

It was moved by Parrott, seconded by Nichols, to accept the proposed Alternate "C" as set forth in the letter of J. C. Milne Organization of January 21, 1974, in the amount of \$8,686.

Ayes: Nichols, Parrott, Klemsen. Nays: None.

Architect Stuart Mockford stated that he will prepare a Change Work Order.

Ken Brandt, Cemetery Superintendent, stated that the Oddfellows and Masonic Lodges are interested in giving their part of the cemetery to the City of Oregon City. The Commission requested that Mr. Brandt present more information at the next Commission meeting.

It was moved by Nichols, seconded by Parrott, to approve the liquor license applications of Howell's Tavern and the Headless Horseman Tavern.

Ayes: Nichols, Parrott, Klemsen. Nays: None.

The Manager stated that the terms of Ron Wolf and John C. Busch on the Planning Commission will expire in the near future.

The Commission was read a letter from J. F. Rogers, Manager of the Pricing and Marketing, Atlantic-Richfield Company, regarding the bid for gasoline for the year 1974 where they will furnish gasoline at the .329 per gallon figure but at the seller's posted price at the time and place of delivery.

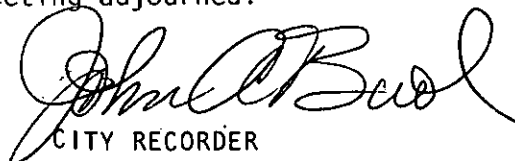
A letter was read from William J. Smith, 1507 J. Q. Adams Street, stating that he is drawing disability social security at the age of 64 and is interested in the senior citizens' hardship water rate. It was moved by Parrott, seconded by Nichols, to approve the request for senior citizens' hardship water rate for William J. Smith pending confirmation of his disability.

Ayes: Nichols, Parrott, Klemsen. Nays: None.

The Commission was given copies of the salary and fringe benefit requests of the police department, through the National Union of Police Officers, Local 843, Hal Abelsen, Business Agent.

Commissioner Parrott, announced that he will be unable to attend the CRAG meeting at the Quay Restaurant in Vancouver, Washington on January 31, 1974. The Commission requested that the Manager send a delegate from the City staff.

There being no further business the meeting adjourned.

  
CITY RECORDER

Oregon City, Oregon, February 6, 1974

#### REGULAR MEETING

The regular meeting of the City Commission was held on the above date in the Commission Chambers at City Hall at 8:00 P.M.

Roll call showed the following present:

Howard Klemsen, Mayor  
Glenn D. Parrott, Commissioner

John C. Anicker, Jr., City Attorney  
John A. Buol, Recorder-Treasurer

The minutes of the previous meetings, copies of which had been mailed to each member of the Commission, were approved.

This was the time scheduled for the public hearing on the appeal to the City Commission from a decision of the Zoning Board of Adjustment by Doris G. Rice, dba Oregon City Telephone Answering Service, 316 Barker Avenue, Oregon City.

Grant Mumpower, attorney representing Mr. and Mrs. Rice, was present. Mr. Mumpower made a presentation regarding Mrs. Rice's location, her application for business license and her remodeling and presented letters supporting Mrs. Rice's business at this location. Mrs. Rice answered questions for the Commission regarding her business. Mr. and Mrs. Forrest Jones, 305 Barker Avenue, were present and opposed the variance requested by Mrs. Rice.

Mr. Jones stated that if Mrs. Rice is allowed to remain at this location, she should be given a time limit before she would have to move.

The following persons spoke in favor of Mrs. Rice:

Mr. Curt Allen, 315 Barker  
 Harold Bowker, 886 Hazelwood Drive  
 Dr. Donald Cleland, representing Cleland Clinic  
 David Cady, local CPA  
 Jack Tarleton, Delta Construction  
 Walt Parrott, Parrott Investment Company  
 Dr. Daniel Billmeyer  
 Dr. Homer Winslow  
 Chuck Woolridge, 306 Barker Avenue  
 Dr. Frank Bennett  
 Dr. John Schilke and Johnnie Adams, Child Abuse Prevention Team  
 Dr. Jim Adams, Oregon City Veterinary Clinic  
 Bill Harmon, Clackamas County Home Builders' Assn.  
 Dr. McEahern  
 Harold Roley, Roley Real Estate  
 Mrs. C. Martin, former neighbor at 306 Barker Avenue

After considerable discussion, it was moved by Parrott, seconded by Klemsen, to continue the public hearing on the Doris Rice appeal from decision of Zoning Board of Adjustment to Thursday, February 14, 1974, at 8:00 P.M.

