



CITY OF OREGON CITY

CITY COMMISSION WORK SESSION

AGENDA

Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Tuesday, April 09, 2024 at 6:00 PM

Typically there are no public comments at work sessions, but written comments are accepted by:

- *Email recorderteam@orcify.org (deadline to submit written testimony via email is 3:00 PM on the day of the meeting)*
- *Mail to City of Oregon City, Attn: City Recorder, P.O. Box 3040, Oregon City, OR 97045*

EXECUTIVE SESSION OF THE CITY COMMISSION:

The Executive Session will begin after the adjournment of the City Commission Work Session.

- *Pursuant to ORS 192.660(2)(h): To consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.*
- *Pursuant to ORS 192.660(2)(f): To consider information or records that are exempt by law from public inspection.*

WORK SESSION

CONVENE WORK SESSION AND ROLL CALL

FUTURE AGENDA ITEMS

The Commission's adopted goals and available staff resources shall be considered when recommending future agenda items. The Commission may add an item to a future agenda with consensus of the Commission.

[List](#) of Future Work Session Agenda Items

DISCUSSION ITEMS

- [1.](#) Annual report to the City Commission of Planning Commission activities in calendar year 2023 and presentation of the 2024-2025 work plan.
- [2.](#) McLoughlin Boulevard Enhancements Project (CI 22-002) Update

CITY MANAGER'S REPORT

3. Update on City Projects**COMMISSION COMMITTEE REPORTS****A. Commissioner O'Donnell**

- South Fork Water Board

B. Commissioner Smith

- Clackamas Heritage Partners
- Oregon City Tourism Stakeholder's Group
- South Fork Water Board

C. Commissioner Marl

- Citizen Involvement Committee Liaison
- Clackamas County Coordinating Committee (C4)
- Clackamas County I-205 Tolling Strategies Committee
- Youth Advisory Committee Liaison

D. Commissioner Mitchell

- Clackamas County Coordinating Committee (C4) – Metro Subcommittee
- Clackamas County I-205 Tolling Diversion Committee (alternate)
- Metro Policy Advisory Committee (MPAC) (alternate)

E. Mayor McGriff

- Clackamas Water Environment Services Policy Committee
- Clackamas Heritage Partners (alternate)
- Downtown Oregon City Association Board
- Metro Policy Advisory Committee (MPAC)
- Oregon City Tourism Stakeholder's Group
- South Fork Water Board
- Willamette Falls and Landings Heritage Area
- Willamette Falls Legacy Project Liaisons
- Willamette Falls Locks Authority
- Youth Advisory Committee Liaison

ADJOURNMENT

PUBLIC COMMENT GUIDELINES

Complete a Comment Card prior to the meeting and submit it to the City Recorder. When the Mayor/Chair calls your name, proceed to the speaker table, and state your name and city of residence into the microphone. Each speaker is given three (3) minutes to speak. To assist in tracking your speaking time, refer to the timer on the table.

As a general practice, the City Commission does not engage in discussion with those making comments. Electronic presentations are permitted but shall be delivered to the City Recorder 48 hours in advance of the meeting.

ADA NOTICE

The location is ADA accessible. Hearing devices may be requested from the City Recorder prior to the meeting. Individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the City Recorder's Office at 503-657-0891.

Agenda Posted at City Hall, Pioneer Community Center, Library, City Website.

Video Streaming & Broadcasts: The meeting is streamed live on the Oregon City's website at www.orcity.org and available on demand following the meeting. The meeting can be viewed on Willamette Falls Television channel 28 for Oregon City area residents as a rebroadcast. Please contact WFMC at 503-650-0275 for a programming schedule.



CITY OF OREGON CITY

Staff Report

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

To: City Commission
From: City Manager Tony Konkol

Agenda Date: 4/09/2024

SUBJECT:

List of Future Work Session Agenda Items

BACKGROUND:

May 7, 2024

Parks and Recreation Master Plan Update
System Development Charge Reduction Program
Park Place Code Revisions

June 11, 2024

5-Year Pavement Maintenance Utility Fee Plan Update
Hold open for potential City Commission meeting due to June 19, 2024 meeting occurring on a holiday.

