



CITY OF OREGON CITY CITY COMMISSION WORK SESSION AGENDA

Hanlon Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Tuesday, September 8, 2026 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
- 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. Clackamette Park Redevelopment Planning and Public Engagement Process Update
- b. System Development Charge Exemption, Deferral, and Reduction
- c. Proposed Revisions to OCMC 17.44 Geologic Hazards

3. FUTURE AGENDA ITEMS

- a. List of Future Work Session Agenda Items

4. CITY MANAGER'S REPORT

- a. Project Updates

COMMITTEE REPORTS

a. Commissioner Wilson

- Citizen Involvement Committee Liaison
- Homeless Solutions Coalition

b. Commissioner Smith

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

c. Commissioner Marl

- Citizen Involvement Committee Liaison
- Clackamas County Coordinating Committee (C4)
- Clackamas County Coordinating Committee (C4) – Metro Subcommittee (alternate)
- Metro Policy Advisory Committee (MPAC) (alternate)
- Youth Advisory Commission

d. Commissioner Mitchell

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

e. Mayor McGriff

- 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 Locks Authority

6. ADJOURNMENT

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 WFMC 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:** September 8, 2026
From: Scott Archer, Parks and Recreation Director

SUBJECT:

Clackamette Park Redevelopment Planning and Public Engagement Process Update

STAFF RECOMMENDATION:

Review and provide feedback on community outreach and current version of the Clackamette Park redesign plan.

EXECUTIVE SUMMARY:

In November 2025 the City contracted with a consultant team led by AKS Engineering and Forestry LLC to create a final redevelopment plan for Clackamette Park. This redevelopment plan is being created based on the approved Clackamette Park Master Plan.

The key goals for Clackamette Park development are:

- Re-envisioning the existing RV Park as a community gathering space with accessible riverfront areas, while determining a new location for the RV Park that is more operationally feasible.
- Expanding play opportunities at the park, transforming this beloved regional asset into a destination for families and children to enjoy.
- Relocating the existing boat ramp to a more operationally feasible location, while converting the existing ramp into a non-motorized launch for paddle craft.
- Developing a true riverfront park experience for Oregon City, with a variety of flexible uses that support the region's many recreational stakeholders.

Staff provided an update on the Clackamette Park redevelopment planning process and presented preliminary concepts at the May 12, 2026, City Commission Work Session. The Mayor and Commission feedback received at this work session helped inform the process going forward. Since this time, Parks and Recreation staff and the consultant team have engaged in an extensive community outreach and engagement process, which included a project open house event, in-person surveys, online surveys, online project webpage, and numerous in-person community event tabling opportunities.

As we move towards a "shovel-ready" project, staff have begun the process of exploring

grant opportunities to support funding the construction of the park redevelopment. We recently received notification of our first grant award for the project in the amount of \$1.5 million via the Metro Nature in Neighborhoods Capital Grants program.

An updated conceptual plan has been developed based on Mayor and Commission input and community engagement key findings. Staff and the consultant will present this information at the work session.

BACKGROUND:

The Parks and Recreation Department has been exploring redevelopment of Clackamette Park for many years, with a Master Planning process in 2021-2022 resulting in the most recent community-led design for the park. Commission Goal 7 - IMPROVE THE CITY'S PARK LANDS AND NATURAL RESOURCES—focuses on transitioning from planning to constructing amazing parks and open spaces and create a plan to share with the community about the costs, revenue generation opportunities, and potential improvements to the City's Park system to address the existing deferred maintenance. Commission Goal 7.5 for the 2025-27 biennium focuses on identifying funding and grants to begin the design and construction of park improvements at Clackamette Park specifically. Using existing funds in our WES Good Neighbor Agreement (WESGNA) account, staff contracted with AKS Engineering & Forestry LLC through a competitive process to begin design development planning and preliminary engineering.

OPTIONS:

Provide feedback on the updated conceptual designs and public involvement results.



CLACKAMETTE PARK DEVELOPMENT PLAN

- 1 GATHER**
STAGE
RIVER BEACH ACCESS
PICNIC TABLE
BENCH
RIVER OVERLOOK
 - 2 PLAY**
PARKING
PICKLEBALL COURTS
EXISTING RESTROOM
PLAY AREA
BENCH
EXISTING HORSESHOE COURT
BLEACHERS
PUBLIC PLAZA WITH FOOD CART /EVENT SPACE
CONFLUENCE WATER PLAY TABLE
MUSIC GARDEN
 - 3 BOAT LAUNCH RIVER BEACH FRONTAGE**
NON- MOTORIZED LAUNCH
MOTORIZED BOAT LAUNCH WITH DOCK
RIVER BEACH ACCESS
PICNIC TABLE
RIVERFRONT PUBLIC PLAZA
RIVER OVERLOOK
 - 4 RV PARK**
RV PARKING
OVERFLOW PARKING (PASSENGER VEHICLE AND BOAT PARKING)
EXISTING RV DUMP STATION
 - 5 OPEN SPACE**
PEDESTRIAN TRAIL
OPEN SPACE LAWN
PICNIC TABLE
- ★ ART & INTERPRETATION ELEMENT



CITY OF OREGON CITY

625 Center Street
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Staff Report

To:	City Commission	Agenda Date:	September 8, 2026
From:	Dayna Webb, Public Works Director Kurt Krueger, City Engineer Josh Wheeler, Assistant City Engineer		

SUBJECT:

System Development Charge Exemption, Deferral, and Reduction

STAFF RECOMMENDATION:

City Commission receives the presentation and provides feedback for future code revisions.

EXECUTIVE SUMMARY:

The City Commission, as part of their biennial goals, directed staff to tier System Development Charges (SDCs). Work sessions occurred on January 13, 2026, and April 7, 2026. Previously, a presentation was made on SDC deferrals to occupancy and tiering. Further discussion occurred to clarify tiering. New discussion occurred concerning stormwater exemptions and SDC lookbacks for reductions.

This work session will summarize past work sessions and seek direction for finalizing code revisions related to stormwater exemptions, short term deferrals, and lookback procedures for SDC reductions.

BACKGROUND:

The City Commission, as part of their biennial goals, directed staff to tier System Development Charges (SDCs). Work sessions occurred on January 13, 2026 and April 7, 2026. Previously, a presentation was made on SDC deferrals to occupancy and tiering. Further discussion occurred to clarify tiering. New discussion occurred concerning stormwater exemptions and SDC lookbacks for reductions. This presentation will focus on possible criteria for stormwater exemptions, short term deferrals, and SDC lookbacks reductions.

Staff reviewed city code, stormwater rates, permit procedures, and other municipal examples and will present these findings to allow the commission to guide staff as to what criteria, if any, should be used to exempt minor stormwater additions to a property.

