



CITY OF OREGON CITY PLANNING COMMISSION AGENDA

Commission Chambers, Libke Public Safety Building, 1234 Linn Ave, Oregon City
Monday, February 26, 2024 at 7:00 PM

REGULAR MEETING OF THE PLANNING COMMISSION

Ways to participate in this public meeting:

- *Attend in person, location listed above*
- *Register to provide electronic testimony (email ocplanning@orc.org or call 503-722-3789 by 3:00 PM on the day of the meeting to register)*
- *Email ocplanning@orc.org (deadline to submit written testimony via email is 3:00 PM on the day of the meeting)*
- *Mail to City of Oregon City, Attn: City Recorder, P.O. Box 3040, Oregon City, OR 97045*

CALL TO ORDER AND ROLL CALL

PUBLIC COMMENT

Citizens are allowed up to 3 minutes to present information relevant to the Planning Commission but not listed as an item on the agenda. Prior to speaking, citizens shall complete a comment form and deliver it to the Chair/City Staff. The Commission does not generally engage in dialog with those making comments but may refer the issue to the City Staff. Complaints shall first be addressed at the department level prior to addressing the Commission.

MEETING MINUTES APPROVAL

1. Meeting Minutes for Approval February 12, 2024

PRESENTATIONS

2. Oregon City NPDES MS4 Permit & Stormwater Management Plan

PUBLIC HEARING

DISCUSSION ITEMS

3. Planning Commission 2024-2025 Draft Work Plan

COMMUNICATIONS

ADJOURNMENT

PUBLIC COMMENT GUIDELINES

Complete a Comment Card prior to the meeting and submit it to the City Recorder. When the Mayor/Chair calls your name, proceed to the speaker table, and state your name and city of residence into the microphone. Each speaker is given three (3) minutes to speak. To assist in tracking your speaking time, refer to the timer on the table.

As a general practice, the City Commission does not engage in discussion with those making comments. Electronic presentations are permitted but shall be delivered to the City Recorder 48 hours in advance of the meeting.

ADA NOTICE

The location is ADA accessible. Hearing devices may be requested from the City Recorder prior to the meeting. Individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the City Recorder's Office at 503-657-0891.

Agenda Posted at City Hall, Pioneer Community Center, Library, City Website.

Video Streaming & Broadcasts: The meeting is streamed live on the Oregon City's website at www.orcity.org and available on demand following the meeting. The meeting can be viewed on Willamette Falls Television channel 28 for Oregon City area residents as a rebroadcast. Please contact WFMC at 503-650-0275 for a programming schedule.



CITY OF OREGON CITY PLANNING COMMISSION Minutes - DRAFT

Commission Chambers, Libke Public Safety Building, 1234 Linn Ave, Oregon City
Monday, February 12, 2024 at 7:00 PM

CALL TO ORDER

Chair Stoll called the meeting to order at 7:12 PM.

Present: 6 - Chair Gregory Stoll, Vice Chair Paul Espe, Commissioner Dirk Schlagenhauser, Commissioner Daphne Wuest, Commissioner Karla Laws and Commissioner Brandon Dole

Absent: 1 - Commissioner Bob La Salle, excused

Staffers: 4 - Community Development Director Aquila Hurd-Ravich, Planning Manager Pete Walter, Assistant Planner Molly Gaughran and City Deputy Attorney Carrie Richter

PUBLIC COMMENT

None

MEETING MINUTES APPROVAL

1. Planning Commission Minutes Approval for November 14, 2022 Work Session, November 14, 2022 and January 22, 2024.

A motion was made by Commissioner Espe, seconded by Commissioner Wuest to approve the meeting minutes. The motion carried by the following vote:

Yea: 6 - Commissioner Wuest, Commissioner Laws, Commissioner Dole, Commissioner Schlagenhauser, Vice Chair Espe and Chair Stoll

PUBLIC HEARING

2. GLUA-23-00040 (General Land Use Application), PARK-23-00002 (Planning Commission Parking Adjustment) Adjustment to parking standards at 11731 Longstanding Ct.

Chair Stoll opened the public hearing and read the hearing statement. He asked if any Commissioner had conflicts of interest to declare. There were none.

Molly Gaughran, Assistant Planner, presented the staff report. The applicant is seeking a Planning Commission adjustment of parking standards, pursuant to OCMC 17.52.015, for a proposed detached triplex development at 11731 Longstanding Court. The maximum parking standards for triplex developments allow up to four on-site parking spaces. The Applicant proposes a total of six on-site parking spaces, within parking garages for the three units.

