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## **CITY OF OREGON CITY ARTS COMMISSION AGENDA**

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Willamette Falls Studios, 1101 Jackson Street, Oregon City, OR 97045  
Thursday, September 11, 2025 at 6:00 PM

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Ways to participate in this public meeting:

- Attend in person, location listed above. Please see the public comment guidelines below.
- Attend the livestream of the meeting on the City's YouTube Channel:

<https://www.youtube.com/user/CityofOregonCity>

- Register to provide electronic testimony (email [agriffin@orc.org](mailto:agriffin@orc.org) or call 503-974-5517 (1588) by 3:00 PM on the day of the meeting to register)
  - Email [agriffin@orc.org](mailto:agriffin@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
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### **1. CALL TO ORDER AND ROLL CALL**

### **2. ADOPTION OF THE AGENDA**

### **3. APPROVAL OF MINUTES**

- a. Approve Minutes from August 21, 2025

### **4. PUBLIC COMMENT**

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

### **5. DISCUSSION ITEMS**

- a. Strategic Plan Priorities
- b. Review of Proposed Municipal Code Edits (cont.)

### **6. ADJOURNMENT**

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### **PUBLIC COMMENT GUIDELINES**

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Complete a Comment Card prior to the meeting and submit it to the clerk. When the Chair calls your name, proceed to the speaker table, and state your name and city of residence. Each speaker is given 3 minutes to speak. As a general practice, the committee does not engage in discussion with those making comments. Complaints shall be addressed at the department level prior to addressing the committee.

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### **ADA NOTICE**

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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](#) 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.

**Oregon City Arts Commission**  
**August 21, 2025**

**I. Roll Call**

Josh Planton called the meeting to order at 7:00 p.m. Present: Rebecca Sira (online), Myra Ravenwise (online), Joyce La Master, Quire, Josh Planton, Emma Lugo, Amy Wilson, and Mayor McGriff. Daria Loi had an excused absence. Amanda Dexter was not present. Tima Carlson from Soulflags and Carrie Richter, City Attorney with Bateman Seidel, participated remotely.

**II. Adoption of the Agenda**

With no updates suggested, the agenda was considered approved.

**III. Approval of the Minutes**

Rebecca Sira noted that there were several items incorrectly attributed to her in the minutes. She specifically identified an issue in the Communications section where it stated she would contact someone at the city, but this action was actually to be taken by Josh Planton.

Motion: A motion was made to approve the minutes with the amendment that Josh Planton, not Rebecca Sira, would be the one to reach out to the city manager.

Moved by: Amy Wilson. Seconded by: Emma Lugo Vote: Approved unanimously.

**IV. Public Comment**

Ava Peterson, a nine-year-old resident of Oregon City, submitted a statement. Mayor McGriff introduced her. Ave read her statement regarding the importance of public murals and advocated for a public mural space that could continually be updated by members of the community. The Arts Commission thanked Ava for sharing her ideas.

**V. Discussion Items**

**A. Arts Commission Budget Discussion**

Matt Zook, Finance Director for the City of Oregon City, reported that the carryover from the 2023-2025 budget would be \$20,500. This amount would be added to the newly budgeted \$25,000 per year for the 2025-2027 biennium.

Planton summarized that the Commission would have a total of \$70,500 to spend during the 2025-2027 biennium (\$50,000 new budget plus \$20,500 rollover). He noted the importance of not waiting until the end of the biennium to spend these funds.

**B. Photographer RFP Proposal**

Planton presented a proposal to hire a photographer to take high-quality photos of public art in Oregon City. The project would involve photographing approximately 20 pieces of public art, with 3-5 photos of different angles and lighting for each piece, resulting in 60-100 photos in total. He suggested a proposed budget of up to \$2,500.

The timeline proposed was to release the RFP by September 3, close submissions by September 15, approve the selected photographer at the September 17 meeting, and have photos completed by October 17.

Emma Lugo questioned whether spending \$2,500 on photography was a good use of the Commission's limited budget. Mayor McGriff suggested consulting with Jarrod Lyman, the City's Communications Manager who is also a professional photographer, to see if he might be able to take the photos as part of his job responsibilities.

The Commission decided to postpone the approval of an RFP and budget to first explore whether Jarrod Lyman could take the photographs. Planton agreed to work with Ann Griffin to reach out to Lyman.

**C. File Sharing Budget Request**

Planton proposed acquiring a Dropbox account for the Arts Commission, to facilitate file sharing and easier access to Arts Commission resources. The cost for Dropbox would \$11.99 per month (approximately \$144 per year) to store all public documents for easier access by Commission members.

