



City of Oregon City

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Meeting Minutes - Final

Planning Commission

Monday, April 10, 2017

7:00 PM

Commission Chambers

1. Call to Order

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

Present: 6 - Zachary Henkin, Paul Espe, Denyse McGriff, Damon Mabee, Tom Geil and Vern Johnson

Absent: 1 - Robert Mahoney

Staffers: 2 - Laura Terway and Christina Robertson-Gardiner

2. Public Comments

There were no public comments on non-agenda items.

3. Work Session

3a. Proposed Amendments to the Oregon City Municipal Code for Sheds, Carports, Membrane Structures and Accessory Structures

Laura Terway, Community Development Director, gave a presentation on proposed code amendments for membrane structures. Currently the code prohibited fabric or metal structures for single family homes when they were visible from the right-of-way. Citizens had expressed concern about that and the City Commission had directed staff to amend the code. She explained the concerns from the public and clarified these were proposed amendments to the planning regulations only. She described the current applicable standards. The changes included allowing existing structures constructed prior to January 1, 2017 which were not in front of homes to remain if they complied with building codes, allowing corner setbacks to be reduced, allowing height setbacks to be reduced to 3 feet if the structure was no taller than 17 feet, no fabric or tarp structures were allowed but metal structures would be allowed, allowing temporary membrane structures on commercial property up to four times per year, allowing temporary membrane structures in the public right-of-way by obtaining a right-of-way permit for no more than seven consecutive days or possibly 60 days, and relocating the code language for hooved animals.

Commissioner Geil was concerned about the people who had already removed their structures.

Commissioner Mabee suggested allowing temporary structures in the right-of-way for special events only for up to seven consecutive days.

Lynn Anderson, resident of Oregon City, had watched the 2010 meeting videos when this was discussed. The original intent was to clean up unsafe and nuisance storage.

The metal cover she had in her backyard was one of more than 200 that existed in the City. These structures were aesthetically pleasing, safe, and were being used to protect recreational vehicles, boats, and outdoor activity equipment. She supported the original intent of the code, but the unintended consequences were violating her property rights and common sense. The proposed changes respected the historic neighborhoods and she was in favor of them. Regarding those who had removed their structures, that was their choice. Her choice was to get involved and take action about the code she thought was unfair and others could have done the same. She hoped the Commission would support the changes.

Mark Litzke, resident of Oregon City, owned two lots and asked how the setbacks applied in that situation. Chair McGriff said the setbacks applied the same regardless of ownership.

Mr. Litzke said there was no place for a structure on his two lots that would not be visible to the right-of-way. Ms. Terway could talk with him about his situation.

Kim Yoder, resident of Oregon City, had a corner lot where her side yard was her back yard and her structure was in front of her house because of the lot layout. She recommended lot layouts be looked at as not everyone had the opportunity to put structures behind their house. She was trying to protect her investment.

Brian Gibson, resident of Oregon City, had put his structure up before the code changes and it covered an investment. He had talked to his neighbors before putting in the structure, and they did not have an issue with it.

Tony Gibson, resident of Oregon City, said she and Mr. Gibson had paid a great deal of money for their RV and they wanted to protect it. The structure was safe and securely anchored. She thought it looked good aesthetically. She was in favor of the proposed code changes.

Dale Klineman, resident of Oregon City, was also on a corner lot. He would like to put in a structure to cover his investment. He hoped that people would be allowed to put in structures if they had the room to do it and it was a permanent structure, metal and structurally sound.

Wayne Morris, resident of Oregon City, had seen others in his neighborhood had structures, so he put in a permanent structure in the back of his house. There needed to be a balance between property rights and the code requirements. He supported the proposed amendments.

Commissioner Espe was looking for consideration of the goals in the Comprehensive Plan that had to do with good neighborhood design and livability.

Commissioner Johnson said the public input was consistent regarding the need for clarity across the spectrum for what could be done with these structures. He thought they were headed in the right direction.

Commissioner Geil thought there should be some exceptions for certain lot layouts.

Commissioner Henkin would like the code amendments not to have to be amended again.

Commissioner Mabee was concerned about the long term and how metal structures

could rust. Corner lots had a lot more view from the right-of-way and it seemed inappropriate to penalize them.

Chair McGriff had concerns about corner lots and side yards. She thought anything that was a permanent structure required a permit. She did not think these structures should be allowed in the historic districts. She also did not want to see these structures in the right-of-way.

3b. Willamette Falls Legacy Project Riverwalk Update

Christina Robertson-Gardiner, Planner, provided an update on the Willamette Falls Legacy Project and Riverwalk including the adoption of the Framework Master Plan, public outreach to date, tribal advisory board, Riverwalk design process, Phase 1 construction of the Riverwalk, preferred design open house on June 3 at OMSI, parking access and transportation plan, and Planning Access Summit meetings where Commissioner Espe and Chair McGriff would be attending as representatives of the Planning Commission.

There was discussion regarding how the conceptual design plan was a fluid plan.

Ms. Terway said in the Framework Plan there was a requirement for design professionals to be added to the review process. She suggested getting three design professionals to join the Planning Commission to look at Willamette Falls Legacy Project applications and participate in the deliberations, but not vote on the applications. They would be advisors to the Commission and serve five year terms.

There was discussion regarding the qualities needed for those who would serve in these design professional positions, the next steps after the June 3 open house, and what happened to historical information people provided.

4. Communications

Ms. Terway welcomed new Planning Commissioner Vern Johnson. She announced Oregon City Enhancement Day on April 29. This was the City's fifth year as a Tree City USA.

5. Adjournment

Chair McGriff adjourned the meeting at 9:34 PM.