



City of Oregon City

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

Meeting Minutes - Final

Planning Commission

Monday, May 22, 2017

7:00 PM

Commission Chambers

1. Call to Order

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

Present: 5 - Robert Mahoney, Denyse McGriff, Damon Mabee, Tom Geil and Vern Johnson

Absent: 2 - Zachary Henkin and Paul Espe

Staffers: 4 - Laura Terway, Pete Walter, Carrie Richter and Trevor Martin

2. Public Comments

There were no public comments on non-agenda items.

3. Public Hearing

3a. Proposed amendments to the Oregon City Municipal Code. Supplemental Zoning Regulations and Exceptions in Chapter 17.54.010, Definitions in Chapter 17.04.743, Site Plan and Design Review in Chapter 17.62, and Hooved Animals in Chapter 6.07.

Chair McGriff opened the public hearing.

Trevor Martin, Planner, presented the staff report on accessory building/structure code amendments. He gave a background on the concerns from the public and direction from the City Commission. He then reviewed the proposed changes which included adding new definitions, removing the phrase "tension metal" from the current membrane structure definition, adding a section for temporary structures and deleting the section for seasonal sales, and placement of cargo containers. He explained the types of membrane structures that would be allowed in residential and the criteria and timeframe for the temporary structures in commercial.

There was discussion regarding the requirement for fences around swimming pools and lack of coverage for play structures. Laura Terway, Community Development Director, said these fell under the definition of structure. Carrie Richter, City Attorney, read the definition of structure, which was anything attached or located on the ground.

There was further discussion regarding size and time exemptions for government owned property.

Doug Neeley, resident of Oregon City, asked if greenhouses were included in the membrane structures definition. Ms. Terway said it depended on what the greenhouse was made of. They were not allowed within public view.

Paul Edgar, resident of Oregon City, discussed temporary and affordable housing structures for the homeless. He thought these structures should be addressed in the code.

Chair McGriff closed the public hearing.

Discussion ensued regarding clarifying language to address the government owned property exemptions. There was consensus that Section 17.62.050.A23C should read, "government owned properties are exempt from all sections of Chapter 12.4, 12.8, 17.52, and 17.62 except 17.62.050.A23C, 17.62.050.A21, and the dimensional standards of the zoning designation."

Commissioner Mahoney expressed frustration that they were making the code more complicated for the general public to understand.

A motion was made by Commissioner Mabee, seconded by Commissioner Geil, to recommend approval to the City Commission the proposed amendments to the Oregon City Municipal Code. Supplemental Zoning Regulations and Exceptions in Chapter 17.54.010, Definitions in Chapter 17.04.743, Site Plan and Design Review in Chapter 17.62, and Hooved Animals in Chapter 6.07 as modified. The motion carried by the following vote:

Aye: 4 - Denyse McGriff, Damon Mabee, Tom Geil and Vern Johnson

Abstain: 1 - Robert Mahoney

4. Work Session with Natural Resources Committee

4a. Joint Work Session with Planning Commission and Natural Resources Committee (NRC)

NRC Members Doug Neeley, Matt Kuhl, and Trent Warness were present.

Pete Walter, Planner, presented the Natural Resource Committee requests. The requests were: stream signage at major roadways, re-evaluation of the Natural Resources Overlay District (NROD) map city-wide, and amending the map to include a feature recently found. He gave a background on the Natural Resource Overlay District and clarified what it regulated as well as the state and local goals that had to be met. The NROD would be amended when staff resources were available, however the City was still in compliance.

There was discussion regarding the feature that had been found, the process to re-evaluate the NROD, and how the NROD affected development.

Mr. Edgar said the National Historic Register nomination documents for Canemah defined the location for this wetland that was not currently on the NROD map. Currently there was no setback from this wetland. There was a stream that came out the wetland to the NROD boundary. He discussed the flooding and other water issues in this area.

Ms. Terway said just because the wetland was in the nomination documents and had already been delineated it did not mean they could apply the overlay district to it. They had to amend the overlay district through the proper process and staff had committed to do so.

There was consensus that this work should be done as soon as possible.

Mr. Edgar discussed the high susceptibility of Canemah to landslides and the dangers of the proposed development of the area. Ms. Terway explained the process for applications, which was a public process with up to date information and was transparent.

5. Approval of the Minutes

5a. Approval of Planning Commission Minutes for November 14, 2016 and December 12, 2016.

Chair McGriff said on page 2 of the minutes there was a question mark on someone's name that needed to be filled in.

A motion was made by Commissioner Mabee, seconded by Commissioner Geil, to approve the November 14, 2016 minutes as amended. The motion carried by the following vote:

Aye: 4 - Robert Mahoney, Denyse McGriff, Damon Mabee and Tom Geil

Abstain: 1 - Vern Johnson

A motion was made by Commissioner Geil, seconded by Commissioner McGriff, to approve the December 12, 2016 minutes as written. The motion carried by the following vote:

Aye: 4 - Robert Mahoney, Denyse McGriff, Damon Mabee and Tom Geil

Abstain: 1 - Vern Johnson

6. Communications

There were no communications.

7. Adjournment

Chair McGriff adjourned the meeting at 10:00 PM.