Griffin reported that she had spoken with Mike Dobaj, the Manager of IT for the City, who was hesitant about the idea of a separate Dropbox account. Dobaj offered to provide training on how to better use the city's OneDrive system and suggested creating individual accounts for Commissioners.

Mayor McGriff strongly cautioned against creating a separate document storage system outside of city systems.

The Commission agreed to invite Mike Dobaj to a future meeting to provide training on using the city's file sharing system.

#### **D. Budget for Salmon Bench Plaque Installation**

Griffin reported that she had spoken with BBC Steel in Canby. They offered to donate the plaque for the restored Salmon Bench. The only cost would be for powder coating, estimated at less than \$200.

Planton suggested postponing approval of this budget item until after discussing the Salmon Bench and issues that had arisen related to it.

#### **E. Municipal Code 15.28.090 Comment Review – Public Art Murals**

Planton explained that the current municipal code limits the Arts Commission's capacity to fund murals in Oregon City based on how the law is written. He presented proposed changes to address this limitation and clarify undefined terminology.

##### **City-owned property exemption**

The proposed text exemption would allow murals funded by the city or through grants obtained by the city/Arts Commission and located on public property to proceed without Arts Commission approval, though the Commission would be notified for inventory purposes.

City Attorney Carrie Richter joined the meeting to provide legal guidance. She explained that her preference was not to exempt the city from Arts Commission review for murals. Instead, she recommended that the Arts Commission wear "two hats" - first deciding to fund a mural on public property (acting in a proprietary capacity) and then reviewing it for compliance with code section 15.28 (acting in a quasi-judicial capacity).

Carrie clarified that when the Commission acts in its regulatory function, it reviews materials and longevity but not content. However, when deciding to fund a project, the Commission does have control over content.

##### **Mural renovation exemption**

Chair Planton proposed text to define "alteration" and "restoration" to clarify when a renewed approval would be needed. The definition of "alteration" included substantial changes to material, surface covering, or UV protection. "Restoration" would include minor repairs due to weather exposure, routine maintenance, slight deviations when repairing due to time or vandalism, and exact replication after wall replacement or repair.

Carrie Richter supported the concept of defining these terms but requested time to review the specific language. The Commission agreed to have Carrie review the proposed text and provide feedback at the next meeting.

## **F. Proposed Mural on Railroad Ave - Salmon Life Cycle**

Tima Carlson, the Executive Director of the Soulflags Art Center in Oregon City and former Vice Chair and Chair of the Oregon City Arts Commission, presented information about a proposed mural along Railroad Avenue. The project, called "Circle of Life: Salmon Life Cycle," would be 150 feet in length and triangular in shape.

Soulflags received an Oregon City Enhancement Grant for 2025-26 to fund a mural along Railroad Avenue between the 99E pedestrian tunnel and the Oregon City elevator, terminating prior to the public restroom area. The proposed design includes salmon imagery and a camp scene featuring Pacific Northwest indigenous long houses.

The mural project would include a "paint by number" activity at the lower heights to allow community involvement. Carlson also noted that while the project was initially hoped to be completed in summer 2025, it now looks like it will happen in spring of 2026.

The Commission had questions about the inclusion of lamprey in the design, which Carlson confirmed had been discussed with the artist. The Commission also discussed the process for reviewing the mural application in their quasi-judicial capacity at a future meeting.

## **G. Proposed Agenda Topics for City Commission Work Session**

Chair Planton noted that he would be having a conversation with Mayor McGriff about topics for the upcoming work session with the City Commission scheduled for October 7. Topics suggested for discussion included:

1. Municipal code changes
2. Arts Commission goals and objectives
3. The letter of intent for the Willamette Corridor (collaboration with Lake Oswego and West Linn)
4. Building a relationship with the City Commission and understanding their expectations

Emma Lugo emphasized the importance of establishing a good relationship with the City Commission and hearing directly from all commissioners about what they want from the Arts Commission.

Chair Planton proposed holding a special meeting on September 11 from 6-8 PM to prepare for the City Commission work session, focusing on finalizing the municipal code changes and an Arts Commission strategy document.

## **H. Website Update**

Sira repeated the need for high-quality photographs of public art, and that those images were important for the website.

Sira has been working on updating the inventory list of all public art in Oregon City, building on previous work by Cathy Rowe. She has added additional fields to track funding sources, renovation information, and other details to create a comprehensive database of all the public art in Oregon City.

## **I. Public Art Renovation Projects Update**

Planton reported that issues had been identified with the recently restored Salmon Bench. Amy Wilson conducted an assessment of the bench and thought that there were several quality concerns, including uneven marble elevations, sharp edges, water collection points, and problems with the grout work.

