

**CITY OF KING CITY
CITY COUNCIL MEETING MINUTES**

Call to Order: A regular meeting of the King City – City Council was held at the King City Hall beginning at 7:00 p.m. on Wednesday, July 18, 2018. Mayor Gibson requested a moment of silence then proceeded to call the meeting to order at 7:01 p.m., followed by roll call and the Pledge of Allegiance

Roll Call: **The following City Council members were present:**

Mayor Ken Gibson
President Bob Olmstead
Councilor Jaimie Fender
Councilor John Boylston
Councilor Gretchen Buehner
Councilor Billie Reynolds

Absent:

Councilor Smart Ochoi – excused

Staff present included:

City Manager (CM) Mike Weston
Chief of Police (CP) Ernie Happala
City Recorder (CR) Ronnie Smith

Agenda Item 4: **Approval of Minutes:** None

Agenda Item 5: **Open Forum:**

Mayor Gibson opened public comment on any item on the agenda (including questions, suggestions, complaints, and items for future agenda) and stated each person's time would be limited to three minutes.

None.

Agenda Item 6: **Unfinished Business:** None

Agenda Item 7: **New Business:**

7.1 Consider and Discuss Ordinance O-2018-03 Amending Chapter 2.34 – authorize work sessions and the cancellation of a second monthly meeting

The staff recommended to the City Council to discuss and consider the finding from staff to adopt Ordinance O-2018-13 amending Chapter 2.34 of the King City Municipal Code to authorize work sessions and the cancellation of a second monthly meeting, subject to all requirements of public meetings and public records law.

The Councilors discussed their concerns and recommendations.

CM Weston conducted the first reading of Ordinance O-2018-03:

ORDINANCE NO. 2018-03 AN ORDINANCE AMENDING CHAPTER 2.34 OF THE KING CITY MUNICIPAL CODE TO AUTHORIZE WORK SESSIONS AND THE CANCELLATION OF A SECOND MONTHLY MEETING, SUBJECT TO ALL REQUIREMENTS OF PUBLIC MEETINGS AND PUBLIC RECORDS LAW.

Public Hearing: No comments.
Public hearing is closed and will continue to second reading.

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- 7.2 Review and discuss League of Oregon Cities Policy Committees recommendation for the legislative agenda for 2019 session.

Item will be tabled. Ronnie will email councilors.

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- 7.3 Approve PEG/PCN Grant Fund Agreement.

MOTION MADE BY COUNCILOR BUEHNER TO APPROVE PEG/PCN GRANT FUND AGREEMENT, SECONDED BY COUNCILOR BOYLSTON.

VOICE VOTE: 6-AYES – 0-NEYS – 0 ABSTENTIONS– 0- RECUSED THE MOTION CARRIED 6-0.

- 7.4 Discusses and approve Office Relocation Services Proposals – City Hall remodel
CR Smith mentioned over the past month staff has been requesting informal proposals from several relocation services companies. To date, staff has sent out three (3) informal request and have received two (2) back.

Given the comparison of the two (2) bids staff is recommending to the City Council to discuss and consider approving the proposal/agreement from Lile.

MOTION MADE BY COUNCILOR BUEHNER TO APPROVE PROPOSAL/AGREEMENT FROM LILE, SECONDED BY COUNCILOR BOYLSTON.

VOICE VOTE: 6-AYES – 0-NEYS – 0 ABSTENTIONS– 0- RECUSED THE MOTION CARRIED 6-0.

- 7.5 Discuss and approve Mobile Structures Rental Quotes – City Hall remodel

CM Weston presented the staff report to City Council. CM Weston mentioned that Staff requested three (3) informal request for bids and have received two (2)back. One request came back as undeliverable from the U.S. postal service.

Given the comparison of the two (2) bids staff is recommending to the City Council to discuss and consider approving the proposal/agreement from Pacific Mobile Structures.

