



CITY OF OREGON CITY

CITY COMMISSION SPECIAL WORK SESSION

MINUTES

Virtual Meeting
Monday, May 24, 2021 at 6:00 PM

CONVENE SPECIAL WORK SESSION OF THE CITY COMMISSION

Mayor Lyles Smith convened the meeting at 6:02 PM.

ROLL CALL

PRESENT: 5 - Mayor Rachel Lyles Smith, Commissioner Adam Marl, Commissioner Denyse McGriff, Commissioner Frank O'Donnell, and Commissioner Rocky Smith, Jr.

STAFFERS: 7 - City Manager Tony Konkol, Deputy City Attorney Carrie Richter, Community Development Director Laura Terway, Public Works Director John Lewis, Asst. City Recorder Jakob Wiley, Finance Director Matt Zook, and Asst. City Engineer Josh Wheeler

DISCUSSION ITEMS

1. Confederated Tribes of Grand Ronde Presentation: Visioning of the Blue Heron Property

Chairwoman Cheryle Kennedy, Tribal Council Chairwoman, introduced Tribal Council members Michael Langley and Jon George.

Stacia Hernandez, Chief of Staff, began the presentation on the vision document developed by the Confederated Tribes of the Grand Ronde. She provided a site map including where Tribal villages had been located. She reviewed the historic timeline of the former blue heron / Willamette Falls site. The Tribal Council felt strong about the four core values, but wanted to add a fifth one, "healing." They identified possible site uses and programs including restoration, river access, gathering spaces, Tribal spaces, and public spaces.

Ryan Webb, Project Manager, completed the presentation including reviewing the site analysis work, understanding the relationship between land and water, healing and restoration native vegetation to the site, public access, and economic development.

Chairwoman Kennedy thanked the presenters and discussed the meaning of the project to the Tribe. She also discussed the environmental grant to clean the site.

Mayor Lyles Smith thanked the presenters and the Tribal Council Members for attending the meeting.

Commissioner Smith asked questions about the buildings planned for demolition and the historic buildings identified in prior planning documents.

Mr. Webb mentioned they would be using the visioning document to do a master plan for the site including reviewing the historic buildings.

There was discussion about parking lots versus parking garages or parking structure.

Commissioner Smith also asked about the proposed bike-ped bridge concept plan and the Tribe's preference for the alignment.

2. Proposed Amendments to Chapter 17.44 – Geologic Hazards

Mayor Lyles Smith noted the Commission received two public comments regarding this item, one from Christine Kosinski and Roseann Johnson of the Home Builders Association of Metro Portland.

John Lewis, Public Works Director, introduced the item and the discussion of the proposed amendments to the Geologic Hazard Code.

Josh Wheeler, Assistant City Engineer, presented on the history of the Geologic Hazard Code and the proposed changes. Mr. Wheeler explained that waivers were eliminated on January 1, 2021 due to advice from the City Attorney. All projects in a geologic hazard overlay zone must go through a Type II land use review, unless it meets one of the exemptions. The exemptions are found in the Code Chapter 17.44.035, a cut or fill with less than two feet in depth or involves less than twenty-five cubic yards of volume, structural alteration or addition of less than 500 square feet, utilities construction, removal of noxious vegetation, and tree remove when less than 25% of the tree canopy is removed. Commissioners asked several questions related to the calculation of the tree canopy and removal that triggers the exemption. Mr. Wheeler reviewed the development standards and suggested only one change would be to include landslide deposits, which are currently not included in the Code. He reviewed the number of taxlots that would be affected if the property slope threshold percentage changed from 25% to anything less.

Commissioner McGriff asked about reducing the slope threshold from 25% to 20%, increasing the number of parcels regulated by the Geologic Hazard Code and requiring a Type II land use approval to develop.

The Commissioners discussed the slope threshold, tree removal, and the public comment received and the process of responding to the questions raised in the letter.

Carrie Richter, Deputy City Attorney, clarified when notice of property owners would need to take place by the law regarding a slope threshold reduction percentage.

There was consensus to have another presentation and invite Scott or Bill Burns to provide more justification regarding slope threshold percentage and tree removal. There was a specific question to look at the Park Place Concept Plan areas.

The Commission took a break from 8:03 PM to 8:09 PM.

3. Street Trees and Associated Sidewalk Damage in the Wasco Acres, Trailview, and Tracey Heights Subdivisions

Laura Terway, Community Development Director, presented on the issues with street trees and buckling sidewalks in several neighborhoods. Ms. Terway explained reasons sidewalks could lift from street trees including wrong species of trees, wrong spaces, and incorrect plantings. She reviewed the changes in the City's Street Tree Codes over time and reasons for the changes. In some of these neighborhoods, tree species were planted in areas with narrow strips compared to the modern code.

John Lewis mentioned that he and Senior Planner Pete Walter had walked the streets/sidewalks in these neighborhoods a few weeks ago to review the damage. He reviewed the current Oregon City Municipal Code related to sidewalks, public street trees, street design, and root barriers. The City does not have a sidewalk inspection program, they are complaint driven only. Once a complaint is filed, a staff member goes to the site to verify and notifies the abutting property owner. In these specific neighborhoods the tree roots are lifting the sidewalks and are surfacing in the yards. There are not a lot of options for keeping the sidewalk and keeping the trees. This is a challenge that is not unique to Oregon City. Oregon City can

continue to implement best practices, wider planter stripes, and updated street tree lists. Mr. Lewis reviewed several options for the Commission to consider and discuss.

Mayor Lyles Smith liked the option of providing 50% financial support for residents but understanding the financial impact. She is also open to what staff's recommendation might be for a City Support Program might be such as grant versus loan and what the details of the program might include.

Commissioner McGriff wondered if the City could purchase trees in bulk to have to assist residents with replacement and or initial planting of subdivisions. She also did not agree with automatically allow residents to cut-down trees. She agreed with staff's option one provided.

The options provide by staff were:

- 1. Direct staff to provide the City Commission with a specific recommendation for a Sidewalk Assistance Program that largely aligns with the existing design standards and the concept of an annual assistance budget and an individual property owner sidewalk replacement grant program.*
- 2. Continue the matter to a future work session to discuss existing street standards and a completely different sidewalk assistance model.*
- 3. Maintain the status quo as it pertains to sidewalk/street tree code and do not take further action.*

Commissioner O'Donnell agreed with providing up to \$1,500, per repair, in financial support, waiving the tree permit fee, and having a discussion about the location of the re-planting of trees.

Commissioner Smith did not agree with having meandering sidewalks.

Consensus was to have staff come back to the Commission with a specific recommendation for a Sidewalk Assistance Program. They would also like the street tree list be updated and specifically what is appropriate for narrow planter strips.

Tony Konkol, City Manager, mentioned some funding options and would provide the Commission with more details when staff comes back with the recommendation. He also mentioned staff would do research regarding best practices about soil, root-barrier, and initial plantings.

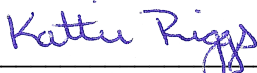
CITY MANAGER'S REPORT

There was no City Manager's report.

ADJOURNMENT

Mayor Lyles Smith adjourned the meeting at 9:13 PM.

Respectfully submitted,



Kattie Riggs, City Recorder