



# CITY OF OREGON CITY

## URBAN RENEWAL COMMISSION

### AGENDA

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Commission Chambers, Libke Public Safety Facility, 1234 Linn Avenue, Oregon City  
Wednesday, July 05, 2023 at 5:30 PM

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*Ways to participate in this public meeting:*

- *Attend in person, location listed above*
- *Register to provide electronic testimony (email [recorderteam@orcity.org](mailto:recorderteam@orcity.org) or call 503-496-1509 by 3:00 PM on the day of the meeting to register)*
- *Email [recorderteam@orcity.org](mailto:recorderteam@orcity.org) (deadline to submit written testimony via email is 3:00 PM on the day of the meeting)*
- *Mail to City of Oregon City, Attn: City Recorder, P.O. Box 3040, Oregon City, OR 97045*

#### CALL TO ORDER

#### ROLL CALL

#### CITIZEN COMMENTS

#### DISCUSSION ITEM

1. The Mixed Used Downtown zoning code
2. Urban Renewal Commission Discussion of the Stimson Property
3. Urban Renewal Commission Discussion of the 922 Main Street Property
4. Urban Renewal Commission Discussion of the 12th and Main Street properties
5. Urban Renewal Commission Discussion of 214 Tumwater Drive and 313 S 2<sup>nd</sup> Street Properties
6. Urban Renewal Commission Discussion of the Clackamette Cove Properties
7. Minutes of the June 7, 2023 Urban Renewal Commission Meeting
8. Minutes of the June 21, 2023 Urban Renewal Commission Meeting

#### COMMUNICATIONS

#### ADJOURNMENT

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**PUBLIC COMMENT GUIDELINES**

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*Complete a Comment Card prior to the meeting and submit it to the City Recorder. When the Mayor/Chair calls your name, proceed to the speaker table, and state your name and city of residence into the microphone. Each speaker is given three (3) minutes to speak. To assist in tracking your speaking time, refer to the timer on the table.*

*As a general practice, the City Commission does not engage in discussion with those making comments.*

*Electronic presentations are permitted but shall be delivered to the City Recorder 48 hours in advance of the meeting.*

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**ADA NOTICE**

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*The location is ADA accessible. Hearing devices may be requested from the City Recorder prior to the meeting. Individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the City Recorder's Office at 503-657-0891.*

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***Agenda Posted at City Hall, Pioneer Community Center, Library, City Website.***

***Video Streaming & Broadcasts: The meeting is streamed live on the Oregon City's website at [www.orcity.org](http://www.orcity.org) and available on demand following the meeting. The meeting can be viewed on Willamette Falls Television channel 28 for Oregon City area residents as a rebroadcast. Please contact WFMC at 503-650-0275 for a programming schedule.***



# CITY OF OREGON CITY

## Staff Report

625 Center Street  
Oregon City, OR 97045  
503-657-0891

**To:** Urban Renewal Commission  
**From:** Executive Director Tony Konkol

**Agenda Date:** 07/05/2023

### **SUBJECT:**

The Mixed Used Downtown zoning code

### **STAFF RECOMMENDATION:**

Informational only.

### **EXECUTIVE SUMMARY:**

The Urban Renewal Commission will be discussing several properties that are in the Mixed-Use Downtown (MUD) zone of Oregon City. Attached is the MUD zone from the Oregon City Municipal Code, which describes the intent of the zone, uses that are permitted, conditional, and prohibited, and the dimensional standards required by the zone.

### **BACKGROUND:**

The Urban Renewal Commission requested the Mixed-Use Downtown zoning code be provided to inform the discussion of potential uses of properties in the Urban Renewal Plan.

### **OPTIONS:**

1. NA

## Chapter 17.34 - MUD MIXED-USE DOWNTOWN DISTRICT

*Footnotes:*

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**Editor's note—** Ord. No. 08-1014, adopted July 1, 2009, repealed Chapter 17.34 in its entirety and enacted new provisions to read as herein set out. Prior to amendment, Chapter 17.34 pertained to similar subject matter. See Ordinance Disposition List for derivation.

## 17.34.010 - Designated.

The mixed-use downtown (MUD) district is designed to apply within the traditional downtown core along Main Street and includes the "north-end" area, generally between 5th Street and Abernethy Street, and some of the area bordering McLoughlin Boulevard. Land uses are characterized by high-volume establishments constructed at the human scale such as retail, service, office, multi-family residential, lodging or similar as defined by the community development director. A mix of high-density residential, office and retail uses are encouraged in this district, with retail and service uses on the ground floor and office and residential uses on the upper floors. The emphasis is on those uses that encourage pedestrian and transit use. This district includes a downtown design district overlay for the historic downtown area. Retail and service uses on the ground floor and office and residential uses on the upper floors are encouraged in this district. The design standards for this sub-district require a continuous storefront façade featuring streetscape amenities to enhance the active and attractive pedestrian environment.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009; Ord. No. 18-1009, § 1(Exh. A), 7-3-2019; Ord. No. 19-1008, § 1(Exh. A), 12-18-2019)

## 17.34.020 - Permitted uses.

Permitted uses in the MUD district are defined as:

- A. Banquet, conference facilities and meeting rooms;
- B. Bed and breakfast/boarding houses, hotels, motels, and other lodging facilities;
- C. Child care centers and/or nursery schools;
- D. Indoor entertainment centers and arcades;
- E. Health and fitness clubs;
- F. Medical and dental clinics, outpatient; infirmity services;
- G. Museums, libraries and cultural facilities;
- H. Offices, including finance, insurance, real estate and government;
- I. Outdoor markets, such as produce stands, craft markets and farmers markets that are operated on the weekends and after six p.m. during the weekday;

- J. Postal services;
- K. Repair shops, for radio and television, office equipment, bicycles, electronic equipment, shoes and small appliances and equipment;
- L. Multi-family residential, triplexes and quadplexes;
- M. One or two units in conjunction with a nonresidential use provided that the residential use occupies no more than fifty percent of the total square footage of the development;
- N. Restaurants, eating and drinking establishments without a drive-through;
- O. Services, including personal, professional, educational and financial services; laundry and dry-cleaning;
- P. Retail trade, including grocery, hardware and gift shops, bakeries, delicatessens, florists, pharmacies, specialty stores provided the maximum footprint of a freestanding building with a single store does not exceed sixty thousand square feet (a freestanding building over sixty thousand square feet is allowed as long as the building contains multiple stores);
- Q. Seasonal sales;
- R. Residential care facilities, assisted living facilities; nursing homes and group homes for over fifteen patients licensed by the state;
- S. Studios and galleries, including dance, art, photography, music and other arts;
- T. Utilities: Basic and linear facilities, such as water, sewer, power, telephone, cable, electrical and natural gas lines, not including major facilities such as sewage and water treatment plants, pump stations, water tanks, telephone exchanges and cell towers;
- U. Veterinary clinics or pet hospitals, pet day care;
- V. Home occupations;
- W. Research and development activities;
- X. Temporary real estate offices in model dwellings located on and limited to sales of real estate on a single piece of platted property upon which new residential buildings are being constructed;
- Y. Transportation facilities;
- Z. Live/work dwellings;
- AA. After-hours public parking;
- BB. Marinas;
- CC. Religious institutions;
- DD. Mobile food units outside of the downtown design district.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009; Ord. No. 18-1009, § 1(Exh. A), 7-3-2019; Ord. No. 19-1008, § 1(Exh. A), 12-18-2019; Ord. No. 22-1001, 1(Exh. A), 6-1-2022)

17.34.030 - Conditional uses.

The following uses are permitted in this district when authorized and in accordance with the process and standards contained in OCMC 17.56:

- A. Drive-through facilities;
- B. Emergency services;
- C. Hospitals;
- D. Outdoor markets that do not meet the criteria of OCMC 17.34.020.I;
- E. Parks, playgrounds, play fields and community or neighborhood centers;
- F. Parking structures and lots not in conjunction with a primary use on private property, excluding after-hours public parking;
- G. Retail trade, including grocery, hardware and gift shops, bakeries, delicatessens, florists, pharmacies and specialty stores in a freestanding building with a single store exceeding a foot print of sixty thousand square feet;
- H. Public facilities such as sewage and water treatment plants, water towers and recycling and resource recovery centers;
- I. Public utilities and services such as pump stations and sub-stations;
- J. Distributing, wholesaling and warehousing;
- K. Gas stations;
- L. Public and/or private educational or training facilities;
- M. Stadiums and arenas;
- N. Passenger terminals (water, auto, bus, train), excluding bus stops;
- O. Recycling center and/or solid waste facility;
- P. Shelters, except within the downtown design district.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009; Ord. No. 18-1009, § 1(Exh. A), 7-3-2019; Ord. No. 19-1008, § 1(Exh. A), 12-18-2019)

#### 17.34.040 - Prohibited uses.

The following uses are prohibited in the MUD district:

- A. Kennels;
- B. Outdoor storage and sales, not including outdoor markets allowed in OCMC 17.34.030;
- C. Self-service storage;
- D. Single-family detached residential units, townhouses and duplexes;
- E. Motor vehicle and recreational vehicle repair/service;
- F.

## Motor vehicle and recreational vehicle sales and incidental service;

Item #1.

- G. Heavy equipment service, repair, sales, storage or rental (including but not limited to construction equipment and machinery and farming equipment);
- H. Marijuana production, processing, wholesaling, research, testing, and laboratories;
- I. Mobile food units within the downtown design district unless a special event has been issued.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009; Ord. No. 16-1008, § 1(Exh. A), 10-19-2016, ballot 11-8-2016; Ord. No. 18-1009, § 1(Exh. A), 7-3-2019; Ord. No. 19-1008, § 1(Exh. A), 12-18-2019; Ord. No. 22-1001, 1(Exh. A), 6-1-2022)

## 17.34.050 - Pre-existing industrial uses.

Tax lot 5400 located at Clackamas County Tax Assessors Map #22E20DD, Tax Lots 100 and two hundred located on Clackamas County Tax Assessors Map #22E30DD and Tax Lot 700 located on Clackamas County Tax Assessors Map #22E29CB have special provisions for industrial uses. These properties may maintain and expand their industrial uses on existing tax lots. A change in use is allowed as long as there is no greater impact on the area than the existing use.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009; Ord. No. 18-1009, § 1(Exh. A), 7-3-2019; Ord. No. 19-1008, § 1(Exh. A), 12-18-2019)

## 17.34.060 - Mixed-use downtown dimensional standards—For properties located outside of the downtown design district.

- A. Minimum lot area: None.
- B. Minimum floor area ratio: 0.30.
- C. Minimum building height: Twenty-five feet or two stories except for accessory structures or buildings under one thousand square feet.
- D. Maximum building height: Seventy-five feet, except for the following location where the maximum building height shall be forty-five feet:
  - 1. Properties between Main Street and McLoughlin Boulevard and 11th and 16th streets;
  - 2. Property within five hundred feet of the End of the Oregon Trail Center property; or
  - 3. Property abutting single-family detached or attached units.
- E. Minimum required setbacks, if not abutting a residential zone: None.
- F. Minimum required interior side yard and rear yard setback if abutting a residential zone: Fifteen feet, plus one additional foot in yard setback for every two feet in height over thirty-five feet.
- G. Maximum Allowed Setbacks.
  - 1. Front yard: Twenty feet.
  - 2. Interior side yard: No maximum.

3. Corner side yard abutting street: Twenty feet.

4. Rear yard: No maximum.

5. Rear yard abutting street: Twenty feet.

H. Maximum site coverage including the building and parking lot: Ninety percent.

I. Minimum landscape requirement (including parking lot): Ten percent.

J. Residential minimum net density of 17.4 units per acre, except that no minimum net density shall apply to residential uses proposed above nonresidential uses in a vertical mixed-use configuration or to live/work dwellings.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009; Ord. No. 18-1009, § 1(Exh. A), 7-3-2019; Ord. No. 19-1008, § 1(Exh. A), 12-18-2019)

17.34.070 - Mixed-use downtown dimensional standards—For properties located within the downtown design district.

A. Minimum lot area: None.

B. Minimum floor area ratio: 0.5.

C. Minimum building height: Twenty-five feet or two stories except for accessory structures or buildings under one thousand square feet.