MOTION MADE BY COUNCILOR BUEHNER TO APPROVE PROPOSAL/AGREEMENT FROM PACIFIC MOBILE STRUCTURES, SECONDED BY COUNCILOR BOYLSTON.

VOICE VOTE: 6-AYES – 0-NEYS – 0 ABSTENTIONS– 0- RECUSED THE MOTION CARRIED 6-0.

- 7.6 Discusses Landscape Management for Community Park

CM Weston mentioned that the current landscape management company for the Community Park was an emergency agreement when the original landscape management company went out of business.

Mayor Gibson shared his concerns about the park, and he wants to see the park revitalized.

Council Requested a workshop. Staff will send out dates.

7.7 Public Hearing – First reading of Ordinance for Chapter 16.102 NMU-ORDINANCE

Mayor Gibson request CM Weston to conduct the first reading of Ordinance No. 2018-06.

CM Weston read the title:

ORDINANCE NO. 2018-04, AMENDING THE COMMUNITY DEVELOPMENT CODE AND COMPREHENSIVE PLAN TO ADD A NEIGHBORHOOD MIXED-USE ZONE.

Staff Report:

City Planner Kieth Lidan presented the staff report:

On April 11th and 25th, and May 9th, the Planning Commission reviewed a proposed legislative Comprehensive Plan Amendment (CPA) and Community Development Code (CDC) amendment to adopt a new Neighborhood Mixed-Use Zone. These discussions led to a number of amendments to the original proposal drafted by the staff. The attached draft ordinance represents the Planning Commission recommendation to the City Council to adopt a new Neighborhood Mixed-Use (NMU) Zone district. This district is intended to be applied in residential areas where neighborhood-scale commercial uses and commercial/residential mixed-use development would be appropriate and complementary to the surrounding residential neighborhood. The Planning Commission recommended several changes to the draft during its May hearing. These amendments are shown in track changes in the document.

In addition to the NMU Zone (CDC Chapter 16.102), new definitions are proposed for CDC 16.24.020 Definition of Specific Terms. The King City Comprehensive Plan is also proposed for amendment to recognize this new zoning district and to provide location criteria, which will be used to help evaluate future proposals to rezone property to the NMU designation.

Recommended Findings and Conclusions

The relevant criteria are found in the King City Comprehensive Plan. Because the plan is organized using the Statewide Planning Goals, the city and state goals are addressed simultaneously.

Citizen Involvement - Goal 1: To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

The CDC and plan amendments were created with citizen input. The proposed amendment was advertised as required by the CDC, and the Planning

Commission and City Council held a combined total of four public hearings to consider public testimony. This goal is satisfied.

Land Use Planning - Goal 2: To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

The city has adopted the King City Comprehensive Plan and Community Development Code in accordance this goal, and as noted above, citizens participated in that process as well as being involved in the creation of the amendments to create a new Neighborhood Mixed-Use Zone district in the CDC. This goal is satisfied.

Agricultural Lands – Goal 3 and Forest Lands – Goal 4

These goals are not relevant because the amendments are intended for urban rather than resource land.

Open spaces, scenic and historic areas, and natural resources – Goal 5: To conserve open space and protect natural and scenic resources.

Historic resources, open space and natural resources, consisting primarily of drainageways and wetlands, are recognized in the plan and will continue to be protected in accordance with current standards and requirements. This goal is satisfied.

Air, water and land resource quality – Goal 6: To maintain and improve the quality of the air, water, and land resources of the state.

As noted under Goal 5 above, existing open space and natural resource areas will continue to be regulated and protected as they are today. The major intention behind the NMU Zone is to allow improved access to commercial services by allowing neighborhood-scale commercial and mixed-use development opportunity within the city. In addition, improvement to the pedestrian environment and promotion of active transportation will have a modest beneficial effect on air quality. This goal is satisfied.

Natural Disasters and Hazards – Goal 7

This goal will not be affected because all current regulations related to natural hazard avoidance, protection, and mitigation will continue to be in effect wherever the NMU Zone is ultimately applied. This goal is satisfied.