Some discussion followed with questions from the Commissioners.

The applicant did not have anything to add what Molly presented.

A motion was made by Commissioner Espe, seconded by Commissioner Wuest to approve GLUA-23-00040 and PARK-23-00002 with conditions of approval set by Planning. The motion carried by the following vote:

Yea: 6 - Commissioner Wuest, Commissioner Laws, Commissioner Dole, Commissioner Schlagenhauser, Vice Chair Espe and Chair Stoll

3. GLUA-23-00026 / MAS-23-00002, Sportcraft Landing Marina Master Plan

Chair Stoll opened the public hearing and read the hearing statement. He asked if any Commissioner had conflicts of interest to declare. Vice Chair Espe explained possible conflicts of interest and stepped down from the Chair for the hearing.

Pete Walter, Planning Manager, presented the staff report. Sportcraft Marina, the applicant, was required to submit for a Master Plan approval as part the terms of their lease with the City executed in March 2023.

In discussions that followed the presentation there were suggestions for amendment to the conditions of approval due to the nonconforming uses on the site. Vice Chair Espe had mentioned that there was a conditional use application in the 1990s which Pete Walter would like to find to add to the record if possible. He had not found it in his initial review.

Applicants provided a small presentation. The request for the master plan seems to be a way that the City could get an inventory of what was on the Site and current uses.

After discussions it was suggested that there be an amendment to the conditions of approval regarding putting a timeline on the additional work that is needed for the nonconforming use. Make amendment to conditions 3 & 4. Add the wording to the ending, "which shall be obtained in final form on or before November 15, 2024."

A motion was made by Commissioner Schlagenhauser, seconded by Commissioner Laws to approve GLUA-23-00026 and MAS-23-00002 with an amendment to conditions 3 & 4 to include wording, "which shall be obtained in final form on or before November 15, 2024." The motion carried by the following vote:

Yea: 5 - Commissioner Wuest, Commissioner Laws, Commissioner Dole, Commissioner Schlagenhauser and Chair Stoll

DISCUSSION ITEMS

4. Climate Friendly and Equitable Communities (CFEC) Parking Reforms

Community Development Director Aquila Hurd-Ravich gave an overview on the CFEC rules adopted by the State. No action was required at this meeting. There will be more updates in the Spring.

COMMUNICATIONS

Next meeting will be February 26, 2024.

ADJOURNMENT

Chair Stoll adjourned the meeting at 9:11 PM.



CITY OF OREGON CITY

Staff Report

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

To: Planning Commission **Agenda Date:** 02/26/2024
From: Marcos Kubow, Water Quality Coordinator, Stormwater

SUBJECT:
Oregon City NPDES MS4 Permit & Stormwater Management Plan

STAFF RECOMMENDATION:

Planning Commission will receive a presentation from staff regarding the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4), Phase 1 Permit education and outreach requirements.

EXECUTIVE SUMMARY:

A 15-minute presentation of Oregon City's (City) NPDES MS4 Permit & Stormwater Management Plan. This presentation defines MS4 and the state's expectation of the City regarding pollution prevention. This material is intended to demonstrate how Public Works have interpreted the permit and inform the Commission on plans to implement the permit. The goal is for Oregon City to continue maintaining regulatory compliance and improve water quality of Oregon City's surface waters.

BACKGROUND:

Staff continue to support the NPDES MS4 Permit and Total Maximum Daily Load (TMDL) implementation programs. Under the Federal Clean Water Act (CWA) and Oregon Revised Statute 468B.050, Oregon Department of Environmental Quality (DEQ) issued the City of Oregon City a renewed NPDES MS4 Phase I Discharge Permit No. 101348.

Oregon City's first NPDES MS4 Permit was issued in 1997. Subsequent permits were issued in 2004 and 2010. The 2010 permit expired in 2015 and went into administrative extension until a renewed permit was issued September 15, 2021, with an effective date of October 1, 2021. This permit is implemented through the Stormwater Management Plan (SWMP).

The SWMP program implementation requires numerous codes, ordinances policies, procedures, guidance manuals, checklists, forms, mapping, and other related documents. Throughout the City's current SWMP, the relevant documents are noted within each program category or Best Management Practice (BMP). Additionally, DEQ has set TMDLs for bodies of water located in the Willamette River Basin. Currently

there are three parameters of concern - temperature, bacteria, and mercury. A TMDL Implementation Plan is required to address these parameters. Oregon City's SWMP serves as the implementation plan for bacteria and mercury, and our TMDL Implementation Plan addresses temperature.

