



CITY OF OREGON CITY

CITY COMMISSION WORK SESSION

MINUTES

Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Tuesday, April 09, 2024 at 6:00 PM

CONVENE WORK SESSION AND ROLL CALL

Mayor McGriff convened the work session at 6:03 PM.

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

STAFFERS: 6 - City Manager Tony Konkol, Assistant City Recorder Evan Lee, Community Development Director Aquilla Hurd-Ravich, Police Chief Shaun Davis, Assistant City Manager Alex Rains, City Engineer Dayna Webb

FUTURE AGENDA ITEMS

3. List of Future Work Session Agenda Items

Tony Konkol, City Manager, announced that the agenda of the May 7, 2024 Work Session would include an update on the Parks and Recreation Master Plan, the System Development Charge Reduction Program, and code revisions for the implementation of the Master Plan in regard to Park Place. The June Work Session agenda would include an update on the five-year Utility Plan. Mr. Konkol also reminded the Commission that the June 19, 2024 City Commission meeting had been cancelled, and that any items originally intended for the June 19 meeting would be moved to the June 11 meeting.

Mayor McGriff asked for clarification about the content of the System Development Charge (SDC) Reduction Program discussion. Mr. Konkol replied that the discussion would cover the details of the existing SDC programs and how to cover associated costs.

Mayor McGriff reported that she would be unable to attend the May meeting, and that Commissioner Marl would chair the meeting in her stead.

DISCUSSION ITEMS

4. Annual Report to the City Commission of Planning Commission Activities in Calendar Year 2023 and Presentation of the 2024-2025 Work Plan

Aquilla Hurd-Ravich, Community Development Director, introduced Paul Espe, Acting Chair of the Oregon City Planning Commission, who offered a presentation on the Planning Commission's 2023 efforts and their plans for the next two years.

Mayor McGriff asked for details about the Planning Commission's work with the entrance of the Chase Bank on Molalla Avenue. Ms. Hurd-Ravich responded that the bank had been required by zoning restrictions to place its main entrance facing Molalla Avenue, but the Planning Commission worked with the institution to allow them to achieve a more practical orientation, with architectural features facing Molalla but another entrance facing the bank's parking lot.

There was discussion about the Climate Friendly and Equitable Communities Oregon administrative requirements limiting parking, and about the need for increased transit service if the City is required to reduce parking availability.

The Mayor asked for more details about the presentations on affordable housing that had taken place at the Planning Commission meetings, observing that the issue is outside the organization's traditional purview. Ms. Hurd-Ravich explained that these presentations had been educational in nature and meant to inform policy suggestions. There was discussion about creating policies that do not sacrifice quality of living to budget in new developments.

There was discussion about how the Master Plans would address infrastructure needs amid urban growth. Mayor McGriff emphasized the need to utilize and redevelop existing infrastructure and properties already zoned. Mr. Espe recommended that the City look at acquiring land for parks as the City's Urban Growth Boundary expands.

There was discussion about preserving views from Molalla Avenue, 7th Street, and other locations by maintaining building height restrictions. Mayor McGriff suggested considering the needs of 7th Street and Molalla Avenue separately. Ms. Hurd-Ravich suggested starting with education for the Planning Commission on the studies done on these two streets, to refine goals for each. She also suggested providing education about the Vertical Housing Tax Credit.

There was discussion about the downsides of short-term rentals and the controls necessary to keep them from negatively impacting housing needs. Mayor McGriff suggested removing short-term rental discussions from the Planning Commission's plans altogether and saving the topic for policy discussions. Commissioner Marl asked about the origin of this discussion topic for the Planning Commission, adding that he supported tourism discussions focusing on hotels rather than short-term rentals. Ms. Hurd-Ravich replied that the Planning Commission had been interested in arrangements for Oregon City residents who wish to allow lodgers while still living in their homes. Mayor McGriff emphasized the importance of updating code language about short-term rentals and suggested removing the category of boarding houses due to misuse. Mr. Espe described Lake Oswego's policy as an example: that City allows short-term rentals if the homeowner also lives at the property. There was general approval expressed for this policy.

