



# City of Oregon City

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

## Meeting Agenda Planning Commission

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Monday, April 10, 2017

7:00 PM

Commission Chambers

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1. **Call to Order**
2. **Public Comments**
3. **Work Session**
  - 3a. [17-238](#) Proposed Amendments to the Oregon City Municipal Code for Sheds, Carports, Membrane Structures and Accessory Structures

**Sponsors:** Community Development Director Laura Terway  
**Attachments:** [Commission Report](#)  
[Draft Amendments to the Oregon City Municipal Code](#)
  - 3b. [17-239](#) Willamette Falls Legacy Project Riverwalk Update

**Sponsors:** Christina Robertson-Gardiner  
**Attachments:** [Commission Report](#)  
[Willamette Falls Legacy Project website](#)
4. **Communications**
5. **Adjournment**

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*Public Comments: The following guidelines are given for citizens presenting information or raising issues relevant to the City but not listed on the agenda.*

- *Complete a Comment Card prior to the meeting and submit it to the staff member.*
- *When the Chair calls your name, proceed to the speaker table and state your name and city of residence into the microphone.*
- *Each speaker is given 3 minutes to speak. To assist in tracking your speaking time, refer to the timer at the dais.*
- *As a general practice, Oregon City Officers do not engage in discussion with those making comments.*

*Agenda Posted at City Hall, Pioneer Community Center, Library, and City Web site([oregon-city.legistar.com](http://oregon-city.legistar.com)).*

*Video Streaming & Broadcasts: The meeting is streamed live on Oregon City's Web site at [www.orcity.org](http://www.orcity.org) and is available on demand following the meeting.*

*ADA: City Hall is wheelchair accessible with entry ramps and handicapped parking located on the east side of the building. Hearing devices may be requested from the City staff member prior to the meeting. Disabled 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.*





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## Staff Report

File Number: 17-238

**Agenda Date:** 4/10/2017

**Status:** Agenda Ready

**To:** Planning Commission

**Agenda #:** 3a.

**From:** Community Development Director Laura Terway

**File Type:** Presentation

### SUBJECT:

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

**RECOMMENDED ACTION (Motion):** No action needed.

### BACKGROUND:

The Oregon City Municipal Code prohibits most fabric and metal accessory buildings, known as membrane structures, when visible from the adjacent sidewalk or right-of-way. In June of this year the City received a significant number of Code Enforcement complaints about membrane structures, which created a conversation by the City Commission to determine if the regulations should be amended. The applicable standards and associated violations were discussed a series of City Commission meetings. With direction from the City Commission, staff assembled the proposed amendments to the Oregon City Municipal Code which generally include the following changes:

1. Allow all types of exterior building material for accessory structures except for cargo containers, fabric buildings and tarps visible from the adjacent right-of-way.
2. Increase the maximum height limit for accessory structures within 3 feet of the property line.
3. Allow the corner side setback to be reduced for shorter structures.
3. Remove the separation requirement for structures to qualify for a reduced setback.
4. Allow existing structures constructed prior to January 1, 2017 which are not in front of homes to remain if they comply with Building codes.
5. Allow temporary structures for commercial, industrial, mixed use, multi-family, and institutional properties and remove associated language regarding firework and Christmas tree sales.
6. Allow temporary structures within the right-of-way.
7. Relocate code language for hooved animals.

A Legislative application has been submitted with a Planning Commission hearing date scheduled for May 8, 2017. Note the propose language is likely to be amended as public comments are received and through the review process. An associated fee will be proposed for the review of temporary structures.