Each co-permittee is required to submit an annual report to DEQ summarizing accomplishments and implementation of the individual SWMPs. TMDL Implementation Plan activities are reported in an annual TMDL Progress Report, Due Dec 31st, 2023.

Oregon City NPDES MS4 Permit & Stormwater Management Plan Update

Marcos Kubow – Water Quality Coordinator, Stormwater
November 1st, 2023

Agenda

1. Water Quality in Oregon
2. Municipal Separate Storm Sewer (MS4) Phase 1 Permit.
3. Stormwater Management Plan (SWMP)
4. Permit Updates & Deliverables
5. Community Partnerships
6. Summary



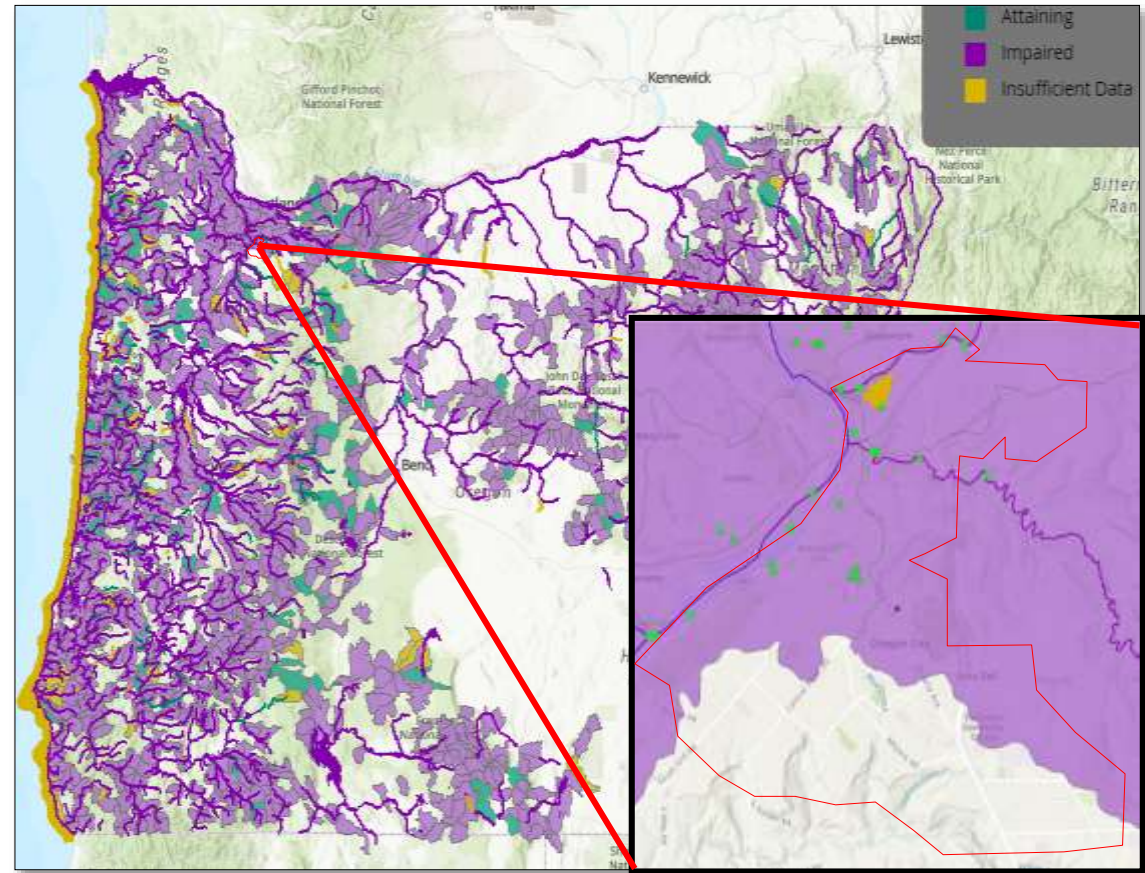
Oregon City NPDES MS4 Permit & Stormwater Management Plan Update

Water Quality in Oregon

81% of Oregon's rivers and streams are in a condition that threatens aquatic life.