Staff will outline processes for the current deferral process, and will define a potential short term deferral process. Examples from municipalities previously presented will be provided. Lookbacks for SDC reductions due to a change in use have been requested to be changed from most recent use to most intensive use. SDCs were first adopted in Oregon City

on November 19, 1997.

Staff will discuss options and challenges in using most intensive use as a reduction criteria. In providing direction on these subjects, staff will be able to come back with a proposed ordinance adopting a code change.

OPTIONS:

1. Approve System Development Charge Exemption, Deferral, and Reduction.
2. Approve System Development Charge Exemption, Deferral, and Reduction with Amendments.
3. Deny System Development Charge Exemption, Deferral, and Reduction and provide further direction.



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Staff Report

To:	City Commission	Agenda Date:	September 8, 2026
From:	Dayna Webb, Public Works Director Kurt Krueger, City Engineer Josh Wheeler, Assistant City Engineer		

SUBJECT:

Proposed Revisions to OCMC 17.44 Geologic Hazards

STAFF RECOMMENDATION:

City Commission receives the presentation and provides feedback for future code revisions to Oregon City Municipal Code (OCMC), Chapter 17.44 - Geologic Hazards.

EXECUTIVE SUMMARY:

On July 7, 2026, City Commission received a presentation with an overview of geologic hazards, a history of the City's geologic hazards code, and a discussion on Oregon City Municipal Code 17.44.060 L. The Commission directed staff to propose a code revision to clarify the 'review authority' and allow discretion by the Planning Commission and City Commission.

The proposed code amendments (red-lined) are attached to this staff report for discussion and direction.

BACKGROUND:

The Geologic Hazards code is found within Oregon City Municipal Code (OCMC) Section 17.44. The code was significantly revised in 1994, 2010 and 2021.

In 1991, what is now called the Geologic Hazards Code, was called the "Unstable Slopes Overlay District." In 1994, the Section was renamed, "Unstable Soils and Hillside Constraint Overlay District" and renamed again in 2010 to "Geologic Hazards."

The 1994 code was the first code to introduce the 25% slope criteria. The 25% slope criterion was determined by research of geologic hazard science at the time, a review of neighboring municipality standards, a review with DLCD, and was ultimately chosen because the Metropolitan Housing Rule used 25% as a reference to what is buildable and what is not on any given lot.

In 2010, the code was substantially revised, and an exemption was added. Several other portions of the code were reworded or added to. Density and disturbance standards remained unchanged. While the definition of a geologic hazard included landslide deposits

and buffers and steep slopes and buffers, the only constrained areas included 25% slopes and greater.

In 2021, the code was substantially revised again. Exemptions and other clarifications were added. Code amendments were made that further constrained sites. Historic landslides and their associated buffers became constrained by density and disturbance.

Earlier this year, the City Commission approved an appeal of the land use application for the “Wal-Mart property” based on the language in 17.44.060 L and the applicant’s reasoning that 17.44.060 L gives the applicant the ability to propose alternative analysis to 17.44.060 subsections A through K if it can establish a similar threshold of safety. The current code states the “review authority” shall determine if the geotechnical report is reasonable. The code does not define who the “review authority” is. Initially, in a Type II land use decision, it was determined that staff was the “review authority”. During an appeal, the City Commission becomes the “review authority”. 17.44.060 L was created in 1994 by Ordinance 94-1001. The 1994 overall Unstable Soils and Hillside Constraint Overlay District code replaced the Unstable Slopes Overlay District code established in 1991. The 17.44.060.L code from 1994 was originally located in 17.44.060.K.

This was when the code introduced the 25% slope criteria. Since 17.44.060.L was added at the same time as the major rewrite of 1994, staff assumes L was written to state the city has the right to make the determination that the criteria has been met and that outside costs would be covered by the applicant. It allowed development to occur if the criteria had been met. It also said the city could impose conditions of approval. The language has not changed between 1994 and 2021 (the last code update).

The creation of 17.44.060.L in 1994 was not discussed at the City Commission meetings in 1994 which discussed and adopted the code; therefore, it is not clear the original intent and purpose of the language. Staff have historically used 17.44.060.L as a catch-all for items not addressed in 17.44.060.A through K as well as the authority to allow development as long as it met criteria A through K.

On July 7, 2026, the City Commission received a presentation with an overview of geologic hazards, a history of geologic hazards code, and a discussion on OCMC 17.44.060.L. The Commission directed staff to propose a code revision which clarified the ‘review authority’ and allowed for discretion by the Planning Commission and City Commission.

The proposed code will be provided for discussion and direction. If the City Commission supports the proposed code as written or with minor changes, the code will be brought back at a future City Commission meeting for adoption.

OPTIONS:

1. Approve Proposed Revisions to OCMC 17.44 Geologic Hazards.
2. Approve Proposed Revisions to OCMC 17.44 Geologic Hazards with Amendments.
3. Deny Proposed Revisions to OCMC 17.44 Geologic Hazards and provide further direction.

Chapter 17.44 GEOLOGIC HAZARDS¹

17.44.010 Intent and purpose.

The intent and purpose of the provisions of this chapter are:

- A. To ensure that activities in geologic hazard areas are designed based on detailed knowledge of site conditions in order to reduce the risk of private and public losses;
- B. To establish standards and requirements for the use of lands within geologic hazard areas;
- C. To provide safeguards to prevent undue hazards to property, the environment, and public health, welfare, and safety in connection with use of lands within geologic hazard areas;
- D. To mitigate risk associated with geologic hazard areas, not to act as a guarantee that the hazard risk will be eliminated, nor as a guarantee that there is a higher hazard risk at any location. Unless otherwise provided, the geologic hazards regulations are in addition to generally applicable standards provided elsewhere in the Oregon City Municipal Code.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009; Ord. No. 10-1003, § 1(Exh. 1), 7-7-2010)

17.44.025 When required; regulated activities; permit and approval requirements.

No person shall develop land, construct, reconstruct, structurally alter, relocate or enlarge any building or structure for which a land development, sign, or building permit is required on a property that contains an area mapped within the adopted Oregon City Geologic Hazards Overlay Zone without first obtaining permits or approvals as required by this chapter.

The requirements of this chapter are in addition to other provisions of the Oregon City Municipal Code. Where the provisions of this chapter conflict with other provisions of the Oregon City Municipal Code, the provisions that are the more restrictive of regulated development activity shall govern.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009; Ord. No. 10-1003, § 1(Exh. 1), 7-7-2010; Ord. No. 21-1012, § 1(Exh. A), 7-21-2021)

17.44.030 Procedures.

No building or site development permit or other authorization for development shall be issued until the plans and other documents required by this chapter have been reviewed and found by the review authority to comply with the requirements of this chapter.