### BUDGET IMPACT:

Amount:

FY(s):

Funding Source:

**DRAFT**  
**AMENDMENTS TO THE OREGON CITY MUNICIPAL CODE**  
*March 27, 2017*

**The Following Amendments Apply to Accessory Structures in Residential Districts**

**17.54.010 - Accessory Structures and Uses. [Replace Existing Section]**

Accessory structures and uses shall comply with all requirements for the principal use except where specifically modified by this title and shall comply with the following limitations:

- A. Signs. Signs shall be permitted as provided in [Chapter 15.28](#).
- B. Residential Accessory Structures. The section applies to accessory structures within the R-10, R-8, R-6, R-5 and R-3.5 zoning districts and accessory structures for single and two-family uses within other zoning designations.
  1. Accessory Structures with a Footprint Less than Two Hundred (200) Square Feet.
    - a. Shall be located behind the front line of the primary structure; and
    - b. Shall comply with the dimensional standards of the zoning designation including height and setbacks unless modified pursuant to (c); and
    - c. Side and rear setbacks may be reduced to not less than three (3) feet for the accessory structure and its projections if the height does not exceed seventeen (17) feet as defined in section 17.04.550.
  2. Accessory Structures with a Footprint from Two Hundred to Six Hundred Square Feet.
    - a. Shall be located behind the front line of the primary structure; and
    - b. Shall comply with the dimensional standards of the zoning designation, including height, setbacks, and lot coverage unless modified pursuant to (c); and
    - c. Side and rear setbacks may be reduced to not less than three (3) feet for one accessory structure and its projections if the height does not exceed seventeen (17) feet as defined in section 17.04.550.
  3. Accessory Structures with a Footprint Over Six Hundred Square Feet.
    - a. Shall not exceed more than one accessory structure with a footprint in excess of six hundred (600) square feet per parcel; and
    - b. The parcel shall be in excess of twenty thousand (20,000) square feet; and
    - c. The footprint shall not exceed the footprint of the primary structure; and
    - d. Shall not exceed eight hundred square feet (800); and
    - e. Shall not exceed the height of the primary structure; and
    - f. Shall be located behind the front line of the primary structure; and
    - g. Shall comply with the dimensional standards of the zoning designation including height, setbacks, and lot coverage.
  4. Prohibited
    - a. Cargo containers
    - b. Membrane and fabric covered storage areas visible from the adjacent right-of-way.
  5. An accessory structure housing a hooved animal shall be located a minimum of twenty-five (25) feet from any property line.

6. Accessory structures constructed prior to January 1, 2017 which are located behind the front building line of the primary structure are exempt from the setback and height requirements in this chapter, except applicable overlay districts.
  7. Swimming Pools. In-ground and above-ground swimming pools shall be constructed not less than three feet from the side or rear yard lines. Swimming pools shall comply with the front yard setback requirements for the principal structure. A pool must be surrounded by a fence no less than four feet in height or a suitable alternative such as a locked or electric cover, approved by the Building Official.
- C. Temporary Structures for Events in the Right-of-Way
- This section applies to temporary structures associated with permitted events in the right-of-way. Temporary structures:
1. May be constructed of any building material; and
  2. Shall not be within the right-of-way for more than seven (7) consecutive days; and
  3. Shall comply with all provisions of the Americans with Disabilities Act; and
  4. Shall be exempt from all sections of Chapter 12.04, 12.08, 17.52 and 17.62.

#### **~~17.54.060 – Seasonal sales. [Delete Existing Section]~~**

~~The following standards shall apply to seasonal outdoor sales which are limited to:~~

~~A. Fireworks Sales. The annual season for fireworks sales shall commence no sooner than June 23 and continue no longer than July 5. A business license shall be required pursuant to Title 5 of this code.~~

~~B. Christmas Tree and Wreath Sales. The annual season for Christmas tree and wreath sales shall commence no sooner than the day after Thanksgiving and shall continue no later than December 26.~~

~~A business license shall be required pursuant to Title 5 of this code.~~

#### **17.04.743 - Membrane or fabric covered storage area. [Amend Existing Definition]**

~~A metal sided cargo container or a~~An area covered by a tarp ~~or tensioned metal~~ or fabric membrane or that is either attached to a rigid framework, natural feature or some other structure that is used for storage. It is not intended to include the weather proofing of a vehicle, boat or other individual item by a tarp or other type of covering as long ~~[as]~~ the covering is attached directly to and covers only the particular item.