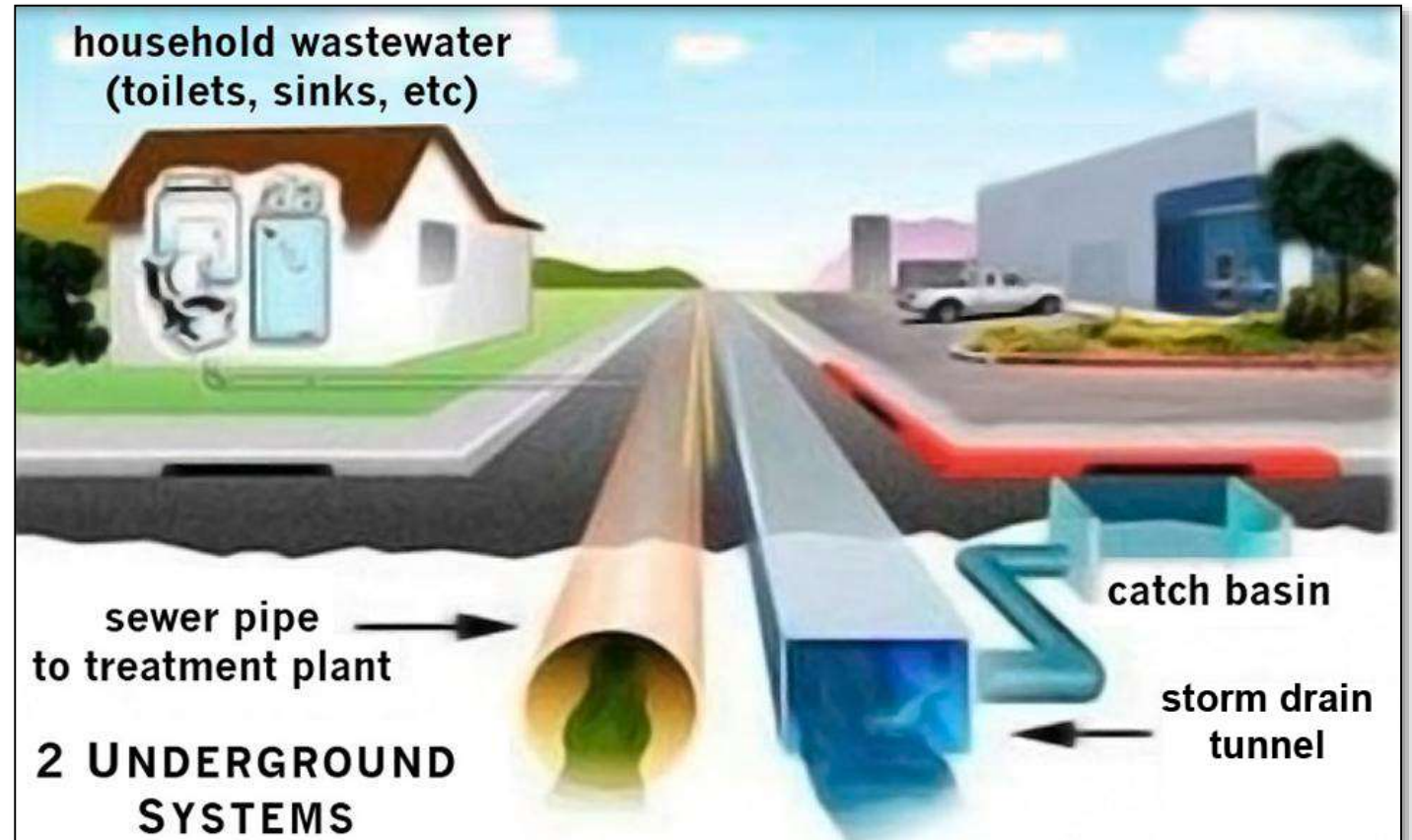
Most widespread causes:

1. Warm temperatures,
2. low levels of Dissolved Oxygen,
3. High levels of E.coli



Municipal S¹eparate S²torm S³ewer S⁴ystem

- No centralized treatment center for stormwater.
- pollution is captured at the source and stratified throughout the City.
- Rely heavily on plants and soil to manage stormwater pollutants.



2021 - 2026 NPDES MS4 Phase 1 Permit

Central Elements

- Management measures must be implemented to reduce the discharge of pollutants to the maximum extent practicable (MEP)
- SWMPs addressing minimum measures:
 - A. Education and outreach
 - B. Public involvement
 - C. Illicit discharge detection and elimination (IDDE)
 - D. Construction Site Standards (Erosion Control)
 - E. Post-construction Standards
 - F. Pollution Prevention in Municipal Operations
 - G. Industrial/Commercial Facilities
 - H. Monitoring, TMDL benchmarks, and additional technical analyses



Oregon City NPDES MS4 Permit & Stormwater Management Plan Update

Stormwater Management Plan 2022 (SWMP)



City of Oregon City,
Oregon

Item #2.

