



CITY OF OREGON CITY CITY COMMISSION WORK SESSION AGENDA

Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Tuesday, February 11, 2025 at 7:00 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
- You may also attend this meeting by watching the livestream on the City's YouTube Channel:

<https://www.youtube.com/user/CityofOregonCity>

1. CONVENE MEETING AND ROLL CALL

2. GENERAL BUSINESS

- a. Parks SDC Methodology Update

3. FUTURE AGENDA ITEMS

- a. List of Future Work Session Agenda Items

4. CITY MANAGER'S REPORT

- a. Update on City Projects

5. COMMITTEE REPORTS

Commissioner Wilson

- Citizen Involvement Committee Liaison
- Homeless Solutions Coalition

Commissioner Smith

- Clackamas Heritage Partners
- Destination Management Marketing Organization
- South Fork Water Board

Commissioner Marl

- Citizen Involvement Committee Liaison
- Clackamas County Coordinating Committee (C4)
- Clackamas County Coordinating Committee (C4) – Metro Subcommittee (alternate)
- Clackamas County I-205 Tolling Strategies Committee
- Youth Advisory Commission

Commissioner Mitchell

- Clackamas County Coordinating Committee (C4) (alternate)
- Clackamas County Coordinating Committee (C4) – Metro Subcommittee
- Downtown Oregon City Association Board (alternate)
- Metro Policy Advisory Committee (MPAC) (alternate)
- South Fork Water Board

Mayor McGriff

- Arts Commission
- Ad Hoc County Old Historic Courthouse
- Clackamas Heritage Partners (alternate)
- Clackamas Water Environment Services Policy Committee
- Destination Management Marketing Organization (alternate)
- Downtown Oregon City Association Board
- Metro Policy Advisory Committee (MPAC)
- South Fork Water Board
- Willamette Falls and Landings Heritage Area
- Willamette Falls Legacy Project Liaisons
- Willamette Falls Locks Authority

6. ADJOURNMENT

ORDINANCE NOTICE

If an ordinance is noticed above in this agenda, the text of the ordinance is available online with the posted agenda packet. In addition, three copies are provided for public review in the Office of the City Recorder upon request.

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's table, and state your name and city of residence. Each speaker is given 3 minutes to speak. Representatives of neighborhood associations may be given 5 minutes to speak if requested. As a general practice, the City Commission does not engage in discussion with those making comments. Complaints shall first be addressed at the department level prior to addressing the City Commission. Electronic presentations are permitted but must 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](#) 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 WPMC at 503-650-0275 for a programming schedule.



CITY OF OREGON CITY

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

Staff Report

To: City Commission **Agenda Date:** February 11, 2025
From: Thomas Kissinger, Assistant Parks and Recreation Director

SUBJECT:

Parks SDC Methodology Update

STAFF RECOMMENDATION:

City Commission discussion topic for an update on the Parks SDC methodology project

EXECUTIVE SUMMARY:

In our last discussion with City Commission on October 8th, we received feedback on the proposed Parks SDC Methodology Update and Commission direction to return with an update that addresses the following items:

- Add End of the Oregon Trail park land to the project list.
- Add the Park Place Concept Area neighborhood park to the project list.
- Check census data to ensure it is accurately reflecting number of non-resident employees.
- Provide examples for the non-residential SDC, using a 30,000 square foot building as the standard.
- Utilize a tiered approach to residential using the WES model.
- Provide examples of how to simplify the number of non-residential categories.
- Include a new aquatics center in the project list, but look at a smaller percentage.
- Consolidate manufactured homes into one of two categories. Manufactured homes on a single lot are treated as a single family unit while those in mobile home parks are treated as multifamily units.

We are requesting time with City Commission to review the updates and provide direction on how to proceed forward.

BACKGROUND:

The Parks SDC Methodology project is nearing completion, so we are looking to finalize the draft tables prior to public engagement and outreach.

OPTIONS:

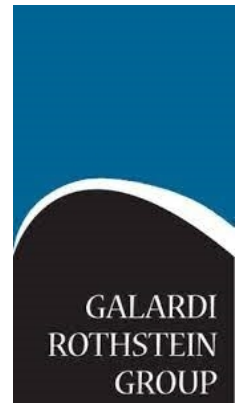
1. Approve Parks SDC Methodology Update.
2. Approve Parks SDC Methodology Update with Amendments.