#### **The Following Amendment Applies to Hooved Animals**

##### **6.07 Hooved Animals [Relocate from 17.54.010.C]**

One horse or other domestic hoofed animal ~~is permitted~~ for each twenty thousand square feet of lot area.

#### **The Following Amendments Apply to Temporary Structures in Commercial, Industrial, Mixed Use, Multi-Family Institutional Districts**

##### **17.62.035.A.2 Type I Minor Site Plan and Design Review. [Amend Existing Section]**

The following projects may be processed as a Type I application.

- a. Addition or removal of up to 200 square feet to a commercial, institutional, or multifamily structure in which no increases are required to off-street parking. This includes a new ancillary structure, addition to an existing structure, or new interior space (excluding new

drive thru). Increases of more than 200 square feet in a 12-month period shall be processed as Type II.

- b. Addition or removal of up to 1,000 square feet to an industrial use in which no increases are required to off-street parking. This includes a new ancillary structure, addition to an existing structure, or new interior space (excluding ancillary retail and office). Increases of more than 1000 square feet in a 12-month period shall be processed as Type II.

#### b-c. Temporary Structures

c-d. Replacement of exterior building materials.

d-e. Addition of windows and doors, relocation of windows and doors in which transparency levels remain unchanged, or removal of windows and doors provided minimum transparency requirements are still met.

e-f. Addition or alteration of parapets or rooflines.

f-g. Removal, replacement or addition of awnings, or architectural projections to existing structures.

g-h. Modification of building entrances.

h-i. Addition to or alteration of a legal nonconforming single or two-family dwelling.

i-j. Repaving of previously approved parking lots with no change to striping.

j-k. Change to parking lot circulation or layout, excluding driveway modifications.

k-l. Removal or relocation of vehicle parking stalls provided total parking remains between approved minimum and maximum with no new reductions other than through the downtown parking district.

l-m. Adoption of shared parking agreements.

m-n. Changes to amount, location, or design of bicycle parking.

n-o. Changes to landscaping that do not require stormwater quality and quantity treatment under OCMC Section 13.12.

o-p. New or changes to existing pedestrian accessways, walkways or plazas.

p-q. Installation of mechanical equipment.

q-r. Installation of or alterations to ADA accessibility site elements.

r-s. Modification of a fence, hedge, or wall, or addition of a fence, hedge or wall at least 20 feet away from a public right-of-way.

s-t. Addition of or alterations to outdoor lighting.

t-u. Addition, modification, or relocation of refuse enclosure.

### **17.62.050.A.23 Temporary Structures [New Section]**

Temporary structures are permitted pursuant to the following standards.

- A. Except for government owned property, temporary structures may be permitted up to four (4) times per year; and up to ninety (90) days in a calendar year; and
- B. For Structures up to 2,000 Square Feet
  - a. Shall not be on a property for more than forty-five (45) consecutive days; and
  - b. Shall comply with the dimensional standards of the zoning designation; and
  - c. Shall not disturb ingress or egress to the site.
  - d. Shall be exempt from all sections of Chapter 12.04, 12.08, 17.52 and 17.62 except this section, building materials, the dimensional standards of the zoning designation and the minimum number of parking spaces for the primary uses onsite.
- C. For Structures Larger Than 2,000 Square Feet
  - a. Shall not be on a property for more than seven (7) consecutive days; and
  - b. Shall comply with the dimensional standards of the zoning designation; and
  - c. Shall not disturb ingress or egress to the site.
  - d. Shall be exempt from all sections of Chapter 12.04, 12.08, 17.52 and 17.62 except this section, building materials, the dimensional standards of the zoning designation and the minimum number of parking spaces for the primary uses onsite.