D. Maximum building height: Fifty-eight feet.

E. Minimum required setbacks, if not abutting a residential zone: None.

F. Minimum required interior and rear yard setback if abutting a residential zone: Twenty feet, plus one foot additional yard setback for every three feet in building height over thirty-five feet.

G. Maximum Allowed Setbacks.

1. Front yard setback: Ten feet.

2. Interior side yard setback: No maximum.

3. Corner side yard setback abutting street: Ten feet.

4. Rear yard setback: No maximum.

5. Rear yard setback abutting street: Ten feet.

Public utility easements may supersede the minimum setback. Maximum setback may be increased per OCMC 17.62.055.D.

H. Maximum site coverage of the building and parking lot: Ninety-five percent.

I. Minimum landscape requirement (including parking lot): Five percent.

J. Residential minimum net density of 17.4 units per acre, except that no minimum net density shall apply to residential uses proposed above nonresidential uses in a vertical mixed-use configuration or to live/work dwellings.



(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009; Ord. No. 13-1003, § 1(Exh. 1), 7-17-2013; Ord. No. 18-1001(Exh. A), 7-3-2019; Ord. No. 19-1008, § 1(Exh. A), 12-18-2019; Ord. No. 21-1007, § 1(Exh. A), 4-21-2021)

Item #1.

#### 17.34.080 - Explanation of certain standards.

##### A. Floor Area Ratio (FAR).

1. Purpose. Floor area ratios are a tool for regulating the intensity of development. Minimum FARs help to achieve more intensive forms of building development in areas appropriate for larger-scale buildings and higher residential densities.
2. Standards.
  - a. The minimum floor area ratios contained in OCMC 17.34.060 and 17.34.070 apply to all nonresidential and mixed-use building developments.
  - b. Required minimum FARs shall be calculated on a project-by-project basis and may include multiple contiguous blocks. In mixed-use developments, residential floor space will be included in the calculations of floor area ratio to determine conformance with minimum FARs.
  - c. An individual phase of a project shall be permitted to develop below the required minimum floor area ratio provided the applicant demonstrates, through covenants applied to the remainder of the site or project or through other binding legal mechanism, that the required density for the project will be achieved at project build out.

##### B. Building Height.

1. Purpose.
  - a. The Masonic Hall is currently the tallest building in downtown Oregon City, with a height of fifty-eight feet measured from Main Street. The maximum building height limit of fifty-eight feet will ensure that no new building will be taller than the Masonic Hall.
  - b. A minimum two-story (twenty-five feet) building height is established for the downtown design district overlay sub-district to ensure that the traditional building scale for the downtown area is maintained.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009; Ord. No. 18-1009, § 1(Exh. A), 7-3-2019; Ord. No. 19-1008, § 1(Exh. A), 12-18-2019)



# CITY OF OREGON CITY

## Staff Report

625 Center Street  
Oregon City, OR 97045  
503-657-0891

**To:** Urban Renewal Commission  
**From:** Executive Director Tony Konkol

**Agenda Date:** 07/05/2023

### SUBJECT:

Urban Renewal Commission Discussion of the Stimson Property

### STAFF RECOMMENDATION:

Staff recommends that the Urban Renewal Commission discuss the Stimson property and provide directions to staff on how to proceed.

### EXECUTIVE SUMMARY:

The Stimson property is owned by the Urban Renewal Agency. The property is approximately 6.8 acres, zoned Mixed Use Downtown, and located in the 100-year flood plain. The URC discussed the possibility of providing more clarity on the type and use of development proposals that the URC would like on the URA owned properties, as well as the potential for a formal request for proposals or similar developer solicitation process to be utilized.

### BACKGROUND:

#### Stimson Property (1795 Washington Street)

Category	Total Estimated Investment Range
Publicly Owned	\$64,000,000 – \$70,000,000

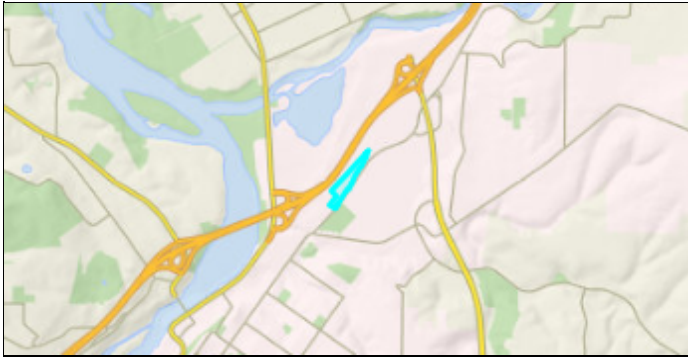
#### Property information:

- 1) Tax Lot 2-2E-29 -01402
- 2) Current Zoning Designation is mixed use downtown ("MUD") – Code Section: 17.34.010
- 3) In 1996/FEMA 100 Yr. Floodplain and Geologic Hazard zone
- 4) Property is owned by the Urban Renewal Commission
- 5) Property is 6.83 acres
- 6) The site has an existing structure on it that is being leased to a commercial tenant

- 7) The property is underutilized and has not reached its full economic development potential
- 8) There have been discussions about putting a hotel on the site that would complement tourism-related development that might occur on the Rossman Land Fill Property and on other nearby properties.
- 9) The property is located in the SDC Discount Area
- 10) Additional research concerning any environmental/contamination issues is necessary
- 11) Terms and conditions of existing lease
  - \* Lease term 24 months commencing Jan. 1, 2023 and expiring at midnight on Dec. 31, 2024 (unless sooner terminated.)
  - \* On or before Dec. 31, 2023, Landlord may serve notice of termination giving tenant 12 months advance notice
  - \* Landlord may renew or extend lease beyond Dec. 31, 2023.
  - \* No security deposit is required for this lease
  - \* Tenant pays all real property taxes and assessments levied on Tax Lot 1402

**OPTIONS:**

1. Provide staff direction on how to proceed.



Overview Map



Taxlot highlighted in blue

### Taxlot Information

APN: 2-2E-29 -01402 In City? Y  
 Alt ID: 01692779 In UGB? Y  
 Site Address: 1799 WASHINGTON ST  
 OREGON CITY, OR 97045  
 Year Built: Unknown or not recorded

### Taxpayer Information

Taxpayer: Please contact the City of Oregon City  
 Address: for taxpayer information

### Reference Information

Parcel Area (GIS - acres): 6.83  
 Parcel Area (GIS - sq. ft.): 297,326  
 Twn/Rng/Sec: 2S 2E 29  
 Tax Map Reference: 22E29 (03\_2s2e29)

### Values

Import Date: 05/31/2023  
 Land Value (Mkt): \$6,287,806  
 Building Value (Mkt): \$215,440  
 Total Value (Mkt): \$6,503,246  
 Note: the values about are Market, NOT Assessed values.  
 Assessed Value: \$564,478  
 Exempt Amount: \$0

### Planning Designations

Zoning: MUD  
 Comprehensive Plan: MUD  
 Subdivision: N/A  
 PUD (if known):  
 Partition Plat: 1996-030  
 Neighborhood Assn: TWO RIVERS  
 Urban Renewal District: DOWNTOWN  
 Concept Plan: N/A  
 Historic District: N/A  
 Historic Designation: N/A

In Willamette Greenway? N  
 In Geologic Hazard? Y  
 In High Water Table Area? N  
 In Nat. Res. Ovl. Dist. (NROD)? Y  
 In 1996/FEMA 100 Yr. Floodplain? Y  
 In FEMA Floodway? N  
 In SDC Discount Area? Y  
 In Thayer Pond Fee Area? N  
 In Bvrck. Rd Access Plan Area? N  
 In Barlow Trail Corridor? N  
 In Enterprise Zone? N  
 In Vertical Housing Dev. Zone? Y  
 In Opportunity Zone? N



# CITY OF OREGON CITY

## Staff Report

625 Center Street  
Oregon City, OR 97045  
503-657-0891

**To:** Urban Renewal Commission  
**From:** Executive Director Tony Konkol

**Agenda Date:** 07/05/2023

### SUBJECT:

Urban Renewal Commission Discussion of the 922 Main Street Property

### STAFF RECOMMENDATION:

Staff recommends that the Urban Renewal Commission discuss the 922 Main Street property and provide directions to staff on how to proceed.

### EXECUTIVE SUMMARY:

The 922 Main Street property is owned by the Urban Renewal Agency. The property is approximately 0.22 acres and zoned Mixed-Use Downtown. The URC discussed the possibility of providing more clarity on the type and use of development proposals that the URC would like on the URA owned properties, as well as the potential for a formal request for proposals or similar developer solicitation process to be utilized.

### BACKGROUND:

#### 922 Main Street

Category	Total Estimated Investment Range
Publicly Owned	TBD

#### Property information:

- 1) Tax Lot 2-2E-31AB - 3200
- 2) Current Zoning Designation is mixed use downtown ("MUD") – Code Section: 17.34.010
- 3) In Geologic Hazard zone
- 4) Property is owned by the Urban Renewal Commission
- 5) Property is 0.22 acres
- 6) The site is vacant, adjacent to the railroad tracks, and has limited vehicular access

- 7) The property is underutilized and has not reached its full economic development potential
- 8) The previous development opportunity was unsuccessful, the purchase and sale agreement is null and void and the escrow account of \$15,000 has been closed.
- 9) The property is in the SDC Discount Area, Vertical Housing Development zone, and the Opportunity Zone.

**OPTIONS:**

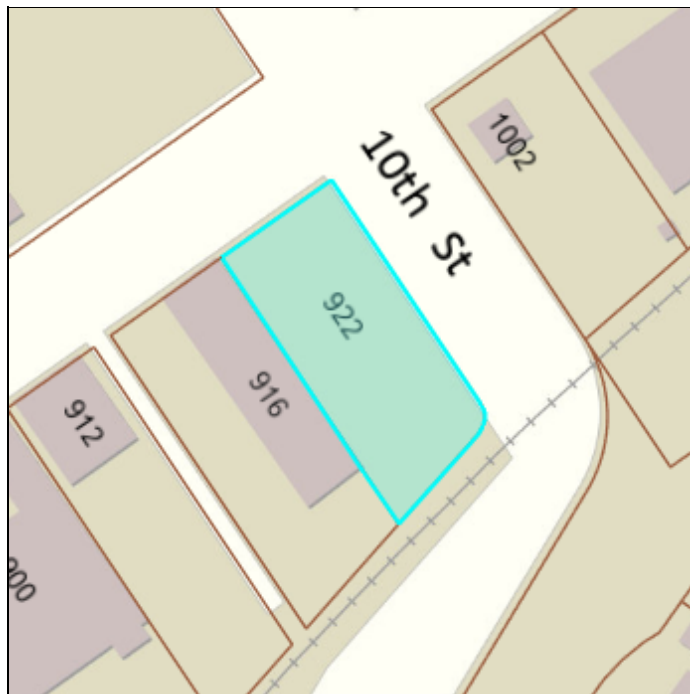
1. Provide staff direction on how to proceed.



Overview Map

### Taxlot Information

APN: 2-2E-31AB-03200 In City? Y  
 Alt ID: 00572099 In UGB? Y  
 Site Address: 922 MAIN ST  
 OREGON CITY, OR 97045  
 Year Built: Unknown or not recorded



Taxlot highlighted in blue

### Taxpayer Information

Taxpayer: Please contact the City of Oregon City  
 Address: for taxpayer information

### Reference Information

Parcel Area (GIS - acres): 0.22  
 Parcel Area (GIS - sq. ft.): 9,775  
 Twn/Rng/Sec: 2S 2E 31  
 Tax Map Reference: 22E31AB (03\_2s2e31ab)

### Values

Import Date: 05/31/2023  
 Land Value (Mkt): \$366,669  
 Building Value (Mkt): \$29,890  
 Total Value (Mkt): \$396,559  
 Note: the values about are Market, NOT Assessed values.  
 Assessed Value: \$236,746  
 Exempt Amount: \$236,746

### Planning Designations

Zoning: MUD  
 Comprehensive Plan: MUD  
 Subdivision: (2) OREGON CITY  
 PUD (if known):  
 Partition Plat: N/A  
 Neighborhood Assn: TWO RIVERS  
 Urban Renewal District: DOWNTOWN  
 Concept Plan: N/A  
 Historic District: N/A  
 Historic Designation: N/A

In Willamette Greenway? N  
 In Geologic Hazard? Y  
 In High Water Table Area? N  
 In Nat. Res. Ovl. Dist. (NROD)? N  
 In 1996/FEMA 100 Yr. Floodplain? N  
 In FEMA Floodway? N  
 In SDC Discount Area? Y  
 In Thayer Pond Fee Area? N  
 In Bvrck. Rd Access Plan Area? N  
 In Barlow Trail Corridor? N  
 In Enterprise Zone? N  
 In Vertical Housing Dev. Zone? Y  
 In Opportunity Zone? Y

The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any errors is appreciated.



