

**Rivergrove City Council Meeting Minutes  
September 17, 2018**

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**CALL TO ORDER AND ROLL CALL**

The meeting was called to order at River Grove Elementary School at 7:06 p.m.

Present: Mayor Heather Kibbey and Councilors Carolyn Bahrman and Brenda Ruble were present. City Recorder Leanne Moll declared a quorum.

Mayor Kibbey asked to adjust the agenda to to place the Type IV Hearing and the City Planner interview first and to complete the Consent Agenda items at the end of the meeting. Council agreed.

**UNFINISHED BUSINESS**

**1. Type IV Hearing for Amendments to the Comprehensive Plan, City File #2016-05.**

Mayor Kibbey explained that the proposed amendments to the transportation goal of the comprehensive plan are no longer applicable because the City's road projects will focus on Childs Road, instead of Pilkington Road. The annexation amendment is not needed as well. All seven households who intended to annex into the City of Rivergrove withdrew their applications.

**Motion:** Councilor Ruble **moved** to make no decision at this time on city file #2016-05. Councilor Bahrman **seconded**. **Motion passed 3-0**

**NEW BUSINESS**

**1. Interview with Matt Straite, Candidate for Contract City Planner**

City Planner Carole Connell is retiring soon. The Councilors learned more about Matt Straite, who is a candidate for a contract City Planner position. Mr. Straite works for a firm called the MIG, a national planning firm. He has worked with the MIG for sixteen years and runs the contract planner division of the company. The firm is known for planning regional parks in the Portland metro area. Mr. Straite is in charge of providing contract planning services to cities in the region. He lives in Tualatin, but is usually working with various cities, and is not often at the MIG office in downtown Portland. He currently provides planning services for ten cities. This month, he is working with the City of Tualatin's basalt creek project. Mr. Straite noted that like current City Planner Carole Connell, he is familiar with many different jurisdictions because he has a lot of exposure to different cities and counties in the region.

Mr. Straite mentioned that he met Ms. Connell because he was attempting to hire her to work for the MIG. Instead of hiring her, he is helping her phase out of all of the cities she currently serves. Councilor Bahrman asked if Ms. Connell works for MIG. Mr. Straite noted that he works for the MIG, but Carole Connell is still self-employed.

Mayor Kibbey noted that the City would like to hire someone who will provide on-going contract services, instead of a one-off planner. She asked Mr. Straite if the City would be working with several different contract planners or just Mr. Straite. He replied that he would be exclusively providing services but eventually he may suggest another planner who would be under his supervision.

Resident Michael Salch asked about the current Oregon DLCD codes and how familiar Mr. Straite is with the changing codes and requirements. Mr. Salch also asked if Mr. Straite had worked with Water Environmental Services (WES) yet. Mr. Straite said that he has worked closely with DLCD and has also cooperated with WES on a number of occasions.

Mayor Kibbey noted that Mr. Straite has already been working for the City of Rivergrove as an associate of Carole Connell.

Mr. Salch asked if Mr. Straite has read the City's ordinances. Mr. Straite explained that he has read the Ordinances and is familiar with them. He also explained that he has colleagues in the DLCD who have the funds and the ability to brush up the code at no cost to the City. Mayor Kibbey noted that the City's ordinances are not codified. Mr. Straite said that DLCD would be happy to help out with grant funds. Mayor Kibbey commented that there would be many former Planning Commissioners who would be happy to help out and would know what changes are necessary. Mayor Kibbey explained that the City usually receives \$1000 from DLCD, which does not cover many planning fees.

Councilor Ruble believes that the City needs someone with confidence and a strong presence to relay the city's priorities to the volunteer Planning Commission in an authoritative and diplomatic way. Mr. Straite explained that he is happy to train planners when necessary. Mayor Kibbey noted that there will be two new Commissioners by January.

Mr. Straite also explained that the MIG has civil engineers, floodplain managers, and other specialists on staff, so if he doesn't know an answer, he is able to consult with his colleagues.

Mayor Kibbey notified the other Councilors that the City must find and interview two other contract planners, possibly Scot Siegal, John Morgan, or Ken Sandblast.

City Recorder Leanne Moll noted that she received comments from the City attorney about Mr. Straite's draft contract and will send those comments to Mr. Straite electronically.

Mr. Straite concluded by saying he will continue to work with Ms. Connell throughout the transition.

### **UNFINISHED BUSINESS, continued**

#### **2. Continuation of Hearing on Appeal of denial of a development permit application for a duplex at 19232 Pilkington Road.**

Mayor Kibbey explained that the duplex applicant requested to continue the hearing on appeal to October 8, 2018 and extended the 120-day decision deadline.

**Motion:** Councilor Ruble **moved** to continue the hearing on appeal to the next City Council meeting on October 8, 2018. Councilor Bahrman **seconded**. The **motion passed 3-0**.

#### **3. Discuss results of short-term rental survey.**

Councilor Bahrman printed and distributed an August 8, 2018 article from *The Oregonian* titled "Eighty percent of Portland Airbnb-style rentals operate illegally, audit finds." Councilor Bahrman noted that if larger jurisdictions are not able to regulate Airbnbs and enforce short-term rental regulations. Councilor Ruble noted It would be very difficult for Rivergrove to regulate short-term rentals because we have no way to enforce the regulations. In addition, the City does not want neighbors to attempt to enforce rules or police neighbors. Councilor Ruble said that the city does not need more discord among citizens. Councilor Ruble does not feel that the city should regulate Airbnbs or short-term rentals at this time.

**Motion:** Councilor Ruble **moved** to not regulate Airbnbs or other short-term rentals at this time in the City of Rivergrove. Mayor Kibbey **seconded**. The **motion passed 3-0**.