Additional Upcoming Items (These items are in no particular order)

Beavercreek Road Concept Plan (Thimble Creek) Funding Discussion
Canemah Area - Encroachments in the Right-of-Way Policy Discussion
City Seal Revision
Clackamas County Water Environmental Services (WES) Rate Differential
Climate Action Plan Presentation (City of Milwaukie)
Compatible Change Update – HRB will be reviewing
Frog Ferry Informational Update
Inclusionary Zoning options
Native Land Acknowledgement to Agenda

South Fork Water Board - Mountain Line Easements Vacation
TriMet Transit Center Improvements



CITY OF OREGON CITY

Staff Report

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

To: City Commission **Agenda Date:** 04/09/2024
From: Aquilla Hurd-Ravich, Community Development Director

SUBJECT:

Annual report to the City Commission of Planning Commission activities in calendar year 2023 and presentation of the 2024-2025 work plan.

STAFF RECOMMENDATION:

Receive a presentation of the Planning Commission activities from the previous year 2023 and review the Planning Commission 2024-2025 work plan.

EXECUTIVE SUMMARY:

In 2023 the Planning Commission discussed a variety of topics, received several informative presentations, and took action on multiple applications. Actions included decisions on the Clackamette Park Master Plan, three Variances, and three legislative recommendations to the City Commission. The Planning Commission meets on the second and fourth Monday of every month in the Libke Public Safety Building Commission Chambers. Most meetings begin at 7pm and work sessions are scheduled as needed prior to the regular meetings.

BACKGROUND:

Greg Stoll was elected Chair and Dirk Schlagenhauser was elected Vice Chair at their first meeting of the year in January 2023. Mayor McGriff swore in two new Planning Commissioners, Karla Laws and Paul Espee. At the January 2024 meeting Greg Stoll was re-elected as Chair and Paul Espee was elected as Vice Chair.

Presentations

Throughout the year, the Planning Commission received multiple presentations on a variety of topics including:

- Legal Training from Assistant City Attorney Carrie Richter- this training is a good reminder and foundational piece to kick off a new year for every Planning Commission.

- DLCD staff presented information on housing related statutes in spring of 2023 prior to the close of the legislative session.
- Deputy City Attorney, Carrie Richter and Community Development Director Aquilla Hurd-Ravich presented a legislative review from the 2023 Oregon legislative session that involved multiple housing bills in October 2023.
- Received a presentation on the McLoughlin Blvd Enhancement project which has two main goals: 1) close the gap and provide safe pedestrian and bicycle access, and 2) provide a conceptual complete street design for McLoughlin Blvd from 10th to railroad.

Discussion Topics

Several topics required multiple meetings to receive information and provide direction to staff. Discussion topics are often placed on a work session agenda until the topic is ready to be reviewed for a decision.

- Planning Commissioners discussed and gave input on the Middle Housing Code Update in January, February and in March at a joint work session with the City Commission. Topics included land use affordability incentives, tiny homes and RV occupancy, and micro-shelters.

Action Items

Items that the Planning Commission took action on included quasi-judicial land use decisions and legislative recommendations.

- Recommended approval for a legislative text amendment for Middle Housing technical revisions including:
 - setbacks in commercial districts,
 - limiting the number of townhomes that can be achieved through a middle housing land division, and
 - amending the number of driveways allowed for middle housing developments.
- Recommended approval of a legislative text amendment to the Mixed-Use Corridor Zone District to allow utility facilities to have outdoor storage through a conditional use permit review.
- Recommended approval of a Comprehensive Plan amendment to adopt revisions to the Oregon City Loop Trail
- Approved a variance to the lot size of a 10-lot townhome subdivision located in the R-2 High-Density Residential District on Pleasant Avenue.
- Approved a variance to allow the main entrance of Chase Bank to have a different orientation than what is required and approved a parking adjustment to allow more parking stalls above the maximum allowed by code.
- Approved a variance for a garage setback on Jackson Street

