

# **AGENDA**

## **City of Oregon City Parks and Recreation Advisory Committee Meeting**

**Monday, October 22, 2007**

**Pioneer Community Center  
615 5<sup>th</sup> Street, Oregon City, OR 97045**

**Regular Meeting  
7:00 P.M.**

1. Call to order
2. Approval of minutes – September 24, 2007 regular meeting
3. Citizen comments on issues and items not on the agenda
4. General business
  - a. Old business
    1. City pocket parks and private/HOA parks discussion follow-up (cont'd)
    2. Parks & Recreation Master Plan Update – schedule of adoption meetings
    3. Other old business
  - b. New business
    1. Newell Creek Canyon designation request
    2. RV Park & Buena Vista Club House rate increase consideration
    3. Pool maintenance issues
    4. Other new business
5. PRAC member reports
6. Director's report
  - a. New member appointment recommendation update
  - b. Canemah Metro property fence
  - c. Parks maintenance update
  - d. Recreation update
  - e. Other
7. Next meeting date: November 26, 2007
8. Adjournment

## **Meeting Minutes**

### **City of Oregon City Parks and Recreation Advisory Committee Meeting**

**Monday, September 24, 2007**

**Pioneer Community Center  
615 5<sup>th</sup> Street, Oregon City, OR 97045**

#### **Attendance**

**PRAC members:** Lisa Wright-Wilson, Shawn Dachtler, Ted Schumaker, Karen Andrews, Martha Sumption, Marty Bertsch

**Excused absences:** Dan Kromer

**Staff:** Scott Archer, Community Services Director

**Guests:** Sarah Eubanks, PRAC applicant

#### ***Special Meeting – Work Session***

**6:45 P.M.**

1. **Interview one applicant for PRAC vacancy:** The Committee interviewed applicant Sarah Eubanks. PRAC supported her recommendation to the Mayor for appointment to a term running from January 1, 2008 through December 31, 2010.

#### **Regular Meeting**

**7:00 P.M.**

1. **Call to order:** Chair Lisa Wright-Wilson called the regular meeting to order at 7:05 PM.
2. **Approval of minutes – August 27, 2007 regular meeting:** Approved as amended.
3. **Citizen comments on issues and items not on the agenda:** None.
4. **General business**
  - a. **Old business**
    1. **City pocket parks and private/HOA parks discussion follow-up (cont'd):** PRAC discussed the issue as a follow-up to the various previous discussions. Scott Archer reported that he had discussed with Community Development (planning) Department Director as requested regarding the possibility of allowing individual homeowners associations (HOA's) the option of converting their neighborhood dedicated PUD open spaces from public to private use. It is believed this may be possible, if the HOA is willing to petition the City Commission for a change in the condition of approval from the originally approved plats. Scott would also follow up with our City Attorney's office to further determine whether overturning a land use action approval would be possible.

Members of PRAC (Shawn/Ted) offered to meet with the Bailey Estates residents to see if they would be interested in going forward with such a request. This would offer them a potential solution to the concerns they have presented to PRAC.

2. **Park Place Concept Plan – parks and open spaces discussion (cont'd):** The Committee discussed the presentation/request presented by Kent and Ron Ziegler at the August meeting (see minutes, August 2007). PRAC's support was requested by the Ziegler's to vary the parks development within the approved Park Place Concept Plan. After discussion of the matter, PRAC decided to take no action on the request and allow the process to take its normal decision making course for parks planning.

3. **Other old business:** No other old business.

**b. New business**

1. **Rivercrest Park ball field naming proposal (Brenda Stephens):**  
Item tabled to a future item when Brenda can make the meeting to discuss her proposal.

2. **Other new business:** No other new business.

**5. PRAC member reports:**

- a. Shawn Dachtler
  1. Reminder of the City's fire annexation issue.
  2. Request for next month's meeting that staff bring a list of the pool maintenance issues for review and discussion.

**6. Director's report**

- a. Parks & Recreation Master Plan Update: Copies of final draft distributed.  
Adoption process with Planning Commission/City Commission is under way.

7. **Next meeting date:** October 22, 2007

8. **Adjournment:** The meeting was adjourned at 8:25 PM.