# CITY OF OREGON CITY

## Staff Report

625 Center Street  
Oregon City, OR 97045  
503-657-0891

**To:** Urban Renewal Commission  
**From:** Executive Director Tony Konkol

**Agenda Date:** 07/05/2023

### SUBJECT:

Urban Renewal Commission discussion of the 12<sup>th</sup> and Main Street properties

### STAFF RECOMMENDATION:

Staff recommends that the Urban Renewal Commission discuss the 12<sup>th</sup> and Main Street properties and provide directions to staff on how to proceed.

### EXECUTIVE SUMMARY:

The 12<sup>th</sup> and Main Street properties are owned by the City of Oregon City, although in approximately 1996, according to City Commission minutes, the Urban Renewal Agency provided funding for the purchase of the properties and a trolley. The property is approximately 0.43 acres and zoned Mixed-Use Downtown. This property has been included as a potential property for urban renewal investment.

### BACKGROUND:

#### 12<sup>th</sup> and Main Street properties

Category	Total Estimated Investment Range
Publicly Owned	\$27,000,000 - \$30,000,000

#### Property information:

- 1) Tax Lots 2-2E-30DD – 4800 and 4900
- 2) Current Zoning Designation is mixed use downtown (“MUD”) – Code Section: 17.34.010
- 3) In Willamette River Greenway zone and Geologic Hazard zone
- 4) Property is owned by the City of Oregon City
- 5) Properties are 0.43 acres
- 6) The site is vacant and located between 99E and Main Street
- 7) The property is underutilized and has not reached its full economic development potential



- 8) The property is in the SDC Discount Area, Vertical Housing Development zone, and the Opportunity Zone.
- 9) There is a storm line located across the southern boundary of the property and a sanitary sewer line located along the 99E property line which impact the development opportunities on the site.
- 10) One easement currently exists for a portion of the sanitary sewer line along 99E. It is recommended that utility easements be recorded for the existing utilities.
- 11) A summary of historical information located concerning the properties (lots 81 and 82 in the summary) is attached.

**OPTIONS:**

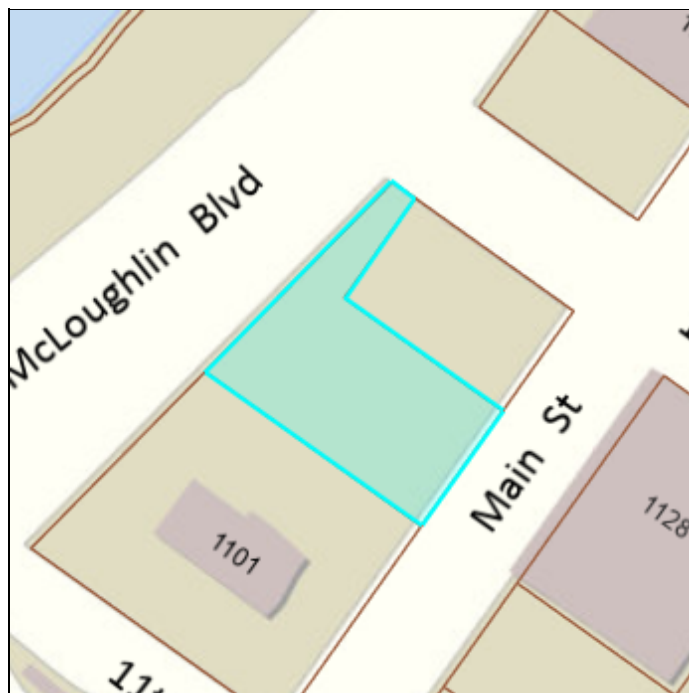
1. Provide staff direction on how to proceed.



Overview Map

### Taxlot Information

APN: 2-2E-30DD-04800 In City? Y  
Alt ID: 00569824 In UGB? Y  
Site Address: NO SITUS  
ADDRESS, OR  
Year Built: Unknown or not recorded



Taxlot highlighted in blue

### Taxpayer Information

Taxpayer: Please contact the City of Oregon City  
Address: for taxpayer information

### Reference Information

Parcel Area (GIS - acres): 0.27  
Parcel Area (GIS - sq. ft.): 11,766  
Twn/Rng/Sec: 2S 2E 30  
Tax Map Reference: 22E30DD (03\_2s2e30dd)

### Values

Import Date: 05/31/2023  
Land Value (Mkt): \$430,341  
Building Value (Mkt): \$0  
Total Value (Mkt): \$430,341  
Note: the values about are Market, NOT Assessed values.  
Assessed Value: \$256,914  
Exempt Amount: \$256,914

### Planning Designations

Zoning: MUD  
Comprehensive Plan: MUD  
Subdivision: (2) OREGON CITY  
PUD (if known):  
Partition Plat: N/A  
Neighborhood Assn: TWO RIVERS  
Urban Renewal District: DOWNTOWN  
Concept Plan: N/A  
Historic District: N/A  
Historic Designation: N/A

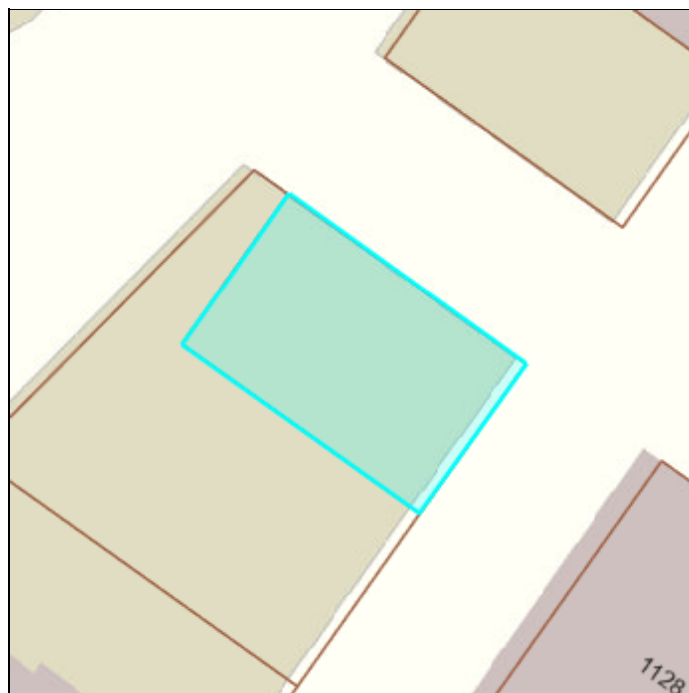
In Willamette Greenway? Y  
In Geologic Hazard? Y  
In High Water Table Area? N  
In Nat. Res. Ovl. Dist. (NROD)? Y  
In 1996/FEMA 100 Yr. Floodplain? Y  
In FEMA Floodway? N  
In SDC Discount Area? Y  
In Thayer Pond Fee Area? N  
In Bvrck. Rd Access Plan Area? N  
In Barlow Trail Corridor? N  
In Enterprise Zone? N  
In Vertical Housing Dev. Zone? Y  
In Opportunity Zone? Y



Overview Map

### Taxlot Information

APN: 2-2E-30DD-04900 In City? Y  
 Alt ID: 00569851 In UGB? Y  
 Site Address: NO SITUS  
 ADDRESS, OR  
 Year Built: Unknown or not recorded



Taxlot highlighted in blue

### Taxpayer Information

Taxpayer: Please contact the City of Oregon City  
 Address: for taxpayer information

### Reference Information

Parcel Area (GIS - acres): 0.16  
 Parcel Area (GIS - sq. ft.): 6,930  
 Twn/Rng/Sec: 2S 2E 30  
 Tax Map Reference: 22E30DD (03\_2s2e30dd)

### Values

Import Date: 05/31/2023  
 Land Value (Mkt): \$276,507  
 Building Value (Mkt): \$0  
 Total Value (Mkt): \$276,507  
 Note: the values about are Market, NOT Assessed values.  
 Assessed Value: \$165,075  
 Exempt Amount: \$165,075

### Planning Designations

Zoning: MUD  
 Comprehensive Plan: MUD  
 Subdivision: (2) OREGON CITY  
 PUD (if known):  
 Partition Plat:: N/A  
 Neighborhood Assn: TWO RIVERS  
 Urban Renewal District: DOWNTOWN  
 Concept Plan: N/A  
 Historic District: N/A  
 Historic Designation: N/A

In Willamette Greenway? Y  
 In Geologic Hazard? Y  
 In High Water Table Area? N  
 In Nat. Res. Ovl. Dist. (NROD)? Y  
 In 1996/FEMA 100 Yr. Floodplain? N  
 In FEMA Floodway? N  
 In SDC Discount Area? Y  
 In Thayer Pond Fee Area? N  
 In Bvrck. Rd Access Plan Area? N  
 In Barlow Trail Corridor? N  
 In Enterprise Zone? N  
 In Vertical Housing Dev. Zone? Y  
 In Opportunity Zone? Y

## Lots 81 and 82

- 01-21-1993 Letter from John G. Block, Development Services Director, stating the sale of the Busch property was presented to City Commission at an Executive session on 1-20-1993.
- 06-08-1994 Environmental Study performed for the City of Oregon City by Hahn and Assoc., Inc.
- 3-10-1996 Policy of Title Insurance to the City of Oregon City
- 3-15-1996 ROW Acquisition letter noting the URA hired ROW Associates and Mr. Feinauer to appraise lots 81 and 82.
- 3-27-1996 Downtown Parking Lot agenda item from 3-27-1996 Urban Renewal Commission Meeting. Rich Carson reported that Bush Caldwell (#'s 81 and 82) property has been acquired. The Weiler Lot is under negotiation.
- March 1996 Deed Recorded #1996-006399, Sold to the City of Oregon City
- 4-17-1996 City Commission meeting minutes. A request for Commission Authorization for the City Manager to sign a Purchase and Sale Agreement for Property located at 1224 Main Street (Lots 83, 84, and 85). City had already acquired nearby properties 81 and 82. Dan Fowler noted that although the City was the purchaser, Urban Renewal Agency would be providing funding for the purchase. A combined \$100,000 between the trolley and the two lots.
- 5-1-1996 City Commission minutes. Resolution No. 96-13, A Resolution for Transfer of Appropriations for Fiscal year 1995-96 Budget for a transfer of appropriations and an increase in appropriations for the Parking Fund 321. The increase is to properly account for the Federal Grant for the Parking Fund.
- 02-13-2020 Clackamas County Tax Assessors Office confirmed the City of Oregon City is the taxpayer. Clackamas County Records Office only had document #1996-006399 on file. No other documents were filed on lots 81 and 82 after the sale from the Busch's and Caldwell's to the City of Oregon City.