Mayor McGriff asked what the Planning Commission had discussed regarding the City's RV park. She asked if the City Code allows RV parks as conditional use, and Ms. Hurd-Ravich and Mr. Konkol replied that RV parks are categorized as subdivisions. Ms. Hurd-Ravich said that the Planning Commission had discussed whether privately-run RV parks should be allowed in addition to the City-run RV park, but added that the concept of another recreational RV park had seemed impractical due to lack of appropriate locations.

There was discussion about the process involved with converting shipping containers into housing.

Commissioner Mitchell asked about the timeline for the Department of Land Conservation and Development to approve the City's production strategy. Ms. Hurd-Ravich replied that the City was required to create a new Production Strategy after finishing the next Housing Needs Analysis, which would likely take place in 2026.

5. McLoughlin Boulevard Enhancements Project Update (CI 22-002)

Dayna Webb, City Engineer, introduced a presentation covering options determined by the Public Works Department for enhancements on McLoughlin Boulevard from 10th Street to tumwata village. The City's consultants on the project, Nick Gross of Kittleson and Associates and Michael Roberts of HDR Incorporated, offered the presentation.

Commissioner O'Donnell asked which walkway alternative offers the greatest separation from traffic, and Mr. Roberts replied that the long span option would present the greatest separation from traffic.

There was discussion about the level of grade from the street level to the bank of the river along the proposed route, and the location's topography in general.

Commissioner Mitchell asked if the first proposed route would impede the view of Willamette Falls. Mr. Gross replied that there would be a full view of the Falls from the Arch Bridge, but the view may be impeded for travelers approaching Oregon 99 E.

It was observed that one foundation challenge involved working around the pipe leading to the Water Environment Services (WES) treatment facility.

Mayor McGriff asked about the age of the sea wall along the route, and Mr. Roberts confirmed her suggestion that it was at least seventy-five years old but not as old as the arch bridge. There was discussion about potential foundation instability in this area.

Mr. Roberts introduced a long span design, which offered the boon of requiring fewer foundational anchors than the conventional viaduct with signature spans option. This would also keep a clear path for repair work to be done on the utility pipeline that runs alongside the pathway.

Mayor McGriff suggested that the Police Department and Parks and Recreation Department be invited to comment on the McLoughlin Boulevard project concepts.

Commissioner O'Donnell inquired about the length of the grade separated undercrossing in the long span concept walkway and Mr. Roberts explained that this portion of the walkway was around three hundred fifty to four hundred feet long.

There was discussion about structural limitations in regard to thickness with both concepts, in order to maintain appropriate distance from the water. It was indicated that the conventional viaduct concept was thicker.

Commissioner O'Donnell asked which concept was more cost-effective to build. Mr. Roberts replied that though the long-span option might require greater initial outlay, the viaduct concept included so many structural unknowns that it risked developing into a more expensive project in the long term.

Commissioner Mitchell observed that, due to the unknown foundation structural factors, the viaduct option could develop complications that render it financially unviable. Mr. Roberts agreed and added that other cities which had opted for the long span concept had been pleased with the reduction in cost escalation that resulted from working in a dry environment instead of in the river.

Commissioner Mitchell asked whether the cables of the long span concept would be visible to persons traversing the Arch Bridge. Mr. Roberts replied that the cables would pass under the Arch Bridge and would not be visible from it.

There was further discussion about the structural risks associated with the multiple foundations of the viaduct option, because so little is known about the geologic structure of the areas to be built upon. There was also discussion about the aesthetics of each walkway concept.

Commissioner Mitchell asked whether the long span concept would be faster to build than the viaduct concept. Mr. Roberts replied that the cables would require lead time of approximately twenty-two weeks, but that construction would be efficient once the materials are ready. He added that the viaduct concept had more potential for delays due to the unknown ground conditions.