- A. Where the development is part of an application that otherwise requires a Type III procedure, **or where the applicant chooses to develop under 17.44.060 subsections (K) and (L) below**, review shall occur in

¹Editor's note(s)—Ord. No. 08-1014, adopted July 1, 2009, repealed Chapter 17.44 in its entirety and enacted new provisions to read as herein set out. Prior to amendment, Chapter 17.44 pertained to similar subject matter. See Ordinance Disposition List for derivation.

the manner established in Chapter 17.50 for a consolidated Type III review **and the initial review authority shall be the planning commission.**

- B. Where the development is part of an application that otherwise requires a Type II procedure, **or where the applicant chooses to develop under 17.44.060 subsection (H) or (I) below,** review shall occur in the manner established in Chapter 17.50 for a consolidated Type II review **and the initial review authority shall be the community development director.**
- C. For any other proposed development not otherwise subject to review as part of a development proposal that requires land use review, review shall occur in the manner established in Chapter 17.50 for a Type II procedure **and the initial review authority shall be the community development director.**

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009; Ord. No. 10-1003, § 1(Exh. 1), 7-7-2010; Ord. No. 21-1012, § 1(Exh. A), 7-21-2021)

17.44.035 Exemptions.

The following activities, and persons engaging in same, are EXEMPT from the provisions of this chapter.

- A. An excavation which is less than two feet in depth, or which involves less than twenty-five cubic yards of volume;
- B. A fill which does not exceed two feet in depth or which includes less than twenty-five cubic yards of volume;
- C. A combined cut and fill that does not involve more than twenty-five cubic yards of volume.
- D. Installation, new construction, addition or structural alteration of any existing structure of less than five hundred square feet in building footprint that does not involve grading as defined in this chapter;
- E. Installation, construction, reconstruction, or replacement of public and private utility lines in the hardscape portion of the city right-of-way, existing utility crossings, existing basalt lined drainage channels, or public easement, not including electric substations;
- F. Tree removal on slopes twenty-five percent or greater where canopy area removal is less than twenty-five percent of the portion of the lot which contains twenty-five percent or greater slopes. For the purpose of this chapter, "tree" shall be as defined in OCMC 17.04.1315.
- G. The removal or control of noxious vegetation;
- H. Emergency actions which must be undertaken immediately to prevent an imminent threat to public health or safety, or prevent imminent danger to public or private property. The person undertaking emergency action shall notify the building official on all regulated activities associated with any building permit or city engineer/public works director on all others within one working day following the commencement of the emergency activity. If the city engineer/public works director or building official determine that the action or part of the action taken is beyond the scope of allowed emergency action, enforcement action may be taken.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009; Ord. No. 10-1003, § 1(Exh. 1), 7-7-2010; Ord. No. 21-1012, § 1(Exh. A), 7-21-2021)

17.44.050 Development—Application requirements and review procedures and approvals.

Except as provided by subsection C of this section, an application for a geologic hazards overlay review shall include the following:

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- A. A geological assessment and geotechnical report that specifically includes, but is not limited to:
1. Comprehensive information and data regarding the nature and distribution of underlying geology, the physical and chemical properties of existing soils and groundwater; an opinion of site geologic stability, and conclusions regarding the effect of geologic conditions on the proposed development. In addition to any field reconnaissance or subsurface investigation performed for the site, the following resources, as a minimum, shall be reviewed to obtain this information and data:
 - a. The State of Oregon Department of Geology and Mineral Industries (DOGAMI) in Bulletin 99, Geology and Geological Hazards of North Clackamas County, Oregon (1979), or in any subsequent DOGAMI mapping for the Oregon City area;
 - b. Portland State University study entitled "Environmental Assessment of Newell Creek Canyon, Oregon City, Oregon" (1992);
 - c. Portland State University study, "Landslides in the Portland, Oregon, Metropolitan Area Resulting from the Storm of February 1996: Inventory Map, Database and Evaluation" (Burns and others, 1998);
 - d. DOGAMI Open File Report O-06-27, "Map of Landslide Geomorphology of Oregon City, Oregon, and Vicinity Interpreted from LIDAR Imagery and Aerial Photographs" (Madin and Burns, 2006);
 - e. "Preliminary Geologic Map of the Oregon City Quadrangle, Clackamas County, Oregon" (Madin, in press);
 - f. Landslide Hazards Land Use Guide for Oregon Communities (October 2019), prepared by the State of Oregon Department of Geology and Mineral Industries (DOGAMI) and the Oregon Department of Land Conservation and Development (DLCD);
 - g. Landslide hazard and risk study of northwestern Clackamas County, Oregon: Oregon Department of Geology and Mineral Industries, Open-File Report O-13-08, 74 map plates; Burns, W.J., Mickelson, K.A., Jones, C.B., Pickner, S.G., Hughes, K.L., Sleeter, R., 2013.
 - h. Mapped landslide data shall be from the city's maps as a minimum but may be supplemented with maps from items a through f above.
 2. Information and recommendations regarding existing local drainage, proposed permit activity impacts on local drainage, and mitigation to address adverse impacts;
 3. Comprehensive information about site topography;
 4. Opinion as to the adequacy of the proposed development from an engineering standpoint;
 5. Opinion as to the extent that instability on adjacent properties may adversely affect the project;
 6. Description of the field investigation and findings, including logs of subsurface conditions and laboratory testing results;
 7. Conclusions regarding the effect of geologic conditions on the proposed development, tree removal, or grading activity;
 8. Specific requirements and recommendations for plan modification, corrective grading, and special techniques and systems to facilitate a safe and stable site;
 9. Recommendations and types of considerations as appropriate for the type of proposed development:

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- a. General earthwork considerations, including recommendations for temporary and permanent cut and fill slopes and placement of structural fill;
 - b. Location of residence on lot;
 - c. Building setbacks from slopes;
 - d. Erosion control techniques applicable to the site;
 - e. Surface drainage control to mitigate existing and potential geologic hazards;
 - f. Subsurface and/or management of groundwater seepage;
 - g. Foundations;
 - h. Embedded/retaining walls;
 - i. Management of surface water and irrigation water; and
 - j. Impact of the development on the slope stability of the lot and the adjacent properties.
 - k. Construction phasing and implementation schedule as it relates to foundation excavation, allowance for stockpiles, imported backfill, site subsurface drainage or dewatering, provision for off season site protections;
 - l. Stormwater management; and
 - m. Construction methods.
10. Scaled drawings that describe topography and proposed site work, including:
- a. Natural physical features, topography at two or ten-foot contour intervals locations of all test excavations or borings, watercourses both perennial and intermittent, ravines and all existing and man-made structures or features all fully dimensioned, trees six-inch caliper or greater measured four feet from ground level, rock outcroppings and drainage facilities;
 - b. All of the features and detail required for the site plan above, but reflecting preliminary finished grades and indicating in cubic yards whether and to what extent there will be a net increase or loss of soil.
 - c. A cross-section diagram, indicating depth, extent and approximate volume of all excavation and fills.
11. For properties greater than one acre and any property that has any portion of its property existing within a mapped landslide, where the activity is not exempted by Section 17.44.035, a preliminary hydrology report, prepared by a suitably qualified and experienced hydrology expert, addressing the effect upon the watershed in which the proposed development is located; the effect upon the immediate area's stormwater drainage pattern of flow, the impact of the proposed development upon downstream areas and upon wetlands and water resources; and the effect upon the groundwater supply.
- B. Review procedures and approvals require the following:
1. Examination to ensure that:
- a. Required application requirements are completed;
 - b. Geologic assessment and geotechnical report procedures and assumptions are generally accepted; and
 - c. All conclusions and recommendations are supported and reasonable.