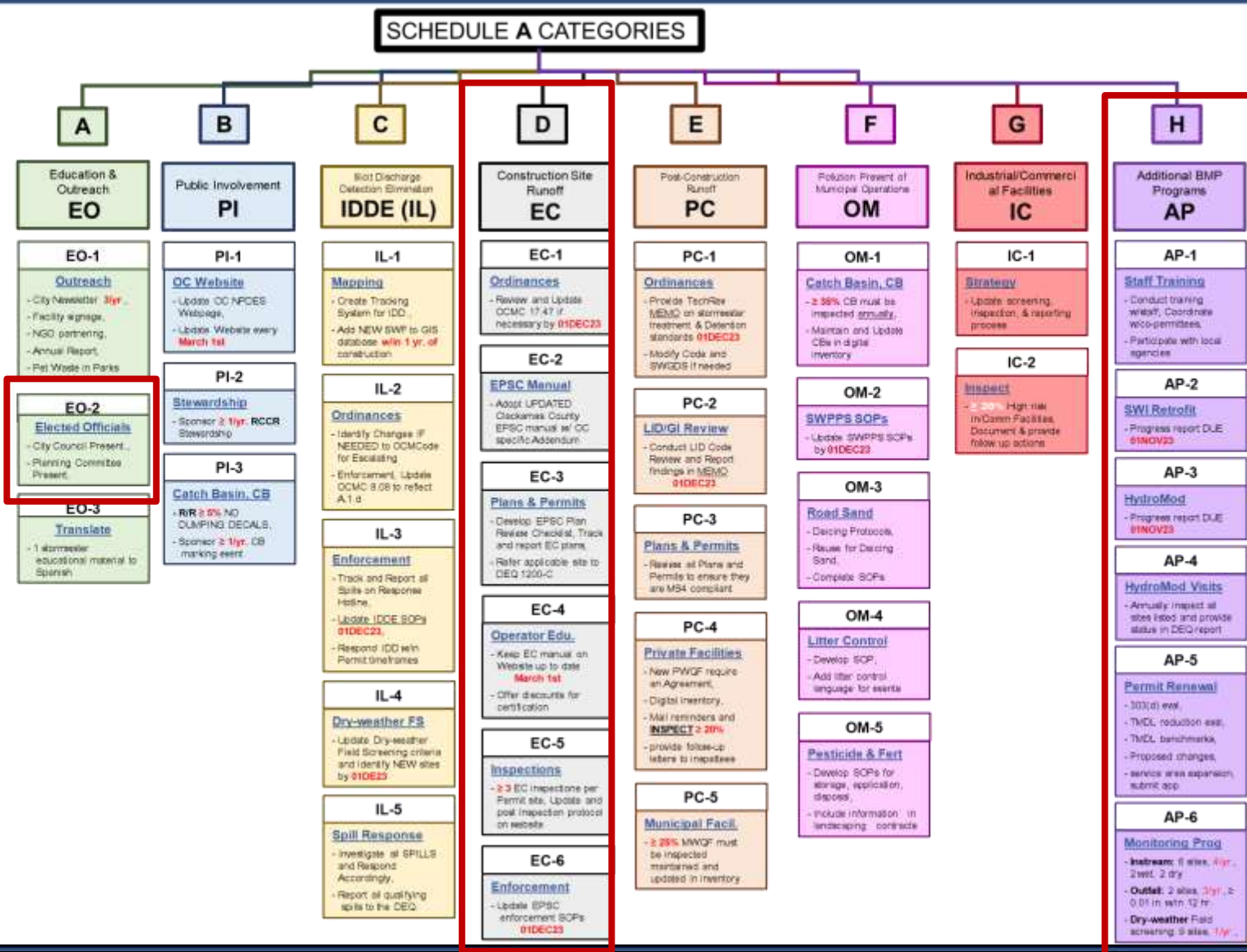
National Pollutant Discharge Elimination System
Phase I
Stormwater Management Program Document
November 2022



Oregon City NPDES MS4 Permit & Stormwater Management Plan Update

Page 13

**National Pollution Discharge Elimination System (NPDES)
Municipal Separate Sewer & Storm System (MS4) Phase I
Permit, Schedule A: Conditions for Discharges**



