



CITY OF OREGON CITY

CITY COMMISSION WORK SESSION

AGENDA

Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Tuesday, March 12, 2024 at 6:00 PM

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

- *Email recorderteam@orc.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*

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.](#) Clackamette Park Master Plan - Clackamette Cove RV Park Alternative Location

CITY MANAGER'S REPORT

- [2.](#) 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: 3/12/2024

SUBJECT:

List of Future Work Session Agenda Items

BACKGROUND:

April 9, 2024

McLoughlin Boulevard Enhancements Project Update

Natural Resource Committee Update

May 7, 2024

Parks and Recreation Master Plan Update

5-Year Pavement Maintenance Utility Fee Plan Update

Geologic Hazard Code Update

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

System Development Charge Reduction Program
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:** 03/12/2024
From: Parks and Recreation Director, Kendall Reid & Lango Hansen Landscape Architects,
Brian Martin

SUBJECT:

Clackamette Park Master Plan - Clackamette Cove RV Park Alternative
Location

STAFF RECOMMENDATION:

Staff are requesting feedback from the City Commission regarding two potential locations for the Clackamette Park RV Park.

EXECUTIVE SUMMARY:

At the December 12, 2023 City Commission Work Session, the City Manager directed the Parks Department to explore the possibility of relocating the RV Park from the location shown in the Master Plan to a location at Clackamette Cove.

BACKGROUND:

The RV Park at Clackamette Park is currently located entirely within the one-year floodplain, exposing it to seasonal floodwater inundation. Flooding typically results in the RV park being closed one or more times per year and requires repairs to be performed by the city. A significant portion of Clackamette Park is located within the 2-year floodplain, including the plateau south of the existing RV park. Given the flooding and maintenance, as part of the master plan, the RV Park was relocated to higher ground adjacent to Main Street.

The elevation of the City-owned lot on the east side of Clackamette Drive is almost entirely above the 10-year floodplain. Relocating the RV park to this higher ground would significantly decrease the frequency and potential damage of flood events while maintaining proximity to the park. This location would allow for full electrical, water, and sewer hookups at each of the spaces.

Based on the space available on the City-owned lot, fewer RV spaces are proposed than currently exist in Clackamette Cove. The plan has identified 18 RV spots and 19

overflow parking spaces. This is partly due to the space being used to create a landscape buffer between the proposed RV park and the highway.

The alternate location explored at Clackamette Cove is a 4.4-acre parcel adjacent to the highway, currently owned by Urban Renewal. The schematic layout would provide 33 RV and 10 overflow auto parking spaces. The property is valued at \$5.3 million by the tax accessor, though an appraisal of the property has not been performed, nor has the Urban Renewal Commission discussed the use of the property or the potential of placing an RV park on the property.

The parcel is in the Natural Resource Overlay District and a previous land use decision identified a 50-foot setback from the water edge for habitat protection/mitigation. The parcel is entirely outside the 10-year flood plain and would allow for full electrical, sewer, and water hookups at each of the spaces. The parcel is not directly connected to Clackamette Park and was not included in the Clackamette Park Master Plan.

The Parks and Recreation Advisory Committee reviewed the proposed Clackamette Cove location at the February 22, 2024 PRAC meeting and voted 7-1 to not support moving the RV park to the Clackamette Cove location.

OPTIONS:

1. Support the relocation of the RV Park to the Clackamette Cove
2. Support the Master Plan Location at Clackamette Park

BUDGET IMPACT:

Amount: \$3,000,000 to develop.
 \$5,300,000 accessor land value, appraisal necessary for true value