Wilson stated that she thought these issues could lead to tiles popping out over time due to water collection and freeze-thaw cycles. She stated that in her opinion the workmanship appeared to lack proper ceramic techniques, and she felt that this would affect the long-term durability of the piece.

The Commission discussed how to address the potential quality issues. They also recognized the need to develop a better quality assurance process for future public art projects, including a final inspection before payment and holding back some funds until work is verified to be of good quality.

Griffin stated that she and Arts Commissioner Myra Ravenwise had been planning a celebration for the Salmon Bench and the restored mural at DC Latourette Park. The Commission agreed to focus the event on the DC Latourette park mural.

## **ADJOURNMENT**

The meeting was adjourned at 8:51 PM.

## Oregon City Arts Commission - 5 Year Strategy Process Planning Session

**Purpose:**

To serve as a roadmap, providing a clear direction for an organization by defining its long-term vision, goals, and the strategies to achieve them. It helps an organization assess its current position, identify opportunities and challenges, allocate resources effectively, and align all stakeholders toward common objectives, ensuring progress is measured and adaptability to change is maintained.

**Thinking Long Term:**

While the purpose of this exercise is to draft a document which will serve as our roadmap for the next five years, we should also think in terms of 10-20 years and beyond, as a technique to identify the building blocks we need to put in place now to reach those longer-term ambitions. A good example of this is that it is easier to plan for your retirement when you are in your 20's than waiting until you are in your 50's.

**Goals and Objectives:**

The main purpose for this session is to identify goals and objectives for our 5-year plan. While these terms can sometimes be used interchangeably, below is how we will define each for ease of our conversation.

**Definitions:**

Goal - is a broad, long-term desired purpose that an organization strives to achieve.

Objective - is a specific, measurable, time-bound action or step taken to achieve a goal.

**Note:** URL's to examples of other public art strategy planning documents can be found at the end of this worksheet.

**Differences:**

Base for Comparison	Goal	Objective
What is it?	End result	A means to an end
Basis	Ideas	Fact
Plan	Broader in scope	Narrow in scope
Size	Large in size, the whole	Small chunks, part of the whole
Timeframe	Long term	Medium to short term

Measurement	Difficult comparatively; goals are usually intangible and may not be strictly measurable	Easy, it must be measurable and tangible
Action	Generic	Specific actions and measurable steps
Example	Diversify the types of public art	Hold three different forms of art each year

### Important things to consider:

#### Community Focused:

It is important to remember that as the Oregon City Arts Commission we represent the citizens of OC. When deciding on policy, projects, programs, and any other activities we wish to take on, we should always do it from the standpoint of what would be best for the people who live and work here.

Public Art: Art intentionally created for public spaces to engage communities, reflect local identity, and enrich public experience.

Public Art Program: A city initiative that integrates art into public spaces through commissioned artworks, community input, and dedicated funding. It aims to enhance the environment, support artists, and foster community identity.

From the [NEA](#): *While public art by its nature encourages dialogue with the public, the dialogue is at its fullest when the community is engaged in a project's design and creation from the very start.*

#### Where are we at?:

Below is a list of information which may be helpful to think about in the context of our discussions; however, these items are not a complete list. If there are other items you wish we should consider when discussing our goals and objectives, please list those below.

- We currently have a budget of \$70K for the 2025-2027 biennium.
  - Our 2021-2023 was \$40K, and 2023-2025 was \$60K (with us only spending about \$40K of that).
  - Large art projects will cost \$10K+
  - We don't have any other funding sources currently other than the City Budget.

- There does not appear to be any shared vision or connection between the art pieces within our collection.
  - There is a lack of diversity in many forms (geographical, types of art, cultural) within the OC Art inventory.
  - According to the OC art tour website, most art is in two neighborhoods
- Our processes need to be more flushed out (examples: quality assurance, legal gaps, flexibility) to make sure we are effectively and efficiently managing funds, projects, and administrative processes.
- Our presence in OC is still limited, with most people not knowing we exist or what our role is.
- We seem to lack well established strategic or tactical relationships with other organizations within the City and outside of it.
- Lack communication channels for citizens and artists
- Most of our art and the projects we have done are visual or 3D structures
- Per The Arts & Economic Prosperity Study (Clackamas County)
  - Art generated \$26.1 million in economic activity during 2022—\$18.2 million in spending by arts and culture organizations and an additional \$7.9 million in event-related expenditures by their audiences.
  - 40.7% of attendees are nonlocal visitors who travel from outside Clackamas County
  - 86.7% of arts and culture attendees agree that the activity or venue where they were surveyed “is inspiring a sense of pride in this neighborhood or community.”
  - 85.0% agree that “I would feel a great sense of loss if this activity or venue were no longer available.”
  - 79.1% agree that the venue or facility where they were surveyed is “an important pillar for me within my community.”