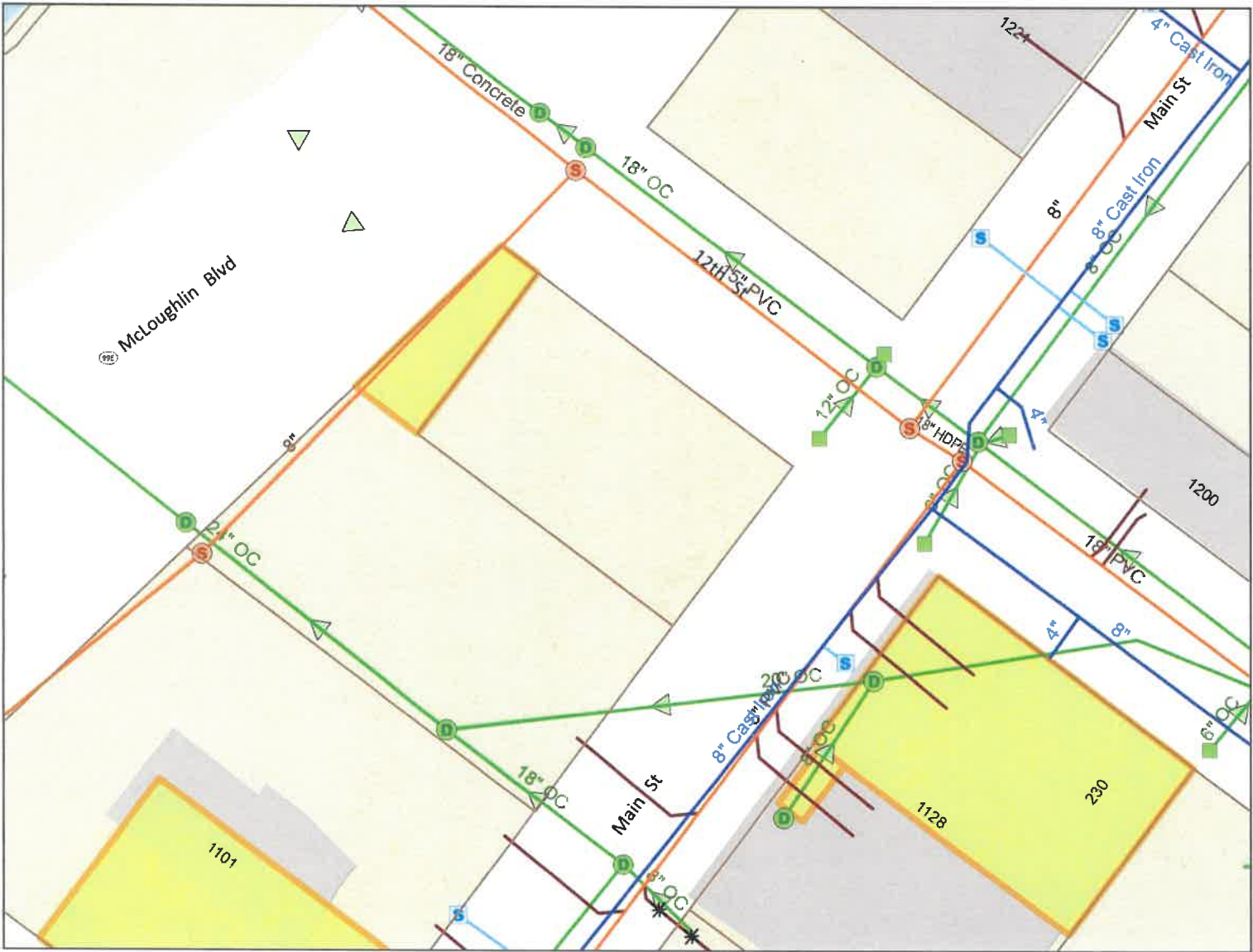
## Lots 83-85

- 11-22-1995 Downtown Parking Lot agenda item. Rich Carson informed the Urban Renewal Commission that the Urban Renewal Agency is considering the Weiler lot for a City parking lot.
- 4-17-1996 City Commission meeting minutes. A request for Commission Authorization for the City Manager to sign a Purchase and Sale Agreement for Property located at 1224 Main Street (Lots 83, 84, and 85). City had already acquired nearby properties 81 and 82. Dan Fowler noted that although the City was the purchase, Urban Renewal would be providing funding for the purchase. A combined \$100,000 between the trolley and the two lots. It was noted there would be Federal reimbursement for this project.

- 5-1-1996 City Commission minutes. Resolution No. 96-13, A Resolution for Transfer of Appropriations for Fiscal year 1995-96 Budget for a transfer of appropriations and an increase in appropriations for the Parking Fund 321. The increase is to properly account for the Federal Grant for the Parking Fund.
- 06-19-1996 Weiler Parking Lot agenda item on Urban Renewal Commission agenda. Rich Carson reported that the City made an offer and it was accepted.
- 06-26-1996 Urban Renewal Commission Special Meeting. Rich Carson updated on the Weiler Property. Mentioned waiting for two contingencies so the sale would close in 30 days or less.
- 10-23-1996 Urban Renewal Commission mention of a 13<sup>th</sup> Street parking lot design.
- 02-13-2020 Clackamas County Tax Assessors Office confirmed the City of Oregon City is the taxpayer. Clackamas County Recorder's Office only had document #1996-006399 on file. No other documents were filed on lots 81 and 82 after the sale from the Busch's and Caldwell's to the City of Oregon City.

Based on the information found, it was determined that Lots 81-85 were owned by the City of Oregon City and not the Urban Renewal Agency. Although the URA contributed funds towards the purchase and the Parking project, it did not make the purchase. The URA did, however, hire ROW Associates to perform appraisals of these lots so the URA appears on this correspondence.

# Oregon City GIS Map



**Legend**

Street Names

Taxlots

Unimproved ROW

Water Service Meters (City Owned)

Water Pipes (City Owned)

Water Service Lines

Sewer Structures (City Owned)

Sewer Pipes (City Owned)

Force Main

Gravity Line

Outfall

Overflow

Sewer - Laterals

Inactive or Abandoned

Active

Storm Structures (City Owned)

Manhole

Inlet

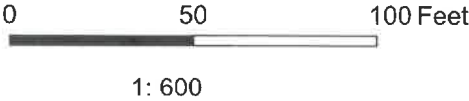
Outlet

**Notes**



The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any errors is appreciated.

Map created 6/28/2023



City of Oregon City  
PO Box 3040  
625 Center St  
Oregon City  
OR 97045  
(503) 657-0891  
[www.orecity.org](http://www.orecity.org)





# CITY OF OREGON CITY

## Staff Report

625 Center Street  
Oregon City, OR 97045  
503-657-0891

**To:** Urban Renewal Commission  
**From:** Executive Director Tony Konkol

**Agenda Date:** 07/05/2023

### SUBJECT:

Urban Renewal Commission Discussion of 214 Tumwater Drive and 313 S 2<sup>nd</sup> Street Properties

### STAFF RECOMMENDATION:

Staff recommends that the Urban Renewal Commission discuss the 214 Tumwater Drive and 313 S 2<sup>nd</sup> Street properties and provide directions to staff on how to proceed.

### EXECUTIVE SUMMARY:

The 214 Tumwater Drive and 313 S 2<sup>nd</sup> Street properties are owned by the City of Oregon City, although it appears that in 2007 the Oregon City Urban Renewal Commission approved the purchase of the two properties (minutes attached). The properties are zoned Institutional.

### BACKGROUND:

#### 214 Tumwater Drive and 313 S 2<sup>nd</sup> Street properties

Category	Total Estimated Investment Range
Publicly Owned	TBD

#### Property information:

- 1) Tax Lots 2-2E-31CA – 5200 and 5500
- 2) Current Zoning Designation is Institutional
- 3) 214 Tumwater Drive is in the Geologic Hazard zone
- 4) Both properties are owned by the City of Oregon City
- 5) Both properties are 0.08 acres
- 6) 214 Tumwater Drive is rented month-to-month
- 7) 313 S 2<sup>nd</sup> Street is rented through January 31, 2024
- 8) The properties are in the Opportunity Zone.



- 9) Staff are reviewing the 2007 budgets to determine the funds utilized to purchase the properties
- 10) If the properties are to be sold, a comprehensive plan amendment and zone change to a residential comprehensive plan and zoning designation will be required. Adjacent residential properties have a comprehensive plan designation of medium residential and are zoned R3.5.

**OPTIONS:**

1. Provide staff direction on how to proceed.

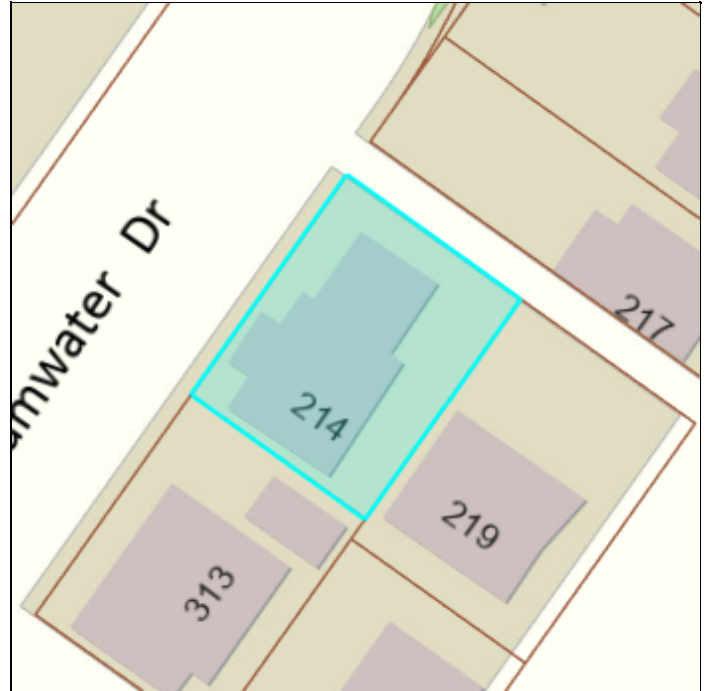




## Overview Map

### ***Taxlot Information***

APN: 2-2E-31CA-05500 In City? Y  
Alt ID: 00577254 In UGB? Y  
Site Address: 214 TUMWATER DR  
OREGON CITY, OR 97045  
Year Built: 1935



Taxlot highlighted in blue

## ***Taxpayer Information***

*Taxpayer: Please contact the City of Oregon City  
Address: for taxpayer information*

### Reference Information

Parcel Area (GIS - acres): 0.08  
Parcel Area (GIS - sq. ft.): 3,465  
Twn/Rng/Sec: 2S 2E 31  
Tax Map Reference: 22E31CA (03\_2s2e31ca)

### Values

Import Date:	05/31/2023
Land Value (Mkt):	\$131,325
Building Value (Mkt):	\$236,360
Total Value (Mkt):	\$367,685
Note: the values about are Market, NOT Assessed values.	
Assessed Value:	\$134,437
Exempt Amount:	\$0

## Planning Designations

Zoning: I  
Comprehensive Plan: QP  
Subdivision: (2) OREGON CITY  
PUD (if known):  
Partition Plat: N/A  
Neighborhood Assn: MCLOUGHLIN  
Urban Renewal District: DOWNTOWN  
Concept Plan: N/A  
Historic District: MCD (McLoughlin Conservation District)  
Historic Designation: N/A

*In Willamette Greenway?* N  
*In Geologic Hazard?* Y  
*In High Water Table Area?* N  
*In Nat. Res. Ovl. Dist. (NROD)?* N  
*In 1996/FEMA 100 Yr. Floodplain?* N  
*In FEMA Floodway?* N  
*In SDC Discount Area?* N  
*In Thayer Pond Fee Area?* N  
*In Bvrckr. Rd Access Plan Area?* N  
*In Barlow Trail Corridor?* N  
*In Enterprise Zone?* N  
*In Vertical Housing Dev. Zone?* N  
*In Opportunity Zone?* Y

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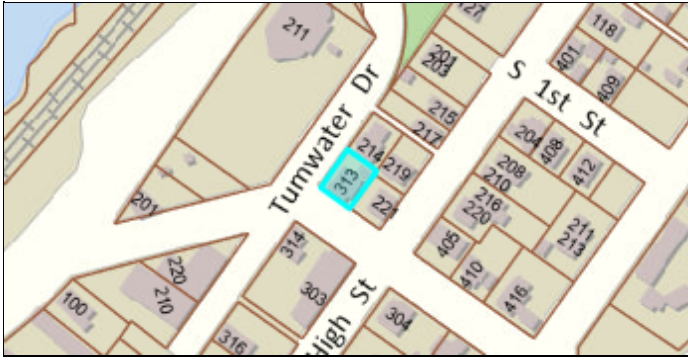
Report generated 6/26/2023 3:45:22 PM

City of Oregon City  
P.O. Box 3040  
625 Center St  
Oregon City, OR 97045  
(503) 657-0891  
[www.orcity.org](http://www.orcity.org)