Oregon City NPDES MS4 Permit & Stormwater Management Plan Update

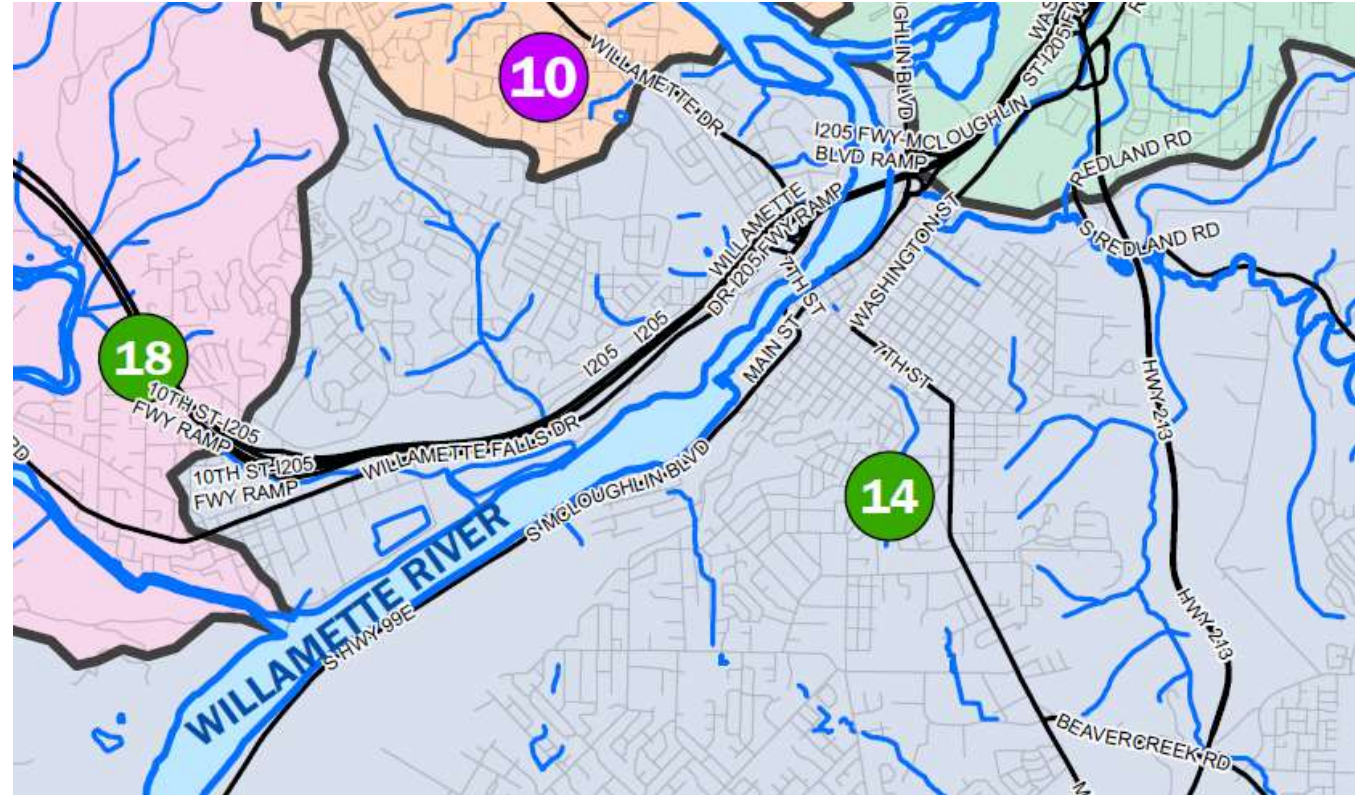
Pesticide Monitoring effective July 1, 2023

- 6 samples/Permit term
- Cost has been included in new budget
- Sampling will be conducted during normal Outfall monitoring events



Mercury Monitoring effective July 1, 2023

- Regional effort coordinated by Water Environmental Services.
- 4 times a year at one location in Oregon City (Singer Creek)
- Funding for both mercury and pesticides has been incorporated the new biannual budget



Capital Improvement Projects

- Scattering Canyon completed October 2022
- Beemer Way stormwater outfall completed September 2023
- Peter Skeen stormwater outfall currently in planning process



Oregon City NPDES MS4 Permit & Stormwater Management Plan Update

Permit Deliverables & Annual Reporting

Completed

- Green Infrastructure Strategy
- Monitoring changes
- Hydromodification Plan Update
- Industrial/commercial strategy update

On Track for December 1st, 2023

- TMDL Implementation Plan Update
- Annual MS4 Report for FY(01JUL22-30JUN23)



Oregon City NPDES MS4 Permit & Stormwater Management Plan Update

Community Partners

- Regional Coalition for Clean Rivers & Streams (RCCRS)
- Clean Rivers Coalition (CRC)
- Greater Oregon City Watershed Council (GCOWC)
- Clackamas County Community College, Environmental learning center (ELC)
- Association of Clean Water Agencies (ACWA)



Item #2.