Please list other factors (strengths, weaknesses, challenges, or opportunities) in the space below you think the OCAC should consider when identifying its goals and objectives for the next 5 years.

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**Defining Goals:**

Now that we have reviewed where we are at, our first exercise will be to identify 3-4 goals. Once we have our goals, we can define our objectives.

In the space listed below please list three to five goals you believe the OCAC should endeavor to pursue over the next 5 years. Remember that goals are broader in scope, and usually intangible and may not be strictly measurable. Note: the intention is for you to bring these with you to the meeting on September 11<sup>th</sup>.

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**Next Steps:**

We will go around the room and ask everyone to share their proposed goals. We will then rank them to identify our top 3-4 goals we want to focus on. After we have our goals listed out, we will start discussing objectives for each goal.

**Examples of other Art Plans:**

*The [Oregon Art Commission Strategic Plan](#) is a good example of goals versus objectives.*

*Here is [Mill Valley, CA's strategic plan](#). Check out section VI. ANALYSIS OF ARTS PROGRAMS at the end.*

*Here is the [NEA strategic plan](#). It's huge, of course, but also a valuable resource. I like Section 2. Mission, Goals, and Framework.*

*Here is [Seattle's](#) website - scroll to the bottom*

*The city of [Beaverton's Mast Art Plan](#) is another good example of how goals and objectives lead to strategy for accomplishing a shared vision.*

## Oregon City Arts Commission - Identified Goals

### **January 13, 2022 at Soulflags**

We hosted a two-part planning retreat in early 2022. Agreed upon goals:

- 1) Art as Connector and Art for All Residents
- 2) Connecting Arts and History
- 3) Art Celebrates and Connects with Nature
- 4) Oregon City Becomes Known as an Arts Destination/The Arts as Economic Driver
- 5) Arts Commission Supports Resources for the Arts

I believe that this planning work led to the creation of the Arts Commission Vision statement:

### **Vision**

The Oregon City Arts Commission acknowledges the past, fosters the present and envisions a future where the arts are celebrated as a vital force that brings joy and builds community. We strive for a thriving, culturally enriched, sustainable arts ecosystem that creates connection to place and economic prosperity, and centers on diversity, equity and inclusion. The Oregon City Arts Commission acknowledges the past, fosters the present and envisions a future where the arts are celebrated as a vital force that brings joy and builds community. We strive for a thriving, culturally enriched, sustainable arts ecosystem that creates connection to place and economic prosperity, and centers on diversity, equity and inclusion.

### **January 25, 2024 at Willamette Falls Studios**

Priorities and goals discussed at this meeting:

- Promote the arts within Oregon City – raise the profile of local arts and artists  
Arts Commission should act as “ambassadors” for public art.
- Raise awareness of the Arts Commission within Oregon City.
- Define strategies to raise additional funds for arts in Oregon City.

1 15.28.090 Public art murals.

2 A. Public Art Mural Program Intent and Purpose. The intent and purpose of this section is to encourage the  
3 production of public art murals for acquisition by the city. Public art murals are a medium of expression  
4 which serves the public interest in unique ways, including, but not limited to: Enhancing the aesthetics of the  
5 city; adding economic value and rejuvenation; providing avenues for original artistic expression in the city;  
6 providing public edification through access to original works of public art; encouraging community  
7 participation in the creation of original works of art; defining a cultural value and community identity; and  
8 reducing the incidence of graffiti and other crime.

Commented [AW1]: Is the City really acquiring these? As in owning?

Commented [JP2R1]: Yes, that is what the easement form dictates.

9 B. Criteria for Public Art Murals. All of the following criteria shall be met for public art murals:

10 1. Public art murals shall remain in place, without alteration, for a period of not less than five years,  
11 except as may be specified by a designated governing body or by the arts-~~Arts~~ ~~commission~~ Commission  
12 in the conditions of approval. ~~At~~ ~~Within thirty days of~~ the end of the approval ~~easement~~ period, the  
13 public art mural ~~easement shall renew for another 5 years unless termination is requested by the~~  
14 ~~building owner. The building owner can request the easement be terminated at any point prior to the~~  
15 ~~end of the easement period. If the building owner requests that the easement be terminated prior to~~  
16 ~~the renewal date, the public art mural shall be removed at the cost of the building owner and the~~  
17 ~~easement removed, unless a new approval is granted.~~ Alterations to an approved and/or installed  
18 mural ~~shall~~ ~~must~~ receive approval by a designated governing body or the ~~arts-~~Arts~~~~  
19 ~~commission~~ ~~Commission~~.

