



CITY OF OREGON CITY

CITY COMMISSION SPECIAL MEETING - REVISED MINUTES

Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Tuesday, October 11, 2022 at 7:00 PM

1. CONVENE MEETING AND ROLL CALL

Mayor McGriff convened the meeting at 7:04 PM.

PRESENT: 4 - Commissioner Adam Marl, Commissioner Rocky Smith, Commissioner Frank O'Donnell, Mayor Denyse McGriff

STAFFERS: 9 - City Manager Tony Konkol, City Recorder Jakob Wiley, Community Development Director Aquilla Hurd-Ravich, Executive Assistant to the City Manager Lisa Oreskovich, Chief of Police James Band, Library Director Greg Williams, Public Works Director John Lewis, Human Resources Director Patrick Foiles, Assistant City Recorder Angelique Nomie

2. CEREMONIES AND PROCLAMATIONS

2a. Oath of Office for Commission President

Amy Lindgren, Municipal Court Judge, administered the Oath of Office to Commissioner Marl for Commission President.

3. CITIZEN COMMENTS

None

4. PUBLIC HEARINGS

4a. Appeal of the Park Place Crossing General Development Plan (AP-22-00003; GLUA-21-00045; MAS-21-00006; VAR-22-00001)

Mayor McGriff reviewed the rules for the public hearing, emphasizing respectfulness for those in the room and refraining from outbursts. Mayor McGriff opened the public hearing and read the hearing script. She asked if the Commission had any ex parte contacts, conflicts of interests, biases, or any other statements to declare including site visits.

Commissioner O'Donnell did not have anything to report. Commissioner Smith had visited the site. Commissioner Marl attended a presentation at the Citizen Involvement Committee by Tom Geil. Mayor McGriff was familiar with the site, knew many of the parties in the appeal, and had communicated with some members of the Planning Commission about the matter before the decision was made.

Carrie Richter, Deputy City Attorney, provided the staff report. This review was limited and no new evidence/issues could be considered. Ms. Richter discussed the subject site, steps for development within Park Place, the Park Place Concept Plan (PPCP), development proposal, appeal issues, procedural concerns, PPCP further amendments, phased development barrier system, traffic count and road design, residential density and design concept, alley access, neighborhood commercial design,

geologic hazards review, parks and trails, adequacy of pedestrian trails, clear and objective standards, and City Commission options.

Mayor McGriff asked if garage access was eliminated with the lots that had alley access. Ms. Richter confirmed garages were not included for those lots and those along Holly Lane. The lots without alley access were restricted physically, preventing them from being required.

The Commission asked procedural questions.

An issue was raised from the audience that the staff report went over by four minutes. The Commission allowed it as it was important information for them to receive.

Jed Peterson, resident of Oregon City, submitted a video testimony that was played for consideration by the City Commission. He asked for denial of the development due to an incomplete application that did not meet the requirements.

Roya Mansouri, resident of Oregon City, submitted a video testimony that was played for consideration by the City Commission. She discussed the procedural violations at the September 12, 2022 Planning Commission meeting.

Enoch Huang, resident of Oregon City, provided a testimony and a presentation. He discussed a procedural issue related to Clackamas County Ordinance 07-1007 and pre-emptive rebuttal of the anticipated applicant appeal of Natural Resource Overlay District (NROD)-related conditions of approval 16, 17, and 21. He requested the record be left open so there could be responses to the applicant's late statements.

James Nicita, resident of Oregon City, discussed the Planning Commission findings from the September 12, 2022 meeting. He explained his issues with the Holly Lane extension, what was being permitted in the Neighborhood Commercial Zone, and Main Street design standards.

Christine Kosinski, resident of unincorporated Clackamas County, provided testimony regarding Holly Lane and the development's impact to natural hazards in the area. She did not think the application met Statewide Planning Goals 1, 7, 12, and 13.

Tom Geil, resident of Oregon City and representative of Park Place Neighborhood Association, provided testimony regarding the differences between the Park Place Concept Plan and the proposed development. He discussed livability, safety, and traffic concerns.

Linda Smith, resident of Oregon City, provided testimony on how she thought the traffic study was skewed.

Jackie Hammond-Smith, resident of Oregon City, provided testimony regarding the history and key components of the concept plan. The original concept plan included more traffic connections and access than the development proposal. There was also a need for commercial, residential, and open space.

Richard Guerrero, resident of Oregon City, provided testimony on neighborhood livability impacts.

The City Commission took a five-minute break at 9:22 PM.

Garrett Stephenson, legal counsel for the applicant, discussed the two new conditions proposed in the staff report and the lack of opposition to those new conditions. He thought the application satisfied the approval criteria. He explained why the City Commission should approve the application, including the changes in the proposal in response to public concerns during the Planning Commission process.

Chris Goodell, land use planner with AKS Engineering & Forestry, discussed the differences between the initial application design and the updated application design.

Mr. Stephenson gave his perspective on the issues that had been raised and how they did not own all the acreage in this concept plan area. It was not feasible or justifiable to require them to build out the entire plan.

There was consensus for the meeting to go past 10 PM.

Brenda Marks, resident of Oregon City, spoke about the impact to Holcomb Boulevard, deviation of the application from the concept plan, safety, and livability.

Karla Laws, resident of Oregon City, discussed livability, traffic, and safety.

Linda VanHaverbeke, resident of Oregon City, expressed concern about growth, Holcomb Boulevard, the future Street of Dreams and new high school in the area, and lack of an evacuation plan.

Steve VanHaverbeke, resident of Oregon City, discussed the need for the Holly Lane extension.

Tom Geil, resident of Oregon City, asked the Commission to pay attention to those impacted by an application that did not meet the standards of the concept plan.

Mr. Stephenson provided rebuttal for the applicant. He responded to the issues raised regarding connectivity, density and impact of development, and landslide hazards.

Todd Mobley, traffic engineer for the applicant, discussed how traffic would be managed in each phase, analysis of intersections, and trip rates.

Mayor McGriff asked if anyone from Icon had attended the meetings on this application.

Mr. Stephenson said yes, they were in attendance tonight. He discussed how the applicant responded to public concerns and had revised the original proposal. The Planning Commission had taken time to consider all of the issues and had approved the application. He thought there was ample evidence to prove all of the criteria had been met.

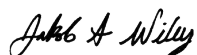
There was consensus to close the record and not allow further testimony. Ms. Richter would provide a list of the comments made outside of the record.

Mayor McGriff closed the public hearing and continued consideration of the item to the October 17, 2022 special meeting.

5. ADJOURNMENT

Mayor McGriff adjourned the meeting at 10:34 PM.

Respectfully submitted,



Jakob S. Wiley, City Recorder