To: Oregon City Planning Commission  
City of Oregon City  
320 Warner Milne Rd.  
Oregon City, OR 97045

From: Sha Spady  
17855 Alden Street  
Oregon City, OR 97045

September 25, 2007

**RE: City Owned Land in Newell Creek Canyon.**

Dear Planning Commissioners,

Several years ago (over ten to be exact) I made a formal request to the City Commission asking them to consider giving "Nature Park" designation to all of the City-owned land in Newell Creek Canyon and also to add an amendment to the Oregon City Municipal Codes enacting a conservation easement program and defining its uses.

As a response, Richard Carson, then the Director of the Community Development Department, gathered together a list (see November 19, 1997 letter) of lands owned by the City of Oregon City that are in Newell Creek Canyon. This took considerable time on his part since many of these parcels were not (and still are not) designated as City-owned on City maps.

It is my request that you, the current Planning Commission, review these documents, make sure that all City maps are updated and inclusive of these publicly-owned lands in Newell Creek Canyon and consider putting forth an amendment to the City Charter that would designate all (or most) of these parcels as Nature Parks in the City Charter.

I would also request that you consider putting forth to the City Commission an amendment to the Oregon City Municipal Codes enacting a conservation easement program and defining its uses.

Some years ago when I was part of the Natural Resource Committee and we were reviewing and making suggested amendments to the Oregon City Comprehensive Plan, we suggested Comprehensive Plan language that would create a City-wide Natural Park designation on City-owned land. Our thought was that if some of the little areas owned by the City that are currently managed as manicured areas or small utility-type easements would be planted/restored with native vegetation, ultimately, the City of Oregon City would have a smorgasbord of natural areas interwoven throughout that would insure native habitat protection for wildlife as well as setting a natural ambiance that reflected the environment settlers encountered when they first arrived at The End of The Oregon Trail. We had grand visions, we did.

If you would like to discuss any or all of these suggestions, please feel free to contact me. I would love to work with you and clarify for you what I know of the history of this issue.

Sincerely,

*Sha Spady*  
Sha Spady

Enclosures

# COPY



Call  
Amy

## CITY OF OREGON CITY

320 WARNER MILNE ROAD | OREGON CITY, OREGON 97045  
TEL 657-0891 FAX 657-7892

**Date:** November 19, 1997  
**To:** City Manager and City Commission  
**From:** Richard Carson, Director  
Community Development Department  
**Sub:** City Ownership in Newell Creek Canyon

① Dec 2  
6-8 PM  
LIVESY  
DRAINAGE BASIN  
CARNegie CENTER  
X 188 - nancy

② Dec 10  
mud Creek  
Drainage  
6-8 PM  
CARNegie CENTER

The properties discussed in this memo are owned by the City of Oregon City and are in Newell Creek Canyon. The properties total 39 acres and have different conditions in terms of use (see the attached map). The text in italics is taken directly off of the recorded plat. The map is by Jessica Schriever with Geographic Information Services.

**Site 1 (~5.7 acres)-** Six tracts of land dedicated to the City of Oregon City during the subdivision process for Barclay Hills No.1 and No.3. The intended use for two of these tracts is noted on the recorded plat. For tract "Z" the plat states, *Dedicated to City for Park*, and for tract "L" the plat states, *Recreational Site*. The other 4 tracts have no use or purpose noted on the recorded plat.

**Sites 2 (~3 acres)-** Three tracts of land dedicated to the City of Oregon City during the subdivision process for Newell Ridge Estates No.3, referred to as tract "G" to the north, tract "I" to the east, and tract "J" to the west of the subdivision. According to Plat Restriction no.4 & 5:

- *Tract "G" is subject to a public storm drain easement over its entirety.*
- *Tracts "G" and "I" are conveyed to the City of Oregon City for park purposes...*
- *Tract "J" is a pedestrian access easement and public waterline easement and is conveyed to the City of Oregon City in the Declaration....*
- *...grant tracts "G", "I", and "J" to the City of Oregon City for the uses indicated [on the plat]...Tracts "G", "I", and "J" are hereby conveyed to the City of Oregon City, lots and tracts created hereon are subject to the restrictions as shown or noted on this plat.*

**Site 3 (~2 acres)-** One tract of land dedicated to the City of Oregon City during the subdivision process for Newell Crest Phase I, referred to as tract "A" and designated as *Open Space* on the recorded plat. It is stated in the Declaration portion of the recorded plat that *...hereby grants all easements as shown or stated on said map, and hereby dedicate tract "A" to the City of Oregon City for the uses indicated....on the plat.* MAY HAVE BEEN SOLD TO COUNTY