- Approved with conditions a Master Plan for Clackamette Park

2024-2025 Proposed Work Plan

Over the course of several meetings, various topics were suggested as discussion items by Planning Commissioners. In order to prioritize work efforts, staff and Planning Commissioners developed a work plan that was presented at the February 26, 2024 meeting when Planning Commissioners prioritized topics. These topics fall into three general categories: Projects Underway, Education/Interdepartmental Coordination, and Future considerations for policy direction. A revised table reflecting the Planning Commission's discussion is attached for review. This item will be discussed and decided on at the Planning Commission April 8th meeting.

Planning Commission 2023-2025 Biennium Work Plan

DRAFT

Priority= 1,2,3	Project	Problem Statement/Topics	Action Items	Staff Level of Effort	PC Role	Timeline	Status
	Category: Projects Underway						
	<u>Employment Land Development</u> Promote development of employment land along Beaver Creek Rd, The Cove, and Rossman Landfill	City has received a grant to study Industrial Land Readiness along Beaver Creek Road in the Thimble Creek area. The outcome of the study will be a strategic plan to identify actions that will encourage development related to employment	A scope of work will guide the next steps of this process. Staff will solicit a consultant with a background in real estate and economic development to assist in the development of a strategic plan. Planning Commission will receive updates as the project progresses	Joint effort between Planning and Economic Development with a medium amount of effort.	Receive updates and provide input and feedback for staff consideration	Spring 2024- Winter 2024	Started with consultant RFP
	<u>Parking Dependency</u> Climate Friendly and Equitable Communities Oregon Administrative Rules	CFEC requires the City to make amendments that will comply with OARs. Through this work a discussion could take	Staff works with DLCD to finalize a scope of work and then hire a consultant to kick off the project.	Planning staff to work with a consultant in a medium to high level of effort.	Receive updates and provide input for consideration	Spring 2024- Winter 2024	Early stages of scoping with DLCD

Priority= 1,2,3	Project	Problem Statement/Topics	Action Items	Staff Level of Effort	PC Role	Timeline	Status
		place about the need for improved public transit DLCD has awarded the City grant funding to hire a consultant that will assist with drafting code language and engaging the community					

Priority= 1,2,3	Project	Problem Statement/Topics	Action Items	Staff Level of Effort	PC Role	Timeline	Status
	Category: Education/ Inter-Departmental Coordination						
1	<u>Housing</u> - Affordable Housing, Housing affordability, and first-time home buyers - Lot averaging and Middle Housing - Incentivize retaining existing housing to maintain naturally occurring affordable housing - Explore tools to support affordable housing	What programs exist to support first time home buyers? How can the City promote more affordable housing? Is lot averaging a thing of the past with middle housing?	Presentation from housing non-profits and /or Clackamas County Housing Authority Presentation from City staff addressing Middle Housing and lot averaging	Minimal-staff will coordinate with professionals from the affordable housing profession	Receive presentations and engage in discussion	Spring 2024	Not started

Priority= 1,2,3	Project	Problem Statement/Topics	Action Items	Staff Level of Effort	PC Role	Timeline	Status
As time allows	<u>Infrastructure and growth</u> • Review Sewer, Water, and Transportation Master Plans • Transportation Funding • Public Works Street Design Standards	How do master plans support and account for growth? How do sewer and water master plans account for growth and specifically middle housing? How can infrastructure be funded to support housing development? How will the Housing Production Strategy inform infrastructure planning? How are new roads funded?	Receive information from appropriate City staff about each master plan	Minimal-staff will coordinate with appropriate City Staff	Receive presentations and engage in discussion	Spring/ Summer 2024	Not started
As time allows	• Parks, Open Space, and Growth	How does the Parks Master Plan account for and support growth? How is open space provided in a way that is accessible to new households? How is residential density balanced with open space needs?	Receive information from appropriate City staff about each master plan	Minimal-staff will coordinate with appropriate City Staff	Receive presentations and engage in discussion	Spring 2024	Scheduled to present to PC on April 8th