### **17.62.050.A.21 Building Materials [Amend Excerpts of Existing Section]**

17.62.050.A.21.b. Prohibited materials. The following materials shall be prohibited in visible locations unless an exception is granted by the community development director based on the integration of the material into the overall design of the structure.

- i. Vinyl or plywood siding (including T-111 or similar plywood).
- ii. Glass block or highly tinted, reflected, translucent or mirrored glass (except stained glass) as more than ten percent of the building facade.
- iii. Corrugated fiberglass.
- iv. Chain link fencing (except for temporary purposes such as a construction site or as a gate for a refuse enclosure).
- v. Crushed colored rock/crushed tumbled glass.
- vi. Non-corrugated and highly reflective sheet metal.
- vii. Tarps, except for the protection of outside storage.

17.62.050.A.21.c Special material standards: The following materials are allowed if they comply with the requirements found below:

1. Concrete block. When used for the front façade of any building, concrete blocks shall be split, rock- or ground-faced and shall not be the prominent material of the elevation. Plain concrete block or plain concrete may be used as foundation material if the foundation material is not revealed more than 3 feet above the finished grade level adjacent to the foundation wall.
2. Metal siding. Metal siding shall have visible corner moldings and trim and incorporate masonry or other similar durable/permanent material near the ground level (first two feet above ground level)- except when used for a temporary structure.
3. Exterior Insulation and Finish System (EIFS) and similar troweled finishes shall be trimmed in wood, masonry, or other approved materials and shall be sheltered from extreme weather by roof overhangs or other methods.
4. Building surfaces shall be maintained in a clean condition and painted surfaces shall be maintained to prevent or repair peeling, blistered or cracking paint.
5. Membrane or fabric covered storage areas are permitted as temporary structures, excluding the use of tarps.





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## Staff Report

File Number: 17-239

**Agenda Date:** 4/10/2017

**Status:** Agenda Ready

**To:** Planning Commission

**Agenda #:** 3b.

**From:** Planner Trevor Martin and Christina Robertson-Gardiner

**File Type:** Presentation

### **SUBJECT:**

Willamette Falls Legacy Project Riverwalk Update

**RECOMMENDED ACTION (Motion):**None

**BACKGROUND:** Christina Robertson-Gardiner, from the Oregon City Planning Division, will provide a project update on the preferred riverwalk design and the process, criteria and approach to land use approval.

### **Riverwalk Preferred Design and Phase 1 Development Plan**

The Willamette Falls Legacy Project is finishing up the riverwalk preferred design process. This includes determining the character and the public access alignment of the riverwalk, placement of viewing overlooks, selection of materials, areas of habitat enhancement and development of an overall site plan including how the riverwalk can catalyze and integrate with future development. The preferred design aims to be both aspirational and constructible and will serve as a guiding vision to support the various phases of implementation.

The preferred design of the riverwalk will incorporate the following:

**PROGRAMMING PLAN** Programming ensures a complete visitor experience and will keep the riverwalk active and lively. The programming plan will identify opportunities to “activate” the site’s public spaces in ways that create a unique visitor experience and encourage healthy economic development and investment in the area.

**INTERPRETIVE FRAMEWORK** Interpretive opportunities planning will identify how and where the site’s history and culture can be highlighted on the riverwalk and surrounding area. This could include artwork, digital storytelling, programming, and interim access during construction.

**PHASING PLAN** The phasing plan will allow the riverwalk to be built over time as funds become available. The first phase development plan will be reviewed by the Oregon City Planning Commission in the Fall of 2017 with an aim to begin site preparations and construction in 2018.

**PARKING AND TRANSPORTATION PLAN** This plan will ensure that visitors to the area can

access the site and that the impacts of traffic and parking to the surrounding commercial and residential areas will be mitigated where possible. Programs could include: increased transit access, shuttles, expansion of permit parking areas, and use of nearby private commercial parking during non-business hours.