3. Deny Parks SDC Methodology Update and provide further direction.



Parks SDC Methodology Update

**City Commission Work Session
February 11, 2025**

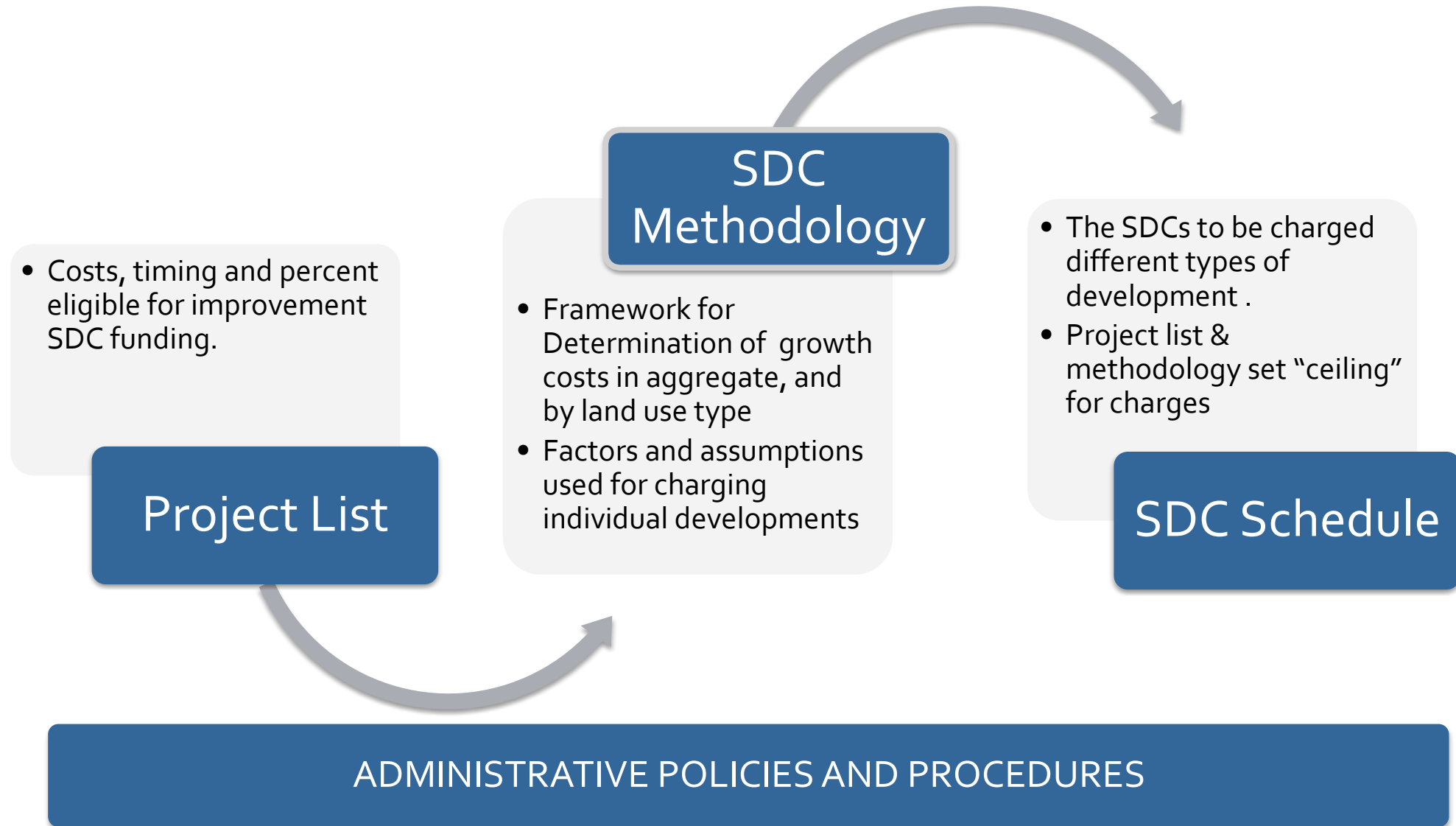


Recap of Process to Date

- October 8 Commission Meeting
 - Presented preliminary SDC findings
 - Initial feedback and direction for follow-up
- Updates to Analysis
 - Updates to project list
 - End of Oregon Trail park
 - Park Place concept area neighborhood park
 - Refinements to growth costs and SDC Schedule



