



City of Oregon City

625 Center Street
Oregon City, OR 97045
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Meeting Minutes Planning Commission

Monday, April 13, 2015

7:00 PM

Commission Chambers

1. Call to Order

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

Present: 5 - Tom Geil, Robert Mahoney, Zachary Henkin, Paul Espe and Denyse McGriff

Absent: 2 - Charles Kidwell and Damon Mabee

Staffers: 3 - Pete Walter, Laura Terway and Aleta Froman-Goodrich

2. Approval of the Minutes

2a [15-208](#)

Approval of Planning Commission Meeting Minutes for August 11, August 25, September 8, and September 15, 2014.

A motion was made by Commissioner Espe, seconded by Commissioner Geil, to approve the Planning Commission Meeting Minutes for August 11, 2014. The motion carried by the following vote:

Aye: 5 - Tom Geil, Robert Mahoney, Zachary Henkin, Paul Espe and Denyse McGriff

A motion was made by Commissioner Henkin, seconded by Commissioner McGriff, to approve the Planning Commission Meeting Minutes for August 25, 2014. The motion carried by the following vote:

Aye: 5 - Tom Geil, Robert Mahoney, Zachary Henkin, Paul Espe and Denyse McGriff

Commissioner Espe noted he was in attendance for this meeting, but came in late.

Commissioner McGriff said there was a missing name under public testimony, and it should be Don Dielo.

A motion was made by Commissioner Geil, seconded by Commissioner Espe, to approve the Planning Commission Meeting Minutes for September 8, 2014 as amended. The motion carried by the following vote:

Aye: 5 - Tom Geil, Robert Mahoney, Zachary Henkin, Paul Espe and Denyse McGriff

A motion was made by Commissioner Geil, seconded by Commissioner Mahoney, to approve the Planning Commission Meeting Minutes for September 15, 2014. The motion carried by the following vote:

Aye: 5 - Tom Geil, Robert Mahoney, Zachary Henkin, Paul Espe and Denyse McGriff

3. Public Comments on Non-Agenda Items

There were no public comments on non-agenda items.

4. Public Hearings

4a [PC 15-165](#)

Legislative File: L 15-01 - Adoption of Stormwater and Grading Design Standards

Vice Chair McGriff opened the public hearing.

Pete Walter, Planner, presented the staff report. This was an update to the Oregon City Stormwater and Grading Design Standards. The reason for the update was the City's Stormwater Management Program was subject to a National Pollution Discharge Elimination System MS4 Permit which required a comprehensive study of the Stormwater Management Program. It included establishing controls for stormwater run off from developing areas. As an amendment to the City's Comprehensive Plan, there was a requirement for a public hearing process. The proposal was presented to the Natural Resources Committee on April 8 and they unanimously recommended approval. Once the standards were adopted by the City Commission the City would file a post-acknowledgement plan amendment to DLCD. He explained the plan update considerations and how it was consistent with the Statewide Goals and Comprehensive Plan. Staff recommended approval of the amendments.

Aleta Froman-Goodrich, City Engineer, said Brown and Caldwell had been the stormwater consultant for the project. The new standards provided design details for grading and stormwater.

Alissa Maxwell, Civil Engineer with Brown and Caldwell, discussed the history of Oregon City's stormwater management, the City's existing standards, stormwater regulations in Oregon City, and MS4 NPDES Permit requirements. The new standards were supposed to be adopted by November 1, 2014, and staff let DEQ know the City was working diligently on this. The State seemed ok with the City showing due diligence in moving forward with the new standards. She then explained the manual development process, policy workshops, and new Stormwater and Grading Design Standards Manual. She summarized the changes to the stormwater and grading design standards including meeting the NPDES MS4 Permit requirements, single set of thresholds for water quality and flow control, prioritizing LIDs, flow control standards require duration matching, facility planting guidance, maintenance requirements, regional consistency, and a stormwater facility sizing tool. She gave a stormwater standards case study from a recent commercial development for design and costs. She then discussed the timeline and next steps. This would be brought to the City Commission in May. At the City Commission Work Session they suggested a 90 day adoption period.

There was discussion regarding how the new standards would work.

The Commission went through the draft document and suggested changes. For page 1, It was clarified these were modifications to existing development, as well as new development. Staff would take out the word "new" development, and say "any" development. For page 2, staff would change "as amended from time to time" to "as periodically amended." On Page 3, the applicant definition needed to be consistent in the document. It was also clarified that tree removal did not trigger compliance with

stormwater standards, and the Erosion Control Manual addressed the removal of trees and exposed soil. For page 5, add definition of person. Regarding page 8, it was clarified erosion and sediment control applied to private and public sites.

There was discussion regarding Oregon drainage law, and how a person could not alter natural flow or discharge storm water at a higher rate than before construction. They had to contain water flowing into property and do a downstream analysis. There were standards for short intensity storm events included in the document rather than only looking at 60 years of rainfall data. There was further discussion regarding the two year maintenance period for the detention ponds and where developers had to pay the City for when the City took over the facilities and maintenance. The City had a landscape contractor who did the maintenance to keep these ponds up to City standards.

There was discussion regarding enforcement on Page 15, and staff would change "will" to "shall."

There was no public testimony.

Vice Chair McGriff closed the public hearing.

A motion was made by Commissioner Geil, seconded by Commissioner Mahoney, to recommend City Commission approval of L 15-01, adoption of the Stormwater and Grading Design Standards as amended. The motion carried by the following vote:

Aye: 5 - Tom Geil, Robert Mahoney, Zachary Henkin, Paul Espe and Denyse McGriff

5. Communications

Mr. Walter reported on the Arbor Day celebration.

Ms. Terway said the Sign Code would go before the City Commission on Wednesday. She explained the changes that were made to the draft.

There was discussion regarding enforcement of the new Sign Code and how several City departments had committed a number of hours for enforcement.

Ms. Terway said the Sign Code would be effective November 1 and a thorough public education and outreach campaign would be done before implementation.

Mr. Walter said the management of the CIC was now under the Planning Department. The neighborhood associations had been divided among the four planners.

Ms. Terway said the CIC was drafting Code language for their restructuring and focus on land use and citizen involvement plan.

Commissioner McGriff would like the Planning Commission to see the draft Code before it went to the City Commission.

Mr. Walter said the Building Department hired two new inspectors and an administrative tech. Three teams had been selected to submit a design for the River Walk for the Willamette Falls Legacy Project and the final selection would be made in June.

Commissioner McGriff said there was an application coming up from the School District for the bus barn.

6. Adjournment

Vice Chair McGriff adjourned the meeting at 8:51 PM.