Priority=1,2,3	Project	Problem Statement/Topics	Action Items	Staff Level of Effort	PC Role	Timeline	Status

Priority=1,2,3	Project	Problem Statement/Topics	Action Items	Staff Level of Effort	PC Role	Timeline	Status
	Category: Future considerations for policy direction and code amendments						
1	<u>7th Street/ Molalla</u> - Increasing/ attracting activity - Commercial uses on ground floor - View Corridor protection	Planning Commission discussion to further define problem statement- identify additional information needed- these topics could include: Review setbacks, height limits in MUC- /clear and objective standards. Economic Development- business owner lens/background Review vehicle visibility at intersections Limit types of uses on ground floor of buildings	Staff to coordinate presentations from other City staff to discuss what efforts have been made on 7th Street/ Molalla and then present what can still be done in the corridor. Vertical Housing Tax Credit could be an option.	Medium effort to coordinate presentations. High level of effort to pursue any City Commission directed amendments	After initial discussion-the Planning Commission provides the staff with a prioritization of potential legislative projects.	Presentation s could take place throughout the Spring, Summer, and Fall of 2024 with PC Recommendations in Winter of 2024	Not started

Priority=1,2,3	Project	Problem Statement/Topics	Action Items	Staff Level of Effort	PC Role	Timeline	Status
		Encourage pedestrian activity along the corridor <u>Considerations:</u> Identify a geographic area to focus on. Split the problem statement into two different topics 1) pedestrian and vehicle safety and 2) view corridor preservation.					
2	<u>Short-term rentals</u> • Reduce barriers to short term rentals	Analyze existing code requirements to identify barriers and how to make short term rentals more permissive	Consensus from Planning Commission to make a recommendation to City Commission Upon further Direction from City Commission – Planning Commission initiates analysis of zoning districts, community engagement, draft code language, legislative	High level of effort to pursue any City Commission directed amendments	After initial discussion-the Planning Commission provides the staff with a prioritization of potential legislative projects.	Winter/ Spring 2025	Not started

Priority= 1,2,3	Project	Problem Statement/Topics	Action Items	Staff Level of Effort	PC Role	Timeline	Status
			amendment process				
3	<u>Recreational RV Parks</u> Analyze potential appropriate zones for privately run RV Park	Identify appropriate zones for recreational commercial RV Parks	Consensus from Planning Commission to make a recommendation to City Commission Upon further Direction from City Commission – Planning Commission initiates analysis of zoning districts, community engagement, draft code language, legislative amendment process	High level of effort to pursue any City Commission directed amendments	After initial discussion-the Planning Commission provides the staff with a prioritization of potential legislative projects.	Winter/ Spring 2025	Not started



CITY OF OREGON CITY

Staff Report

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

To: City Commission
From: Public Works Director John M. Lewis, PE

Agenda Date: 04/09/2024

SUBJECT:

McLoughlin Boulevard Enhancements Project (CI 22-002) Update

BACKGROUND:

This project is the last and most complex phase of Oregon City's McLoughlin Boulevard Enhancement Plan, which has been in progress for the past 20 years. The chosen conceptual design aims to support Oregon City's tourism, economic, and community development goals by improving walking and biking facilities along this corridor.

This work session's purpose is to provide an update on the technical review of the most promising alternatives that emerged from the virtual open house in December and discuss the best approach to navigating the upcoming Commission design direction.

Technical Reviews of Promising Alternatives

Between January and March 2024, the consultant team conducted a technical analysis to understand the feasibility of each alignment alternative from a structural, geotechnical, environmental, historical, and constructability perspective. This analysis has identified fatal flaws and risks associated with alternative alignments and design elements of alternatives. Tonight, the project team will share the findings from the technical analysis, including the risks, challenges, and flaws of the site, as well as two viable engineering solutions to address the project's purpose and need.