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2. Conclusions and recommendations stated in an approved assessment or report shall then be directly incorporated as permit conditions or provide the basis for conditions of approval for the regulated activity.
 3. Peer review by the city's geotechnical engineer shall be required for the geotechnical evaluation/investigation report submitted for the development and/or lot plans. The peer reviewer shall be selected by the city in its sole discretion and shall be certified for expertise in geology or geologic engineering and geotechnical engineering, respectively, as determined by the city. Peer review includes review of pre-application applications, completeness submittals, land use applications, inspections, closeout documents, and consultation with city staff, applicant's consultant, and city review authorities. The applicant shall use an employee or consulting firm certified in geology or geotechnical engineering and licensed in the state of Oregon to prepare all documents, reports, and inspections as required by the entirety of this chapter. The applicant's geotechnical engineer shall respond in writing to written comments provided by the city's geotechnical engineer and, if the application is elevated to the planning commission for a discretionary review pursuant to 17.44.060 subsections (K) and (L) below, within 14 days prior to the initial evidentiary hearing before the planning commission. Cost of peer review by the city's geotechnical engineer shall in all cases be borne by the applicant.

~~All geologic assessments and geotechnical reports shall be reviewed by an engineer certified for expertise in geology or geologic engineering and geotechnical engineering, respectively, as determined by the city. The city will prepare a list of prequalified consultants for this purpose. The cost of review by independent review shall be paid by the applicant.~~

- C. The city engineer may waive one or more requirements of subsections A and B of this section if the city engineer determines that site conditions, size or type or development of grading requirements do not warrant such detailed information. If one or more requirements are waived, the city engineer shall, in the staff report or decision, identify the waived provision(s), explain the reasons for the waiver, and state that the waiver may be challenged on appeal and may be denied by a subsequent review authority.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009; Ord. No. 10-1003, § 1(Exh. 1), 7-7-2010; Ord. No. 21-1012, § 1(Exh. A), 7-21-2021)

17.44.060 Development standards.

Notwithstanding any contrary dimensional or density requirements of the underlying zone, the following standards shall apply to the review of any development proposal subject to this chapter. Requirements of this chapter are in addition to other provision of the Oregon City Municipal Code. Where provision of this chapter conflict with other provision of the Oregon City Municipal Code, the provisions that are more restrictive of regulated development activity shall govern.

- A. All developments shall be designed to avoid unnecessary disturbance of natural topography, vegetation and soils. To the maximum extent practicable as determined by the review authority, tree and ground cover removal and fill and grading for residential development on individual lots shall be confined to building footprints and driveways, to areas required for utility easements and for slope easements for road construction, and to areas of geotechnical remediation.
- B. All grading, drainage improvements, or other land disturbances shall only occur from May 1 to October 31. "Land disturbance" is defined as any movement of earth, placement of earth, or movement of heavy trucks on earth, not including the right-of-way. Erosion control measures shall be installed and functional prior to any disturbances. Erosion control measures shall also be functioning and in a winterized stable condition once all land disturbance work has ceased for the year. The city engineer

may allow grading, drainage improvements or other land disturbances to begin before May 1 (but no earlier than March 16) and end after October 31 (but no later than November 30), based upon weather conditions and the recommendation and direction of the project's geotechnical engineer. The city engineer may use the expertise of a city contracted geotechnical consultant to make the decision to allow any work before May 1 or after October 31. The city engineer has full authority to not allow any extension of work before May 1 or after October 31. In no case shall the applicant be allowed to begin work before May 1 or complete work after October 31 if the average monthly rainfall in any individual month between September and April is exceeded.

When allowed by the city engineer, the modification of dates shall be the minimum necessary, based upon the evidence provided by the applicant, to accomplish the necessary project goals. Temporary protective fencing shall be established around all trees and vegetation designed for protection prior to the commencement of grading or other soil disturbance.

- C. Designs shall minimize the number and size of cuts and fills.
- D. Cut and fill slopes greater than seven feet in height (as measured vertically) shall be terraced. Faces on a terraced section shall not exceed five feet. Terrace widths shall be a minimum of three feet and shall be vegetated. Total cut and fill slopes shall not exceed a vertical height of fifteen feet. Except in connection with geotechnical remediation plans approved in accordance with the chapter, cuts shall not remove the toe of any slope that contains a known landslide or is greater than twenty-five percent slope. The top of cut or fill slopes not utilizing structural retaining walls shall be located a minimum of one-half the height of the cut slope from the nearest property line.
- E. Any structural fill shall be designed by a suitably qualified and experienced civil or geotechnical engineer licensed in Oregon in accordance with standard engineering practice. The applicant's engineer shall certify that the fill has been constructed as designed in accordance with the provisions of this chapter. The structural fill design must be provided prior to any fill being placed onsite. The structural fill design must contain the stamp and signature of a professional engineer licensed in the state of Oregon.
- F. Retaining walls shall be constructed in accordance with the Oregon Structural Specialty Code adopted by the state of Oregon.
 - 1. Retaining walls that are four feet or greater in height, tiered walls with a total height four feet or greater, and walls on slopes steeper than 2:1 must be designed by a professional engineer licensed in the State of Oregon which includes a stamped and signed set of plans.
 - 2. The construction of the wall must be inspected by the professional engineer responsible for the design and must be certified prior to the structure receiving temporary occupancy. The certification must contain the stamp and signature of a professional engineer licensed in the state of Oregon.
 - 3. All retaining walls required to be designed by a professional engineer shall be reviewed by the city, when expertise exists on staff, or by the city's consultant. When reviewed by the city's consultant, the applicant shall reimburse the city for time spent by the city's consultant to review the design.
- G. Roads shall be the minimum width necessary to provide safe vehicle and emergency access, minimize cut and fill and provide positive drainage control. The review authority may grant a variance from the city's required road standards upon findings that the variance would provide safe vehicle and emergency access and is necessary to comply with the purpose and policy of this chapter.
- H. Density shall be determined as follows:
 - 1. Slope.