Ayes: Parrott, Klemsen.

Nays: None.

This was the time scheduled for the public hearing on the Walter R. Parrott and Lydia Krueger zone change request from R-4 to C-1 Zone at Abernethy Road and John Adams Street. The City Recorder read the Planning Commission recommendation to the City Commission. There were no oral or written protests. The Commission was presented a proposed ordinance prepared by the City Attorney and, after discussion of the ordinance, the Attorney stated that he would have to make corrections on the ordinance. It was moved by Parrott, seconded by Klemsen, to continue the Walter R. Parrott zone change request to February 14 to allow the City Attorney to make corrections on the proposed ordinance.

Ayes: Parrott, Klemsen.

Nays: None.

The City Commission was informed that the Planning Commission recommended amending Title XI, Zoning Districts, by adding a new sub-section J for temporary real estate sales offices. The City Recorder read the following recommendation from the Planning Commission:

"This was the time for the Public Hearing for an ordinance to amend Title XI, Chapter 4, "R-1" One-Family Dwelling District, Section 1, Permitted Uses of the 1963 City Code, by adding sub-section (J). After discussion, it was moved by Stafford, seconded by Busch, to recommend to the City Commission that the ordinance state that the temporary structure must be placed within the sub-division that is currently being offered for sale, in addition to the material that is now contained in the present proposed ordinance and that subject to this modification, the ordinance be recommended for approval."  
 Motion Carried.

It was moved by Parrott, seconded by Klemsen, that proposed Ordinance No. 1796 be read the first time and ordered published.

Ayes: Parrott, Klemsen.

Nays: None.

#### ORDINANCE NO. 1796

An ordinance amending Title XI, Zoning, Chapter 4: "R-1" One-family Dwelling District, Section 1; Permitted Uses, of the 1963 City Code, by adding Subsection (J), and declaring an emergency.

Oregon City does ordain as follows:

Section 1. That Title XI: Zoning, Chapter 4: "R-1" One-Family Dwelling District, Section 1: Permitted Uses, of the 1963 City Code, be and the same is hereby amended by adding subsection (J) to said Section 1, as follows:

- (J) Temporary real estate sales offices upon application for and issuance of a proper permit. The City Manager may issue a renewable permit limited to periods of up to one year for the operation of a temporary real estate sales

office located on and limited to sales of real estate on a single parcel of platted property upon which new residential buildings are being constructed. The structure housing the sales office need not conform to the requirements of the zoning district involved. The City Manager shall impose such conditions on the permit as are reasonable and necessary to preserve the integrity of the neighborhood and to meet the purposes of the city zoning ordinances. Such permit shall be revocable after hearing before and action by the City Commission.

Section 2. Inasmuch as this ordinance is necessary for the immediate preservation of the public health, peace and safety of Oregon City in this: That it is necessary to provide for real estate sales offices in conjunction with residential construction, therefore, an emergency is hereby declared to exist and this ordinance shall be in full force and effect from and after its passage by the Commission and approval by the Mayor.

Read first time and ordered published at a regular meeting of the Commission held on the 6th day of February, 1974 and to come up for second reading and final passage at a regular meeting of the City Commission to be held on the 6th day of March, 1974, at the hour of 8:00 p.m.

JOHN A. BUOL  
City Recorder

The City Commission was read the following <sup>Planning Commission</sup> Recommendation on the zone change request of Karl E. Notdurft:

"A request for a District (Zone) Change by Karl E. Notdurft from "R-1" to "C-2" for land in Parcel I, II, III and IV, part of the Wm. Holmes D.L.C. No. 38 in Section 5, T.3S., R.2E., of the W.M. (legal on file). Peter Van Ranst presented argument for the zone change, stating that it was to the benefit of the city and gave additional tax revenue as the basis for the city benefit.