Given the complexity of the feasibility analyses completed to date, the nature of viable alternatives, and the need to gain the proper understanding of tradeoffs, staff is proposing the following stepwise process to allow the Commission the time to fully digest the tradeoffs between potential pathways forward and provide guidance before moving forward to the next stage of the project:

- **April 9 Work Session** - Present the structural, geotechnical, environmental, historical, and constructability analysis findings and resulting viable alternatives.
- **One-on-one Staff Briefings** (April 9 through May 1) – Allow each Commissioner the opportunity to meet with staff to ask technical questions.

- **May 1 Work Session** – Review and discuss the potential pathways forward and have the Commission provide guidance to staff.

Summary of Work to Date

In September 2023, staff appeared before the Commission to introduce the McLoughlin Boulevard Enhancements Project. The Commission was presented with a summary of the project and work constructed, to date, along the corridor.

In November 2023, Consultants Kittelson & Associates provided the Commission with an overview of work that was completed and work in progress for this project. This included a review of the Project's Purpose & Need Statement - To develop a shared-use path that will improve multimodal safety and fill in the gap for people walking and biking (along the McLoughlin Boulevard corridor between 10th Street and tumwata village) through pedestrian, bicycle and streetscape enhancements will be at the forefront of this project.

In December 2023, staff planned to provide the Commission with a project update; however, they were unable to due to time constraints.

In February 2024, staff provided an update and an overview of the self-guided Virtual Open House that was held December 6th through the 22nd, 2023. This virtual experience provided an opportunity for community input and feedback regarding the potential bicycle/pedestrian pathway designs. The following themes were identified from the comment submissions:

- Improving traffic flow on McLoughlin Boulevard
- Upgrading access and safety for pedestrians and cyclists
- Enhancing safety for all users
- Building and improving connections to the future tumwata village development, downtown Oregon City, Willamette River, and nearby cities
- Increasing maintenance, monitoring, and cleanup work along the corridor

Overall, most community members voted for Alternative 1B: High Route - a design with a new pathway structure at street level, next to McLoughlin Boulevard. This path would connect to McLoughlin Boulevard near 10th Street and reconnect near the future tumwata village Development. Participants also voted for a pathway design through the Historic Arch Bridge columns, as shown in Alternatives 1B and 1C.

More information on the project can be found on the project website:

<https://www.oregoncity.org/1853/McLoughlin-Blvd-Enhancements>

CITY OF OREGON CITY

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

Staff Report

To: City Commission
From: City Manager Tony Konkol

Agenda Date: 4/09/2024

SUBJECT:

Update on City Projects

BACKGROUND:

The City Commission has requested that an update on the status of the following projects be provided at a work session on a monthly basis. The most current update for each project is in bold.

1. Quiet Zone

The selection committee identified a preferred consultant for the Quiet Zone project and ODOT is in the process of negotiating the consultant contract.

ODOT received 2 responses to the Quiet Zone request for proposals. The proposals are being reviewed and scored by staff and a team selection meeting is scheduled for March 8, 2024.

ODOT has released the consultant solicitation request for proposals and a date has been set to review the proposals once they have been submitted.

The City has received ODOT's approximately 250 page scope of work and consultant procurement documents which will be reviewed and commented on. ODOT, which is the project manager for the project, has suggested approximately 6-months for the consultant procurement and up to 2 years for the design work, which will include coordination with the railroad, operation and maintenance agreements and review by the railroad. Staff is pushing to expedite the design work timeline.

On December 6, 2023 the City Commission received an update on the estimated cost of the Oregon City quiet zone project with updated inflationary construction escalations added to the original 2019 cost estimate, which was \$2.6 million. The new estimate increases the estimated construction cost by \$650,000. Based on the additional information, the City Commission approved an IGA with ODOT to begin the Oregon City quiet zone project.

2. Charter Parks

Staff is working with the City Attorney to finalize draft easements to address encroachments that have been identified with the McLoughlin Promenade.

A site tour of the McLoughlin Promenade is scheduled for January 8th. Staff is preparing additional options, such as temporary easements, to address existing structural encroachments onto the Promenade property.