FY(s): **TBD**

Funding Source(s): **Grants & General Fund**

Clackamette Park Master Plan

Alternate RV Park Location Study

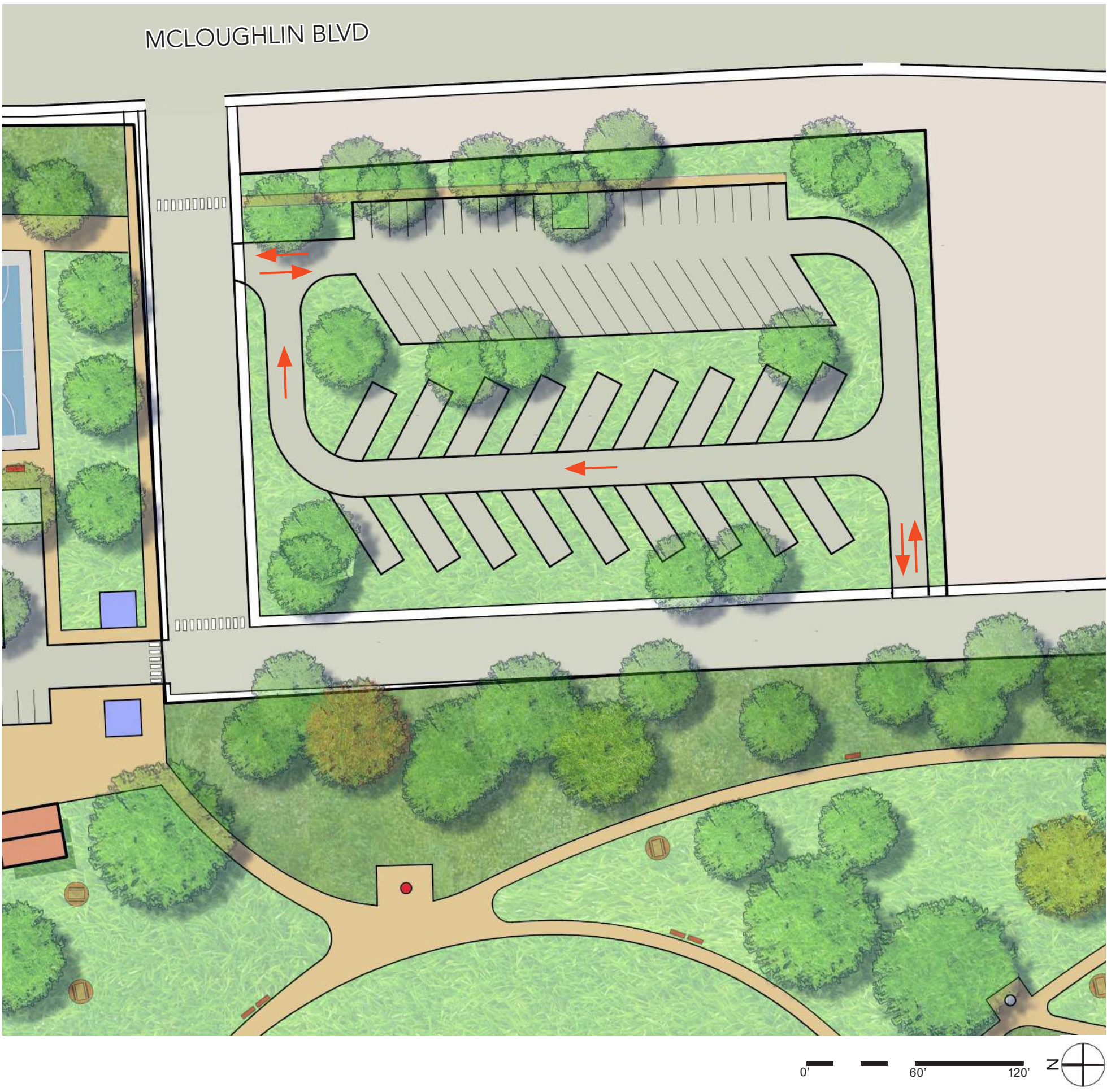
February 22, 2024



Clackamette RV Park Locations







MASTER PLAN RV PARK

- Provides 18 RV spaces
- 19 overflow trailer parking spaces provided



Maintenance road between site and McLoughlin Blvd facing north



Center of site facing east



Center of site looking west toward McLoughlin Blvd



Center of site facing south toward Main St.