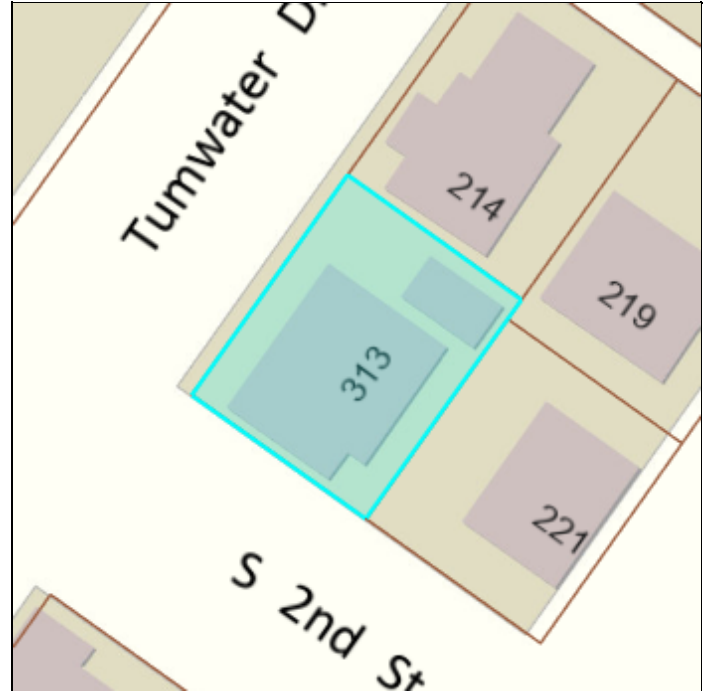


# Taxlot Detail Report

Taxlot: 2-2E-31CA-0000



Overview Map



Taxlot highlighted in blue

## Taxlot Information

APN: 2-2E-31CA-05200 In City? Y  
 Alt ID: 00577227 In UGB? Y  
 Site Address: 313 S 2ND ST  
 OREGON CITY, OR 97045  
 Year Built: 1925

## Taxpayer Information

Taxpayer: Please contact the City of Oregon City  
 Address: for taxpayer information

## Reference Information

Parcel Area (GIS - acres): 0.08  
 Parcel Area (GIS - sq. ft.): 3,465  
 Twn/Rng/Sec: 2S 2E 31  
 Tax Map Reference: 22E31CA (03\_2s2e31ca)

## Values

Import Date: 05/31/2023  
 Land Value (Mkt): \$131,325  
 Building Value (Mkt): \$191,570  
 Total Value (Mkt): \$322,895  
 Note: the values about are Market, NOT Assessed values.  
 Assessed Value: \$124,377  
 Exempt Amount: \$0

## Planning Designations

Zoning: I  
 Comprehensive Plan: QP  
 Subdivision: (2) OREGON CITY  
 PUD (if known):  
 Partition Plat: N/A  
 Neighborhood Assn: MCLOUGHLIN  
 Urban Renewal District: DOWNTOWN  
 Concept Plan: N/A  
 Historic District: MCD (McLoughlin Conservation District)  
 Historic Designation: N/A

In Willamette Greenway? N  
 In Geologic Hazard? N  
 In High Water Table Area? N  
 In Nat. Res. Ovl. Dist. (NROD)? N  
 In 1996/FEMA 100 Yr. Floodplain? N  
 In FEMA Floodway? N  
 In SDC Discount Area? N  
 In Thayer Pond Fee Area? N  
 In Bvrck. Rd Access Plan Area? N  
 In Barlow Trail Corridor? N  
 In Enterprise Zone? N  
 In Vertical Housing Dev. Zone? N  
 In Opportunity Zone? Y

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City of Oregon City  
 P.O. Box 3040  
 625 Center St  
 Oregon City, OR 97045  
 (503) 657-0891  
 www.oregoncity.org



**City of Oregon City  
Urban Renewal Commission Meeting Minutes  
April 4, 2007**

**City Hall – Commission Chambers  
320 Warner Milne Road  
Oregon City, OR 97045**

**Commissioners Present**

Alice Norris, Chair  
Doug Neeley (arrived 5:29 p.m.)  
Daphne Wuest  
Trent Tidwell

**Staff Present**

Larry Patterson, City Manager  
Gordon Huiras, Police Chief & Public Safety Director  
Nancy Kraushaar, City Engineer & Public Works Director  
Nancy Ide, City Recorder

**Excused:** Damon Mabee

**Media:** Steve Mayes, *The Oregonian*

1. Call to Order

**Chair Norris** called the meeting to order at 5:15 p.m.

2. Minutes of the January 18, 2007 Urban Renewal Commission Meeting

3. Minutes of the January 18, 2007 Urban Renewal Commission Work Session

**Commissioners Wuest/Tidwell m/s second to approve the minutes of the January 18, 2007 Urban Renewal Commission meeting and the January 18, 2007 Urban Renewal work session. Motion passed unanimously among the members present. [3:0]**

4. Economic Development Strategy

**Mr. Patterson** provided an update and discussed why certain things were being done. The City and its consultant, Leland and Associates, took over 20 viable plans that had been sitting on the shelf and compiled them into an overall strategy based on the City's 2040 designation as a Regional Center. The strategy included downtown plus areas such as the Cove and landfill in addition to the hospital and Hilltop areas. He discussed the connecting corridors. Three master plans were in varying stages of development, and there were three concept-planning areas. The strategy was big-picture oriented and focused on priority areas and projects. The key focus was on those areas that represented the largest opportunities to create other economic opportunities. The strategy recognized that the district was not large, so areas were considered that would create activities until additional increment was generated. The City was looking to leverage its dollars and create interest in projects such as The Cove and landfill. He would discuss extension of the debt limit to stimulate other development activities.

5. Expansion of the Urban Renewal Board

This report was in response to a suggestion by Commissioner Neeley. Mr. Patterson thought the idea was good but the timing was not. Projects were coming to decision points, so bringing on new people could pose a problem and require additional staff time. If the Commission decided to expand the group, then he recommended that a lot of thought go into the appointees since the Urban Renewal Commission (URC) was a development board and not a public sounding board or political body. That was the role of the City Commission.

**Chair Norris** wanted to discuss the options that might include discussion of an advisory committee or economic development advisory committee. For the record she did not vote to strike the citizen members. She agreed bringing them back now would be difficult. She suggested scheduling a work session to discuss potential models.

**Mr. Patterson** noted that Commissioner Mabee sent an e-mail expressing his point of view on the matter.

**Commissioner Tidwell** supported Mr. Patterson's opinion and saw no reason for change. Many cities used this structure, and the timing was off for expanding the group. He would support a non-voting advisory committee, but he would argue for keeping the URC in its current format.

**Commissioner Wuest** supported not doing anything because of the timing. She often wished the City had an economic development committee and felt there was room for that kind of model.

**Mr. Patterson** discussed the Bend model that underwent a number of iterations.

**Chair Norris** observed the City had gone through a number of its own models.

**Commissioner Tidwell** was not interested in looking at options at this time.

**Mr. Patterson** would provide some models, but the Commission agreed there was no urgency.

#### 6. Debt Limit Expansion

**Mr. Patterson** reported he was moving forward with this matter with GEL Oregon under the Leland contract. There should be some basic information in a few weeks on how to define the projects. The Commission would need to discuss project priorities and public involvement.

**Chair Norris** observed it would difficult to add another public process at this time.

#### 7. Project Status Report

**Mr. Patterson** understood Mr. Parker and CenterCal had modified its arrangement to help close the gap, and he had scheduled a meeting with the parties. He gathered everyone was fairly optimistic. Ms. Kraushaar would also meet with CenterCal to go over technical information on the landfill. He provided a preliminary estimate of systems development charge (SDC) costs. Meetings were scheduled with Metro and Clackamas County about how their partnership might help move the project along.

The City was waiting for numbers on The Cove project. There was a request for a pre-application conference followed by community meeting to show site plans and elevations. That would be followed by the developer's agreement and land use approvals. The key point at this time was reviewing the numbers.

#### 8. 12<sup>th</sup> Street Lot RFP

**Mr. Patterson** reported there was a lot of interest in purchasing that property, and he recommended the City develop a request for proposals of what it would like to see developed on that site. It was a matter of available time, and he would probably work on it in the next several months.

**Ms. Kraushaar** understood Phil Whitmore had some Transit Oriented Development (TOD) money available. The 12<sup>th</sup> Street site would be an ideal location because it was on McLoughlin Boulevard and next to the transit center.

9. Purchase Two Properties – 313 S. 2<sup>nd</sup> Street and 214 Tumwater Drive

**Ms. Kraushaar** said, based on Commission direction, staff negotiated acquisition of the subject properties. They were considered worthy acquisitions for urban renewal as they were across the street from the Museum of the Oregon Territory and within the urban renewal boundary. The negotiated sale price for the house at 313 S. 2<sup>nd</sup> Street was \$244,000, and the property at 214 Tumwater was \$235,000.

**Chair Norris** believed as the area redeveloped those properties would be key.

**Commissioner Neeley** asked what the City would do with the houses in the short term.

**Ms. Kraushaar** said the Commission and City Manager could decide to rent them for residential. It would be advisable to make some minor repairs.

**Commissioner Neeley** noted the City would not be interested in property management and asked if there would be a contract established for this responsibility.

**Mr. Patterson** replied that he would prefer a property management company to manage these properties, if that were necessary.

**Commissioners Neeley/Wuest m/s to approve the purchase of two subject properties. Motion passed unanimously among the members present. [4:0]**

10. Adjourn

**Chair Norris** adjourned the meeting at 5:45 p.m.

Respectfully submitted,

---

Nancy Ide, City Recorder





# CITY OF OREGON CITY

## PUBLIC WORKS

ENGINEERING GROUP  
CODE ENFORCEMENT GROUP  
*City Engineer/Public Works Director*  
P.O. Box 3040  
320 Warner Milne Road  
Oregon City, OR 97045  
(503) 657-0891  
Fax (503) 657-7892

OPERATIONS GROUP  
122 S. Center Street  
Oregon City, OR 97045  
(503) 657-8241  
Fax (503) 650-9590

[www.orcity.org](http://www.orcity.org)

Item #5.

TO: Oregon City Urban Renewal Commission  
FROM: Nancy J.T. Kraushaar, P.E., City Engineer/Public Works Director  
DATE: March 29, 2007  
SUBJECT: Acquisition of 313 S. 2nd Street and 214 Tumwater Drive

---

### **Background**

On February 21, 2007, the City Commission adopted Ordinance No. 07-1001, the Ninth Amendment to the Downtown/North End Urban Renewal Plan. This ordinance added 46 lots as properties to be acquired by the Plan.

Two of the properties added to the Plan were two neighboring single-family residences located at 313 S. 2nd Street and 214 Tumwater Drive. Both of these residences are accessed via Tumwater and are across the street from the Museum of the Oregon Territory.

Both properties were listed for sale in September, 2006 and City staff determined it was an opportune time to begin negotiations towards acquiring the properties.

### **Discussion**

Public Works staff began working with a realtor in February, 2007, and the facts surrounding the acquisition of the two properties are as follows:

#### **313 S. 2nd Street**

Square Footage	2,256
Bedrooms	3
Bathrooms	2
Lot Square Footage	3,465
Year Built	1925
Original List Price	\$259,000.00
March List Price	\$249,000.00
<b>Negotiated Sale Price</b>	<b>\$244,000.00</b>
% Below March List Price	2.05%

The City entered into negotiations with the seller of 313 S. 2nd Street the week of March 19, 2007. The City made an original offer of \$225,000.00 and countered the seller's price twice more. Because of recent



viewing activity on the property and because the seller was content to wait out better offers, the seller and the City finally agreed to a price of \$244,000.00 on March 22, 2007.

### **214 Tumwater Drive**

Square Footage	1,603
Bedrooms	3
Bathrooms	1.5
Lot Square Footage	3,049
Year Built	1935
Original List Price	\$259,000.00
March List Price	\$245,000.00
<b>Negotiated Sale Price</b>	<b>\$235,000.00</b>
% Below March List Price	4.26%

The City entered into negotiations with the sellers of 214 Tumwater Drive the week of March 19, 2007. The City's first and only offer on the property was \$208,000.00. Because the sellers had refinanced the home within the past year, they countered at \$235,000.00, a price their realtor confirmed was necessary in order for the sellers to pay realtor fees and their mortgage's prepayment penalty and keep the sellers from owing money at closing. The City accepted their counter offer on March 20, 2007.