Commented [AW3]: Contested? Need to specify what is requested

Commented [JP4R3]: They will have to basically tell us that they want to cancel the easement. I added language to clarify this point.

Commented [AW5]: Must?

Commented [JP6R5]: Shall and must are the same thing here. Happy to change it.

20 a. Alteration shall be defined as a substantial change or modification made to mural including but  
21 not limited to its materials, surface covering, or UV protective or anti-graffiti coating. However, certain  
22 restorations as noted below will not be considered Alterations.

23 i. Repair due to naturally occurring changes from exposure to the elements or the passage of  
24 time.

25 ii. Minor changes resulting from routine maintenance or repair.

26 iii. Slight and unintended deviations from the original when repairing the mural due to time,  
27 or vandalism.

28 iv. Replication of the exact mural after replacement, repair, or renovation of the exterior wall  
29 ~~in~~ ~~on~~ which the mural is displayed ~~on~~ due to damage, code enforcement, or safety  
30 concerns. These cases will be defined as a Restoration of an existing mural, as long as the  
31 mural undergoes only minor modifications when it is placed back on the wall. ~~The~~  
32 ~~restored mural and~~ ~~must be placed back on the wall within 3 years of its initial removal.~~

33 2. No public art murals shall be allowed on single-family dwellings, duplexes, 3-4 plexes, designated  
34 historic structures that were originally constructed as a residential use, or multi-family dwellings. As  
35 used in this subsection, single-family dwellings, duplexes, 3-4 plexes, or multi-family dwellings do not  
36 include mixed-use buildings which contain ~~commercial~~ ~~commercial~~ space in addition to a single-family  
37 dwellings, duplexes, or multi-family dwellings.

38 3. Public art murals shall only be permitted within approved zoning districts.

39 a. Approved zoning districts include:

40 i. General Commercial.

41 ii. Mixed Use Downtown.

42 iii. Mixed Use Corridor 1.

Commented [JP7]: If we consider intersection murals, should this list be expanded?

- 1 iv. Mixed Use Corridor 2.
- 2 v. Willamette Falls Downtown District.
- 3 vi. Institutional.
- 4 b. Any use that is listed under permitted uses in the institutional district in Section 17.39.020 but
- 5 located in a non-institutional zone.
- 6 4. The public art mural shall be ~~painted, or if ceramic, glass tiles, tesserae, or metal,~~ applied directly onto
- 7 the surface of a building with a paint, ceramic, glass tiles, tesserae, or metal that ensures longevity,
- 8 durability, and structural and surface stability. ~~If placed on a wall, No~~ part of the public art mural shall
- 9 exceed the height of the structure to which it is tiled, painted, or affixed.
- 10 5. No part of the public art mural shall be placed over the exterior surface of any opening of a building in
- 11 a manner that prohibits use of the opening, including its windows, doors, and vents.
- 12 6. No public art mural may contain electrical components, three dimensional structural elements; employ
- 13 electrical lights as part of the image, moving structural elements, flashing or sequential lighting,
- 14 interior lighting elements, any automated method that causes movement, or any method that causes
- 15 periodic changes in the appearance, image or message of the public art mural.
- 16 7. Public art murals shall be located in a manner that is visually accessible to the public.
- 17 8. ~~The mural proposal is not~~Materials that are mechanically reproduced, or computer generated and
- 18 printed on a base ~~that will to~~ be attached to the wall, ~~will not be allowed,~~ such as, by way of illustration
- 19 but not limitation, images digitally printed on vinyl.
- 20 9. The mural proposal shall include methods to mitigate the impacts of weather and vandalism and a
- 21 commitment to repair the mural surface as necessary for a minimum of five years.
- 22 10. No compensation will be given or received for the display of public art murals or for the right to place
- 23 the mural on another's property ~~by the city.~~
- 24 11. The approval and acceptance of each public art mural shall be contingent upon the conveyance of a
- 25 public art mural easement to the city from the owner of the building upon which the mural will be
- 26 located, in a form approved by the city attorney. The terms of the easement shall grant the right to
- 27 create the public art mural on the wall of the building and provide that the person granting the
- 28 easement will maintain and restore the public art mural in its original condition for the period of the
- 29 easement, and state that upon termination of the easement, the mural shall be ~~removed, and the~~
- 30 ~~building restored to its prior condition.~~
- 31 ~~12. Any public art mural that is funded by any city budget funds or through a grant obtained by the city~~
- 32 ~~and/or Arts Commission, and is located on public property including city buildings, infrastructure (e.g.~~
- 33 ~~walls), or roads), will not be required to be approved by the Arts Commission but the Arts Commission~~
- 34 ~~should be notified of any new murals which may be recorded within the Arts Commission Inventory of~~
- 35 ~~Public Art.~~
- 36 C. Approval Process.
- 37 1. Public art murals shall be approved by the Oregon City Arts Commission ("Arts Commission") at a
- 38 public hearing based on the criteria in the Oregon City Municipal Code. Notice of the application and
- 39 the hearing date shall be published online and mailed to the applicant, recognized neighborhood
- 40 association(s) and property owners within three hundred feet of the proposed mural location. Notice
- 41 shall be issued at least twenty days pre-hearing, and the staff report ~~and mural documents~~ shall be
- 42 available at least seven days pre-hearing. At the evidentiary hearing held before the ~~arts Arts~~