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- a. For those areas with slopes less than twenty-five percent between grade breaks, the allowed density shall be that permitted by the underlying zoning district, unless further limited by the following code section;
 - b. For those areas with slopes of twenty-five to thirty-five percent between grade breaks, the density shall not exceed two dwelling units per acre except as otherwise provided in subsection I of this section;
 - c. For those areas with slopes over thirty-five percent between grade breaks, development shall be prohibited except as otherwise provided in subsection I.4 of this section.
 - 2. Existing landslide (as shown in the geologic hazard overlay zone)
 - a. For those areas with historic landslides where the structure or ground disturbance will be located within any portion of the mapped landslide or buffer zone, the density shall not exceed two dwelling units per acre except as otherwise provided in subsection I of this section;
 - I. For properties with slopes of twenty-five to thirty-five percent between grade breaks or are located within any portion of a mapped landslide and buffer zone:
 - 1. For those portions of the property with slopes of twenty-five to thirty-five percent or located within any portion of a mapped landslide and buffer zone, the maximum residential density shall be limited to two dwelling units per acre; provided, however, that where the entire site is less than one-half acre in size, a single dwelling shall be allowed on a lot or parcel existing as of January 1, 1994 and meeting the minimum lot size requirements of the underlying zone;
 - 2. An individual lot or parcel with slopes between twenty-five and thirty-five percent or located within any portion of a mapped landslide and buffer zone, shall have no more than fifty percent or four thousand square feet of the surface area, whichever is smaller, graded or stripped of vegetation or covered with structures or impermeable surfaces.
 - 3. No cut into a slope of twenty-five to thirty-five percent or located within any portion of a mapped landslide and buffer zone, for the placement of a housing unit shall exceed a maximum vertical height of fifteen feet for the individual lot or parcel.
 - 4. For those portions of the property with slopes over thirty-five percent between grade breaks:
 - a. Notwithstanding any other city land use regulation, development other than roads, utilities, public facilities and geotechnical remediation shall be prohibited; provided, however, that the review authority may allow development upon such portions of land upon demonstration by an applicant that failure to permit development would deprive the property owner of all economically beneficial use of the property. This determination shall be made considering the entire parcel in question and contiguous parcels in common ownership on or after January 1, 1994, not just the portion where development is otherwise prohibited by this chapter. Where this showing can be made on residentially zoned land, development shall be allowed and limited to one single-family residence. Any development approved under this chapter shall be subject to compliance with all other applicable city requirements as well as any applicable state, federal or other requirements;
 - b. To the maximum extent practicable as determined by the review authority, the applicant shall avoid locating roads, utilities, and public facilities on or across slopes exceeding thirty-five percent.
 - J. The geotechnical engineer of record shall review final grading, drainage, and foundation plans and specifications and confirm in writing that they are in conformance with the recommendations provided in their report.

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- K. If an applicant desires to develop a property described in 17.44.060 (H) or (I) of this chapter at a density greater than the maximum residential density specified in 17.44.060 (H) or (I), or desires to grade or strip a greater surface area of a property described in 17.44.060 (I)(2) than the limits in 17.44.060 (I)(2), the Applicant may choose to elevate its application to a discretionary review by the planning commission pursuant to 17.44.060 subsection (L) below.
1. When the applicant chooses this type III path of approval, a greater assessment and analysis of the site's characteristics, stability, and probability of failure shall be provided within the geotechnical report which shall include, but is not limited to, slope stability calculations, plasticity analysis, hydraulic conveyance and impacts, scarp analysis, landslide susceptibility, historic landslide cause and prevention, soil analysis including borings, and structural calculations as well as all other standards stated throughout chapter 17.44.
 2. The level of assessment and analysis shall be determined by the city's geotechnical engineer.

~~At the city's discretion, peer review shall be required for the geotechnical evaluation/investigation report submitted for the development and/or lot plans. The peer reviewer shall be selected by the city. The applicant's geotechnical engineer shall respond to written comments provided by the city's peer reviewer prior to issuance of building permit.~~

- L. ~~The review authority~~ If an applicant chooses to develop at a density or in an amount of greater surface area than allowed under the clear and objective standards in 17.44.060 (H) and (I), the planning commission, or the city commission in an appeal of a planning commission decision, shall determine whether the proposed methods of rendering a known or potential hazard site safe for construction, including proposed geotechnical remediation methods, are feasible and adequate to prevent landslides or damage to property and safety. The ~~review authority~~ planning commission, or the city commission in an appeal of a planning commission decision, shall consult with the city's geotechnical engineer in making this determination as provided in 17.44.050(B)(3). The planning commission, or the city commission in an appeal of a planning commission decision, ~~Costs for such consultation shall be paid by the applicant. The review authority~~ may allow development in a known or potential hazard area as provided in this chapter if specific findings are made that the specific provisions in the design of the proposed development will prevent landslides or damage. The ~~review authority~~ planning commission, or the city commission in an appeal of a planning commission decision, may impose any conditions, including limits on type or intensity of land use, which it determines are necessary to assure that landslides or property damage will not occur.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009; Ord. No. 10-1003, § 1(Exh. 1), 7-7-2010; Ord. No. 21-1012, § 1(Exh. A), 7-21-2021)

17.44.070 Access to property.

- A. Shared private driveways may be required if the city engineer or principal planner determines that their use will result in safer location of the driveway and lesser amounts of land coverage than would result if separate private driveways are used.
- B. Innovations in driveway design and road construction shall be permitted in order to keep grading and cuts or fills to a minimum and to achieve the purpose and policy of this chapter.
- C. Points of access to arterials and collectors shall be minimized.
- D. The city engineer or principal planner shall verify that adequate emergency services can be provided to the site.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009; Ord. No. 10-1003, § 1(Exh. 1), 7-7-2010)

17.44.080 Utilities.

All new utilities (storm sewer, sanitary sewer, potable water, and gas), both on-site and off-site, shall be placed underground and under roadbeds where practicable. All other service utilities (including, but not limited to, electric, telephone, telecom, cable, fiberoptic) shall be placed above ground on existing poles if poles exist. If no poles exist, the service lines shall be placed underground. Every effort shall be made to minimize the impact of utility construction. Underground utilities require the geologic hazards permitting and review prescribed herein when applicable.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009; Ord. No. 10-1003, § 1(Exh. 1), 7-7-2010; Ord. No. 21-1012, § 1(Exh. A), 7-21-2021)

17.44.090 Stormwater drainage.

The applicant shall submit a permanent and complete stormwater control plan. The program shall include, but not be limited to the following items as appropriate: Curbs, gutters, inlets, catch basins, detention facilities and stabilized outfalls. Detention facilities shall be designed to city standards as set out in the city's drainage master plan and design standards. The review authority may impose conditions to ensure that waters are drained from the development so as to limit degradation of water quality consistent with Oregon City's Title III section of the Oregon City Municipal Code Chapter 17.49 and the Oregon City Stormwater and Grading Design Standards or other adopted standards subsequently adopted by the city commission. The review authority may also impose conditions to limit the volume, velocity, or flow rate of water such that it does not negatively impact the underlying drainageway cross section. Drainage design shall be approved by the city engineer before construction, including grading or other soil disturbance, has begun.