**BUDGET IMPACT:**

Amount:

FY(s):

Funding Source:







## What?

The Core Values established key elements and desired outcomes.



Public  
Access



Healthy  
Habitat



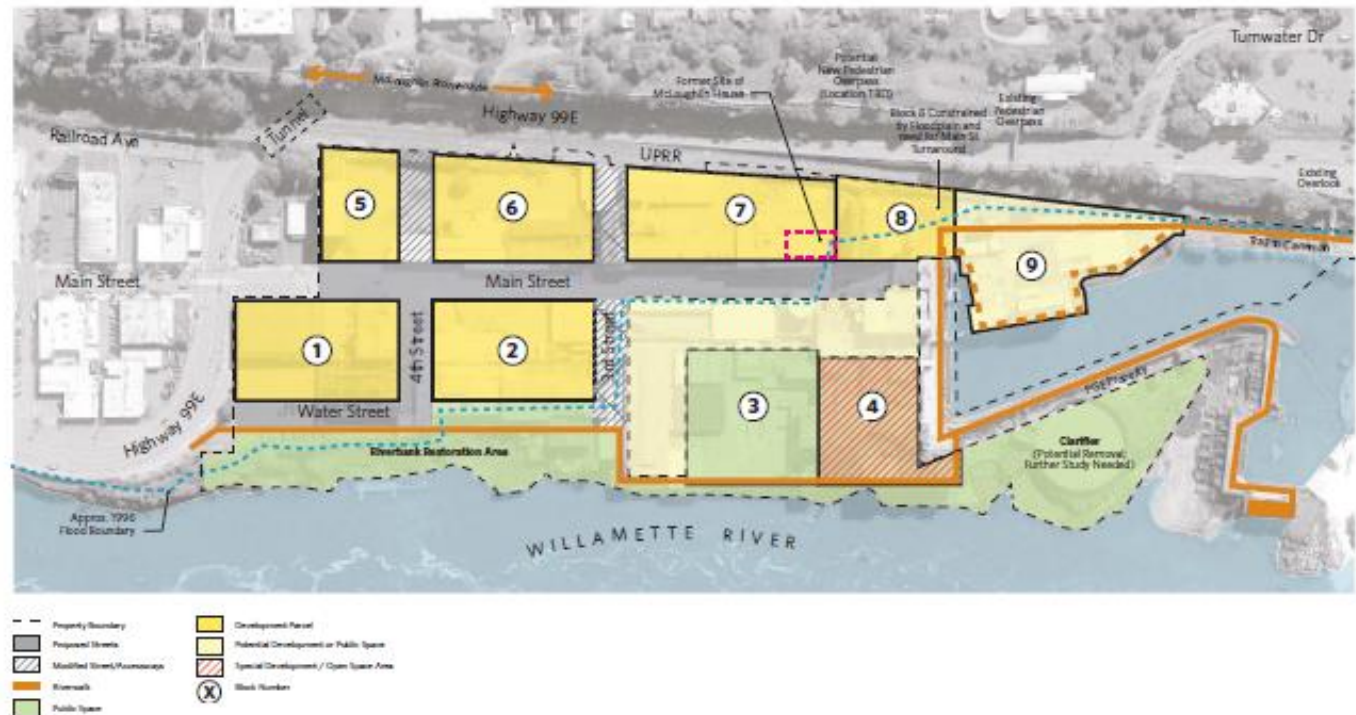
Historic and Cultural  
Interpretation



Economic  
Redevelopment

## Where?

The Project Vision and Framework Plan, initiated in July 2013 and accepted and approved in October 2014, established a starting point for Riverwalk design.



## Who?

We listened to you at our previous events to help us understand who would be using the Riverwalk.