Oregon City NPDES MS4 Permit & Stormwater Management Plan Update

Summary

- We have an active and aggressive Water Quality program,
- With the support of Local agencies, we provide and receive multiple education opportunities,
- Our timely regulatory compliance with CIP is currently correcting illicit discharges.
- We continue to update design/construction standards and best management practices for private and public water quality facilities to keep our city running smoothly.



Oregon City NPDES MS4 Permit & Stormwater Management Plan Update

Thank You for your continued support!



Oregon City NPDES MS4 Permit & Stormwater Management Plan Update



CITY OF OREGON CITY

Staff Report

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

To: Planning Commission **Agenda Date:** 02/26/2024
From: Aquilla Hurd-Ravich, Community Development Director

SUBJECT:

Planning Commission 2024-2025 Draft Work Plan

STAFF RECOMMENDATION:

Staff recommends the Planning Commission review the draft work plan and clarify the problem statement for each topic and then prioritize items.

EXECUTIVE SUMMARY:

The purpose of the work plan is to prioritize Planning Commission topics of interest. After several discussions with the Planning Commission, topics seemed to fall into three general categories: Projects Underway, Education/ Interdepartmental Coordination, and Future considerations for policy direction and code amendments. Within each category are several topics that have emerged over the last several months that are of interest to one or more Planning Commissioners. The discussion around the work plan should include identifying and clarifying the problem statement and prioritizing which topics are most important for the Planning Commission to address. A majority of the Commissioners will need to agree on both the problem statement and prioritization because the work plan should be reflective of the body and not one individual Commissioner. The work plan will result in a recommendation to the City Commission which could then result in direction to staff to engage in work, and for those reasons it is important and necessary for a majority of Planning Commissioners to reach a decision.

BACKGROUND:

A table is attached to this staff report that outlines the priority, project, problem statement, action item, staff level effort, PC role, timeline, and status. Each topic will need to address these pieces however, the first step is to develop a problem statement and prioritize the topics. Without a well-defined problem statement staff cannot determine the necessary action, level of effort, PC role, or timeline.

Work Plan Categories and Topics include the following:

Projects Underway

Employment Land Development

Promote development of employment land along Beavercreek Rd, The Cove, and Rossman Landfill

- Beavercreek Road Industrial Site Readiness

Parking Dependency

Climate Friendly and Equitable Communities Oregon Administrative Rules

- Climate Friendly and Equitable Communities- long range project underway

Education/ Interdepartmental Coordination

Infrastructure and growth

Review Sewer, Water, and Transportation Master Plans

Transportation Funding- how are new roads funded

Public Works Street Design Standards

Parks, Open Space, and Growth

Housing

Affordable Housing, Housing affordability, and first-time home buyers

Lot averaging and Middle Housing

Incentivize retaining existing housing to maintain naturally occurring affordable housing

Explore tools to support affordable housing

Future considerations for policy direction and code amendments

Recreational RV Parks

Analyze potential appropriate zones for a privately run RV Park use

Short-term rentals

Reduce barriers to short term rentals

7th Street/ Molalla

Increasing/ attracting activity

Commercial uses on ground floor

View corridor protection

This discussion is an opportunity for the Planning Commission to share ideas about these topics of interest. Once the topics are prioritized and defined, staff will refine the work plan and bring back to the Planning Commission for approval. When it is approved it can be presented to the City Commission for their feedback and direction.

Planning Commission 2023-2025 Biennium Work Plan

Adopted Month, Day, 2024

Priority= 1,2,3	Project	Problem Statement/Topics	Action Items	Staff Level of Effort	PC Role	Timeline	Status
	Category: Projects Underway						
	<u>Employment Land Development</u> Promote development of employment land along Beavercreek Rd, The Cove, and Rossman Landfill	City has received a grant to study Industrial Land Readiness along Beavercreek Road in the Thimble Creek area. The outcome of the study will be a strategic plan to identify actions that will encourage development related to employment	A scope of work will guide the next steps of this process. Staff will solicit a consultant with a background in real estate and economic development to assist in the development of a strategic plan. Planning Commission will receive updates as the project progresses				
	<u>Parking Dependency</u> Climate Friendly and Equitable Communities Oregon Administrative Rules	CFEC requires the City to make amendments that will comply with OARs. Through this work a discussion could take	Staff works with DLCD to finalize a scope of work and then hire a consultant to kick off the project.				