Commissioner Mitchell observed that the proposed structure would aid in the eventual goal of a connecting River Walk between the Clackamette Park and tumwata village. Mr. Roberts replied that there is flexibility in the long span concept for future expansions or connections to the structure.

The Commission took a recess from 8:11 P.M. to 8:20 P.M.

CITY MANAGER'S REPORT**6. Update on City Projects**

Mr. Konkol reported that the City was continuing to work with the Oregon Department of Transportation (ODOT) on the Quiet Zone project, and that ODOT was in negotiations with their preferred consultant for that contract.

Mr. Konkol reported that Staff was finalizing draft easement language to address encroachments at the McLoughlin Promenade for the Charter Parks project, and that they intended to bring this material before the Commission within the next month.

Mr. Konkol reported that the construction contract for the Cayuse Five Memorial had been awarded to Pioneer Waterproofing Company, that the preconstruction meeting was scheduled for April 15, after which work was anticipated to begin in seven to ten days.

Mr. Konkol reported that the Mayor and the City Manager had met with the Assistant County Administrator to discuss the creation of a joint working group to address the future of the Clackamas County Courthouse building. The group would be comprised of six to eight members including the Mayor and the Clackamas County Chair, and the City and the County were to select an equal number of members. Mayor McGriff added that the Executive Director of the Downtown Oregon City Association had agreed to join the group, and so had Ben James, former Chamber President. She also observed that the Chamber is also creating its own committee to address this issue and that she had asked that committee to coordinate with the City and County's joint working group.

Mr. Konkol added that the City is asking the County Administrator for details about what facilities and services are moving from the current Courthouse vicinity and which are staying, and what the disposition of the Courthouse itself will be. Commissioner O'Donnell added that he would like to see the Holman building used by a business to ensure it is on the tax rolls. Mayor McGriff added that the County had asked for James Graham, Economic Development Director, to participate in the joint working group.

Mr. Konkol reported that the Confederated Tribes of the Grand Ronde had received a demolition permit for the office building on the corner of Oregon 99 E and Main Street as part of the tumwata village construction process. Mayor McGriff expressed a desire for some of the building's material to be recycled post-demolition.

COMMISSION COMMITTEE REPORTS**7. Commissioner O'Donnell****- South Fork Water Board**

Though Commissioner O'Donnell did not have a formal report at this time, there was discussion about improving communications with Oregon City when the City of West Linn wishes to enter into agreements that affect South Fork Water Board. Commissioner O'Donnell also commented on a recent facilities tour the South Fork Water Board had undertaken. There was discussion about the South Fork Water Board's discussions about SDCs, and Mayor McGriff raised concerns about their meeting facility's lack of ADA accessibility.

8. Commissioner Smith

- Clackamas Heritage Partners
- Oregon City Tourism Stakeholder's Group
- South Fork Water Board

Commissioner Smith reported that the Clackamas Heritage Partners had met on April 4 and that the meeting had included discussion of recruitment efforts for a successor to Gail Yazzolino, Executive Director of Historic Oregon City. He reported that the group had also discussed board recruitment and reconsidered its mission in light of the City's Facilities plan, especially regarding the future of the End of the Oregon Trail Interpretive Center. Commissioner Smith added that he had impressed upon the Heritage partners the importance of public opinion in this decision, and that the public may have a strong interest in the facility as an event venue. The Heritage Partners had also discussed working with the Confederated Tribes of the Grand Ronde to coordinate the Native history shared at the End of the Oregon Trail Center and at tumwata village. These two groups were working together to consider a public launch of the film "Oregon's First People" that is being shown at the Interpretive Center, and to schedule an event to bless the site in near future. Commissioner Smith reported that a retreat might be scheduled to discuss these and other issues.

