



# CITY OF OREGON CITY

## URBAN RENEWAL COMMISSION

### MINUTES

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Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City  
Wednesday, March 06, 2024 at 6:00 PM

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#### CALL TO ORDER

*Chair Mitchell called the meeting to order at 6:01 P.M.*

#### ROLL CALL

**PRESENT: 7 -** Commissioner Frank O'Donnell, Commissioner Rocky Smith, Commissioner Laurie Ariniello, Commissioner Adam Marl, Commissioner Denyse McGriff, Commissioner Doug Neeley, Chair Mike Mitchell

**STAFFERS: 7 -** City Manager Tony Konkol, Assistant City Manager Alexandra Rains, City Recorder Jakob Wiley, Assistant City Recorder Evan Lee, Economic Development Manager James Graham, Police Chief Shaun Davis, Public Works Director John Lewis

#### CITIZEN COMMENTS

*There were no citizen comments.*

#### DISCUSSION ITEM

##### 1. Potential Redevelopment Options for the Stimson Property

*Tony Konkol, City Manager, presented several options for development on the Stimson property adhering to mixed use downtown zoning and taking into account preferences expressed at the previous Urban Renewal Commission (URC) Meeting. He also presented definitions of the terms "seasonal sales" and "transportation facilities" as they applied to this property's zoning. "Seasonal sales" applied to limited-time functions like Christmas tree sales and "transportation facilities" was meant in this case not to indicate facilities devoted entirely to transportation, but rather to the fact that transportation elements such as street lighting or trolley stops could be included within the development.*

*Commissioner Neeley suggested placing a grocery store on the property.*

*Commissioner Mitchell suggested considering housing as a partial use of the site in light of funding opportunities such as the Vertical Housing Tax Credit. Commissioner Smith said that he felt housing could be integrated into the site, though he did not feel that the whole site should be devoted to housing. Commissioner Marl also expressed support for taking advantage of the Vertical Housing Tax Credit and integrating live/work residences into the site.*

*Commissioner Neeley suggested considering a more primarily residential use of the property. Commissioner McGriff replied that the City has not had success in the past when starting a mixed-use developments with residential building, and suggested there was room south of the Stimson property to add residential development later. Commissioner Marl agreed with Commissioner McGriff and added that it was important for the Commission to clearly indicate their intent for City-owned properties.*

*Mr. Konkol remarked that the Commissioners had expressed interest in having a hotel in this development and suggested selecting coordinating requirements that would be complement the vicinity of a hotel, such as a restaurant, museum, or convention center. He asked for the Commission to clarify whether the hotel was a priority. James Graham, Economic Development Manager, agreed with Mr. Konkol and suggested a market feasibility study. Mr. Konkol added that at the present time housing might be a more feasible use of the property than a tourism-based use such as a hotel.*

*Commissioner O'Donnell suggested that the six acres available on the Stimson property was not enough space to make a significant impact in housing and suggested that a hotel on the site could be part of a tourism package that enlivens the area from Main Street to the Grand Ronde project. He suggested saving more elaborate projects for larger sites.*

*Commissioner Neeley asked whether the City still owns property on Washington Street across from the Stimson property, and Mr. Konkol replied in the affirmative.*

*There was discussion regarding the amount of property within and outside the 500-foot height restriction area. Chair Mitchell asked for a radius depiction of this information to be added to the map, and for details on the amount of the property affected by the height restriction. Mr. Konkol explained that due to the moving of various roads there was a significant amount of former right-of-way within the area and offered to communicate with the Oregon Department of Transportation (ODOT) about cleaning up former rights-of-way.*

*Chair Mitchell asked the Commissioners' opinions about requiring a hotel as an anchor for the project. Commissioner Ariniello favored a hotel combined with a community asset such as a restaurant in order for the property to serve both tourism and local residents. Commissioner O'Donnell added that a hotel would encourage the presence of more restaurants.*

*Commissioner Smith also expressed support for a hotel on the Stimson site in order to help establish a tourism hub in that specific part of the City and to encourage positive development of the Cove area.*

*There was consensus require a hotel on the Stimson property development, along with developer proposals of a complementary secondary use from the identified permitted uses.*

*Mr. Konkol asked whether the Commission wished to have an appraisal of the Stimson property. Mr. Konkol suggested providing appraisers with results of a geotechnical survey as well as the URC's intended use for the property in order to create as accurate an appraisal as possible. Commissioner O'Donnell supported this course of action.*

*John Lewis, Public Works Director, explained that the geotechnical company the City had retained would begin work when their drilling rig was available in mid-April. He added that a meeting was scheduled with the geotechnical company on the Wednesday following today's meeting.*

*Mr. Konkol suggested that he begin the process of finding an appraiser but wait to begin the appraisal until the geotechnical survey is completed. There was consensus in favor of this course of action.*

*Commissioner McGriff suggested giving staff ample room to negotiate the sale of the Stimson property with potential buyers since there are many changeable factors involved in developing Urban Renewal properties.*

*Commissioner Marl suggested that, though the amount of housing that could be integrated into the Stimson site would not make a significant impact on the housing market in Oregon City, including a housing element in the site would help create a built-in clientele for businesses on and around the site.*

2. Minutes of the December 20, 2023 Urban Renewal Commission Meeting

**Motion made by Commissioner McGriff, seconded by Commissioner Smith, to approve the minutes of the December 20, 2023 Meeting of the Urban Renewal Commission.**

**The motion passed by the following vote:**

**Yea: 7 – Commissioner O'Donnell, Commissioner Smith, Commissioner Ariniello, Commissioner Marl, Commissioner McGriff, Commissioner Neeley, Chair Mitchell**

## COMMUNICATIONS

*Mr. Konkol reported that Water Environmental Services (WES) was going to install a new discharge pipe in the vicinity of the Cove Urban Renewal property at Agnes Avenue. WES had requested an easement for about nine months to a year, in order to allow them to move across the Cove property to access the nearby roundabout. This would entail ODOT's creation of a construction drive aisle which the City could later have ODOT remove, or choose to keep.*

*Commissioner Ariniello asked what remediation ODOT would perform on the property after the project is completed. Mr. Konkol said he expected that ODOT would remove added rock, restoring the site to its current state of compacted dirt. Commissioner Ariniello asked if the project would limit access to Clackamette Cove and Mr. Konkol replied that it would not.*

*Commissioner O'Donnell asked whether ODOT's temporary gravel road at the easement could be used as a base for a permanent future road. Mr. Lewis suggested that this could be a possibility. Mr. Konkol added that it would not be the correct location for a permanent road but that the material could potentially be reused to create one.*

**Motion made by Commissioner McGriff, seconded by Commissioner Ariniello, to allow City Staff to enter into an agreement with Water and Environmental Services for access for the outfall project.**

**The motion passed by the following vote:**

**Yea: 7 – Commissioner O'Donnell, Commissioner Smith, Commissioner Ariniello, Commissioner Marl, Commissioner McGriff, Commissioner Neeley, Chair Mitchell**

*Commissioner McGriff reported that the Metro Regional Solid Waste Facilities Plan would include moving commercial activity away from the Metro South Station. It was observed that this would have implications for the Stimson property.*

## ADJOURNMENT

*Chair Mitchell adjourned the meeting at 6:52 P.M.*

Respectfully submitted,

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Jakob S. Wiley, City Recorder