SDC Program Elements

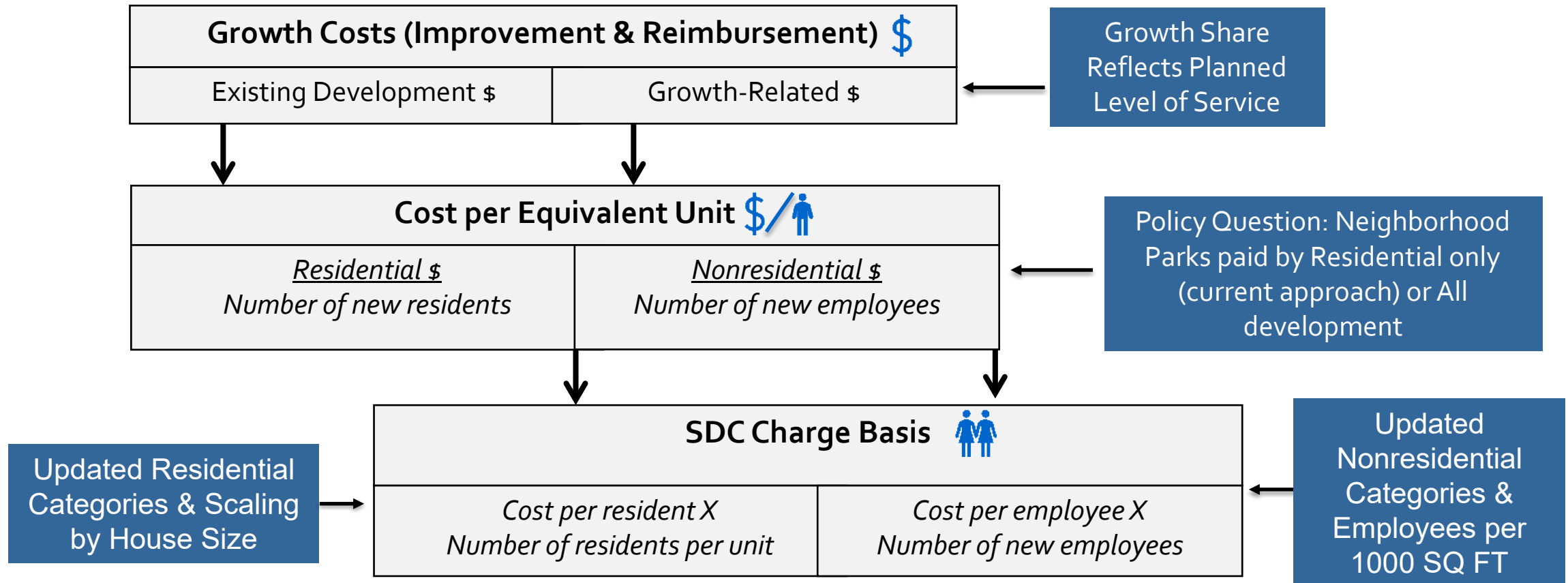


Updated Project List Summary

Project	SDC Classification	Land Acquisition Cost	Development Cost	Total Cost
Existing Park Development				
Clairmont Way	Neighborhood	-	\$1,594,174	\$1,594,174
Tyrone S Woods - Phase 2	Community	-	\$2,749,950	\$2,749,950
Wesley Lynn - Phase 2	Community	-	\$1,418,151	\$1,418,151
Park Place Park - Phase 2	Neighborhood	-	\$1,700,000	\$1,700,000
Subtotal Existing Parks		\$0	\$7,462,274	\$7,462,274
New Land Acquisition & Development				
Park Place Concept Area	Community	\$5,200,000	\$2,656,960	\$7,856,960
Park Place Concept Area (New)	Neighborhood	\$1,950,000	\$996,360	\$2,946,360
Thimble Creek Concept Area	Neighborhood	\$6,500,000	\$3,321,200	\$9,821,200
Meyers Road Area	Neighborhood	\$3,900,000	\$1,992,720	\$5,892,720
Partlow Road Area	Neighborhood	\$3,250,000	\$1,660,600	\$4,910,600
Subtotal New Parks		\$20,800,000	\$10,627,840	\$31,427,840
Existing Park Upgrades	Varies		\$6,285,680	\$6,285,680
Clackamette Regional Park Master Plan	Regional			
Park development			\$12,068,304	\$12,068,304
Boat ramp Upgrade			\$1,854,000	\$1,854,000
RV Park Relocation and Development			\$1,545,000	\$1,545,000
Subtotal Clackamette Park		\$0	\$15,467,304	\$15,467,304
New Pool & Recreation Center	Indoor Facilities		\$40,000,000	\$40,000,000
End of the Oregon Trail Redevelopment	Regional		\$1,464,649	\$1,464,649
Total Project List		\$20,800,000	\$81,307,747	\$102,107,747