Commented [AW8]: Unless renewed?

Commented [JP9R8]: Correct.

Commented [AW10]: Why not? Belies the public approval process in the next paragraph

Commented [JP11R10]: If we are required to approve the murals, then we can't ever fund one. This means we can't do murals with any acquired funding we receive on public spaces.

Commented [JP12]: This section is being removed per legal counsels confirmation that we would not be required to approve murals on city property being paid for by city funds.

1 ~~commission~~Commission, all issues related to the Oregon City Municipal Code shall be raised and  
2 addressed. Failure to raise an issue at the hearing will preclude review on that issue.

- 3 2. In lieu ~~absence~~ of an active arts commission, the ~~city~~City ~~commission~~Commission will review the  
4 proposal through the public hearing process described in subsection 15.28.090.C.1.

5 **d. Appeal Process**

- 6 1. The decision is appealable to the ~~city~~City ~~commission~~Commission on the record. Notice of the appeal  
7 shall be received in writing by the ~~economic~~Economic ~~development~~Development ~~department~~ department  
8 Department within fourteen calendar days from the date the challenged decision is provided to those  
9 entitled to notice. Late filing of any appeal shall be deemed a jurisdictional defect and will result in the  
10 automatic rejection of any appeal so filed.

- 11 12. All of the following shall be included as part of the notice of appeal:

- 12 a. The ~~city~~city file number and date the decision to be appealed was rendered;
- 13 b. The name, mailing address and daytime telephone number for each appellant;
- 14 c. A statement of how each appellant has an interest in the matter and standing to appeal;
- 15 d. A statement of the specific grounds for the appeal;
- 16 e. The Appropriate Appeal Fee. Failure to include the appeal fee within the appeal period is deemed  
17 to be a jurisdictional defect and will result in the automatic rejection of any appeal so filed. If a  
18 city-recognized neighborhood association with standing to appeal has voted to request a fee  
19 waiver pursuant to Oregon City Municipal Code Section 17.50.290.C, no appeal fee shall be  
20 required for an appeal filed by that association. In lieu of the appeal fee, the neighborhood  
21 association shall provide a duly adopted resolution of the general membership or board  
22 approving the request for fee waiver.
- 23 2. Standing to Appeal. Only those persons or recognized neighborhood associations who have  
24 participated either orally or in writing have standing to appeal the decision. Grounds for appeal are  
25 limited to those issues raised in writing before the close of the public record. No new evidence shall be  
26 allowed.
- 27 3. Notice of the Appeal Hearing. The economic development department shall issue notice of the appeal  
28 hearing to all parties who participated in writing before the close of the public record at least twenty  
29 days pre-hearing, and the staff report shall be available at least seven days pre-hearing. Notice of the  
30 appeal hearing shall contain the following information:
  - 31 a. The file number and date of the decision being appealed;
  - 32 b. The time, date and location of the public hearing;
  - 33 c. The name of the applicant, owner and appellant (if different);
  - 34 d. The street address or other easily understood location of the subject property;
  - 35 e. A description of the permit requested and the applicant's mural proposal;
  - 36 f. A brief summary of the decision being appealed and the grounds for appeal listed in the notice of  
37 appeal;
  - 38 g. A statement that the appeal hearing is confined to the issues raised in the notice of appeal;
  - 39 h. A general explanation of the requirements for participation and the city's hearing procedures.
- 40 4. The ~~city~~City ~~commission~~Commission decision on appeal is the city's final decision.

Commented [AW13]: In the absence of?

Commented [JP14R13]: Changed

Commented [AW15]: Shouldn't there be a header like "Appeal Process" and then this paragraph as 1.?

Commented [JP16R15]: There wasn't in the original, but I added one here.

Commented [JP17]: Do we give each mural case a file number?

