



CITY OF OREGON CITY

CITY COMMISSION WORK SESSION

MINUTES

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

CONVENE WORK SESSION AND ROLL CALL

Mayor McGriff convened the work session at 6:06 PM.

PRESENT: 4 - Commissioner Mike Mitchell, Commissioner Frank O'Donnell, Commissioner Rocky Smith, Mayor Denyse McGriff

EXCUSED: 1 - Commissioner Adam Marl

STAFFERS: 5 - City Manager Tony Konkol, City Recorder Jakob Wiley, Assistant City Recorder Evan Lee, Parks and Recreation Director Kendall Reid, Assistant City Manager Alex Rains

Mayor McGriff announced she had recently met with the Boy Scout Pack 209 of Oregon City, led by Angela and Bill Beerman.

FUTURE AGENDA ITEMS

1. List of Future Work Session Agenda Items

Tony Konkol, City Manager, reported that next month's agenda items would include pedestrian access designs for the McLoughlin Boulevard Enhancement Project, as well as an update from the Natural Resources Committee. In May, the agenda would include an update on the Parks and Recreation Master Plan, an update on the Five-Year Maintenance Utility Fee Plan, and possibly an update on the Geologic Hazard Code.

Mr. Konkol reported that he is working to schedule a joint work session with the Confederated Tribes of the Grand Ronde to discuss development of the former Blue Heron site.

DISCUSSION ITEMS

2. Clackamette Park Master Plan - Clackamette Cove RV Park Alternative Location

Parks and Recreation Director Kendall Reid introduced an update on an alternative site for the Clackamette Cove RV Park. Brian Martin, Senior Associate of Lango Hansen Architects, shared a presentation on the feasibility of relocating the RV park to a site on the edge of Clackamette Cove, as discussed in a previous City Commission Work Session.

Commissioner Mitchell asked Mr. Martin about the proposed alternate site's elevation, and Mr. Martin replied that the main part of this site is 34 feet above sea level. He observed that the elevation was similar to that of the site originally proposed in the Parks and Recreation Master Plan. Mr. Konkol added the City had faced limitations in the past regarding the use of this area by Clackamette Cove because 52 feet of elevation was required for habitable development, and there is a balance cut and fill requirement for attaining that elevation.

Mr. Martin observed that geotechnical surveys had not yet been conducted on the newly-proposed relocation site.

Commissioner O'Donnell observed that the newly-proposed site offered a greater buffer from highway traffic than the Master Plan's relocation site.

Mayor McGriff asked whether current zoning restrictions would allow the location of an RV park in the newly-proposed site and Mr. Konkol replied that it would not, as the site was currently zoned as mixed-used Downtown district.

Mr. Konkol followed up on Commissioner Mitchell's earlier question about elevations, stating that the site proposed in the Master Plan would require ten feet of fill and that the newly-proposed site would require twenty feet of fill.

Commissioner Mitchell asked if the newly-proposed RV park site had originally been planned as mitigation space. Mr. Konkol replied that many uses had been considered and that one approved use had been to place a podium building on the site.

There was discussion about the height differences that would be created between McLoughlin Boulevard and a potential RV park or a potential podium building.

Mr. Martin's presentation covered the pros and cons of the two proposed RV park locations. Commissioner O'Donnell asked whether Urban Renewal would need to sell the property on Clackamette Cove to the Parks Department for the project to take place. It was agreed that the property could be transferred or sold for a nominal fee. Commissioner O'Donnell also suggested that distance from the Cove to the current park, and the site's lack of direct water access, were not insurmountable problems.

Commissioner Smith suggested that pro and con lists can reflect bias from list creators and urged the Commission to consider that before presenting such a list to the public. He added that public support for the proposed RV park site in the Master Plan may have reflected the fact that the public was only offered one relocation option. He also addressed several concerns about the RV Park relocation process expressed in a letter the City Commission had received from Oregon City resident Tim Wuest.