# Tribal Advisory Board

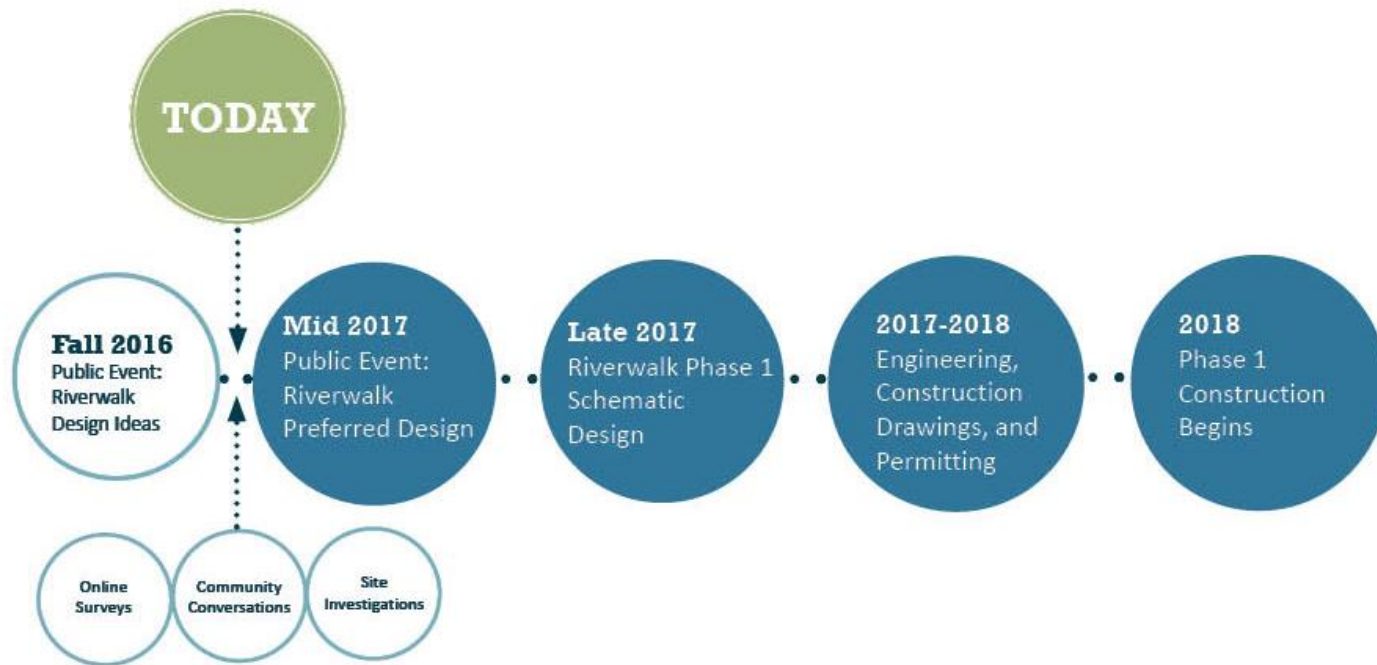
One of the key uses for the project is Honoring Native American Presence: Past, Present and Future. It is critical to the success of the riverwalk project and we are committed to telling a story about tribal use, history and perspective that is appropriate, respectful and relevant. To that end, the Willamette Falls Legacy Project convened a Tribal Advisory Board which includes representatives from each of the five tribes to provide input on best approaches to achieve this key use.

**Tribal Ties to the Willamette Falls**  
Confederated Tribes of the Grand Ronde  
Confederated Tribes of Siletz Indians of Oregon  
Confederated Tribes of the Umatilla Indian Reservation  
Confederated Tribes of the Warm Springs  
Confederated Tribes and Bands of the Yakima Nation



# Design Process

## NEXT?



# Design Process

## **Step 1- Hire world class design team!**

## **Step 2 Inputs**

- Local, State and Federal permit requirements and timelines
- 4 Core Values
- Partners Group leadership and direction
- Community Events and surveys
- Tribal Advisory Board
- Government to Government Outreach with Tribes
- Programming considerations
- Maintenance and operations considerations
- Stakeholder outreach (habitat, historic, friends group, DOCA)
- Funding requirements and timing (State and Metro Bond \$)
- Falls Legacy LLC- site owner
- Framework Plan- CP 14-02 conditions of approval (parking, infrastructure plan)
- Development Codes and Overlay Zones-
  - Flood, Natural Resource, Geologic Hazards, Willamette River Greenway)
- Site Topography and constraints



