



CITY OF OREGON CITY CITY COMMISSION REGULAR MEETING MEETING MINUTES

Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Wednesday, September 4, 2024 at 7:00 PM

REGULAR MEETING OF THE CITY COMMISSION

1. CONVENE MEETING AND ROLL CALL

Mayor Denyse McGriff convened the meeting at 7:03 P.M.

PRESENT: 5 - Commissioner Adam Marl, Commissioner Mike Mitchell, Commissioner Rocky Smith, Commissioner Frank O'Donnell, Mayor Denyse McGriff

STAFFERS: 6 - City Manager Tony Konkol, Assistant City Manager Alex Rains, Assistant City Recorder Evan Lee, Police Captain David Edwins, Public Works Director Dayna Webb, Community Development Director Aquilla Hurd-Ravich

2. FLAG SALUTE

3. CEREMONIES AND PROCLAMATIONS

Mayor McGriff read the proclamation declaring September 8, 2024, as Star Trek Day.

4. PUBLIC COMMENTS

None

5. PRESENTATIONS

None

6. ADOPTION OF THE AGENDA

The agenda was adopted as presented.

7. CONSENT AGENDA

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

YES: Commissioner Mitchell, Commissioner Marl, Mayor McGriff, Commissioner O'Donnell, and Commissioner Smith

NO: None

7.a. Resolution No. 24-24, Authorizing the Nomination of the Oregon City McLoughlin Boulevard Multi-Modal and Transit Improvements Project for the 2028-2030 Regional Flexible Fund Allocation Program – Step 1A.1 New Project Bond Program

8. PUBLIC HEARINGS

8.a. Second Reading of ORD 24-1007 for GLUA-24-00004: AN-24-0001: Annexation and ZC-24-0001: Zone Change, 14389 and 14421 Maplelane Road

Mayor McGriff opened the public hearing.

There was no staff report or public testimony.

Mayor McGriff closed the public hearing.

Motion by Commissioner Mitchell, seconded by Mayor McGriff, to approve the second reading and final adoption of Ordinance No. 24-1007 for GLUA-24-00004: AN-24-0001: Annexation and ZC- 24-0001: Zone Change, 14389 and 14421 Maplelane Road. The motion carried by the following vote:

YES: Commissioner Smith, Commissioner Marl, Commissioner Mitchell

NO: Commissioner O'Donnell and Mayor McGriff

9. GENERAL BUSINESS

9.a. Park Place Concept Plan Zoning Code Amendments – Legal Issues

Aquila Hurd-Ravich, Community Development Director, said that the discussion in this meeting would center on the new land use paradigm they were in compared to when the Park Place Concept Plan was adopted. The City Attorney had presented a legal issues memo to the City Commission at their August 13th work session. The same memo was presented to the Planning Commission, who reviewed it and raised questions.

Carrie Richter, City Attorney, recapped the key issues raised in the memo and the questions from the Planning Commission. The key issues pertained to the constraints and opportunities for the construction of Holly Lane and Swan Avenue, limitations on the City's ability to regulate housing, provision of parkland, protecting the neighborhood commercial zone, and onsite stormwater treatment. She asked for questions from the Commission.

There were questions and discussion about the timing of exactions and when improvements were required to be made. Mrs. Richter said that the timing was established at the time of the development application and was based on existing standards. The city could not exact payment from developers for standards that did not exist in the city code. The city did not have development standards requiring street connections to multiple arterials or collectors. The city also did not have standards for how much traffic a local road could take.

There was more discussion about trip caps, north/south connection from Holcomb to Redland, system failures that were not in a master plan, collection of SDCs for projects, strengthening the code to address proportionality, reimbursing public investments through a local improvement district or developer investment with a reimbursement district, state and federal funding to build infrastructure for housing such as the Holly Lane extension, moratoriums until the transportation infrastructure was in place, lack of local street capacity regulations, evacuation standards, using street standards to control volume and speed on local streets, applying for an exemption process under SB 1573, protecting and incentivizing the neighborhood commercial zone, getting the Holly Lane extension on the County's Transportation System Plan, four acres per 1,000 people as the park space standard applied City-wide, constraining uses in the Park Place Concept Plan neighborhood commercial area, and timeline.

The Commission confirmed the direction to pursue traffic calming and asked how peer cities were using local street policies. Traffic calming would be a separate process from the code changes coming up from the Planning Commission. There was consensus for staff to apply for the exemption process under SB 1573, adding the Holly Lane extension to the County's Transportation System Plan, and for commercial uses to be allowed in certain designated areas.

10. COMMUNICATIONS

City Manager –

None

Commissioners –

Commissioner Mitchell said the Metro UGB process would be recommending only one expansion, the Sherwood West area.

Commissioner Marl asked about the PGE roundabout. Mr. Konkol said they had identified a solution and were in the process of identifying how much each entity would pay, with PGE paying a significant share. He did not know if there was another roadway option for PGE to use to get to this facility.

Commissioner Smith announced the Oregon City Pride Festival on Saturday, Homecoming Parade on October 4, and 150th Anniversary Celebration of the Oregon City School District on October 5.

Commissioner Mitchell said there was a September 11 memorial at the Arch Bridge.

Commissioner O'Donnell reported on the Willamette Falls Locks meeting where they discussed the locks and its relationship with the Jon Storm Dock.

Mayor

a. Mayoral Appointments to the Natural Resources Committee

Mayor McGriff appointed Monica Stone and Dakota Hufford to the Natural Resources Committee, for terms ending December 31, 2026.

11. ADJOURNMENT

Mayor McGriff adjourned the meeting at 9:01 P.M..

Respectfully submitted,



Jakob S. Wiley, City Recorder
Date Approved: June 18, 2025