



River Community Advisory Committee (RCAC) MEETING MINUTES

Tuesday, December 20, 2022 / 9:00am – 10:00am

Virtual Meeting: Members Attending Via Zoom

ATTENDANCE:

City of Portland Staff: (BDS unless otherwise noted)

Table with 2 columns of staff names and attendance checkboxes. Includes Gabby Bruya, Jason Buerkle, Jason Butler-Brown, Jeff Gauba, Amit Kumar, Michael Liefeld, Maureen McCafferty, Ken Ray, Kimberly Tallant, Dave Tebeau, Nancy Thorington, and Sean Whalen.

Current Members:

Table with 2 columns of current member names and attendance checkboxes. Includes Bruce Broussard, Terry Glenn, Kelly Holtz, Tim Larson, Tom Lisch, and Bryrick Shillam.

A. Minutes

Minutes from the December 6, 2022 meeting were held for further review and approval at next meeting.

B. Review of Potential Changes to Title 28 Charter Rule

1) 28.02.020 O. Dock

a) Nancy reviewed updated definitions for both Deck and Dock. It was decided that the definition for Dock will be removed.

2) V. Floation System

a) Committee members approved updated language.

3) 28.03.020 A7 (Permits and Inspections section)

a) Committee members approved updated language, specifically as it relates to gangway and permitting for slips.

4) 28.03.035 BDS Administrative Appeals Board: C

a) Committee members approved updated language and removal of old language.

5) 28.05.010 Floating Structures

a) Nancy explained that most language was removed due to it falling under the 50% rule. Nancy further pointed out one item relating to additions that may serve as a reference for updating the 50% rule for Moorages.

6) 28.05.020 Moorages

a) Nancy updated terms (ex: replacing 'shall' with 'must', etc.) in the 50% rule.

7) 28.07.10 Electrical Installations: General; 29.08.010 Plumbing Installations: General; and 28.09 Mechanical Installations

a) A decision was made to add wording to each of the listed sections to include, 'other relevant Specialty Codes', which includes National Code.

8) Abandoned Utilities in Vacant Slips

a) Jeff brought up the topic of vacated slips, which must properly abandon all utilities when becoming vacant, but which doesn't always happen. It was agreed that in these situations, responsibility falls to the Moorage.

b) Abandoned utilities will be an item to update for section 28.04.020 Maintenance. Nancy added a comment there to address compliance issues in future Title 28 reviews.

d) Dave suggested holding this item for future review, when updates are made to the 50% rule. He commented that if we are able to demonstrate what a proper abandonment looks like, it floating homeowners take care of matters more easily.

8) 28.02.020 Definitions - G. Boathouse

a) Kelly had questions; opening discussion regarding variances between Boathouse and Combo-Structure definitions, in terms of allowance and restrictions for kitchens, bathrooms, and dwelling units.

b) Dave commented that the Planning and Zoning team would be most helpful on this topic in future conversations.

c) Terry G. shared about the different situations in boathouses which may have bathrooms, kitchen facilities, etc. of varying design, size and usage. The current code defines a Dwelling Unit as having permanent cooking facilities, etc. It was noted that the code does not address this topic more specifically, and because of this it continues to be a conversation nationwide.

d) Jason Buerkle included a definition for Accessory Kitchen in the chat:

<https://www.portland.gov/sites/default/files/2021/19-06-accessory-kitchens-in-single-family-dwellings.pdf>

e) It was decided that wording related to kitchens will not be removed in the definition for Boathouse. Original wording will be left in (*except for replacement language for 'shall' and 'allow for' replaced with updated terms*) until further review.

9) Next Steps

a) Nancy is working with Gabby Bruya with a goal to get this on the Council calendar for January 14th, to be effective March 1st. We are currently on schedule.

b) However, Nancy shared that the Mayor is scheduled to reassign Commissioners to bureaus at the beginning of the year. This may affect things, or even remove our submission from the schedule. The Deputy Director is putting forth efforts to help keep this on schedule for an effective date of March 1st.

c) Nancy shared that the worst-case scenario would have BDS being reassigned a Commissioner; putting off the second reading of RCAC recommendations. However, Nancy would plan to work around this by adding in an effective date to later in March if needed.

d) Nancy's memo to the BDS Director and Council will detail all RCAC recommendations.

Motion: Kelly made a motion to recommend accepting Title 28 changes. Tom seconded. A vote was held. The motion was unanimously approved.

10) 50% Rule

a) Terry suggested he and Dave meet to create a rough draft of the 50% rule on Moorages. A meeting would be held for the Committee and others to review, before sending out to additional floating homeowners, WOO, and others for review, before updating and sending to Council.

b) Nancy suggested asking Jesse Fox to be asked for input. As a recent and former RCAC member, Jesse has continued to receive meeting invitations.

Deadline for effective date of October would be around August.

11) New Building Official

Dave announced that Terry Whitehill has retired but is working at BDS in a more limited capacity. Matt Rosell will be new building official.

Action Items:

- a) Dave and Terry will meet towards end of January to create rough draft of 50% rule for Moorages.
- b) Jesse Fox to be invited to share input in 50% rule changes.

Meeting adjourned: 10:45 am

Next meeting: February 9th, 11am