Projects Added

Updated Methodology Framework



Summary of Growth Costs (Improvement Fee)

Project	SDC Classification	Total Cost	Growth Share Dev	Growth Share Acq.	Total Growth Share	Growth \$
Existing Park Development						
Clairmont Way	Neighborhood	\$1,594,174	47%	60%	47%	\$746,936
Tyrone S Woods - Phase 2	Community	\$2,749,950	100%	100%	100%	\$2,749,950
Wesley Lynn - Phase 2	Community	\$1,418,151	100%	100%	100%	\$1,418,151
Park Place Park - Phase 2	Neighborhood	\$1,700,000	47%	60%	47%	\$796,520
Subtotal Existing Parks		\$7,462,274			77%	\$5,711,557
New Land Acquisition & Development						
Park Place Concept Area	Community	\$7,856,960	100%	100%	100%	\$7,856,960
Park Place Concept Area (New)	Neighborhood	\$2,946,360	47%	60%	56%	\$1,641,263
Thimble Creek Concept Area	Neighborhood	\$9,821,200	47%	60%	56%	\$5,470,878
Meyers Road Area	Neighborhood	\$5,892,720	47%	60%	56%	\$3,282,527
Partlow Road Area	Neighborhood	\$4,910,600	47%	60%	56%	\$2,735,439
Subtotal New Parks		\$31,427,840			67%	\$20,987,067
Existing Park Upgrades	Varies	\$6,285,680			17%	\$1,045,426
Clackamette Regional Park Master Plan						
Park development	Regional	\$12,068,304	43%		43%	\$5,242,874
Boat ramp Upgrade		\$1,854,000	23%		23%	\$433,536
RV Park Relocation and Development		\$1,545,000	0%		0%	\$0
Subtotal Clackamette Park		\$15,467,304			37%	\$5,676,410
New Pool & Recreation Center	Indoor Facilities	\$40,000,000	23%		23%	\$9,141,425
End of the Oregon Trail Redevelopment	Regional	\$1,464,649	43%		43%	\$636,292
Total Project List		\$102,107,747			42%	\$43,198,178

Reduced to reflect portion of indoor recreation facilities utilized by participants outside the City

- Reimbursement fee based on excess capacity available for growth; revenues can be spent on any capital improvements
- Compliance costs includes growth share of Master Planning costs, SDC methodology cost, and a portion of administrative costs.

Type	Total
Improvement Fee	\$43,198,178
Reimbursement Fee	
Pocket Parks	\$3,115,544
Community Parks	\$4,612,026
Regional/Specialty	\$99,718
Subtotal Reimbursement	\$7,827,288
Combined Imp & Reimb.	\$51,025,466
Est. Compliance Cost	\$553,492
Total SDC Cost Basis	\$51,578,958



Residential (\$/Dwelling Unit)

- Single Family - \$7,912
- Multifamily - \$6,258
- Manufactured Dwelling - \$6,389

Nonresidential (\$519/Employee)*

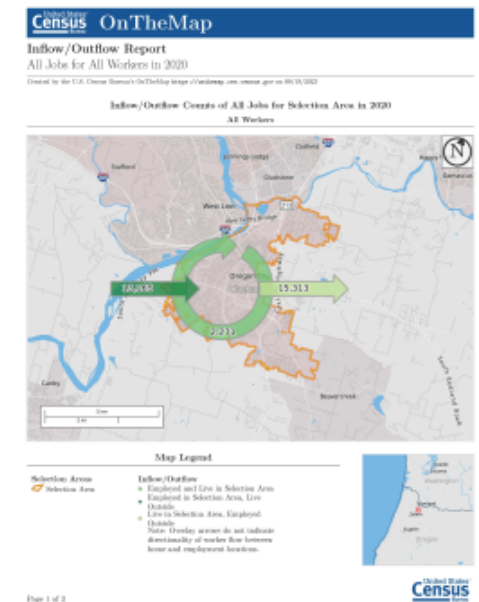
- Based on Employees per SQ. FT. Building Area
- Examples (\$/1,000 SQ FT)
 - Gen. Industrial - \$741
 - Restaurant - \$2,307
 - Financial Office - \$1,483