Staff has categorized encroachments by type, with associated pictures of the encroachment, and is working to determine options to address the encroachments for the Commission to consider. The McLoughlin Promenade survey has been completed. The survey identified several potential existing encroachments into the Promenade property which will be discussed during a work session. Ermatinger House was approved as a Charter Park by the City Commission. The City Commission voted to not designate Dement Park as a Charter Park.

3. Cayuse 5 Memorial

The Cayuse 5 Memorial construction contract has been approved by the City Commission and was awarded to Pioneer Waterproofing Company. Staff has scheduled a pre-construction meeting with Pioneer Waterproofing.

Staff is working with a potential contractor to review the scope of work and estimated costs to perform the work as identified in the bid notice. The City completed the bid advertisement for the project and did not receive any responses. Staff is currently contacting contractors to determine the concerns with the bid advertisement and/or project.

The final construction bid documents for the Cayuse Five Tribute have been completed. Below is the schedule for bidding, awarding, and (weather permitting) construction. The Confederated Tribes of the Umatilla Indian Reservation staff will be invited to the pre-construction meeting to coordinate all activities once the project has been awarded.

The land use application for the proposed memorial has been approved. There are no additional land use approvals necessary to move forward with the project. The memorial bid documents are being reviewed internally and staff is working with Confederated Tribes of the Umatilla Indian Reservation staff on the creation of an inadvertent discovery plan that will be included in the bid/contract information. The proposed memorial has been approved by the Historic Review Board and the information was presented to the Parks and Recreation Advisory Committee.

4. Courthouse

The Mayor and City Manager met with the Assistant County Administrator to discuss the creation of a joint working group. It is anticipated that the working group will be comprised of 6 to 8 members, including the Mayor and County Chair, with the City and County selecting an equal number of members.

The Mayor and the City Manager met with the County Administrator to discuss the planning and future disposition of the County Courthouse and other buildings associated with the Courthouse on Main Street. The County Administrator proposed a working group led by County Chair Tootie Smith and Mayor McGriff, which would include a small group of interested parties to discuss the Courthouse and make a recommendation to the County Board of Commissioners for their consideration on how to proceed. City and County staff will be meeting to discuss the details of the working group as proposed.

City staff worked to support efforts by the Downtown Oregon City Association to apply for a Main Street grant to focus on the Courthouse located in downtown Oregon City. The grant required the property owner, which is Clackamas County, to sign the grant application, which unfortunately they did not agree to do. At this time there is no specific work being performed related to the future of the existing courthouse.

5. Tumwata Village

Staff continue to meet regularly with Staff from the Confederated Tribes of the Grand Ronde to discuss building demolition, site improvements, and land use planning requirements. The Confederated Tribes of the Grand Ronde are working on site remediation and the demolition of additional buildings on the property.

Willamette Falls Trust and Portland General Electric have signed a Feasibility and Cooperation Agreement enabling the Trust to assess a portion of PGE property on the island on the west side of the Willamette Falls for a project intended to return public access to the area.

In May staff completed a 4-hour site visit with the CTGR staff and consultant team to discuss the demolition that is occurring on the site and begin to discuss the proposed amendments proposed to implement the Tumwata Village Plan for the property. The site visit and discussion focused on infrastructure, design details, development phasing, and an introduction to the goals and objectives of CTGR for the redevelopment of the property. CTGR staff and their consultants have been meeting with City staff to understand specific technical infrastructure issues.

Staff have been meeting monthly with representatives from the Confederated Tribes of Grand Ronde (CTGR) to discuss on-going site work as well as future

land use and development plans for the Tumwata Village Plan. CTGR staff has been working with the CTGR Tribal Council and Tribal members to finalize the Tumwata Village Plan. Once approved, the Tumwata Village Plan will be presented to the city and the public.

6. Canemah ROW issues

There has been no change in the project since the May 2023 update. The Canemah ROW issues will be brought before the City Commission at a future work session to discuss how to move forward with this project.