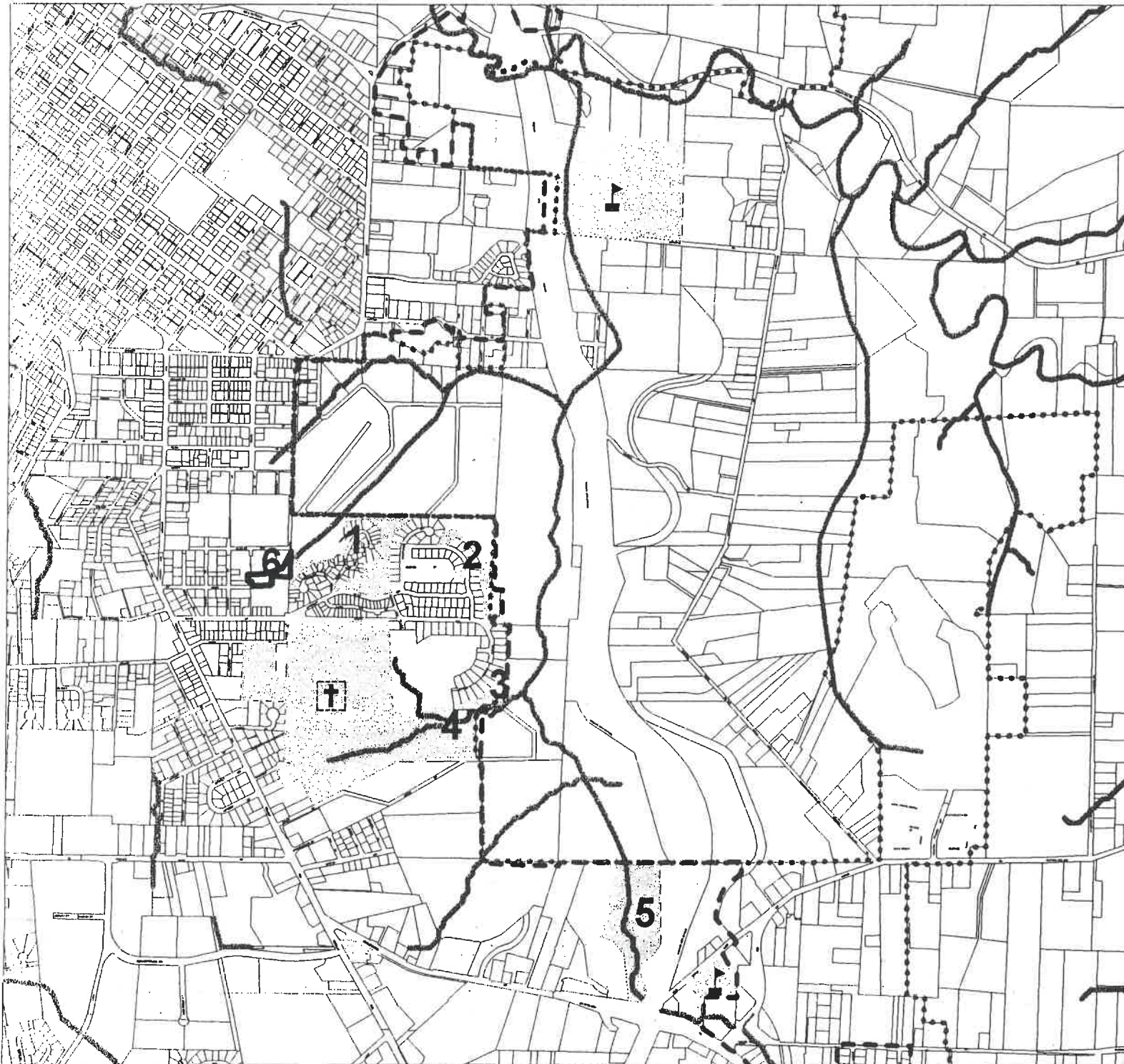
**Site 4 (~11.5 acres)-** Property adjacent to Site 3 deeded to the City in January 1997.