* Nonresidential SDCs do not include Neighborhood Parks; Employees = 0.29 residential equivalent

Updated Residential vs. Nonresidential Costs

- Employee impact discounted based on relative hours available for park use and portion of employees that are nonresidents (89%).
- Existing methodology excludes neighborhood park costs from nonresidential

		Equivalency	Residential	%
	Growth	Factors	Equivalents	Total
20-Year				
Population	9,160	1.00	9,160	91.3%
Employment	3,790	0.23	876	8.7%
Total	12,950		10,035	100.0%



Updated Residential SDCs

	Updated Persons per Unit ¹	Neighborhood Parks: All Development ²				Neighborhood Parks: Residential Only ³			
Option		SDC-in-Lieu of Dedication (Land Acq.)	Parks SDC (Dev)	Acquisition +Development SDC	% Change from Current	SDC-in-Lieu of Dedication (Land Acq.)	Parks SDC (Dev)	Acquisition +Development SDC	% Change from Current
Single/Middle Scaled Option ⁴									
<800 SQ FT	1.88	\$3,143	\$5,317	\$8,460	7%	\$3,311	\$5,415	\$8,726	10%
800-1,799 SQ FT	2.41	\$4,041	\$6,836	\$10,877	37%	\$4,257	\$6,962	\$11,219	42%
1,800-2,999 SQ FT	2.68	\$4,490	\$7,596	\$12,086	53%	\$4,730	\$7,736	\$12,466	58%
3,000-3,799 SQ FT	2.95	\$4,939	\$8,355	\$13,294	68%	\$5,203	\$8,510	\$13,713	73%
>3,800 SQ FT	3.22	\$5,388	\$9,115	\$14,503	83%	\$5,676	\$9,283	\$14,959	89%
Multifamily >5 units (Avg.) ⁵	1.78	2,982	\$5,045	\$8,027	28%	3,142	\$5,138	\$8,280	32%
¹ Source: 2022 American Community Survey 5-Year average									
² Neighborhood Park costs recovered from both residential and commercial development									
³ Neighborhood Park costs recovered from residential development only									
⁴ Scaling factors reflect Water Environment Services SDCs. Includes manufactured homes not in a park.									
⁵ Includes manufactured homes in a park									

Updated Nonresidential \$/Employee

- Neighborhood parks = 29% of SDC cost basis
- Other community practices vary on this issue

	\$/Employee : All Parks	\$/Employee: No Neighborhood Parks
Current	na	\$519
Updated	\$1,050	\$707
% Change	102%	36%