A geotechnical report must include analysis and solutions for infiltration facilities located in areas where these facilities could impact nearby slopes of greater than ten percent. Infiltration shall be minimized as practicable for any site located within a geologic hazard overlay. Infiltration is not allowed for any site located in areas greater than twenty-five percent.

The project's civil or geotechnical engineer shall inspect any stormwater management feature and must certify that the stormwater management feature was constructed per plan and with the recommendations of the geotechnical engineer prior to receiving temporary occupancy. The certification must contain the stamp and signature of a professional engineer licensed in the state of Oregon.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009; Ord. No. 10-1003, § 1(Exh. 1), 7-7-2010; Ord. No. 21-1012, § 1(Exh. A), 7-21-2021)

17.44.100 Construction standards.

During construction on land subject to this chapter, the following standards shall be implemented by the developer:

- A. All development activity shall minimize vegetation removal and soil disturbance and shall provide positive erosion prevention measures in conformance with OCMC Chapter 17.47—Erosion and Sediment Control.
- B. No grading, clearing or excavation of any land shall be initiated prior to approval of the grading plan, except that the city engineer shall authorize the site access, brush to be cleared and the location of the test pit digging prior to approval of such plan to the extent needed to complete preliminary and final

engineering and surveying. The grading plan shall be approved by the city engineer as part of the city's review under this chapter. The developer shall be responsible for the proper execution of the approved grading plan.

Measures shall be taken to protect against landslides, mudflows, soil slump and erosion. Such measures shall include sediment fences, straw bales, erosion blankets, temporary sedimentation ponds, interceptor dikes and swales, undisturbed buffers, grooving and stair stepping, check dams, etc. The applicant shall comply with the measures described in the Oregon City Public Works Standards for Erosion and Sedimentation Control (Ordinance No. 99-1013). Erosion control measures shall be in place at all times during construction to the maximum extent practicable.

- C. All disturbed vegetation shall be replanted with suitable vegetation upon completion of the grading of the steep slope area.
- D. Existing vegetative cover shall be maintained to the maximum extent practicable. No grading, compaction or change in ground elevation, soil hydrology and/or site drainage shall be permitted within the drip line of trees designated for protection, unless approved by the city.
- E. Existing perennial and intermittent watercourses shall not be disturbed unless specifically authorized by the review authority. This includes physical impacts to the stream course as well as siltation and erosion impacts. The city, at its discretion, is not required to but may request the examination and assessment by other state agencies to determine if impacts are acceptable.
- F. All soil erosion and sediment control measures shall be maintained during construction and for one year after development is completed, or until soils are stabilized by revegetation or other measures to the satisfaction of the city engineer. Such maintenance shall be the responsibility of the developer. If erosion or sediment control measures are not being properly maintained or are not functioning properly due to faulty installation or neglect, the city may order work to be stopped.
- G. All newly created lots, either by subdivision or partition, shall contain building envelopes with a slope of thirty-five percent or less.
- H. The applicant's geotechnical engineer shall provide special inspection during construction to confirm that the subsurface conditions and assumptions made as part of their geotechnical evaluation/investigation are appropriate. This will allow for timely design changes if site conditions are encountered that are different from those anticipated. Inspection is required on a daily basis for any day that earth disturbance is occurring or after any rainfall event of one-half inch or greater.
- I. Prior to issuing an occupancy permit, the geotechnical engineer shall prepare a summary letter stating that the soils- and foundation-related project elements were accomplished in substantial conformance with their recommendations. The summary letter must contain the stamp and signature of a professional engineer licensed in the State of Oregon.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009; Ord. No. 10-1003, § 1(Exh. 1), 7-7-2010; Ord. No. 21-1012, § 1(Exh. A), 7-21-2021)

17.44.110 Approval of development.

The city engineer shall review the application and verify, based on the applicant's materials and the land use record, whether the proposed development constitutes a hazard to life, property, natural resources or public facilities. If, in the city engineer's opinion, a particular development poses such a hazard, the city engineer shall recommend to the review authority permit conditions designed to reduce or eliminate the hazard. These conditions may include, but are not limited to, prohibitions on construction activities between November 1st and April 30th.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009; Ord. No. 10-1003, § 1(Exh. 1), 7-7-2010; Ord. No. 21-1012, § 1(Exh. A), 7-21-2021)

17.44.120 Liability.

Approval of an application for development on land subject to this chapter shall not imply any liability on the part of the city for any subsequent damage due to earth slides. Prior to the issuance of a building permit, a waiver of damages and an indemnity and hold harmless agreement shall be required which releases the city from all liability for any damages resulting from the development approved by the city's decision. The indemnity and hold harmless agreement shall be recorded on the property and run with the property.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009; Ord. No. 10-1003, § 1(Exh. 1), 7-7-2010; Ord. No. 21-1012, § 1(Exh. A), 7-21-2021)

17.44.130 Compliance.

Nothing contained in this chapter shall relieve the developer of the duty to comply with any other provision of law. In the case of a conflict, the more restrictive regulation shall apply.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009; Ord. No. 10-1003, § 1(Exh. 1), 7-7-2010)

17.44.140 Appeal.

The review authority's decision may be appealed in the manner set forth in Chapter 17.50.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009; Ord. No. 10-1003, § 1(Exh. 1), 7-7-2010)



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: 09/08/2026

SUBJECT:

List of Future Work Session Agenda Items

BACKGROUND:

October 7, 2026

Building Department – fee updates

October 13, 2026

Aquatic & Recreation Center and EOT planning process update

Commercial derelict building ordinance

Special event permitting process/standards update

Legislative affairs update

November 10, 2026

Antique mall business license discussion

Emeral Ash Borer update

Buena Vista house – local historic designation discussion

December 2, 2026

Housing capacity analysis update

December 8, 2026

Planning Commission & Historic Review Board interviews

Center Street Properties project update and zoning discussion

TBD

Tentative meeting with Confederated Tribes of Grand Ronde

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

Marijuana zoning code review

Discussion about a City Commission liaison for city boards and committees

Canemah Area - Encroachments in the Right-of-Way Policy Discussion

Clackamas County Water Environmental Services (WES) Rate Differential

Climate Action Plan Presentation (City of Milwaukie)

Frog Ferry Informational Update

Inclusionary Zoning, Vertical Housing Tax credit, and Opportunity Zone 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: 09/08/2026

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. Public Works relocation from Center Street
9/8/26: The Phase II Environmental Site Assessment is underway, and a work session has been tentatively scheduled for December 2026 to review the results of the assessment and discuss the future zoning of the properties.

7/7/26: On July 1, 2026, the City Commission approved the Phase II Environmental Site Assessment and requested an additional work session to discuss the proposed zoning for the property. Work on the Comprehensive Plan amendment and zone change has been paused pending City Commission direction on the preferred zoning designation.