### **Conclusion**

A licensed home inspector selected by the City has inspected both homes and both homes have been found to be free of any major repairs. City staff recommends that the Commission authorize the use of Urban Renewal Funds to proceed with the acquisition of both properties.

### **Alternative**

If the Commission concludes it is not in the best interest of the City to acquire the two properties, the City has the opportunity to back out of both transactions without penalty, no later than April 5, 2007.

/kg

### **Attachments**

RMLS Listing for 313 S. 2nd Street  
 RMLS Listing for 214 Tumwater Drive  
 Vicinity Map

U:\kgriffin\Kathy\Property Acquisition UR Report.doc



## **Acquisition of 313 S. 2nd Street and 214 Tumwater Drive**

On February 21, 2007, the City Commission adopted Ordinance No. 07-1001, the Ninth Amendment to the Downtown/North End Urban Renewal Plan. This ordinance added 46 lots as properties to be acquired by the Plan.

Two of the properties added to the Plan were two neighboring single-family residences located at 313 S. 2nd Street and 214 Tumwater Drive. Because both properties were listed for sale in September, 2006, City staff determined it was an opportune time to begin negotiations towards acquiring the properties. Public Works staff began working with a realtor in February, 2007, and the facts surrounding the acquisition of the two properties are as follows:

### **313 S. 2nd Street**

Original List Price	\$259,000.00
Final List Price	\$249,000.00
<b>Acquisition Price</b>	<b>\$244,000.00</b>
% Below Final List Price	2.05%
Square Footage	2,256
Bedrooms	3
Bathrooms	2
Lot Size (Sq. Ft.)	3,465
Year Built	1925

The City, working anonymously using a City employee as the "buyer", entered into negotiations with the seller of 313 S. 2nd Street. The City offered three separate prices on the property beginning with a low offer of \$225,000.00. Because of recent viewing activity on the property and because the seller was content to wait out better offers, the seller finally countered at \$244,000.00, a price that the City accepted on March 22, 2007. The City employee then assigned the sale over to the City of Oregon City on March 23, 2007.

### **214 Tumwater Drive**

Original List Price	\$259,000.00
Final List Price	\$245,000.00
<b>Acquisition Price</b>	<b>\$235,000.00</b>
% Below Final List Price	4.26%
Square Footage	1,603
Bedrooms	3
Bathrooms	1.5
Lot Size (Sq. Ft.)	3,049
Year Built	1935

The City, working anonymously using a City employee as the "buyer", entered into negotiations with the sellers of 214 Tumwater Drive. The City's first and only offer on the property was \$208,000.00. Because the sellers had refinanced the home within the past year, they countered at \$235,000.00, a price their realtor confirmed was necessary in order for the sellers to pay realtor fees and their mortgage's prepayment penalty and keep the sellers from owing money at closing. The City accepted their counter on March 20, 2007 and the City employee assigned the sale over to the City of Oregon City on March 23, 2007.



10  
11  
28



After recording return to:  
City of Oregon City  
320 Warner Milne Road  
Oregon City, OR 97045

Until a change is requested all tax statements  
shall be sent to the following address:  
City of Oregon City  
320 Warner Milne Road  
Oregon City, OR 97045

File No.: 7071-1013261 (BRE)  
Date: April 18, 2007

THIS SPACE RESERVED FOR RECORDER'S USE

Clackamas County Official Records  
Sherry Hall, County Clerk

2007-033819



\$31.00

01093676200700338190020029

04/20/2007 10:14:05 AM

D-D Cnt=1 Stn=5 KARLYNWUN  
\$10.00 \$11.00 \$10.00

### STATUTORY WARRANTY DEED

**Trish Acosta**, Grantor, conveys and warrants to **City of Oregon City**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**THE WESTERLY ONE-HALF OF LOT 4, BLOCK 75, OREGON CITY, IN THE CITY OF OREGON CITY, COUNTY OF CLACKAMAS AND STATE OF OREGON.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$244,000.00**. (Here comply with requirements of ORS 93.030)

Recorded By  
First American Title Insurance Company of Oregon  
No. 1013261-DC

APN:

Statutory Warranty Deed  
- continued

File No.: 7071-1013261 (BRE)

Date: 04/18/2007

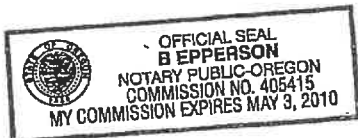
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 18 day of April, 2007.

Trisha Acosta  
Trisha Acosta

STATE OF Oregon )  
 )ss.  
County of Clackamas )

This instrument was acknowledged before me on this 18 day of April, 2007  
by **Trisha Acosta**.



B. Epperson  
Byllie Epperson  
Notary Public for Oregon  
My commission expires: 5/3/10

Page 2 of 2

(2)

2007-033819

105  
11  
Recorded by TICOR TITLE  
C097987

# STATUTORY WARRANTY DEED

Grantor: Shawn Shultz  
Grantee: City of Oregon City

Until a change is requested, all tax statements shall be sent to the following address:

City of Oregon City  
Larry Patterson  
320 Warner Mine Rd  
Oregon City OR 97045

After Recording return to:  
City of Oregon City  
Larry Patterson  
320 Warner Mine Rd  
Oregon City OR 97045

Escrow No. 897987 DIA  
Title No. 897987

THIS SPACE RESERVED FOR RECORDER'S USE

Clackamas County Official Records  
Sherry Hall, County Clerk

2007-033831



\$26.00

01093661200700338310010012

04/20/2007 10:15:22 AM

D-D Cnt=1 Stn=4 KANNA  
\$5.00 \$11.00 \$10.00

SHAWN SHULTZ and BONI SHULTZ, Grantor, conveys and warrants to CITY OF OREGON CITY, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Clackamas County, Oregon, to wit:

The Westerly 52.5 feet of even width of Lot 3, Block 75, OREGON CITY, in the City of Oregon City, County of Clackamas, State of Oregon.

The said property is free from encumbrances except: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES, POWERS OF SPECIAL DISTRICTS, AND EASEMENTS OF RECORD, IF ANY.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

The true consideration for this conveyance is \$235,000.00. (Here comply with the requirements of ORS 93.030).

Dated this 17 day of April, 2007.

Shawn Shultz  
Shawn Shultz  
Boni Shultz  
Boni Shultz

State: OR  
County: Clackamas

The foregoing instrument was acknowledged before me this 17 day of April, 2007, by:

Shawn Shultz and Boni Shultz

[Signature]  
Notary Public  
My Commission Expires: \_\_\_\_\_



TICOR TITLE INSURANCE COMPANY  
STATUTORY WARRANTY DEED (C104)

PAGE 1

2007-033831





## CITY OF OREGON CITY

### Staff Report

625 Center Street  
Oregon City, OR 97045  
503-657-0891

**To:** Urban Renewal Commission  
**From:** Executive Director Tony Konkol

**Agenda Date:** 07/05/2023

#### **SUBJECT:**

Urban Renewal Commission Discussion of the Clackamette Cove Properties

#### **STAFF RECOMMENDATION:**

Staff recommends that the Urban Renewal Commission discuss the Clackamette Cove properties and provide directions to staff on how to proceed.

#### **EXECUTIVE SUMMARY:**

The Clackamette Cove properties are owned by the Urban Renewal Agency. The properties in total are approximately 87 acres, zoned Mixed Use Downtown, and located in the 100-year flood plain. The URC requested information related to the last development proposal that was approved on the property, which occurred in 2018/2019. Attached to this staff report is information from the 2018/2019 application. There is a significant amount of additional information that can be provided as necessary to facilitate and inform the URC discussion.

#### **BACKGROUND:**

The URC entered into a Disposition and Development Agreement with The Cove, LLC and based on the DDA, The Cove, LLC submitted a General Land Use application, Master Plan application and additional overlay applications, which were reviewed and approved by the Planning Commission on February 1, 2019.

The approved plan included eight structures with 404 apartment units, approximately 20 live-work units, approximately 11,000 square feet of retail, restaurant, or office space, vehicular and pedestrian infrastructure improvements, and shoreline enhancements.

Attachments to this staff report include a vicinity/property ownership map, conceptual building designs as submitted for the 2018/2019 land use application, and the land use approval history.

**OPTIONS:**

1. Provide staff direction on how to proceed.



Figure 1: Site Aerial







## Residences at the Cove

Exhibit O Package

SHAPIRO / DIDWAY

## Perspective View

Main and Agnes







SHAPIRO / DIDWAY

## Perspective View

Main Street Building D





## Perspective View

Main Street Building D

Item #6.



SHAPIRO / DIDWAY

RESIDENCES AT THE COVE / EXHIBIT O / 10.16.2018 5

Page 47



## Perspective View

Plaza / Esplanade



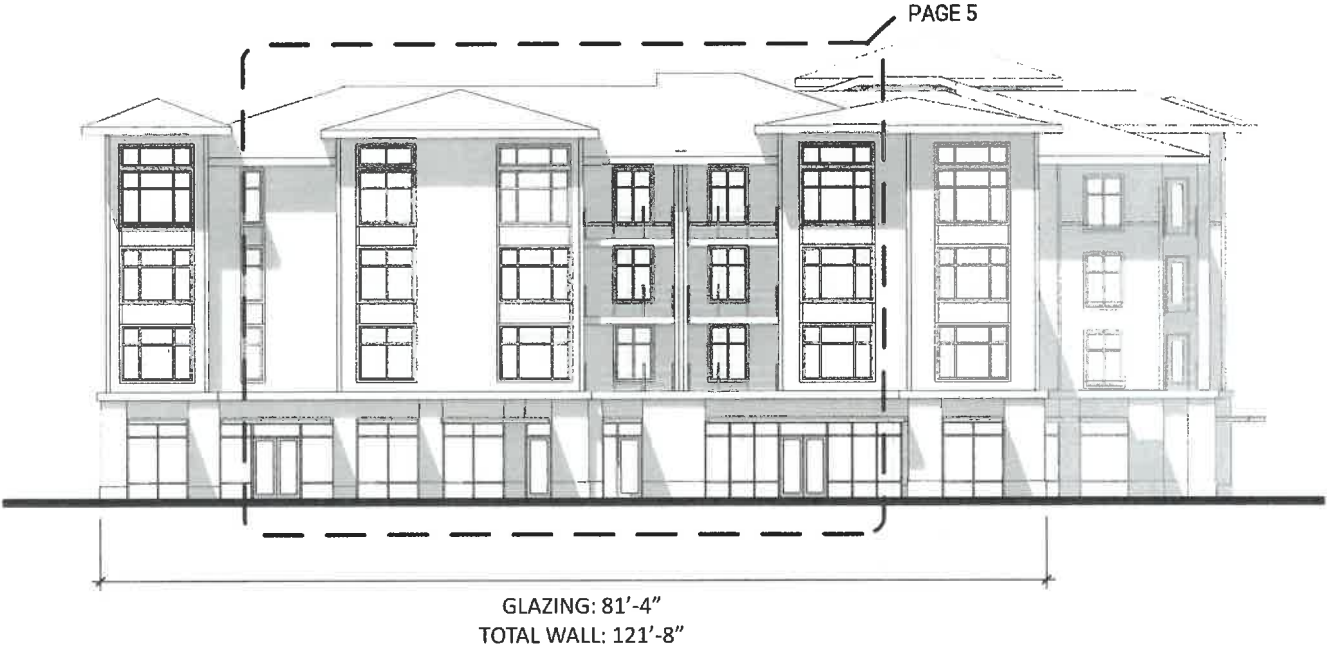




SHAPIRO / DIDWAY



ELEVATIONS  
BUILDING A1



EAST ELEVATION – AGNES STREET  
FOR REFERENCE ONLY  
SCALE: 1/16" = 1'-0"

**LRS** 218256 | Residence At The Cove  
ARCHITECTS 12.11.2018

INCLUDED ELEVATIONS ARE NOT  
PART OF THIS SUBMITTAL AND  
ARE FOR REFERENCE ONLY.

THE COVE LLC  
EXHIBIT A / PAGE 1

ELEVATIONS  
BUILDING B1 PARTIAL - SOUTH



EAST ELEVATION – AGNES STREET  
FOR REFERENCE ONLY  
SCALE: 1/16" = 1'-0"

INCLUDED ELEVATIONS ARE NOT  
PART OF THIS SUBMITTAL AND  
ARE FOR REFERENCE ONLY.