Priority=1,2,3	Project	Problem Statement/Topics	Action Items	Staff Level of Effort	PC Role	Timeline	Status
		place about the need for improved public transit DLCD has awarded the City grant funding to hire a consultant that will assist with drafting code language and engaging the community					

Priority=1,2,3	Project	Problem Statement/Topics	Action Items	Staff Level of Effort	PC Role	Timeline	Status
	Category: Education/ Inter-Departmental Coordination						
	<u>Infrastructure and growth</u> • Review Sewer, Water, and Transportation Master Plans • Transportation Funding • Public Works Street Design Standards	How do master plans support and account for growth? How do sewer and water master plans account for growth and specifically middle housing? How can infrastructure be funded to support housing development? How will the Housing Production Strategy	Receive information from appropriate City staff about each master plan				

Priority=1,2,3	Project	Problem Statement/Topics	Action Items	Staff Level of Effort	PC Role	Timeline	Status
		inform infrastructure planning? How are new roads funded?					
	• Parks, Open Space, and Growth	How does the Parks Master Plan account for and support growth? How is open space provided in a way that is accessible to new households? How is residential density balanced with open space needs?	Receive information from appropriate City staff about each master plan				
	<u>Housing</u> • Affordable Housing, Housing affordability, and first-time home buyers • Lot averaging and Middle Housing • Incentivize retaining existing housing to maintain naturally occurring affordable housing • Explore tools to support affordable housing	What programs exist to support first time home buyers? How can the City promote more affordable housing? Is lot averaging a thing of the past with middle housing?	Presentation from housing non-profits and /or Clackamas County Housing Authority Presentation from City staff addressing Middle Housing and lot averaging				

Priority= 1,2,3	Project	Problem Statement/Topics	Action Items	Staff Level of Effort	PC Role	Timeline	Status
	Category: Future considerations for policy direction and code amendments						
	<u>Recreational RV Parks</u> Analyze potential appropriate zones for privately run RV Park	Identify appropriate zones for recreational commercial RV Parks	Consensus from Planning Commission to make a recommendation to City Commission Upon further Direction from City Commission – Planning Commission initiates analysis of zoning districts, community engagement, draft code language, legislative amendment process		After initial discussion-the Planning Commission provides the staff with a prioritization of potential legislative projects.		
	<u>Short-term rentals</u> Reduce barriers to short term rentals	Analyze existing code requirements to identify barriers and how to make short term rentals more permissive	Consensus from Planning Commission to make a recommendation to City Commission		After initial discussion-the Planning Commission provides the staff with a prioritization of potential		

Priority= 1,2,3	Project	Problem Statement/Topics	Action Items	Staff Level of Effort	PC Role	Timeline	Status
			Upon further Direction from City Commission – Planning Commission initiates analysis of zoning districts, community engagement, draft code language, legislative amendment process		legislative projects.		
	7th Street/ Molalla - Increasing/ attracting activity - Commercial uses on ground floor - View Corridor protection	Planning Commission discussion to further define problem statement- identify additional information needed- these topics could include: Review setbacks, height limits in MUC- /clear and objective standards. Economic Development- business owner lens/background Review vehicle visibility at intersections	Receive information from appropriate City staff about identified topics. Consensus from the Planning Commission to make a recommendation to City Commission Upon further Direction from City Commission – Planning Commission initiates analysis of zoning districts,		After initial discussion-the Planning Commission provides the staff with a prioritization of potential legislative projects.		

Commented [CR1]: This doesn't look very baked. What is the problem statement? 7th Street is a different animal than Molalla. If PC is concerned that Molalla is not developing as an urban main street- requiring ground floor trail will not accelerate. We chose not to even do that in MUD- the view corridor issue needs a much better discussion. It may be in contrast to the desire for a more active street.

Priority= 1,2,3	Project	Problem Statement/Topics	Action Items	Staff Level of Effort	PC Role	Timeline	Status
		Limit types of uses on ground floor of buildings Encourage pedestrian activity along the corridor <u>Considerations:</u> Identify a geographic area to focus on. Split the problem statement into two different topics 1) pedestrian and vehicle safety and 2) view corridor preservation.	community engagement, draft code language, legislative amendment process				