"After discussion, it was moved by Andrew, seconded by Stafford, to recommend that the Karl E. Notdurft request for zone change from "R-1" to "C-2" be recommended to the City Commission for approval, and to further recommend that the entire area being annexed be zoned "C-2" (Skyles property 410' x 105' deep south of the property now requesting the zone change) "Consistent with the Comprehensive Plan". " Motion carried.

It was moved by Parrott, seconded by Klemsen, to call for a public hearing on the Karl E. Notdurft-Skyles zone change for March 6, 1974.

Ayes: Parrott, Klemsen.

Nays: None.

A letter was read from Don Balcom of B & C Towing of Oregon City presenting his rates for towing parking violators and towed cars for investigation and city-owned cars and pickups. Mr. Balcom's letter stated that he was willing to enter into a contract with the City of Oregon City and its Police Department. Police Chief Robert Chester was present and explained the proposal of B & C Towing. Mr. and Mrs. Don Balcom were present to discuss their request. After discussion, it was moved by Parrott, seconded by Klemsen, that the City Commission authorize the City Manager to make arrangements to have a contract with B & C Towing for the towing of police cars and city equipment with the City Manager to work out the details in either a written or oral agreement.

Ayes: Parrott, Klemsen.

Nays: None.

This was the time scheduled for the public hearing on vacating the street running through the subdivision known as Pleasant Terrace as requested by David Farr. Alan Brickley, attorney, was present representing Mr. Farr. The City Recorder informed the Commission that the affidavit of publication and affidavit of posting are on file in the Recorder's office. There being no written or oral protests, it was moved by Parrott, seconded by Klemsen, that proposed Ordinance No. 1795 be read the first time and ordered published.

Ayes: Parrott, Klemsen.

Nays: None.

ORDINANCE NO. 1795

An ordinance vacating the street running through the subdivision known as Pleasant Terrace, herein more particularly decreed.

WHEREAS, it appears to the Commission of Oregon City, Oregon, that on the 2nd day of January, 1974, a Resolution was adopted initiating action for the vacation of a portion of the street running through the subdivision known as PLEASANT TERRACE, hereinafter described, and thereafter the City Recorder caused Notice to be given by posting and publication is on file with the City Recorder and that the matter of said vacation, together with a hearing of any objections or claims to be heard and considered concerning said vacation of said street would be heard and considered at 8:00 o'clock p.m. on the 6th day of February, 1974, in the Commission meeting room at the City Hall in Oregon City, Oregon, and said hearing having been held and it appearing that said vacation is in the public interest and that all expenses and assessments in connection therewith have been paid, now, therefore,

OREGON CITY DOES ORDAIN AS FOLLOWS:

That the following described street in Oregon City, Oregon, to-wit:

The 30 foot street running through the subdivision known as PLEASANT TERRACE, abutting Lots 1 through 6 inclusive

be and the same is hereby vacated.

Read first time and ordered published at a regular meeting of the Commission held on the 6th day of February, 1974, and to come up for second reading and final passage at a regular meeting of the City Commission to be held on the 6th day of March, 1974, at the hour of 8:00 o'clock p.m.

JOHN A. BUOL  
City Recorder

A letter was read from Don Williams, 437 Brighton Avenue, Oregon City, regarding the vandalism by motor vehicles in Rivercrest Park. Mr. Williams was present to discuss the problem with the City Commission and suggested possibly curbing Rivercrest Park. The City Recorder informed the Commission that recently the Police Department has arrested two individuals on damage to Rivercrest Park. The Commission was also informed that the City Engineer estimates the curbing of Rivercrest Park at a cost of \$4,260. It was moved by Parrott, seconded by Klemsen, to continue discussion on the curbing of Rivercrest Park to the next regular meeting of the Commission.

Ayes: Parrott, Klemsen.

Nays: None.

The Commission was presented with proposed Resolution No. 74-2 on traffic controls. It was moved by Parrott, seconded by Klemsen, to adopt Resolution No. 74-2.

Ayes: Parrott, Klemsen.

Nays: None.