Nonresidential Categories

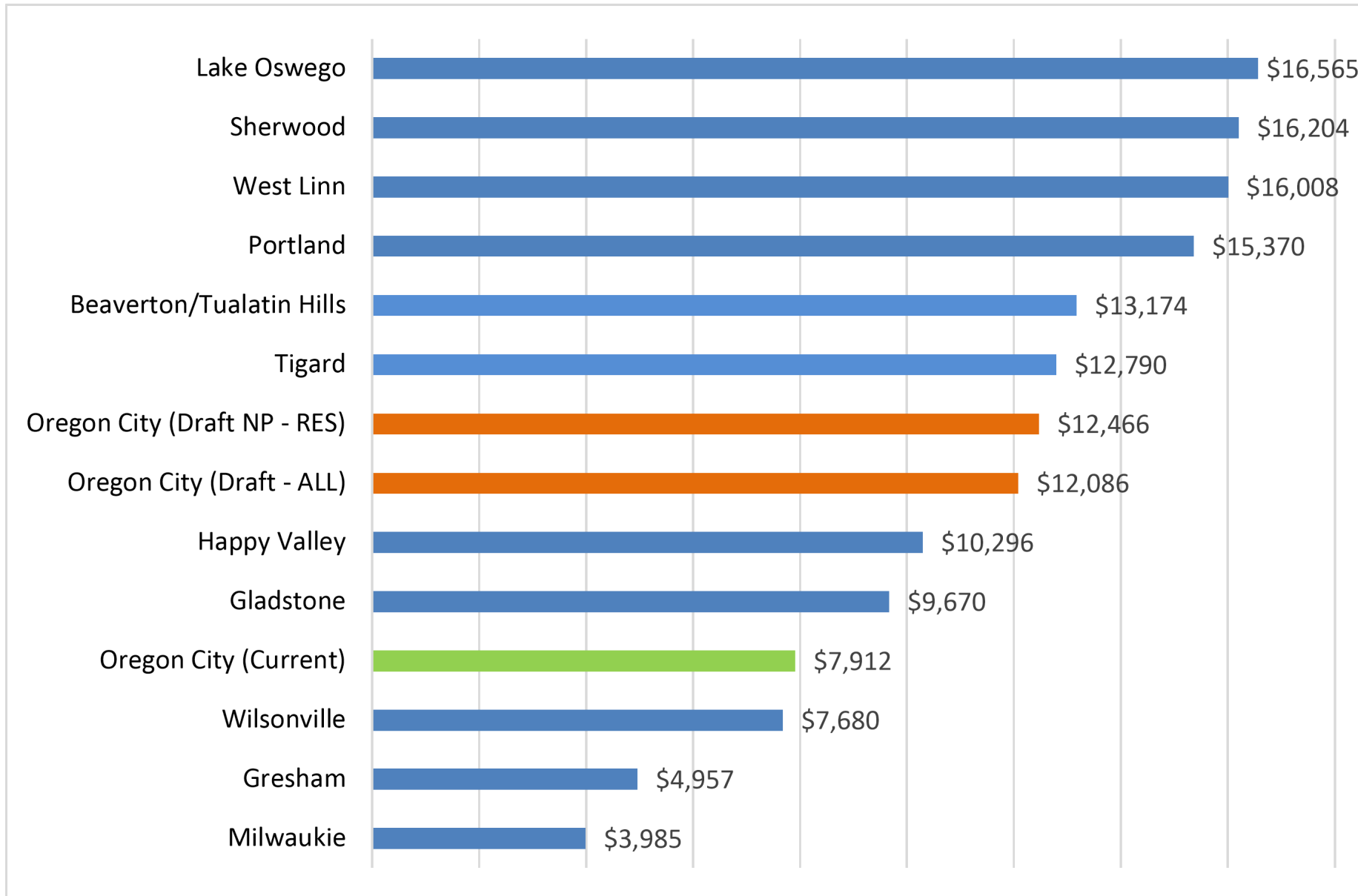
- Primary data source is Metro employment density
 - Current SDCs reflect pre-1999 Metro study
- Greater consolidation in more recent study

SIC Code	Category (# of Current SDC Categories)	Emp/1,000 SQ FT	
		2000 SDC Study	Most Recent Metro Study
	Manufacturing (11 categories)	0.71-2.67	0.63-2.50
42, 44, 45, 47	Transportation and Warehousing (3 categories)	.05-.67	0.30
	Trucking	0.67	
	Storage	0.05	
	Distribution	0.67	
43, 46, 48, 49	Communications and Public Utilities (2 categories)	4.00-4.44	2.17
50-51	Wholesale Trade (2 categories)	0.87-1.00	0.72
52-59	Retail Trade (9 categories)	1.00-4.44	2.13
	General	1.43	
	Hardware	1.00	
	Food stores	1.48	
	Restaurant/bar	4.44	
	Appliance/furniture	1.00	
	Auto dealership	1.54	
	Gas station (gas only)	3.33	
	Gas station (gas and service)	2.50	
	Regional shopping center	1.67	
	Services (7 categories)	0.67-2.86	1.30-2.86
60-68	Finance, Insurance & Real Estate	2.86	2.70
70-79	Non-Health Services		1.30
	Hotel/Motel	0.67	
	Cinema	0.91	
	Personal Services	1.67	
80	Health Services		2.86
	Hospital	2.00	
	Clinic	2.86	
81-89	Educational, Social, Membership Services	0.77	1.35
90-99	Government	3.33	1.89