6/9/26: The draft Phase 1 Environmental Assessment of the 4 properties is in review and a contract amendment to move forward with a Phase 2 Environmental Assessment for 2 of the properties is being negotiated. Staff is preparing to come to the Commission to begin the comprehensive plan amendment and zone changes process for the 2 vacant parking lots.

5/12/26: The environmental consulting firm is completing the work on the Phase 1 Environmental Assessment of the 4 properties within the Old Center Street Public Works site. The construction of the winter response material storage is in process as Fir Street to accommodate the relocation of the materials from Center Street to Fir Street.

4/7/25: There is no update related to this project.

On February 18, 2026 the City Commission approved a contract with Tikka Masonry to complete the Bulk Bin and Magnesium Chloride project at Fir Street. The City was successful in receiving a 50/50 grant from Business Oregon, up to \$33,000, for the phase 1 environmental review on the Center Street property. A scope of work for the environmental review has been created.

The City Commission will be reviewing a contract for the winter response material construction project at Fir Street, which will allow the material located at Center Street to be relocated.

Staff is submitting a Business Oregon Grant request for funding to complete a phase 1 environmental assessment of the properties.

Staff is contacting environmental consulting firms to understand the process to complete an environmental assessment of the property and the best approach to address the existing buildings.

Staff has started the permitting process for the relocation of the winter response material to Fir Street and started developing an IGA with WES for the long term use of their facility for sewage decanting.

Staff will be preparing the bid package for the Magnesium Chloride & Sanding Rock being relocated to Fir Street and continue working with WES staff to develop an IGA for long-term use of their facility for decanting raw sewage.

Design is underway for the relocation of the Magnesium Chloride (De-Icer) and Sanding Rock from Center Street to Fir Street. The scope and cost of this project is currently projected to require sealed bids to be submitted. Staff are working to confirm final locations on site and preparing the bid package. Winter weather work will continue out of the Old Center Street property this winter, with relocation of the facilities anticipated to be complete by Summer 2026.

City staff have met with Water Environment Services staff and WES has verbally agreed they can accept our raw sewage materials for decant. City staff have visited the WES decant site and been trained on using their facility.

Staff is finalizing design and location for the winter response tanks at Fir Street and has entered into discussions with Water Environmental Services to receive sewage materials at the treatment plant to be processed.

Staff is in the process of ordering new tanks for the winter response materials, which will be moved from Center Street to Fir Street. Locating the decant facility at the Mt. View yard has been challenging. Staff is investigating alternative locations and/or trucking the sewage materials to an off site location.

Staff continues to work with the consultant on the location and space planning for the relocation of the remaining assets at Center Street. Staff continues to work to final design for relocation of services from Center Street to other sites. The proposed 25-27 budget includes funding for the decant facility and magnesium chloride and sanding rock facility to be relocated.

Staff have hired a consultant that has prepared preliminary yard layouts and cost estimates to design and construct a decant facility at the Mountain View Reservoir site. The construction of the decant facility and relocation of existing winter response materials from the Center Street facility to the Mountain View and Fir Street facilities will allow for the Center Street facility to be vacated and a potential new use for the site to occur, which will be determined by the City Commission.

2. Quiet Zone

9/8/26: PGE has completed the utility pole relocations and the remaining communication lines are in the process of being relocated. The bid date for the project is February 2027 as negotiations with the railroad continue.

7/7/26: The URC was informed that the property at 10th and Main Street will potentially be utilized as a staging area for the construction project and utility locate work necessary for the project. The Executive Director will negotiate a lease for the use of the property with the contractor that is selected. The final specifications for the project are being finalized and additional project costs are expected.

6/9/26: The project is scheduled to go out to bid in the fall of 2026 with construction starting in January/February 2027. This schedule is tentative pending final approval of a Maintenance Agreement with the Union Pacific Railroad.

5/12/26: Staff continue to negotiate with Union Pacific Railroad on the Quiet Zone crossing improvements final design and maintenance. The project is anticipated to go out to bid in the fall of this year.

4/7/26: The City continues to work with the railroad to finalize the design of the quiet zone. The railroad has requested additional changes to the design to accommodate maintenance of the crossing arms at the base of Singer Hill.

On February 18, 2026 the Urban Renewal Commission approved the dedication of a portion of property (10th and Main Street) for the construction of the project. The City Commission received an update on the same day indicating that the project is scheduled to go to bid in October 2026, construction is anticipated to begin in early 2027, and that there is currently a \$1.69 million dollar funding gap due to railroad related work, state delivery requirements, federal reviews, and higher anticipated construction costs.

The Urban Renewal Commission will be providing directions to staff concerning the property acquisition process for a portion of Urban Renewal property necessary for the project. Additional property acquisition to complete the process of other properties is currently under way.

The design process continues and is nearing a point to provide updated acquisition and construction costs. Property acquisition will include Urban Renewal Property and a discussion will occur to determine if the necessary property should be donated or acquired.

Mailers outlining the property acquisition process has been sent to the three impacted property owners and the right-of-way agent will work directly with the property owners to complete the property acquisition process.

The project team continues to refine design and right-of-way impacts. Once right-of-way impacts are finalized, staff will bring the list of questions to City Commission, requesting authorization to acquire property and property interested through Eminent Domain (if necessary) related to the Downtown Quiet Zone Project.

Staff continues to work with ODOT, the railroad and the consultant on revised cost estimates, design work and any necessary exceptions to standards.

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 will 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.

3. Charter Parks

9/8/26: The striping for the on-street parking has been completed, and the bollards have been ordered. The new boundary survey of the Promenade is being reviewed by Clackamas County, once recorded, an ordinance will be prepared to designate the property as a Charter Park.

7/7/26: Staff inspected the Promenade and forwarded properties that are non-compliant with the terms of the agreements to code enforcement for follow-up. Property owners have been notified about removing vehicles from the Park and code enforcement will be assisting to monitor parking compliance.

6/9/26: The boundary survey is nearly complete, and the implementing ordinance is being drafted.

5/12/26: The survey to create the boundary survey of Promenade Park is in process. The finalized boundary survey will be adopted as the legal description identifying Promenade Park as a Charter Park. Survey crews have been onsite performing the survey work and completing the title research. Letters have been sent to the property owners with an update about the closure of vehicle access through the park. Public Works staff are preparing cost estimates and plans for the public parking restriping and installation of bollards.

4/7/26: The Commission provided directions on the remaining properties and to limit vehicular access into Promenade Park. Staff is preparing letters to the property owners and working with a surveyor for the property description to be adopted as a Charter Park.

This item is scheduled to be brought back to the City Commission for review at the April 1, 2026 meeting.

The City Commission review the last remaining properties at the January 21, 2026 work session and provided staff direction. Staff is reaching out to Clackamas County Fire District #1 and Oregon City Garbage to understand any impacts associated with installing bollards to restrict vehicular access in the park at several existing locations.