RESOLUTION NO. 74-2

WHEREAS, by Section 13, Chapter 2, Title 10, 1963 City Code, the City Manager subject to the approval of the City Commission by resolution may designate stop streets, cross-walks, safety zones, traffic lanes, areas in which no parking shall be permitted and areas in which the time of parking is to be limited, install additional parking meters as required, and direct the placing and maintenance of such traffic signs, markers and signals as may be reasonable and necessary to carry the above powers into effect and also for the regulation and safety of traffic; and

WHEREAS, after careful study it has been determined that the following areas require traffic regulation;

NOW THEREFORE BE IT RESOLVED by the City Commission of Oregon City that:

1. A two hour parking limit be imposed on both sides of 13th Street between its intersections with Main Street and Center Street.
2. Stop signs be installed on each corner of the intersection of Linn Avenue and Holmes Lane controlling all vehicles entering said intersection from either of said streets and establishing said intersection as a four-way stop street.
3. Parking be prohibited on the East side of Monroe Street at a point commencing 25 feet North of its intersection with 7th Street and continuing North for 20 feet, between the hours of 9:00 a.m. and 4:00 p.m. except Sundays and holidays, except that said area may be utilized for loading and unloading of commercial products.

BE IT FURTHER RESOLVED by the City Commission of Oregon City that the City Manager be and he is hereby authorized and directed as follows:

To install necessary signs, markers and painted areas to carry the powers enumerated above into effect.

Adopted, signed and approved this 6th day of February, 1974.

HOWARD KLEMSSEN (S)

Mayor-Commissioner

Comprising the City Commission  
of Oregon City, Oregon.

GLENN D. PARROTT, D.C. (S)

Commissioner

Commissioner

A letter was read from Richard Bladorn, Urban Program Engineer, State Highway Division, regarding a letter of understanding on the TOPICS Project TG-5025(26), the Southern Pacific Railroad crossing at 10th Street and Singer Hill. Mr. Bladorn's letter stated that, if the city agreed with the items in the letter, one copy of the letter should be signed and returned to the State Highway Department. It was moved by Parrott, seconded by Klemesen, to authorize the City Manager to sign the letter of understanding on the TOPICS Project, 10th Street and Singer Hill crossing, on behalf of the City of Oregon City.

Ayes: Parrott, Klemesen.

Nays: None.

A letter was read from Albert Goldschmidt, Bartle Wells Associates, regarding the financing plan of Comprehensive Sewage Plan for the Tri-City area. Mr. Goldschmidt's letter stated that the financing plan will be ready for delivery within the next eight to ten days.

The Commission was presented a statement from Bartle Wells Associates in the amount of \$317.40. It was moved by Parrott, seconded by Klemesen, to authorize payment to Bartle Wells Associates in the amount of \$317.40.

On roll call: Parrott, Aye; Klemesen, Aye.

A letter was read from Mrs. Nevina K. Woods, 115 South Center Street, regarding the problem of her neighbor's chickens and ducks messing in her yard and requesting the City Commission take some action. This was continued for further study.

The Commission was presented with a schedule of radio and telephone costs as provided by the City of Oregon City to other fire departments or fire districts in the area for the 1974-75 budget year. The City Recorder explained the proposed cost to the Commission. It was moved by Parrott, seconded by Klemesen, to authorize the Manager to inform the fire departments and fire districts that the city provides dispatch service for, of the costs for 1974-75.

Ayes: Parrott, Klemesen.

Nays: None.

The Commission was informed that the School District is inquiring about the swimming pool rates for the 1974-75 budget. The City Recorder informed the Commission that they are now paying \$10,080 rent and \$7,350 for instruction on an annual basis. It was moved by Parrott, seconded by Klemesen, to continue this to the February 14 meeting.

Ayes: Parrott, Klemesen.

Nays: None.

The City Recorder reminded the City Commission of two terms on the Planning Commission which expire April 7, 1974 - John C. Busch and Ron Wolf.

The Commission was read a memo from Mary Beth Arbuckle, Librarian, regarding the reclassification of a new position in the 1973-74 budget of Reference Clerk to Assistant Librarian with emphasis on reference. The City Recorder explained the reasons for this request. This was continued for further study.

Robert Andrew, Secretary of the Planning Commission, was present to discuss with the Commission on placing a moratorium on signs in the city until a new sign ordinance is developed by the Planning Commission. Mr. Andrew was informed that this item will appear on the February 14 agenda.

There being no further business the meeting adjourned to Thursday, February 14, 1974, at 8:00 P.M.

*John A. Busch*  
CITY RECORDER