# ELEVATIONS

BUILDING B1 PARTIAL - NORTH



EAST ELEVATION - AGNES STREET  
FOR REFERENCE ONLY  
SCALE: 1/16" = 1'-0"

**LRS** 218256 | Residence At The Cove  
ARCHITECTS 12.11.2018

INCLUDED ELEVATIONS ARE NOT  
PART OF THIS SUBMITTAL AND  
ARE FOR REFERENCE ONLY.

**THE COVE LLC**  
EXHIBIT A | PAGE 3

ELEVATIONS  
BUILDING D1



SOUTH ELEVATION – MAIN STREET  
FOR REFERENCE ONLY  
SCALE: 1/16" = 1'-0"

**LRS** ARCHITECTS  
218256 | Residence At The Cove  
12.11.2018

INCLUDED ELEVATIONS ARE NOT  
PART OF THIS SUBMITTAL AND  
ARE FOR REFERENCE ONLY.



# ENLARGED ELEVATIONS

BUILDING A1



EAST ELEVATION – AGNES STREET  
FOR REFERENCE ONLY  
SCALE: 1/8" = 1'-0"

**LRS** 218256 | Residence At The Cove  
ARCHITECTS 12.11.2018

INCLUDED ELEVATIONS ARE NOT  
PART OF THIS SUBMITTAL AND  
ARE FOR REFERENCE ONLY.

**THE COVE LLC**

EXHIBIT A | PAGE 5

# ENLARGED ELEVATIONS

BUILDING B1



EAST ELEVATION - AGNES STREET  
FOR REFERENCE ONLY  
SCALE: 1/8" = 1'-0"

INCLUDED ELEVATIONS ARE NOT  
PART OF THIS SUBMITTAL AND  
ARE FOR REFERENCE ONLY.



## ENLARGED ELEVATIONS

BUILDING D1



SOUTH ELEVATION – MAIN STREET  
FOR REFERENCE ONLY  
SCALE: 1/8" = 1'-0"

GLAZING: 124 SQFT, TOTAL WALL: 375 SQFT  
LINEAR GLAZING: 43 FT, TOTAL WALL: 93 FT

INCLUDED ELEVATIONS ARE NOT  
PART OF THIS SUBMITTAL AND  
ARE FOR REFERENCE ONLY.

**LRS** ARCHITECTS  
218256 | Residence At The Cove  
12.11.2018

THE COVE LLC  
EXHIBIT A | PAGE 7



## ATTACHMENT A

### LAND USE APPROVAL HISTORY SUMMARY

#### 2008 Concept Development Plan (CP 08-05)

On February 10, 2009 the City of Oregon City issued final approval of a CDP for The Cove, a master planned development surrounding the Clackamette Cove. The CDP proposed that the project would be built in eight phases over 10-years and the record established a CDP expiration date of February 10, 2019. The CDP identified that the project would be developed with the following land uses:

- 224 Condominium Units for lease—Lots 3, 4, 6 & 7;
- 8,000 square foot high turnover restaurant;
- 8,000 square foot “quality” restaurant;
- 42,300 square feet of general office; and,
- 80,000 square feet of medical office

#### 2008 Detailed Development Plan (DP 08-13)

Concurrent with the 2008 CDP request, the applicant requested approval of a detailed development plan for anticipated Phase 1 site improvements. These included:

- Mass grading
  - Multi-family apartment area
  - North Park
  - Mixed Use Building and parcel south of Main Street
  - Water Quality Resource Area (Main St and Mixed Use Building)
- Infrastructure
  - Main Street (fully improved)
  - Agnes Avenue
    - Half street improvements up to North Park
    - 20-foot paved width to Washington
  - Utilities in Agnes up to North Park
- North Park final landscape improvements
- Water Quality Area landscaping around mixed-use building

### **2008 Water Resource Review (WR 08-21)**

At the time that the 2008 CDP application was vested, the OCMC included Chapter 17.49, Water Quality Resource Overlay District, which included provisions regarding riparian buffer requirements. On The Cove site, the standard buffer width from the ordinary high water line (OHWL) of the Clackamette Cove was 250-feet. Through the Water Quality Resource and CDP review, the applicant requested, and the City granted, approval of a reduction of the Water Quality Resource Area (WQRA) from 250-feet to 50-feet. The applicant also requested a limited encroachment into the 50-foot buffer for the purposes of constructing a mixed use office building on Lot 1 of the development. The establishment of a 50-foot buffer through the 2008 CDP review remains valid.

### **2008 Subdivision Review (TP 08-11)**

Included with the suite of approvals was a proposal to subdivide parent parcels within the aggregated Cove master plan site and dedicated public rights-of-way. The City approved this request in conjunction with the package of requested land use approvals.

### **2008 Geologic Hazards Review (US 08-03)**

The 2008 application package included a request for review under OCMC 17.44, US – Geologic Hazards. Site conditions that triggered this review included steep slopes adjacent to the south and southeast bank of Clackamette Cove. The applicant provided a geotechnical report prepared by Ash Creek Associates to validate project compliance with the applicable standards of OCMC 17.44.

### **2009 Concept Development Plan Amendment (CP 09-02)**

Shortly after the original CDP (CP 08-05) was approved, the Applicant submitted a CDP amendment request filed by the City under CP 09-02. This amendment request sought to add approximately 2.5 acres of land from the "Tri-City" property to the master plan boundary, thereby increasing the total site area to 95-acres (including the 46-acres of the Clackamette Cove waterbody). Additional changes were requested in the 2009 amendment that requested the following modifications:

- Reduce the footprint of a mixed use building located in the southwest corner of the site by 10 feet in width on each side and add retail uses within the building.
- Remove two of the approved access drives in the condo building parking area to allow for a gentler slope transition into the basement parking area of the units.
- Relocate 80,000 square feet of mixed use building area from the Glazier site to an area located between Condo buildings 3 and 4. Condo buildings 3 and 4 were reduced by 22 residential units each to accommodate the addition of the mixed use building, resulting in a total of 180 condo residential units in six buildings.
- Add up to 220 apartments or up to 80,000 square feet of office use on the Glazier site.
- Add the approximately 2.5 acre Tri-City property to the concept master plan boundary.

- Relocate a proposed recreation facility along the north side of Main Street to the apartment site and remove the associated on-street parking along Main Street.

The table below identifies the changes in land uses for The Cove as requested and approved under CP-09-02.

Land Use	2008 CDP Approval (CP 08-05)	2009 CDP Amendment (CP 09-02)
Condominiums	224 units. Lots 3, 4, 6 & 7	180 units. Lots 3, 4, 6 & 7
Apartments	0	220
Retail Sales		3,520 SF. Lot 1
High Turnover Restaurant	8,000 SF. Lot 1	6,750 SF. Lot 1
Quality Restaurant	8,000 SF. Lot 1	6,800 SF. Lot 1
General Office	42,300 SF. Lot 1	51,920 SF. Lot 1
Medical Office	80,000 SF. Lot 5	80,000 SF. Lot 2

The City approved the CDP amendment request and issued a notice of decision on October 16, 2009. The CDP modification request did not request an extension of the proposed CDP modification and therefore the original expiration of the master plan on February 10, 2009 remains unchanged. Conditions of approval were issued with the 2009 modification that amended and supplemented the conditions of approval issued under CP 08-05.

#### 2009 Detailed Development Plan (DP 09-01)

Consistent with the changes proposed to the master plan under CP 09-02, the applicant proposed the following updates to the DDP with the 2009 amendment request:

##### Phase 1

1. Relocate the public restrooms in the park to a location adjacent to the northwestern parking lot, near the entrance to the amphitheater park area.
2. Increase the right of way for Agnes Avenue from 60 feet to 65 feet east of the northeast traffic circle to accommodate increase drainage swales.
3. Construct Agnes Avenue with half street improvements leading to the North Park and a 20-foot paved section to Washington Street.
4. Install landscaping at the monument at Main Street, near Firestone Alley, with Phase IV rather than Phase I as indicated in the 2008 CDP/DDP request.
5. Construct a 28 stall parking lot as required per condition of approval 2 from Planning File CP 08-05.

##### Phase 2

1. Alter the phasing of the grading of condos 3 and 4 to occur with Phase IV.
2. Complete environmental restoration of the northwestern peninsula in Phase IV to coincide with the development of the first phase of condominium buildings.





# CITY OF OREGON CITY

## URBAN RENEWAL COMMISSION

### DRAFT MINUTES

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**Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City**  
**Wednesday, June 07, 2023 at 5:30 PM**

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#### CALL TO ORDER

*Chair Mike Mitchell called the meeting to order at 6:00 PM.*

#### ROLL CALL

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

**STAFFERS: 10 -** City Manager Tony Konkol, City Recorder Jakob Wiley, Economic Development Manager James Graham, Finance Director Matt Zook, Human Resources Director Patrick Foiles, Senior Planner Christina Robertson-Gardiner, Assistant Public Works Director Vance Walker, Deputy Finance Director Erin Wilke, Communications Manager Jarrod Lyman, IT Director Mike Dobaj

#### CITIZEN COMMENTS

*There were no citizen comments unrelated to discussion items.*

#### DISCUSSION ITEM

1. Minutes of the March 1, 2023 Urban Renewal Commission Meeting
2. Minutes of the February 1, 2023 Urban Renewal Commission Meeting
3. Minutes of the January 18, 2023 Urban Renewal Commission Meeting
4. Minutes of the April 10, 2018 Urban Renewal Commission Meeting

**Motion made by Commissioner McGriff, seconded by Commissioner Cross, to approve the minutes of the March 1, February 1, and January 18, 2023 Urban Renewal Commission Meetings, and the minutes of the April 10, 2018 Urban Renewal Commission Meeting. The motion passed by the following vote:**

**Yea: 6 – Commissioner McGriff, Commissioner O'Donnell, Commissioner Smith, Commissioner Neeley, Commissioner Marl, Commissioner Cross.**

#### PUBLIC HEARING

5. Resolution No. UR 23-01, Adopting the Urban Renewal Budget, Making Appropriations and Declaring Tax Increment for the 2023-2025 Biennium

Tony Konkol, City Manager, presented the proposed biennial Urban Renewal budget. The budget, as approved on May 25, 2023, was in the amount of \$15,927,600.00, and involved requesting the maximum amount of revenue that may be raised by dividing the taxes under section 1c, Article IX of the Oregon Constitution and Oregon Revised Statute Chapter 457. The budget was to be used for funding future projects under the direction of the Urban Renewal Commission (URC) and included payment for cost to administer the agency, rental expenses, and a \$64,000.00 operating contingency fund. Mr. Konkol added that, upon approval, the budget would be filed with the Department of Revenue, the Clackamas County Clerk, and the Clackamas County Assessor.

Jesse Buss, on behalf of John Williams and Joan Williams, observed that Ballot Measure 3-597, requesting permission for the URC to borrow up to \$44 million, had failed in the May election. In light of this, he questioned the commission's willingness to move forward with the proposed budget and recommended that instead they work with funds already available. He also suggested that the proposed budget would violate ORS 457.450(2). On behalf of Mr. and Ms. Williams, Mr. Buss reported that if zero dollars were diverted for Urban Renewal, they would not use that as a legal hook to attempt to shut down the Urban Renewal District, but that if the current budget were to go forward, the Williamses likely would enter litigation against it. Finally, Mr. Buss suggested that at least one Budget Committee meeting had not been given adequate public notice.

Laurie Ariniello, resident of Oregon City, asked that it be recognized that some members of the Urban Renewal Budget Committee had dissented from the majority vote to fully fund the Urban Renewal District. She requested that the voice of the people as expressed in the recent ballot measure be respected and asked for a balanced approach in considering the biennial budget.

James Nicita, resident of Oregon City, requested a recording of the January 18, 2023 Executive Session meeting of the Urban Renewal Commission, saying he thought that meeting contained a Commission vote to challenge Section 59 of the Oregon City Charter. He cited the precedent of a previous occasion when the URC had released records of an Executive Session in 2011.

Mayor McGriff denied that any such vote as Mr. Nicita described had occurred at the January 18, 2023 Executive Session, observing that commissioners are not allowed to vote at Executive Sessions.