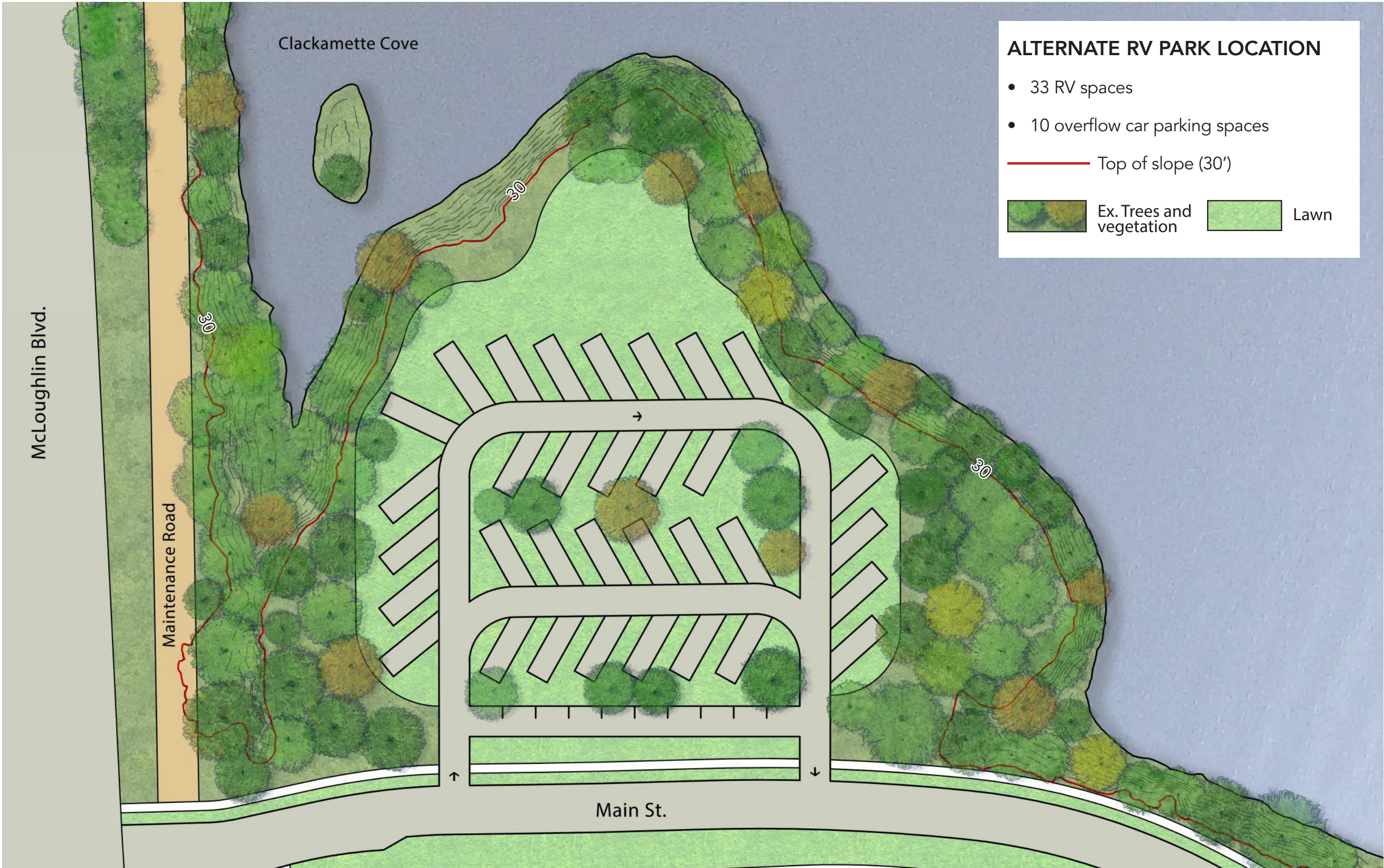


Center of site looking north toward McLoughlin Blvd Bridge



View of Clackamette Cove facing west

Clackamette Cove Existing Site Images



Clackamette Park Alternate RV Park Location

	MASTER PLAN LOCATION (2.16 ACRES)	ALTERNATE RV PARK LOCATION (4.44 ACRES)
PROS	-Direct access to Clackamette Park amenities -Property owned by City -Higher elevation largely outside 10-year flood plane -Allows for full electrical, water and sewer hookups -Property zoned Mixed Use Downtown, proposed code change to allow RV use -Located entirely outside NROD boundary -Strong support demonstrated through robust public outreach process	-Visual access to Clackamette Cove -More overall RV spaces than master plan location -Higher elevation entirely outside 10-year flood plane -Allows for full electrical, water and sewer hookups. -Partially buffered from highway
CONS	-Proximity to highway and McDonald’s -Fewer number of RV spaces	-Property owned by Urban Renewal -Location separated from Clackamette Park by highway -Located largely within NROD boundary, requiring extensive mitigation -Zoned Mixed Use Downtown, would require zoning change -Less direct access down to water’s edge -No public process to determine alternate location -Overall higher cost to develop compared to master plan location
PROCESS	To develop this parcel as the RV park, the property would have to transfer ownership from the City to the Parks Department. A zone change and comprehensive plan amendment would be required. A condition was added to the Master Plan approval to alleviate the zoning incompatibility. The approximate construction costs to develop the park in this location would be \$1.5 million.	To develop the RV Park in this alternate location, it would need to be determined if the current property owner would be willing to sell the property to the Parks Department. Master plan amendments would be required to the Clackamette Park and the Clackamette Cove master plans, including changing the Clackamette Park and master plan boundaries. A zone change and a comprehensive plan amendment would be required. The approximate construction cost to develop the RV park in this location would be \$3 million given the additional number of RV stalls and size of the park. In addition, the property would need to be purchased from Urban Renewal at a cost of \$5.3 million

How big of a farce is Oregon City's Public Process? Submitted by Tim Wuest, Oregon City Resident

The long-awaited Clackamette Park Masterplan was put together over the past 3 years by city staff and the public in close collaboration with an outside consultant (Lango Hansen Company). The latest Clackamette Park Masterplan was reviewed and approved by the Parks and Recreation Advisory Committee, the Planning commission, and (almost) the city commission.