Recreational Needs – Goal 8: To satisfy the recreation needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

The proposed NMU Zone is not intended for providing significant recreational opportunities. However, the NMU Zone includes provisions to improve the pedestrian environment, and this could include small plazas and similar open space areas. This goal is satisfied.

Economy – Goal 9: To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

The NMU Zone is designed to improve walking access to commercial services within the community.

Urban design aspects of the zone promote an attractive, neighborhood-scale appearance and character for commercial and mixed-use development. This goal is satisfied.

Housing – Goal 10: To provide for the housing needs of citizens of the state. The new NMU Zone promotes the principle of allowing a greater degree of mixed-use than is currently allowed in residential areas. It also allows for a range of housing types, such as townhomes, apartments, and live-work units that tend to be more affordable. This goal is satisfied.

Public Facilities and Services – Goal 11: To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

The NMU Zone will not allow significant increases in density or impacts on public facilities or services compared to other city zoning districts. This goal is satisfied.

Transportation – Goal 12: To provide and encourage a safe, convenient and economic transportation system.

A primary objective of the NMU Zone is to enable more walking and bicycling trips to access commercial services. The standards also include requirements to create superior pedestrian connectivity and environments. This goal is satisfied.

Energy Conservation – Goal 13: To conserve energy. The promotion of active transportation and allowing a greater degree of mixed-use development in the city is expected to help replace short vehicular trips with walking, bicycling, or transit trips. This will help reduce energy use. This goal is satisfied.

Urbanization – Goal 14: To provide for an orderly and efficient transition from rural to urban land use.

While this goal is not directly relevant, the allowance for neighborhood-scale commercial and mixed-use development could modestly reduce the demand for more housing outside of the current UGB. This goal is satisfied.

Mayor Gibson opened the hearing to public comments.

Favor:

Veva Geohler - 12700 SW Beef Bend Rd, King City:

If the city plans ahead and has control over the development, she believes that we can have a more livable city.

Opposition:

Susie Byrne – 13671 SW King Liar, King City:
Is concerned with people renting the houses and working on cars as a business.
She asked how the City will deal with this.

Staff stated that it would be the process of enforcing the zoning code.

Beth Clark – 17053 SW Bard way:
Has concerns about parking for the NMU area. Right now parking for the residential area is a nightmare. She wants to see more parking and parking enforcement.

Lisa schelly – 1374 SW King Lear, King City:
Has concerns about parking – she doesn't want to see cars on both sides of the street. She is also concerned about what it could do to housing prices.

Staff mentioned that we looked at the pros and cons of this type of use. Staff will also get an answer to the housing market rate.

Wendal Olsen – 13509 SW King Lear, King City:
Has safety concerns for the older residents and families in the area.

Neutral:
Dave Loprinzi – 13321 SW Tammara Lane:
Asked what the next step is going to be.

Staff mentioned that the next step is the second reading and then a discussion and then the council votes.

Public hearing is closed and will continue to the second reading.

Agenda Item 8: Police Chief's Report

No report.

Agenda Item 9: City Manager's Report

CM Weston reported Public Works position is reopened.

He also mentioned with the move coming up; staff will be scrambling and backing.

CM Weston attended the Metro Council and the TAC meeting.

Agenda Item 10: Mayor and Councilor's Reports

- Councilor Buehner – Reported that she attended MPAC meetings.
- Councilor Ocholi – No Report
- President Olmstead – No Report.
- Councilor Reynolds – No Report.
- Councilor Boylston – No Report.

- Councilor Fender – reported on the July Fourth parade and festival.
- Mayor Gibson – No report

Agenda Item 12: Adjournment

COUNCILOR FENDER MOVED TO ADJOURN THE MEETING, PRESIDENT OLMSTEAD SECONDED, THE MEETING ADJOURNED AT 9:45 P.M

Respectfully Submitted by:

Attested by:



Ronnie Smith
City Recorder

Mike Weston
City Manager