**15.28.090 Public art murals.**

4

1 No person shall commence creation of any public art mural without first obtaining approval from the city,  
2 and executing an easement pursuant to Section 15.28.090.B.11. ~~§~~ Murals that are created without approval  
3 through the aforementioned process that are not otherwise exempt pursuant to this chapter or are inconsistent  
4 with the conditions of approval from the city's decision shall not be deemed public art murals.  
5 (Ord. No. 21-1011, § 1(Exh. A), 8-4-2021)

6

**Commented [JP18]:** What is the advantage of being considered a piece of public art?

**Commented [AW19]:** What does this even mean? It can go ahead but just not be recognized?

**Commented [JP20R19]:** Correct. It would be still subject to signage municipal code, but not be designated a piece of public art.

**1 15.28.090 Public art murals.**

- 2 A. Public Art Mural Program Intent and Purpose. The intent and purpose of this section is to encourage the  
3 production of public art murals for acquisition by the city. Public art murals are a medium of expression  
4 which serves the public interest in unique ways, including, but not limited to: Enhancing the aesthetics of the  
5 city; adding economic value and rejuvenation; providing avenues for original artistic expression in the city;  
6 encouraging community participation in the creation of original works of art; defining a cultural value and  
7 community identity; and reducing the incidence of graffiti and other crime.
- 8 B. Criteria for Public Art Murals. All the following criteria shall be met for public art murals:
- 9 1. Public art murals shall remain in place, without alteration, for a period of not less than five years,  
10 except as may be specified by a designated governing body or by the Arts Commission in the conditions  
11 of approval. At the end of the easement period, the public art mural easement shall renew for another  
12 5 years unless termination is requested by the building owner. The building owner can request the  
13 easement be terminated at any point prior to the end of the easement period. If the building owner  
14 requests that the easement be terminated prior to the renewal date, the public art mural shall be  
15 removed at the cost of the building owner and the easement removed.. Alterations to an approved  
16 and/or installed mural must receive approval by a designated governing body or the Arts Commission.
- 17 a. Alteration shall be defined as a substantial change or modification made to mural including but  
18 not limited to its materials, surface covering, or UV protective or anti-graffiti coating. However, certain  
19 restorations as noted below will not be considered Alterations.
- 20 i. Repair due to naturally occurring changes from exposure to the elements or the passage of  
21 time.
- 22 ii. Minor changes resulting from routine maintenance or repair.
- 23 iii. Slight and unintended deviations from the original when repairing the mural due to time,  
24 or vandalism.
- 25 iv. Replication of the exact mural after replacement, repair, or renovation of the exterior wall  
26 on which the mural is displayed due to damage, code enforcement, or safety concerns.  
27 These cases will be defined as a Restoration of an existing mural as long as the mural  
28 undergoes only minor modifications when it is placed back on the wall. The restored mural  
29 must be placed back on the wall within 3 years of its initial removal.
- 30 2. No public art murals shall be allowed on single-family dwellings, duplexes, 3—4 plexes, designated  
31 historic structures that were originally constructed as a residential use, or multi-family dwellings. As  
32 used in this subsection, single-family dwellings, duplexes, 3—4 plexes, or multi-family dwellings do not  
33 include mixed-use buildings which contain commercial space in addition to single-family dwellings,  
34 duplexes, or multi-family dwellings.
- 35 3. Public art murals shall only be permitted within approved zoning districts.
- 36 a. Approved zoning districts include:
- 37 i. General Commercial.
- 38 ii. Mixed Use Downtown.
- 39 iii. Mixed Use Corridor 1.
- 40 iv. Mixed Use Corridor 2.
- 41 v. Willamette Falls Downtown District.