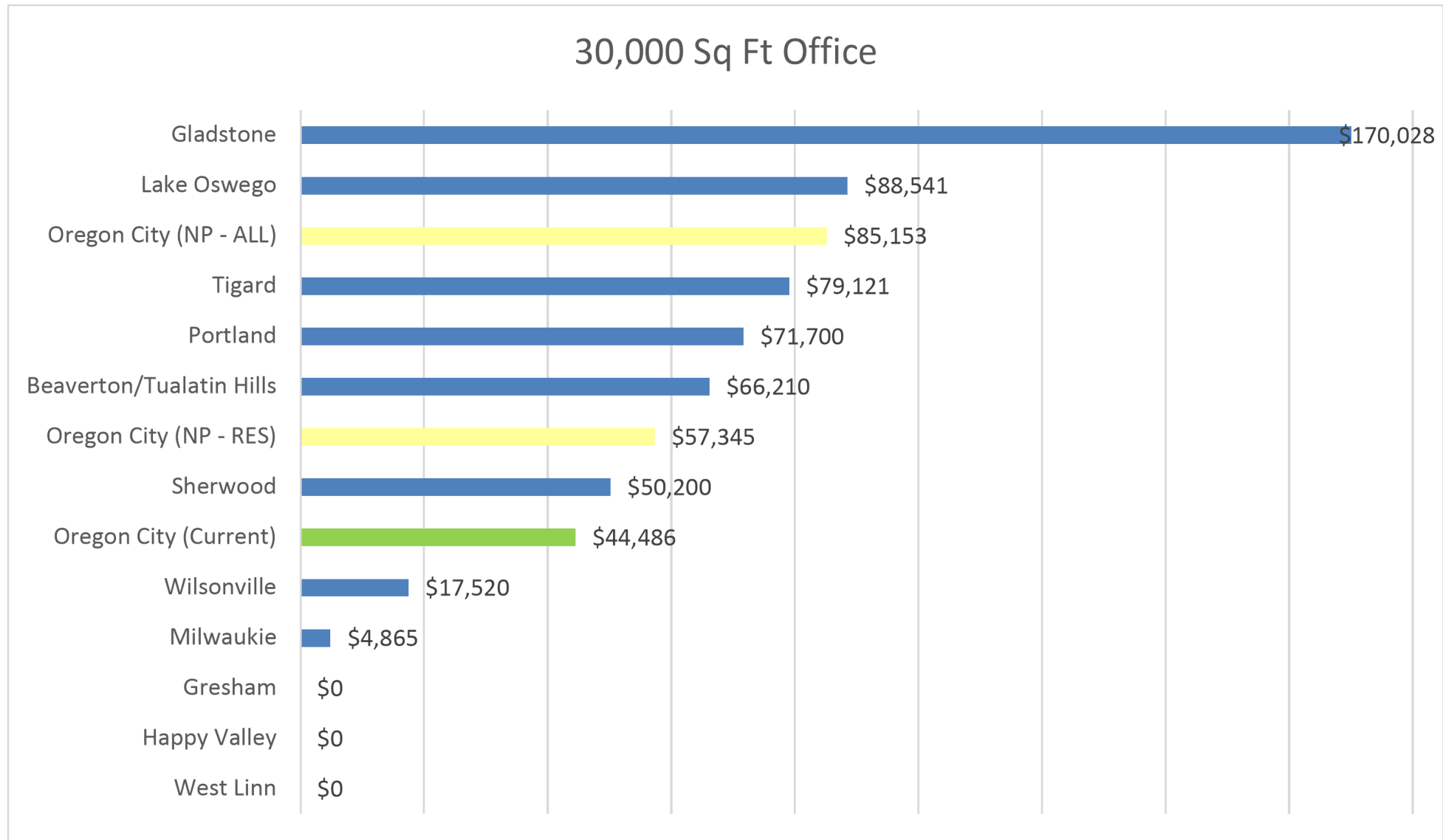
Sample Nonresidential SDCs

Examples	1,000 SQ FT	Current	Revised \$/Emp		Rev. \$/Emp and Emp/1,000 SF	
			NP: All Dev	NP: Res Only	NP: All Dev	NP: Res Only
Calculated SDC						
Government Building	30	\$51,900	\$105,022	\$70,725	\$59,446	\$40,033
General Office (Finance, Insurance)	30	\$44,486	\$90,019	\$60,621	\$85,153	\$57,345
Manufacturing: Food Related	30	\$20,090	\$40,654	\$27,377	\$50,011	\$33,679
Manufacturing: Lumber	30	\$27,804	\$56,262	\$37,888	\$49,229	\$33,152
Retail Store	5	\$3,707	\$7,502	\$5,052	\$11,173	\$7,524
% Change						
Government Building			102%	36%	15%	-23%
General Office (Finance, Insurance)			102%	36%	91%	29%
Manufacturing: Food Related			102%	36%	149%	68%
Manufacturing: Lumber			102%	36%	77%	19%
Retail Store			102%	36%	201%	103%

SDC Comparison (Single Family Residential)



SDC Comparison (Nonresidential)



- Methodology determine SDC “ceiling”
- Adoption schedule must follow **ORS 223.304** requirements

ORS 223.304

Maintain list of interested parties

90-day notice of public hearing

60-day review of methodology



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: 2/11/2025

SUBJECT:

List of Future Work Session Agenda Items

BACKGROUND:

March 11, 2025

Legislative update from Representative Hartman
McLoughlin Promenade encroachment discussion
CFEC Update

April 8, 2025

No items currently scheduled.