-Condition of  
Approval

**Site 5 (~16.5 acres)-** Referred to as *Parcel 5* on the recorded plat. Restrictions placed on this parcel by the City of Oregon City during the planning process for Newell Overlook PD91-02 are stated on the recorded plat in the City Restrictions section. These restrictions are as follows, 3. *Direct vehicular access to Beavercreek Road from parcel 4 & 5 is prohibited.* and 4. *Site clearing, tree removal, grading or any other physical alterations are prohibited on parcel 5.* This parcel was deeded to the City of Oregon City in October 1996.








**Site 6 (~ 1.3 acres)-** Property being considered for City ownership, part of Forest Heights Limited (Cascade Village) PD90-01.



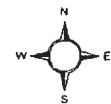


# Newell Creek Canyon

Property Owned  
by the  
City of Oregon City

-  School
-  Cemetery
-  City Property
-  Urban Growth Boundary
-  City Limits
-  Creeks
-  In Review - Part of Forest Heights Planned Unit Development

The information on this map is derived from Oregon City's digital database. However, there may be map errors or omissions. Please contact Oregon City directly to verify map information. Notification of any errors will be appreciated.



0 500 1000 1500 2000 Feet



City of Oregon City  
320 Warner Mill Road | Oregon City, Oregon 97045  
503 657-0891

## Oregon City Pool Issues

8" iron pipe – drain line from the wading pool and overflow from surge tank. Currently, it is leaking into the gallery (walkway area next to surge tank) under the pool deck. This will fill up and drain into the ductwork and fill ducting and creates a waterfall. The other compounding issue is that we have water within the ducting that can cause mold. The air flowing through this ducting does go out to the general facility.

Estimate: \$4000+

- Removal of pipe
- Replace with pvc piping
- Concrete removal and repair
- Clean ducting and inspect for damage and corrosion
- 

Pool slide – two weight bearing posts rusted through, stairway rusted through, need to install cross members to meet safety codes on ladder and platform structure, plastic slide needs joints checked for safety and come-along removed.

Estimate: TBD

- Propose move slide to accommodate start blocks or move start blocks
- Maintain fixed placement for slide
- Replace weight bearing posts with stainless steel

If the slide is moved to another location, additional decking, railing and support posts will be required. The slide will remain closed until a solution and adequate repairs can be made.

Ladder in surge tank- rusted and unsafe- staff is placing an aluminum ladder within tank. This ladder is not in a fixed position going into a body of water.

Estimate: \$250-1000

- Replace with either plastic stair treads mounted to wall with railing or new ladder that can withstand the environment

Weight bearing column – check structural integrity – concrete curbing surrounding column failed due to rusting of metal column

Estimate: TBD Dependant on extent of damage

- Check extent of rust, repair and seal
- Repair concrete curbing

Ceiling leak into electrical lighting – mold and algae on ceiling, visible hole in asbestos popcorn acoustical ceiling treatment, check electrical on light for moisture and corrosion.

Estimate: TBD Dependant on extent of damage

- Regular routine roof maintenance
- Repair any roof leakage area
- Remediate mold
- Seal inside area of impact – cannot replace ceiling treatment as it is asbestos
- Repair or replace light fixture



Test acoustical tiles for asbestos- tiles are fractured and exposed.

Estimate: TBD

- Test and come up with plan of action
- Removal of tiles as prescribed
- Paint wall
- Revisit if need to replace acoustical treatment

Diving Board hoist system -research manufacturer specifications to determine if the current process compromises the integrity of the diving board system.

- Develop safe removal of diving board for swim meet purposes
- Inspect diving board
- Determine if there is damage and repair

Windy window system- when high winds prevail, the pool closes due to safety precautions where the windowpanes blow out into the pool deck area.

-Investigate options to treatment of current windows

ADA removable stairs- currently modified, cut, breaking, extremely heavy, fiberglass repair patches failing. Staff has had many cuts to their feet and the potential of back injury is high.

Estimate: \$2400-3000

-Replace with a customized stair system that meets the ADA needs, easy insert into pool and removal with all safety considerations.

Entry/exit stair inserts in shallow pool end- fiberglass patches are failing, original stairs have cracked or broke needing the patches

Estimate: \$250-400

- Replace with new inserts or remove and replace with stainless steel ladder and/or railings
- The current railings are in good condition

Electrical Panel- panel is full of dust, which is a good conductor that could blow the box. Lights were abandoned and need to be pulled off the board.

Estimate: \$200-500

- Have a certified electrician clean the main panel and remove the abandoned lights from the panel to eliminate any possibility that they could accidentally be switched on causing electrocution in the pool.