- 1 vi. Institutional.
- 2 b. Any use that is listed under permitted uses in the institutional district in Section 17.39.020 but  
3 located in a non-institutional zone.
- 4 4. The public art mural shall be applied directly onto the surface of a building with a paint, ceramic, glass  
5 tiles, tesserae, or metal that ensures longevity, durability, and structural and surface stability. If placed  
6 on a wall, no part of the public art mural shall exceed the height of the structure to which it is tiled,  
7 painted, or affixed.
- 8 5. No part of the public art mural shall be placed over the exterior surface of any opening of a building in  
9 a manner that prohibits use of the opening, including its windows, doors, and vents.
- 10 6. No public art mural may contain electrical components, three dimensional structural elements; employ  
11 electrical lights as part of the image, moving structural elements, flashing or sequential lighting,  
12 interior lighting elements, any automated method that causes movement, or any method that causes  
13 periodic changes in the appearance, image or message of the public art mural.
- 14 7. Public art murals shall be located in a manner that is visually accessible to the public.
- 15 8. Materials that are mechanically reproduced, or computer generated and printed on a base to be  
16 attached to the wall, will not be allowed, such as, by way of illustration but not limitation, images  
17 digitally printed on vinyl.
- 18 9. The mural proposal shall include methods to mitigate the impacts of weather and vandalism and a  
19 commitment to repair the mural surface as necessary for a minimum of five years.
- 20 10. No compensation will be given or received for the display of public art murals or for the right to place  
21 the mural on another's property by the city.
- 22 11. The approval and acceptance of each public art mural shall be contingent upon the conveyance of a  
23 public art mural easement to the city from the owner of the building upon which the mural will be  
24 located, in a form approved by the city attorney. The terms of the easement shall grant the right to  
25 create the public art mural on the wall of the building and provide that the person granting the  
26 easement will maintain and restore the public art mural in its original condition for the period of the  
27 easement, and state that upon termination of the easement, the mural shall be removed.
- 28 C. Approval Process.
- 29 1. Public art murals shall be approved by the Oregon City Arts Commission ("Arts Commission") at a  
30 public hearing based on the criteria in the Oregon City Municipal Code. Notice of the application and  
31 the hearing date shall be published online and mailed to the applicant, recognized neighborhood  
32 association(s) and property owners within three hundred feet of the proposed mural location. Notice  
33 shall be issued at least twenty days pre-hearing, and the staff report and mural documents shall be  
34 available at least seven days pre-hearing. At the evidentiary hearing held before the Arts Commission,  
35 all issues related to the Oregon City Municipal Code shall be raised and addressed. Failure to raise an  
36 issue at the hearing will preclude review on that issue.
- 37 2. In absence of an active arts commission, the City Commission will review the proposal through the  
38 public hearing process described in subsection 15.28.090.C.1.
- 39 D. Appeal Process
- 40 1. The decision is appealable to the City Commission on the record. Notice of the appeal shall be  
41 received in writing by the Economic Development Department within fourteen calendar days from the  
42 date the challenged decision is provided to those entitled to notice. Late filing of any appeal shall be  
43 deemed a jurisdictional defect and will result in the automatic rejection of any appeal so filed.

- 1           2. All of the following shall be included as part of the notice of appeal:
- 2           a. The city file number and date the decision to be appealed was rendered;
- 3           b. The name, mailing address and daytime telephone number for each appellant;
- 4           c. A statement of how each appellant has an interest in the matter and standing to appeal;
- 5           d. A statement of the specific grounds for the appeal;
- 6           e. The Appropriate Appeal Fee. Failure to include the appeal fee within the appeal period is deemed
- 7           to be a jurisdictional defect and will result in the automatic rejection of any appeal so filed. If a
- 8           city-recognized neighborhood association with standing to appeal has voted to request a fee
- 9           waiver pursuant to Oregon City Municipal Code Section 17.50.290.C, no appeal fee shall be
- 10           required for an appeal filed by that association. In lieu of the appeal fee, the neighborhood
- 11           association shall provide a duly adopted resolution of the general membership or board
- 12           approving the request for fee waiver.
- 13           2. Standing to Appeal. Only those persons or recognized neighborhood associations who have
- 14           participated either orally or in writing have standing to appeal the decision. Grounds for appeal are
- 15           limited to those issues raised in writing before the close of the public record. No new evidence shall be
- 16           allowed.
- 17           3. Notice of the Appeal Hearing. The economic development department shall issue notice of the appeal
- 18           hearing to all parties who participated in writing before the close of the public record at least twenty
- 19           days pre-hearing, and the staff report shall be available at least seven days pre-hearing. Notice of the
- 20           appeal hearing shall contain the following information:
- 21           a. The file number and date of the decision being appealed;
- 22           b. The time, date and location of the public hearing;
- 23           c. The name of the applicant, owner and appellant (if different);
- 24           d. The street address or other easily understood location of the subject property;
- 25           e. A description of the permit requested and the applicant's mural proposal;
- 26           f. A brief summary of the decision being appealed and the grounds for appeal listed in the notice of
- 27           appeal;
- 28           g. A statement that the appeal hearing is confined to the issues raised in the notice of appeal;
- 29           h. A general explanation of the requirements for participation and the city's hearing procedures.
- 30           4. The City Commission decision on appeal is the city's final decision.

31           No person shall commence creation of any public art mural without first obtaining approval from the city,

32           and executing an easement pursuant to Section 15.28.090.B.11. Murals that are created without approval through

33           the aforementioned process that are not otherwise exempt pursuant to this chapter or are inconsistent with the

34           conditions of approval from the city's decision shall not be deemed public art murals.

35           (Ord. No. 21-1011, § 1(Exh. A), 8-4-2021)