The first reading of the ordinance vacating Promenade property to the Yates properties has been approved. The parking options available in the Promenade and High Street area is scheduled for a work session on January 21, 2026.

Staff is working to complete the on-street parking design alternatives as requested by the Commission.

The City Commission reviewed this item at the September 3, 2025 meeting and requested that staff review potential on-street parking options on the public rights-of-way on the street stubs adjacent to the Promenade.

The City Commission approved several letter to properties owners addressing the existing encroachments. There are 7 properties remaining to be addressed, all of which including parking on the Promenade. It is anticipated that this item will be brought back to the City Commission for review at the September 3, 2025 meeting.

The City Commission has reviewed the properties and has directed staff to prepare letters to each property owner addressing the encroachments. Staff is preparing the letters and will be bringing them to the City Commission for review and approval at the August 6, 2025 meeting.

The City Commission completed a site visit of the McLoughlin Promenade to review the outstanding encroachments. Staff is anticipating bringing the topic back to the Commission discussion on June 4th.

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.

4. Cayuse 5 Memorial

4/7/26: There is no update related to this project.

Staff continues to work with representatives from the Confederated Tribes of the Umatilla Indian Reservation and allowing time for internal discussions to occur.

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.

5. Courthouse

9/8/26: The land use application was deemed complete on July 8, 2026 and the 120-day decision date is November 5, 2026. The developer will be providing an update to the Commission at the September 16, 2026 meeting.

7/7/26: The property owner has submitted a land use application for the redevelopment of the property, which is currently in the completeness stage. Staff has reached out to the property owner to provide an update on the eligibility of Liberty Plaza to receive SDC credits and will be following up with a meeting to determine the best path forward for improvements to the Plaza.

6/9/26: It appears that the Liberty Plaza improvements would be System Development Charge eligible since the addition of the Liberty Plaza would be new to and expand the parks system for the City of Oregon City. Staff will continue to work to finalize the next steps for using SDC's for any Liberty Plaza redevelopment.

5/12/26: Staff is meeting with the system development charge consultant to review the applicability and methodology to add Liberty Plaza to the City's Parks and Recreation capital improvement plan and to determine the project eligibility to use SDC's.

4/7/26: There is no update related to the project.

The developer of the Courthouse project provided an update to the Commission at the March 4, 2026 meeting. Staff has been asked to bring an update to the Commission concerning the potential design and applicability/availability of Parks System Development Charges for the Liberty Plaza construction.

Staff have met with the developer to discuss the design, transfer, and potential funding for Liberty Plaza and any improvements that may be made. A presentation was provided to the Parks and Recreation Advisory Committee by the developer on January 22, 2026 outlining the proposed design and improvements.

The developer of the Courthouse project will be providing an update to the City Commission at the November 19th meeting.

The County Commission received one proposal for the downtown courthouse redevelopment and will be moving forward with drafting an agreement for the sale and disposition of the property.

The County Commission is reviewing the proposal for the reuse of the courthouse and is currently accepting public comment. The County has provided the following information: *The Clackamas County Board of Commissioners will hear public testimony on Thursday, May 15 regarding a selection advisory committee's recommendation on a proposal to redevelop the old county courthouse in Oregon City.*

Level Development NW's proposal was the only one received during an extensive Request for Expressions of Interest process. The proposal to replace the 87-year-old courthouse with a mixed-use commercial building, which includes approximately 80 residential units, won the committee's approval.

The county expects the current courthouse on Main Street to be fully vacated by September 2025. The [replacement county courthouse](#) on the County's Red Soils Campus is set to open the public on May 19.

To learn about the submission and the advisory committee's recommendation, please visit [Main Street Courthouse RFEI | Clackamas County](#).

Public comment on the recommendation will begin shortly after the Board's Business Meeting begins on Thursday, May 15 at 10:00 a.m.

A joint Board of County Commissioner / City Commission meeting to discuss the courthouse is tentatively scheduled for the April 8th City Commission work session night. Oregon City will host the joint meeting. 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.

6. tumwata village

9/8/26: The design work for Block 2 is underway. Staff from both agencies and the consultant team met on site to discuss the project and walk the property. Staff is preparing an application for additional funding for Metro to review and consider, which would allow for additional design, engineering, and construction of the Riverwalk south of the current Block 2 project.

7/7/26: One proposal was submitted in response to the Block 2 request for proposals. Staff from the Confederated Tribes of Grand Ronde and the City reviewed the proposal and found it to be satisfactory, a contract is currently being negotiated for the design, engineering, and permitting of the project.

6/9/26: The Confederated Tribes of Grand Ronde signed the IGA with the City of Oregon City on May 12, 2026. On May 28th, CTGR held a groundbreaking event at tumwata village for the infrastructure improvements on the first block of the site, which includes McLoughlin Boulevard, Eel Road, Heron Place, and ikanum Road.

5/12/26: The City Commission approved the proposed IGA with the Confederated Tribes of Grand Ronde. The CTGR Tribal Council is reviewing the proposed IGA for approval. Staff from the City and CTGR have finalized the RFP for the phase 2 riverwalk project. Once the IGA is signed by both parties the RFP will be released.

4/7/26: The proposed IGA between the Confederated Tribes of Grand Ronde and the City is scheduled to be before the Commission for consideration on May 20, 2026.

The Confederated Tribes of Grand Ronde are preparing revised language to the proposed IGA. The next meeting is scheduled for February 11, 2026.

The next meeting with Confederated Tribes of Grand Ronde is scheduled for January 23, 2026.

A draft agreement and easement language has been provided to the Confederated Tribes of Grand Ronde. Staff is awaiting additional comments from Grand Ronde.

Staff met with Confederated Tribes of Grand Ronde staff to begin the process of formalizing an agreement to determine how to move forward with a project on the property.

The City Commission approved a grant agreement with the State of Oregon for the city to receive the \$12.5 million dollars. Staff is working to complete the transfer of the funds to the City and will begin discussions with the Confederated Tribes of the Grand Ronde on a potential project.

Staff is currently in discussion with the State to receive the \$12.5 million dollars that were allocated for public access/viewing along the Willamette River several years and has been returned to the State by Metro. It is anticipated that a formal agreement with the State will be brought to the Commission for consideration in August or September.

In discussions with the staff from the Confederated Tribe of the Grand Ronde, it was recommended that the joint meeting with the elected representatives from each organization occur in September/October to accommodate the elections that occur in September.

The Police Department worked with the Confederated Tribe of the Grand Ronde to remove the homeless camp located on the property. Demolition of the buildings damaged by the fire is on-going.

The Police Department has been in contact with the Confederated Tribes of the Grand Ronde to address a homeless camp that appears to be located on the property. Staff continues to work with staff from the Confederated Tribes of the Grand Ronde to address the impacts from the fire that occurred on the site and the demolition that is occurring.

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.

7. Canemah ROW issues

4/7/26: 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.