Last month, two Oregon City Commissioners, decided on their own, that they want to donate valuable Urban Renewal Cove property behind Oregon City Shopping Center as a new RV park. The proposed site is NOT in a park area. This proposed Cove move represents irresponsible fiscal planning for our city.

The proposed deal does not comply with the use of Urban Renewal Funds, would be very expensive to develop, and would NEVER make any money for our city. The RV Park costs the city more money than it generates every year.

This proposal is short-sighted and a poor use of some of the most valuable property in Oregon City. Their idea reflects a total lack of vision of what our city could be. Restaurants, office space, much-needed multifamily dwellings, and condominiums would be a much better use of this space. This multi-use development could help our city generate much-needed tax revenue. Oregon City is currently over 20 million dollars behind in park maintenance alone. Our city streets, parks, senior center, and city services desperately need more tax dollars to operate efficiently. The use of Urban Renewal Funds to help housing and business development will help ALL Oregon City residents without increasing taxes.

- The RV Park will not generate any net money for our city - Not in user fees or in tax dollars.
- If the commission approves this move, it would make a farce of the 3 years of the community input and public process that finalized the Clackamette Masterplan.

- It will cost 1.5 million dollars to move the RV site to the McDonalds's site. It will cost a minimum of 8.5 million dollars for the cove site WITHOUT any park amenities.
- Oregon City's own urban renewal web site lists the Cove as a HIGH POTENTIAL DEVELOPMENT SITE.
- The City has paid Lango over 85 k so far for their work. There will need to be considerably more consultant and staff money spent to move the RV park to the Cove.
- Oregon City should NOT be in the RV park business at all. This should be a private business opportunity, not an enterprise owned and operated by Oregon City – especially at a fiscal loss!
- It is rare that any Oregon City resident currently uses the RV park. The typical Clackamette RV park user is not a family out on a camping trip, but long-term campers that live in their RV and stay as long as the city allows (14 days).

The Cove area at one time was going to be developed with hundreds of condos. Lots of land prep and money has been spent to accommodate this proposed development. When interest rates come down again, this land will be highly sought after to be developed. A new development does not want an RV Park next door.

Please vote NO on moving the RV Park to the cove.



**PO BOX 444,
Gladstone, OR 97027**

In Support of Clackamette Park Masterplan

Dear City Commissioners:

We here at Rivers of Life Center spent a good amount of time helping with clean-ups and other activities in the past to help Oregon City Parks Department. We also feel the Masterplan as proposed solves a lot of problems. We were allowed graciously by your staff to talk directly to landscape architect, Lango Hansen, about elements of the new plan and ways to solve some problems including the placement of the RV Park and the ability to park visitors on “grow pavers” that would allow grass to grow but also be dense enough to support occasional traffic. We believe the plan going through the various stages of review.... Most of which we were involved in... is reasonable. It solves a number of uses requested in creative ways. Most importantly, moving the RV Park away from the river and closer to McDonalds does open up opportunities for mitigation funding from the Portland Harbor Trust Fund that would help provide significant funding to Park improvements as long as people and wildlife and wherever possible educational signage could be provided for. We understand that your staff reviewed mitigation efforts at Gladstone. Gladstone had to cease on a major project called Rinearson Wetland because some of the work had been done improperly. Our involvement with mitigation funding still demonstrates from officials that mitigation funding is available and could work at Clackamette Park in a meaningful way. Lango Hansen felt this was a good approach and included 8.5 acres out of 23 for that purpose. We urge you to move this Masterplan along expeditiously to take advantage of the community interest, involvement and most importantly funding opportunities that could help the City, citizens, and community.

Ways to Provide Parking and Grass



Permeable pavers allow for grass and wildflowers

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: 3/12/2024

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

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

There has been no change to the project since the February 2024 update. Staff is working with the City Attorney to create 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

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.

Bid advertisement – open through January 24, 2024

Contract award – February 7, 2024

Pre-Construction meeting the week of February 12, 2024

Construction – February through May 2024

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 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.