



Community Development

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MEMORANDUM

June 25, 2019

To: City Commission
From: Kelly Reid, AICP, Planner
Re: Planning Approval of 413 4th Avenue development

The Historic Review Board approved the proposal for a new home at 413 4th avenue in the Canemah National Register District on February 28, 2017 after three public hearings. The retaining walls in the right of way were shown on the plans submitted for the January 24, 2017 hearing and the February 28, 2017 hearing, and they were described during the applicant's presentation at the January 24, 2017 hearing. The Notice and Decision and the drawing that shows the proposed walls and pavement within the right-of-way are attached to this memo. The Historic Review Board did not place any conditions of approval on the proposal related to the retaining walls in the right of way.

The height restrictions for fences and walls in Chapter 17.54.100 do not apply to fences and walls within the right-of-way.

The applicant's current plans are the same as those presented to the Historic Review Board in 2017, with the exception of a guardrail on top of one of the retaining wall. The picket fence design for the guardrail on top of the wall was not part of the proposal reviewed by the Historic Review Board because the applicant was not aware that a guard rail would be required at that point in the process. Regardless, the guardrail does not require review by the Historic Review Board because it meets the HRB policies and has been approved by staff.

Respectfully,

Kelly Reid
Planner, AICP