### **Transportation Report**

Councilor Bahrman presented the Transportation Report. She gave Council an update on the two radar speed signs to be placed on Childs Road facing both east and west. The engineering of the speed signs is paid for by the Clackamas County. The county has approved the project and plans to complete the installation by the end of 2018.

She also noted that the Safe Routes to School infrastructure grant application is in progress and the City is requesting matching funds for Rectangular Rapid Flashing Beacons (RRFBs) on Megly/ Woodcrest/ Childs, with ADA-compliant corners on each side and at Benfield/ Childs. The City is waiting to receive a

few items prior to writing and submitting the grant proposal. Namely, the city still needs the estimated completion dates for engineering and construction.

Councilor Bahrman provided City Recorder Leanne Moll and the Councilors with a cost estimate of the work to install the RRFB at Benfield. Councilor Bahrman explained that the county will have to put in cement to hold the RRFB sign at Benfield, so the estimated cost is the same as the Megly/ Woodcrest/ Childs intersection. The County provided a high estimate just be sure that it will cover the full work.

Councilor Bahrman also explained that while Clackamas County will not permit the City to install a lighted stop sign at Sycamore/Childs, they will allow a lighted "Stop Ahead" sign with an arrow with flashing LED lights around the perimeter for east-bound traffic on Childs Road just west of Sycamore. According to Mr. Christian Snuffn, the lighted arrow would cost approximately \$15,000 to \$20,000 and would be approved.

The Councilors agreed that the trees and shrubs around the stop sign at Childs and Sycamore need to be trimmed. City Recorder Leanne Moll offered to call Clackamas County to request they trim the signs along Childs Road. Mayor Kibbey noted that her husband could also quickly trim that corner.

### **NEW BUSINESS, continued**

#### **2. Metro's Measure 26-199**

Mayor Kibbey explained that the City's lobbyist will write a letter to support bond measure for money for low-income housing for the next recession. In Measure 26-199 passes, Metro will have \$650 million dollars to spend towards housing for low income people. The last recession resulted in no housing, no work for builders, etc. This bond aims to provide financial support for low-income housing. The bond measure would result in about \$50 per household per year. Mayor Kibbey explained that the measure allows some contractors to build things that are not houses, like drugstores or grocery stores in metro areas. Beaverton did not support the bond measure. Lake Oswego did not support it. Gresham, Milawaukie supported it. Oregon City did not support it. The Metro cities were split. There would be no low-income homes built in Rivergrove, but the counties would benefit from the bonds sold in those properties. Rivergrove would not benefit directly, but neighboring communities would. Councilor Ruble noted that she believes low-income housing is not really "low-income" housing.

**Motion:** Councilor Ruble **moved** to not support Measure 26-199 and instead support issues that directly relate to the City of Rivergrove community. Councilor Bahrman **seconded**. The **motion passed 3-0**.

### **PUBLIC COMMENT ON NON-AGENDA ITEMS**

None.

### **PLANNING COMMISSION REPORT**

None.

### **COMMITTEE REPORTS**

#### **Parks**

Mayor Kibbey explained that Council must address the need for signage at the Stark Boat Ramp, especially a sign that reminds visitors they are in a residential neighborhood and need to be quiet. Council decided to determine the exact wording of the sign at a later date.

Mayor Kibbey also suggested that the City place a "no parking" arrow sign to the west of the boat ramp and to the east side of the Gentry property to help alleviate parking on driveways and parking on the ramp itself.

Finally, Mayor Kibbey asked Council to consider placing a barricade to protect the grass in Heritage Park across from the boat ramp. Mayor Kibbey viewed the free boulders at Kenny Lane. Jennifer Crock is available to move the boulders with her tractor, but can only move 500 pounds. The owner of the boulder has a tractor that can move up to 750 pounds. The other option is to move the boulder into a trailer and transport to the park in a trailer. The boulder is free, but there would be a cost to the worker who moves the boulder.

**Motion:** Councilor Ruble moved place signage on the boat ramp reminded visitors that the ramp is residential, “no parking” with arrows signs, and the boulders to protect the park grass. Councilor Bahrman **seconded** the motion. **It passed 3-0.**

### **3. Giving**

None.

## **CONSENT AGENDA**

### **1. Minutes from the August 13, 2018 Special City Council Meeting**

**Motion:** Councilor Bahrman moved to accept the August 13, 2018 special meeting minutes with no amendments. Councilor Ruble **seconded** the motion. **It passed 3-0.**

### **2. Minutes from the August 13, 2018 City Council Meeting**

**Motion:** Mayor Kibbey moved to accept the August 13, 2018 meeting minutes with the following amendments. Councilor Bahrman **seconded** the motion. **It passed 3-0.**

Page 1, New Business, 1. Type IV Hearing to amend Ordinance #80-2011, regulating park and boat ramp hours, corrected to show that Councilor Ruble read the Comprehensive Plan and Councilor Tuttle read the deed.

Page 1, Proponents, Danie Nyberg to read ... “When he used to play on the boat ramp...”

Page 6, spelling in addresses corrected to read “Cobb Way.”

### **3. Minutes from the August 27, 2018 Special City Council Meeting**

**Motion:** Councilor Ruble moved to accept the August 27, 2018 meeting minutes with no amendments. Mayor Kibbey **seconded** the motion. **It passed 3-0.**

### **4. Financials – August 2018 (Arne Nyberg)**

Continued to October 8, 2018.

## **COUNCILOR’S REPORT**

Mayor Kibbey thanked City Manager Leanne Moll for the success of the Ice Cream Social.

## **ADJOURNMENT**

**Motion:** Councilor Bahrman moved to adjourn the meeting. **Seconded** by Councilor Ruble. The **motion passed 3-0.**

The meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Leanne Moll  
City Manager/City Recorder