Commissioner O'Donnell reiterated that he had not supported the ballot measure as it was presented and suggested that money the URC already had ought to be spent before its purchasing power declines due to inflation. He also suggested the URC's administrative and legal expenditures could be redirected to other purposes.

Mayor McGriff brought up a previous suggestion to bifurcate the biennial budget, collecting no new funds this year, and reconsidering collecting new funds next year. She also expressed support for prioritizing the Quiet Zone project.

Commissioner Neeley asked for confirmation that it would be possible in the biennial budget to set collections at zero for the first year and the full amount for the second year. Matt Zook, Finance Director, confirmed that this was possible.

Commissioner Marl expressed his support for the bifurcated budget, in the interests of compromise.

Commissioner Cross expressed his disinclination to bifurcate the budget, saying that without the ability to collect tax increment financing (TIF) or sell bonds, the URC would not be able to complete as many projects, and that it would take longer to complete projects. He suggested that postponing projects would make them more expensive in the long run.

Commissioner O'Donnell expressed support for offering a ballot measure with a proof of concept for a smaller project that could be funded with monies the URC already possesses.

There was discussion regarding how to respond to and minimize potential litigation.



*Commissioner McGriff proposed reducing the biennial budget by 25 percent and discussed the benefits of working incrementally on URC projects.*

*Commissioner Neeley asked if the \$9 million the URC currently has would cover the Quiet Zone project. Mr. Konkol explained that there was ongoing negotiation with the Oregon Department of Transportation (ODOT) regarding how much they would contribute to the project, but that the \$9 million available would still be sufficient for implementation of the project.*

*Commissioner Mitchell expressed support for the Urban Renewal Budget Committee's existing recommendation, firstly because the decision would not affect residents' total taxes, and also because if more money than necessary was collected under the budget, it could be returned to the taxing districts.*

**Motion made by Commissioner O'Donnell, seconded by Commissioner Smith, to suspend collection of Urban Renewal monies for the biennium. The motion failed by the following vote:**

**Yea: 2 – Commissioner O'Donnell, Commissioner Smith**

**Nay: 5 – Commissioner McGriff, Commissioner Neeley, Commissioner Marl, Commissioner Cross, Commissioner Mitchell**

*There was discussion about how to articulate a motion to collect 25% of the proposed budget in the second year of the biennium. Mr. Zook explained that for the purposes of levying a tax, a specific dollar amount would need to be voted upon. There was consensus that if a motion passed to collect a percentage of the proposed budget, City Staff would then calculate the corresponding dollar amount so that the Commission could vote on an updated budget.*

*Commissioner Marl stated that he did support collecting the full amount of the proposed budget, but that he was willing to compromise and consider collecting a smaller percentage as a gesture of trust toward the voters who had rejected the recent ballot measure.*

**Motion made by Commissioner O'Donnell, seconded by Commissioner McGriff, to suspend collection of Urban Renewal monies for first year of the biennium, and collect up to 25% of the proposed Urban Renewal Budget total in the second year. The motion passed by the following vote:**

**Yea: 5 – Commissioner McGriff, Commissioner O'Donnell, Commissioner Neeley, Commissioner Marl, Commissioner Mitchell**

**Nay: 2 – Commissioner Smith, Commissioner Cross**

*There was discussion regarding Mr. Nicita's request for records of the January 18, 2023 Executive Session. Commissioner McGriff requested records of the meeting in question in order to consider Mr. Nicita's request. Commissioner Neeley asked if commissioners who were not in attendance at the meeting in question would have permission to see the records, and it was confirmed that all current commissioners had the authority to do so.*

**Motion made by Commissioner McGriff, seconded by Commissioner Neeley, to table discussion of Mr. Nicita's request for records of the January 18, 2023 Executive Session of the Urban Renewal Commission until such time as the Commissioners had the ability to review the minutes of the meeting in question. The motion passed by the following vote:**

**Yea: 5 – Commissioner McGriff, Commissioner O'Donnell, Commissioner Smith, Commissioner Neeley, Commissioner Marl, Commissioner Cross, Commissioner Mitchell**

*The commission took a break from 6:46 PM to 6:56 PM.*

*Chair Mitchell closed the public hearing.*

**Motion made by Commissioner McGriff, seconded by Commissioner Smith, to table approval of the Biennial budget for the present meeting, in order that City staff might calculate accurate numbers for a new budget reflecting reduced collections in the revenue line and an identical reduction in the capital outlay line.**

**Yea: 5 – Commissioner McGriff, Commissioner O'Donnell, Commissioner Smith, Commissioner Neeley, Commissioner Marl, Commissioner Cross, Commissioner Mitchell**

## **COMMUNICATIONS**

*There were no further communications.*

## **ADJOURNMENT**

*Chair Mitchell adjourned the meeting at 6:58 PM.*

Respectfully submitted,

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Jakob S. Wiley, City Recorder



# CITY OF OREGON CITY

## URBAN RENEWAL COMMISSION

### DRAFT MINUTES

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**Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City**  
**Wednesday, June 21, 2023 at 5:30 PM**

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#### CALL TO ORDER

*Chair Mike Mitchell called the meeting to order at 6:11 PM.*

#### ROLL CALL

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

**STAFFERS: 7 -** City Manager Tony Konkol, City Recorder Jakob Wiley, Finance Director Matt Zook, Deputy Finance Director Erin Wilkie, Human Resources Director Patrick Foiles, City Engineer Dayna Webb, Senior Project Engineer Patty Nelson

#### CITIZEN COMMENTS

*Paul Edgar, resident of Oregon City, suggested that the Urban Renewal Commission (URC) ought to invest in developing properties to ameliorate the housing crisis. He suggested that a shelter village would be appropriate and argued that building small, secure housing units to shelter the unhoused was affordable.*

*James Nicita, resident of Oregon City, remarked that in Williams vs. Konkol and URC Case # 22 CV 26004, argument had been made that Section 59 of the Oregon City Charter was preempted by State law. He said that when the case was first filed, the URC had only challenged Section 59 E, but suggested that now the URC was challenging the entirety of Section 59. He requested that the URC add to tonight's agenda a vote to contest only Section 59 E, not the entirety of Section 59, suggesting that not to do so was challenging Oregon City citizens' right to vote provision as established in Measure 3407, voted on in 2012. Mr. Nicita also suggested that if the URC wanted to challenge Section 59, the challenge ought to be presented to citizens as a public meeting or ballot measure.*

*William Gifford, resident of Oregon City, requested six minutes to make his upcoming comment in relation to a discussion item. He explained that he was speaking on behalf of his wife as well as himself, and stated as precedent that at a previous meeting, a legal representative of two individuals was granted six minutes to speak rather than three. The request was granted.*

#### DISCUSSION ITEM

2. Resolution No. UR 23-01, Adopting the Urban Renewal Budget, Making Appropriations and Declaring Tax Increment for the 2023-2025 Biennium

*Matt Zook, Finance Director, summarized the process by which City Staff had adjusted the Urban Renewal Budget to reflect the changes requested at the previous URC meeting; namely, that the budget declare zero dollars of tax increment for 2023/2024, and 25% tax increment for the following fiscal year. He stated that in accordance with ORS 457.4453, he had consulted with the taxing districts regarding this budgetary change and that he had met with no objections. Mr. Zook requested that the URC decide at the*

*present meeting whether to approve the resolution, deny it, or request edits, adding that the deadline for taking action upon it was June 30.*

*William Gifford, resident of Oregon City, stated that the URC ought not to have overturned the decisions that the URC Budget Committee had made at their meeting on May 23, 2023. He asserted that it would be a mistake to cease collecting URC monies and that the way to combat the devaluing of money due to inflation was to invest it in projects that would create a return upon the investment. He requested that the URC deny Resolution No. UR 23-01, and instead accept the URC Budget that had been approved at the May 23, 2023 URC Budget Meeting.*

**Motion made by Commissioner McGriff, seconded by Commissioner Neeley, to approve Resolution No. UR 23-01, Adopting the Urban Renewal Budget, Making Appropriations and Declaring Tax Increment for the 2023-2025 Biennium. The motion carried by the following vote:**

**Yea: 4 – Commissioner Neeley, Commissioner McGriff, Commissioner O'Donnell, Commissioner Marl**

**Nay: 3 – Commissioner Smith, Vice Chair Cross, Chair Mitchell**

**3. Request to Release the January 18, 2023 Urban Renewal Commission Executive Session Minutes**

*Tony Konkol, City Manager, stated that at the June 7, 2023 URC Meeting, a member of the public had requested the release of the minutes of the January 18, 2023 URC Executive Session, and asked the URC to decide whether to accede to this request.*

*Commissioner McGriff noted that the person who requested the information had served as an Urban Renewal Commissioner and a City Commissioner, and that as such he would know the rules of Executive Sessions. She expressed surprise at the person's request.*

*Commissioner Neeley stated that Executive Sessions were subject to Attorney-Client privilege, and that as such it was not appropriate to release the minutes.*

**Motion made by Commissioner Neeley, seconded by Commissioner O'Donnell, to decline to release the Minutes of the January 18, 2023 Urban Renewal Commission Executive Session Minutes. The motion passed by the following vote:**

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

**4. Discussion of the Urban Renewal District and Implementation of the Urban Renewal Plan**

*Tony Konkol, City Manager, requested guidance from the URC regarding how to proceed with implementation of the Urban Renewal Plan considering changes made to the URC Budget. He asked if there was information the URC would like Staff to provide to assist in this discussion, and whether the Commission wished to devote a future meeting – possibly an hour and a half in length – to discuss this topic.*

*Commissioner Neeley suggested that, during the next biennium, the URC ought to focus on properties it already owns.*

*Commissioner McGriff suggested that the URC pursue selling residential properties that it owns, and that Staff be asked to prepare paperwork to do so. She also recommended that the URC prioritize the Stimson property, suggesting that the public be asked for input, and that City Staff create a Request for*

*Proposals (RFP) on the development of this property. Finally, she suggested prioritizing other properties with the same zoning classification as the Stimson property.*

*Commissioner O'Donnell expressed interest in the Quiet Zone project and stated that he wanted to hear more about what the citizens of Oregon City wanted from the Urban Renewal Commission.*

*Chair Mitchell suggested examining the URC's owned properties and their zoning classifications and creating RFPs with guidelines for developers.*

*Commissioner McGriff suggested revisiting the plans made for the Cove project.*

*Commissioner O'Donnell suggested revisiting the Rossman Landfill project on a smaller scale than previously proposed, in order to obtain public support for that particular URC project. He also suggested reviewing all the URC projects under consideration, in order to begin with those easiest and most economical to undertake.*

*Mr. Konkol suggested that of the four main projects under consideration, the Stimson property would likely be the easiest to develop, those on 10<sup>th</sup> and Main and 12<sup>th</sup> and Main would be somewhat more difficult to develop, and the hardest to develop would be the Cove project.*

*Commissioner O'Donnell suggested that the Cove project would be too ambitious for a first project and expressed support for prioritizing disposition of the residential properties and development of the Stimson property.*

*Commissioner Cross expressed interest in examining projects for the 10<sup>th</sup> Street and 12<sup>th</sup> Street properties as well. He suggested researching what the URC could do to make the 10<sup>th</sup> and 12<sup>th</sup> Street properties more attractive to developers.*

*Commissioner Neeley emphasized the importance of obtaining public input on the development of public properties. He also suggested that the URC take up Mr. Konkol's suggestion of longer URC meetings, for the purpose of access for public discussion. He also suggested that the meetings might need to be on different nights than City Commission meetings.*

*Commissioner Marl remarked on Mr. Gifford's comment from earlier in the meeting. He expressed agreement with Mr. Gifford's urge to invest URC money in projects, but explained that his comments about compromise at a previous meeting were motivated by the fact that litigation was preventing the spending of money. He stated that public support was as important as financial support for URC projects.*

*There was consensus that City Staff be asked to pursue the disposition of URC-owned residential properties, then draw up information for pursuing work on the Stimson, 10<sup>th</sup> and 12<sup>th</sup> Street, and Cove projects, in that order.*

## COMMUNICATIONS

*There were no further communications.*

## ADJOURNMENT

*Chair Mitchell adjourned the meeting at 7:00 PM.*

Respectfully submitted,

---

Jakob S. Wiley, City Recorder