CPAs + Advisors LLP for Audit Services

7d. Public Improvement Contract with R.L. Reimers Company for the Scattering Canyon Water Quality/Channel Stabilization Project (CI 19-012)

7e. Public Improvement Contract with Western Construction, LLC for the 2022 Sanitary Sewer Rehabilitation Project (CI 21-004)

7f. Public Improvement Contract with Landis & Landis Construction for the Sanitary Sewer I/I Rehabilitation – Rivercrest Basin Project: Phase 3 (CI 20-010)

John Lewis, Public Works Director, discussed the improvements to the sewer lines and impacts to the neighborhood. They planned to keep the neighbors informed.

Motion made by Commissioner Marl, Seconded by Commissioner Smith, to approve the Public Improvement Contract with Landis & Landis Construction for the Sanitary Sewer I/I Rehabilitation – Rivercrest Basin Project: Phase 3 (CI 20-010). The motion carried by the following vote:

Yea: Commissioner Marl, Commissioner McGriff, Commissioner O'Donnell, and Commissioner Smith

7g. Amendment No. 2 to the Personal Services Agreement with Wallis Engineering for the 2021 Sanitary Sewer Rehabilitation – Washington Street and 99E Project (CI 21-004)

7h. Minutes of the March 2, 2022 Regular Meeting

7i. Minutes of the March 16, 2022 Regular Meeting

8. PUBLIC HEARINGS

8a. Second Reading of Ordinance No. 22-1001, the Housing Choices Code Update (GLUA 22-0002/LEG 22-00001)

Christina Robertson-Gardiner, Senior Planner, said these code amendments would go into effect on June 30, 2022. Staff requested the Commission to remand the file to the October 24, 2022 Planning Commission meeting to continue conversations about the additional policy questions and technical issues.

Motion made by Commissioner Smith, seconded by Commissioner Marl, to approve the second reading and final adoption of Ordinance No. 22-1001, the Housing Choices Code Update (GLUA 22-0002/LEG 22-00001). The motion carried by the following vote:

Yea: Commissioner Marl, Commissioner McGriff, Commissioner O'Donnell, Commissioner Smith

8b. Resolution No. 22-23 - Budget Adjustment #3 for the 2021-23 Biennium

Matt Zook, Finance Director, explained that the budget adjustment complies with governmental accounting standards regarding leases. There was no impact on any fund balance.

Motion made by Commissioner Smith, seconded by Commissioner Marl, to approve Resolution No. 22-23 - Budget Adjustment #3 for the 2021-23 Biennium. The motion carried by the following vote:

Yea: Commissioner Marl, Commissioner McGriff, Commissioner O'Donnell, Commissioner Smith

8c. Appeal of the Approval of a New Three-Story 30-Unit Apartment Complex Located Near Kamm Street (AP 22-00001; AP-22-0000; GLUA-21-00066; SP-21-00017; NROD 21-00018)

Bill Kabeiseman, City Attorney, reviewed what was discussed at the last meeting. The hearing had been closed and staff had prepared a memo addressing the commission's concerns. It was now time for the commission to deliberate on the appeal.

Commissioners O'Donnell and McGriff disclosed they had visited the site since the last hearing.

Ms. Robertson-Gardner provided an update on the additional information provided and revised conditions of approval.

There was discussion regarding the termination of Kamm Street and options for blocking it off, emergency access, no parking signs, and pedestrian path. There was consensus to move forward with the revised Condition #40 and let the parties involved decide what was best for blocking off Kamm Street.

Commissioner O'Donnell asked about the definitions of setbacks for front, back, and side yards. Ms. Robertson-Gardner discussed the City Code definitions and how the lot consisted of two front yards along Warner Milne and Kamm Streets and two side yards. The applicant had met the setback requirements with conditions.

There was discussion regarding the irrigation ditch running through the property. Commissioner O'Donnell noted that the report provided by the applicant indicated it was man-made and he did not see water in it during a site visit. He did not think it was a stream. The commission concurred.

The commission discussed tree mitigation. Ms. Robertson-Gardner noted that replacing the removed trees, estimating them to be the largest size, could require hundreds of trees as mitigation. The applicant had a proposed landscape plan, and these would be in addition to that plan. Commissioner McGriff suggested changing the condition to no fee in lieu, but the mitigation trees could be planted off-site in the Newell Creek drainage area. The commission concurred.

The commission concurred to revise Condition #11 to require the applicant to put in no parking signs on the west of Kamm Street to prevent overflow parking from the apartment complex on Kamm Street.

The commission discussed additional screening from the cemetery. They agreed to retain the current condition.

Tony Konkol, City Manager, confirmed the outcomes of the discussion and changes to the conditions. He did not think any additional findings would be required.

Commissioner O'Donnell said most people would enter through the side door which would not be the front of the building. He thought the definitions were incorrect.

Motion made by Commissioner Marl, seconded by Commissioner Smith, to deny the appeal and approve the application for a new three-story 30-unit apartment complex located near Kamm Street (AP 22-00001; AP-22-0000; GLUA-21-00066; SP-21-00017; NROD 21-00018) with the revised conditions as discussed. The motion carried by the following vote:

Yea: Commissioner Marl, Commissioner McGriff, Commissioner O'Donnell, Commissioner Smith

9. GENERAL BUSINESS

10. COMMUNICATIONS

11. City Manager

No comments presented by the city manager.

12. Commissioners

Commissioner O'Donnell reported on the C4 subcommittee meeting where they discussed tolling.

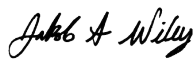
13. Mayor

None

14. ADJOURNMENT

Commission President McGriff adjourned the meeting at 9:04 PM.

Respectfully submitted,



Jakob S. Wiley, City Recorder