There was discussion regarding public comment policy at work sessions.

Commissioner O'Donnell commented on the importance of knowing all options in a given situation. He also suggested more clarification was needed when describing whether a piece of property is outside a flood plain, objecting to the presentation's use of the phrase "largely outside" as unclear. Commissioner O'Donnell also presented some figures from the City's former finance director demonstrating the historical revenue generation of the RV park.

Commissioner Mitchell suggested that tracking the expenses specifically associated with the RV park, separately from those associated with Clackamette Park as a whole, would present a clearer picture of the RV park's finances. He also expressed concern about considering the alternate RV park relocation site because the original Master Plan had already passed the public approval process, and because the Parks and Recreation Advisory Committee had already voted 6-1 to keep the site originally selected in the Master Plan.

Commissioner Smith suggested separately tracking the spending on each facility and park in order to ascertain their distinct usage rates and prevent maintenance neglect.

Commissioner Mitchell suggested that placing the RV park at the alternate location on Clackamette Cove would counteract the Urban Renewal Commission's goal to return properties to the tax rolls.

Tim Wuest, resident of Oregon City and member of the Parks and Recreation Advisory Committee (PRAC), offered information from a recent PRAC meeting. Mr. Wuest expressed concern that the public was not properly informed about the alternative RV park site the Commission was considering. He also expressed concern about Oregon City's need for housing. He observed that PRAC had discussed that housing would create more revenue for the City than an RV park would.

Commissioner O'Donnell asked Mr. Wuest if PRAC had been under the impression that the proposed site on Clackamette Cove would need to be purchased from Urban Renewal. Mr. Wuest said that they had received that impression, but he felt that it did not impact their deliberations.

There was discussion about the possible market value of both potential RV park sites.

William Gifford, resident of Oregon City, observed that he was not aware of any public support for relocating the RV park to the proposed site on Clackamette Cove, despite residents' awareness of the possibility. He also suggested that the public approval process had not considered income generation of the RV park, nor had it considered the possibility of closing it. He suggested that other locations in Oregon City, not next to the river, could be options for relocating the RV park.

Joyce Gifford, resident of Oregon City and member of PRAC, reported that PRAC had been informed that the RV park had never made a profit, and that after considering potential costs to purchase and develop the site adjacent to Clackamette Cove, they had felt it would not present a timely return on investment. Ms. Gifford expressed an opinion that, judging from her experience with tourism promotion in Oregon City, the RV park was not a significant tourism draw. She expressed concern about the differing information about the RV park's profitability that she heard from the PRAC presentation and the present meeting.

Mayor McGriff stated that she believed the process of considering the RV park relocation had been conducted fairly and that the information regarding the process had been communicated clearly. She stated that, during the open house meetings that were part of the public approval process, some individuals had suggested ceasing to operate an RV park, but the majority had favored retaining the RV park. She also mentioned that other sites for the RV park had been suggested early in the public process but had not gathered enough support to make it this far.

Mayor McGriff said that since the PRAC had voted to retain the RV relocation site described in the master plan, it was important to respect the decisions already made by PRAC and the opinions already expressed by the public. She expressed uncertainty that an RV park would align with the Urban Renewal Commission's goals.

Mayor McGriff requested a consensus to move the discussion of the location of the RV park to a City Commission meeting. Commissioners O'Donnell and Smith requested more information about the location options before placing the issue on a regular Commission meeting agenda.

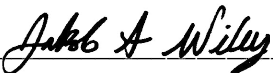
Commissioner Smith expressed a variety of concerns about the process by which this RV park location proposal had been reached. A consensus was not reached to place the issue on a future agenda.

The Commission took a recess from 7:37 PM to 7:43 PM. Commissioner Smith and Commissioner O'Donnell left the meeting during the break.

ADJOURNMENT

Mayor McGriff adjourned the work session at 7:43 PM.

Respectfully submitted,



Jakob S. Wiley, City Recorder