# Design Process

**Step 3 Technical Investigations- design revisions**

**Step 4 Go back to Step 2**

**Step 5 Preferred Design- June 3 OMSI (Aspirational and Constructible)**

**Step 6 October Land Use Submittal –**

- Detailed Development Plan for Phase 1
- Amendments to CP 14-02 as needed, compliance with conditions of approval

**Step 7 Phase 1 Construction**

- Balancing -Site preparation, Interim Access, Proof of Concept
- 2018 construction and site prep begins, all 12.5 million of state's contribution spent by April 2020
- Rediscover the Falls fund raising will be added as additional elements

# SAVE THE DATE:

See the Preferred  
Design!

June 3, 2017  
OMSI, Portland



Visit [rediscoverthefalls.com](http://rediscoverthefalls.com) for updates and more event details.

A scenic view of a large waterfall cascading over dark rocks into a river. The waterfall is surrounded by a dense forest of green trees on a hill in the background. A concrete dam structure is visible on the left side of the image. The sky is clear and blue. The text "Thank You!" is overlaid in the center of the image.

**Thank You!**







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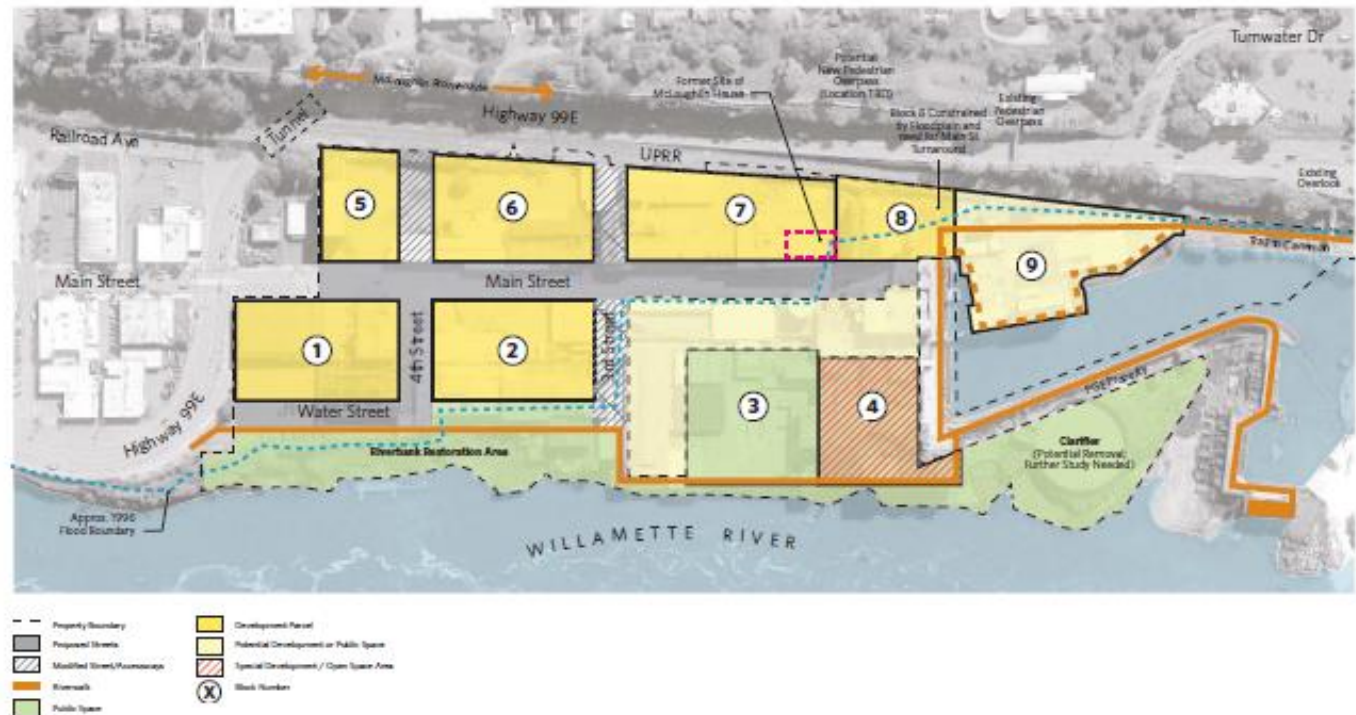
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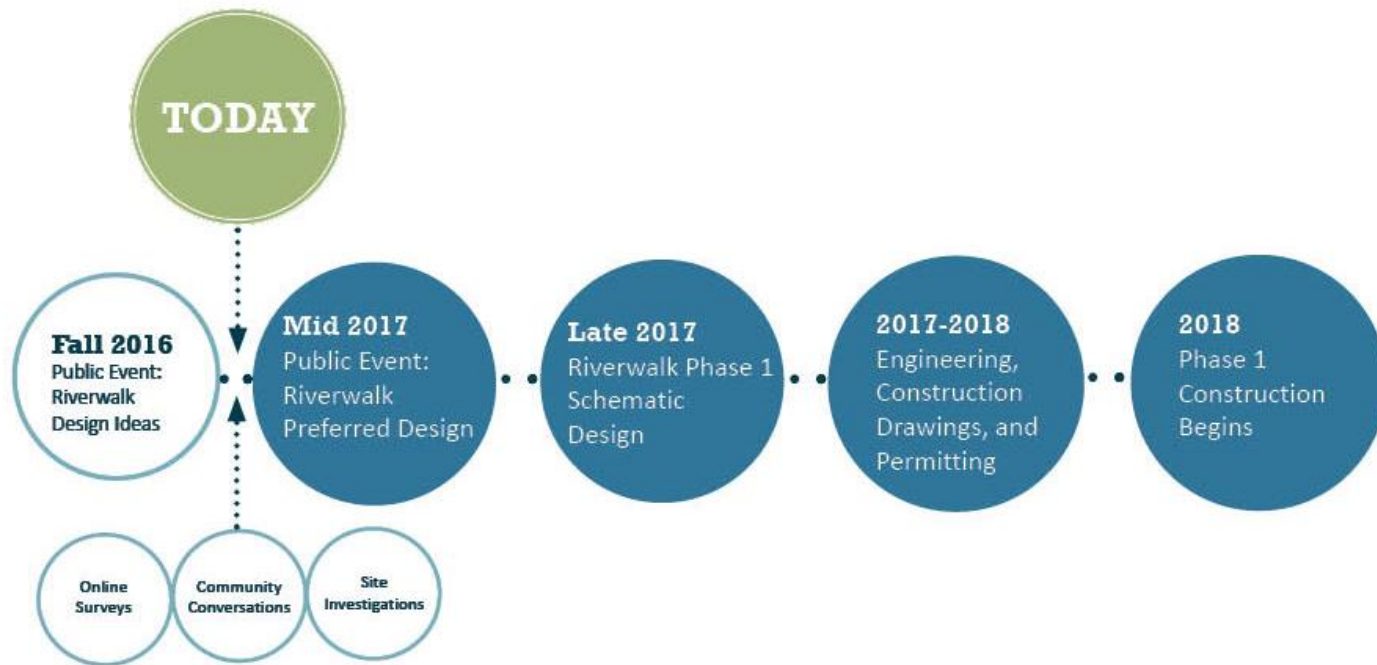
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June 3, 2017  
OMSI, Portland



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**Thank You!**