



CITY OF OREGON CITY

CITY COMMISSION REGULAR MEETING

REVISED

MINUTES

Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Wednesday, April 20, 2022 at 7:00 PM

REGULAR MEETING OF THE CITY COMMISSION

1. CONVENE MEETING AND ROLL CALL

Mayor Lyles Smith convened the meeting at 7:23 PM.

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

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, Senior Planner Christina Robertson-Gardner, 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

4. CITIZEN COMMENTS

Paul Edgar, resident of Oregon City, thanked the Mayor for her service.

5. PRESENTATIONS

6. ADOPTION OF THE AGENDA

The agenda was adopted as presented.

7. CONSENT AGENDA

Motion made by Commissioner McGriff, seconded by Commissioner Smith, to approve the consent agenda. The motion carried by the following vote:

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

7a. Resolution No. 22-17, Calling for a Special Election and Adopting a Special Election Calendar for August 23, 2022

7b. Professional Service Agreement with C & R Reforestation for Landscape Maintenance Services – Public Works Stormwater Division (PS 22-006)

- 7c. Professional service contracts associated with Water infrastructure Finance and Innovation Act (WIFIA) borrowing
- 7d. Amendment No. 1 to the Personal Services Agreement with Mr. Belvedere's Janitorial Service, Inc. for Library Janitorial Services
- 7e. OLCC: Liquor License Application – Winery 1st Location, Renners Summerfest Winery Inc., 12613 Ross Street, Oregon City
- 7f. Minutes of the February 2, 2022 Regular Meeting
- 7g. Minutes of the February 8, 2022 Work Session

8. PUBLIC HEARINGS

- 8a. House Bill 2001 - Housing Choices Code Update (GLUA 22-0002/LEG 22-00001)

Mayor Lyles Smith opened the public hearing.

Christina Robertson-Gardiner, Senior Planner, introduced the staff report.

Elizabeth Decker, Consultant, explained HB 2001 and middle housing types as well as gave an overview of the code changes to meet the June 30, 2022 implementation deadline. She clarified the middle housing land division option.

Ms. Robertson-Gardiner discussed what was included in this legislative package to meet the deadline and what would be included in a second hearing in the fall to address further policy questions and revisions needed. HB 2001 prohibited the creation of new CC&Rs that conflicted with HB 2001. Existing CC&Rs were not affected.

There was discussion regarding enforcing CC&Rs and future policy directions.

Ms. Robertson-Gardiner explained the availability of utilities for single family or middle housing construction and the inputs and outputs in the code package. She discussed the Planning Commission recommendations and policy tracker form. The Planning Commission chose the compliance option of using the existing density limitation on dwellings in the Geologic Overlay District. They did not wish to revisit this item in the fall. They chose the compliance option of using the minimum density allowed for townhomes. They did not wish to revisit this item in the fall. They chose the alternative option allowing all middle housing units (duplex, triplex, and quadplex units) to be attached or detached. They did not wish to revisit this item in the fall. They chose the compliance option of using the same lot coverage requirements as single-family detached dwellings. They wanted to revisit this item again in the fall. They chose the compliance option of maintaining the minimum requirement of one off-street parking space per cottage with no reductions for available on-street parking spaces. They did not wish to revisit this item in the fall. They chose the alternative option allowing more attached and detached garage options with cottage clusters. They did not wish to revisit this item in the fall. She then discussed the items to review in the second package in the fall and public comments that had been received. Staff recommended continuing the hearing to May 4 for the first reading of the ordinance.

Dirk Schlagenhauser, Planning Commission Chair, explained how the Planning Commission worked through the process to get to these recommended code changes.

Mike Mitchell, Planning Commission Vice Chair, discussed the goals the Planning Commission had in mind when they were working on the changes. They wanted to increase the opportunity for missing middle

projects while minimizing impacts to neighbors. They also wanted to preserve existing homes. He was looking forward to working on more revisions in the fall.

Mr. Schlagenhauer said the public input was overwhelmingly positive.

There was discussion regarding livability, duplex lot coverage, garage options, what was allowed in the MUC-1 and MUC-2 zones, multiple ADUs on a lot, high density development standards on constrained lands, affordable land use incentives, zoning for tiny homes/RV hardship allowances, driveways and on street parking, and definition of cottage clusters.

Mayor Lyles Smith was not in favor of changing the definitions of duplex, triplex, and quadplex to allow detached units. The Commission agreed.

Ms. Decker thought a compromise could be only allowing detached plexes on lots with single family homes that were already existing.

Ms. Robertson-Gardiner would come back with options for the definition. She would also bring back visuals for the garage options.

Paul Edgar, resident of Oregon City, discussed the need for affordable housing and housing options. He thought they should look at reducing SDC fees and other construction costs.

Motion made by Commissioner McGriff, seconded by Commissioner Smith, to continue the hearing for House Bill 2001 - Housing Choices Code Update (GLUA 22-0002/LEG 22-00001) to May 4, 2022. The motion carried by the following vote:

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

9. GENERAL BUSINESS

- 9a. First Reading of Ordinance No. 22-1002, Adding the Parks and Recreation Advisory Committee to the City Code

Tony Konkol, City Manager, said the Commission had requested including more details to be consistent with the bylaws and other sections of the code. Those had been added.

Motion made by Commissioner McGriff, seconded by Commissioner Smith, to approve the first reading of Ordinance No. 22-1002, adding the Parks and Recreation Advisory Committee to the City Code. The motion carried by the following vote:

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

- 9b. Adoption of the 2022-2026 Homelessness Strategy for Oregon City

Jim Band, Police Chief, said the Homeless Strategy had been discussed at a Commission Work Session. This would formally adopt the strategy.

Motion made by Commissioner Marl, seconded by Commissioner McGriff, to adopt the 2022-2026 Homelessness Strategy for Oregon City. The motion passed by the following vote:

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

10. COMMUNICATIONS

City Manager

Commission Committee Assignments

Mr. Konkol discussed the need to fill the Mayor's assignments due to her pending resignation. Commission President McGriff would serve on the South Fork Water Board, Commissioner Marl would serve on C4, Commissioner McGriff would serve on the Metro Policy Advisory Committee, and Commissioner O'Donnell would serve on the C4 Subcommittee.

Commissioners

Commissioner Smith wished the Mayor good luck in her future. He thought she had been put in the position for a reason and they were going forward in a good place.

Commissioner O'Donnell said Mayor Lyles Smith showed them what the Mayor's job really was. She would be missed.

Commissioner Marl said Mayor Lyles Smith was leaving big shoes to fill and would be a hard act to follow.

Commissioner McGriff said Mayor Lyles Smith had helped the Commission with connection and unity which made the City better.

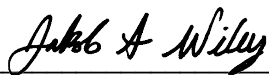
Mayor

Mayor Lyles Smith said this was a hard job and required a lot of time. She hoped the relationships that had been built would continue. She would take this experience with her and the value of participating in the community. She thanked staff for all their work.

11. ADJOURNMENT

Mayor Lyles Smith adjourned the meeting at 9:21 PM.

Respectfully submitted,



Jakob S. Wiley, City Recorder