



City of Oregon City

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

Meeting Minutes - Final Planning Commission

Monday, April 28, 2014

7:00 PM

Commission Chambers

1. Call to Order

Chair Kidwell called the meeting to order at 7:00 PM.

Present: 6 - Paul Espe, Zachary Henkin, Damon Mabee, Denyse McGriff, Charles Kidwell and Robert Mahoney

Absent: 1 - Tom Geil

Staffers: 4 - Tony Konkol, John Lewis, Laura Terway and Aleta Froman-Goodrich

2. Public Comments

John Lewis, Public Works Director, discussed the development of the Linn, Leland, Meyers Concept Plan which would be a supplement to the City's Transportation System Plan. It would be brought to the Planning Commission at a Work Session in June. He explained what would be included in the Concept Plan.

3. Public Hearing

3a. [PC 14-035](#)

Portland Metro Men's Center -
Conditional Use Permit (CU 13-01), Site Plan and Design Review (SP 13-11) and Lot Line Abandonment (LL 13-04).

Chair Kidwell read the quasi-judicial hearing procedure. He asked if any Commissioner had any ex parte contact, conflict of interest, bias, or statement to declare since the last hearing on this matter.

Commissioner McGriff said a week ago she went to pay her garbage bill and the person at the reception desk expressed concerns to her about this application. Commissioner McGriff had invited her to come to this meeting.

Chair Kidwell opened the public hearing.

Laura Terway, Planner, said a request for continuance to June 9, 2014, and an extension of the 120 day rule was received from the applicant. Staff supported the request as it would give staff time to address the concerns regarding sewer capacity.

Jinny Barksdale, resident of Oregon City, lived right behind the church. She was concerned about the storm water drainage because there was always a puddle of water near her house and the church had covered the drain with gravel. She had also heard that the church's basement had flooded. She did not want to have to put sandbags out in her yard.

Brandon Boyd, resident of Oregon City, asked about the continuance and where they were in the process. He wanted to make sure the continuance was reasonable.

Tony Konkol, Community Development Director, explained the reasons for the additional time. It was applicant driven as long as the applicant thought it was in his best interest to continue to resolve the issues.

Donnie Selby, resident of Oregon City, questioned the continued use of the property without a permit since 2012. It was a nuisance and the neighborhood was tired of it.

Mr. Konkol said there was disagreement about whether they had ever discontinued the use on the property and what uses were allowed under a religious institution. Part of this process was to rectify those issues.

Mr. Selby thought there was no question that the building stopped being used for a certain amount of time. Mr. Konkol encouraged him to submit any written testimony regarding that issue.

Shawn Houck, resident of Oregon City, had just moved into the neighborhood and said the idea of a dormitory was concerning as there were school children who walked by the property going to and from school.

Mr. Lewis said part of the delay was that staff was in the process of updating a City-wide Sewer Master Plan. He explained the sewer issues affecting this neighborhood.

A motion was made by Commissioner Espe, seconded by Commissioner Mabee, to continue Portland Metro Men's Center - Conditional Use Permit (CU 13-01), Site Plan and Design Review (SP 13-11) and Lot Line Abandonment (LL 13-04) to June 9, 2014. The motion carried by the following vote:

Aye: 6 - Paul Espe, Zachary Henkin, Damon Mabee, Denyse McGriff, Charles Kidwell and Robert Mahoney

4. Work Session

4a. [PC 14-033](#)

Presentation: Review Proposed Sign Code (OCMC Chapter 15.28)

Ms. Terway presented the staff report including the project goal and proposed code for public murals and prohibited signs.

There was discussion regarding how the murals would be maintained and the mural criteria review process.

Jonathan Stone, Main Street Manager, discussed the size of the six square foot A-frame signs. He was concerned that an unintended consequence would be some signs for businesses such as This and That which were made out of recycled doors would no longer be legal. Ms. Terway clarified they didn't regulate the material of signs on private property. There were more stringent regulations for A-frames in the public right of way.

Ms. Terway then discussed the proposed code for variances. A revised Sign Code document would be brought back to the Commission in May.

There was discussion regarding electronic billboards and Ms. Terway clarified the image could not change more than once a day. There was further discussion regarding the size of attention flags and wall signs, prohibiting ugly signs, and design

review for all signs which the Commission decided would be too subjective. The Commission discussed A-frames in the right-of-way, and how allowing one per frontage everywhere in the City was too many signs.

Mr. Stone said Main Street was supportive of various prescriptive placements of A-frame signs and was working with business owners to put in more permanent signs and promote better signage. He thought if they took out the duplicates, there weren't that many A-frames downtown and if a permit was put on the A-frames, the number would be reduced. There was also concern that the tax lot frontage was not equitable, especially if there were several businesses in a building.

There was agreement that there should be a permit for A-frames and a restriction for how long they could be put out.

Mr. Stone said the most offensive were the white plastic signs, but suggested black plastic be used instead. Ms. Terway said right now in the Code, signs in the right of way had to have a yearly permit. There were maintenance standards for the signs as well. Enforcement would not be in the code, but would be addressed as a separate issue.

Mr. Konkol clarified the only sign they were planning to permit was the A-frames in the public right of way. For wall signs, once they were approved the owners were entitled to it and it became a proactive enforcement if it started to deteriorate. For signs in the public right of way, for commercial zones they could only be there for 12 hours and residential zones it was specific times. A-frames were allowed on private property.

There was discussion regarding allowing A-frames or free standing signs for home occupancy businesses in residential zones. A discreet size wall sign was preferred. A 20 square foot wall or free standing sign was allowed in residential zones in the Code right now, and the new Code reduced it to 12 square feet. Staff would bring back two options, one with not allowing A-frames on private property in residential zones and one as proposed in the new Code. Temporary signs needed to be addressed, such as real estate or garage sale signs.

5. Communications

Mr. Konkol reported on the Willamette Falls Legacy site being part of Metro's open space local share. He discussed what would be on the May 12 agenda.

6. Adjournment

Chair Kidwell adjourned the meeting at 9:26 PM.