9. Commissioner Marl

- Citizen Involvement Committee Liaison
- Clackamas County Coordinating Committee (C4)
- Clackamas County I-205 Tolling Strategies Committee
- Youth Advisory Committee Liaison

Reporting on the latest Citizen Involvement Committee (CIC) meeting, Commissioner Marl shared that three new neighborhood associations are in the formation process: Gaffey Lane, South End, and Hazel Grove – Westling Farm. He reported that the Committee had benefitted from several informative presentations, including one from Shaun Davis, Chief of Police, and that they had also discussed equitable ways to apportion the CIC's budget among the various neighborhood groups. Mayor McGriff observed that if the CIC proposes to alter fund distribution policies, they will need to obtain the City's approval.

Commissioner Marl reported that the Youth Advisory Committee is continuing work on its Clothing Drive and preparing for its next recruiting season for the Fall.

Commissioner Marl reported that C4 had discussed the Statewide Transportation Improvement Fund and its allocation practices. He reported that Commissioner Paul Savas had expressed concerns about the application of Equity Indexes, because the population density of underprivileged communities in Clackamas County is often less than that of urban areas such as Portland. Commissioner Marl also reported that improvements are planned to the Oregon City Transit Center, and a transit line is being expanded from Oregon City to Tualatin.

Commissioner Marl reported that the Clackamas County I-205 Tolling Strategies Subcommittee had decided to continue meeting and addressing the potential tolling issue despite the Oregon Legislature's decision to postpone the issue to the next legislative session.

10. Commissioner Mitchell

- Clackamas County Coordinating Committee (C4) – Metro Subcommittee
- Clackamas County I-205 Tolling Diversion Committee (alternate)
- Metro Policy Advisory Committee (MPAC) (alternate)

Commissioner Mitchell reported on the continuing C4 Metro Urban Growth Boundary (UGB) 2040 Roundtable Meetings, where housing needs for population changes had been discussed, adding that these discussions had budgetary implications for the City. He also described this group's work to identify areas in the metro area for potential housing development.

11. Mayor McGriff

- Clackamas Water Environment Services Policy Committee
- Clackamas Heritage Partners (alternate)
- Downtown Oregon City Association Board
- Metro Policy Advisory Committee (MPAC)
- Oregon City Tourism Stakeholder's Group
- South Fork Water Board
- Willamette Falls and Landings Heritage Area
- Willamette Falls Legacy Project Liaisons
- Willamette Falls Locks Authority
- Youth Advisory Committee Liaison

Mayor McGriff reported that the Clackamas County Water Environmental Services Policy Committee was forming a budget committee and that she would serve on it.

The Mayor reported that Downtown Oregon City Association was preparing for a Wine Walk and for First City events. She also reported that the group had revised several financial policies and was recruiting new members.

Mayor McGriff reported that the Willamette Falls and Landings Heritage Area group was focusing its attention on the City Hall construction process, which is underway.

Mayor McGriff reported that the Willamette Falls Legacy Project had recently conducted interviews in the process of their search for an Executive Director.

The Mayor reported that the Willamette Falls Locks Authority was discussing whether to choose a one-year budget process or a two-year budget process. She added that she sits on that group's Budget Committee.

Mayor McGriff reported that the Parent-Teachers Association had approved the Youth Advisory Committee's clothing drive, and City Hall would be a drop-off point for clothing donations.

Mayor McGriff reported that she, Mr. Konkol, Ms. Webb, Ms. Hurd-Ravich, and John Lewis, Director of Public Works, had met with TriMet staff to discuss their plans for the transfer station. The Mayor said that concerns had been raised to the TriMet staff about the facility's lack of space to accommodate their planned usages.

Commissioner Smith asked for details on the right-of-way agreement between the City and TriMet and Mr. Konkol offered to obtain this information for him.

ADJOURNMENT

Mayor McGriff adjourned the meeting at 9:00 P.M.

Respectfully submitted,

Jakob S. Wiley, City Recorder