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
South Fork Water Board - Mountain Line Easements Vacation
Urban Growth Management Agreement

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: 2/11/2025

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 monthly. The most current update for each project is in bold.

1. Quiet Zone

Geotechnical explorations were completed on December 12. The consultant team is preparing to submit the Design Acceptance Phase (DAP) documents to the City and Oregon Department of Transportation. DAP is similar to 30% concept plans, where all parties buy into the concept and documentation of areas where the project will request exceptions to standards are identified. At the completion of DAP, the project team and move forward with Preparing Preliminary Plans and confirming impacts to private property. We've executed the IGA with ODOT for Right of Way Services. OC will still need to do a Resolution authorizing Eminent Domain if necessary, once we have a better understanding of the private property impacts.

The consultant team, in coordination with ODOT and the City, are preparing property acquisition documents that will be brought before the City Commission at the December 18, 2024 meeting.

Survey crews have been performing field work and surveying the project area. Staff has been meeting with property owners, including Dutch Brothers to try and address the concerns they have about potential driveway closures and access to increase safety near the railroad crossing.

The ODOT consultant team is acquiring right of entry agreements from property owners to complete the survey work and will be preparing 30% plans for the project which will include an updated and more accurate cost estimate to complete the work.

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

Based on the January 15th meeting, this item will be brought back for a work session on March 11th.

An updated on the status of the properties encroaching into McLoughlin Promenade will be brought to the City Commission at the January 15, 2025 meeting for an update and direction on how to proceed.

Staff continues to contact and meet with property owners that have encroachments into the McLoughlin Promenade to review and explain the license agreement. Staff anticipate bringing an update to the Commission for direction in January/February of 2025.

The City Commission reviewing the draft license agreement at the June 11, 2024 meeting.

Staff is working with the City Attorney to finalize draft license agreements 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 continues to meet monthly with representatives from the Confederated Tribes of the Umatilla Indian Reservation. The city is awaiting feedback from CTUIR before any additional steps are taken.

Staff met with representatives from the Confederated Tribes of the Umatilla Indian Reservation and have continued discussions of phase 2 of the Cayuse 5 memorial. Additional discussions between CTUIR and the Confederated Tribes of Grand Ronde will be occurring to discuss the project.

There are no new updates on this project. A meeting is scheduled for the week of October 7th with representatives from the Confederated Tribes of the Umatilla Indian Reservation to discuss potential next steps.

The dedication of the Cayuse 5 Memorial took place on June 3, 2024. The first phase of this project is complete. A second phase has been discussed but there are no specifics related to the design at this time.

Construction of the Cayuse 5 Memorial has begun and hand dug ground disturbing work is scheduled to begin the week of May 6th. This work will be completed in coordination with the Confederated Tribes of the Umatilla Indian Reservation and the Confederated Tribes of the Grand Ronde.

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

Staff will be contacting County staff to schedule a joint Board of County Commissioner / City Commission meeting and to discuss securing the courthouse once it is vacated.

The Courthouse committee has met multiple times to discuss the disposition of the Courthouse. The Mayor will provide an update on the committee meetings and next steps.

A Courthouse committee has been created by the County and a site visit of the Courthouse has occurred. The first meeting of the committee is scheduled for October 15th.

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

The Planning Commission approved the Confederated Tribes of Grand Ronde land use application.

The Confederated Tribes of Grand Ronde have submitted a land use application to amend the adopted framework plan for the property. The Planning Commission hearing of the application is scheduled for January 27, 2025.

The Confederated Tribes of Grand Ronde provided the City Commission an update at the May 7th work session and the demolition of the office building is nearly complete.

A permit has been issued for the demolition of the office building located at the corner of 99E and Main Street. The Confederated Tribes of the Grand Ronde are scheduled to provide an update to the City Commission at the May 7th work session.

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.