



Historic Review
Staff Report for a Mixed Use Building in the McLoughlin Conservation District
January 21, 2019

FILE NO.: GLUA-20-00006 and HR 20-02: Historic Review for a new two-story mixed use building in the McLoughlin Conservation District.

HEARING DATE: January 28, 2020
7:00 p.m. – City Hall
625 Center Street
Oregon, City, Oregon 97045

APPLICANT: Bogdan Smolinets
NW Custom Homes Inc.
15730 SE Bybee Rd
Portland, OR 97236

OWNER: Peter Ng
168 Terrace Ave
Oregon City, OR 97045

LOCATION: 920 7th Street
Oregon City, OR 97045
Clackamas County Map 2-2E-31AD-09400

REQUEST: A new two-story mixed use building in the McLoughlin Conservation District.

REVIEWER: Kelly Reid, Planner, AICP

RECOMMENDATION: A continuance has been requested by the McLoughlin Neighborhood Association. The Board is required to honor a continuance at the first hearing; thus staff recommends continuing the hearing to a date certain, February 25, 2020.

CRITERIA: Administration and Procedures are set forth in Chapter 17.50, Chapter 17.40, Historic Overlay District in Chapter 17.40 of the Oregon City Municipal Code. The City Code Book is available on-line at www.orcity.org.

Please be advised that any issue that is intended to provide a basis for appeal must be raised before the close of the hearing, in person or by letter, with sufficient specificity to afford the Historic Review Board and the parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity will preclude any appeal on that issue. The decision of the Historic Review Board may be appealed to the City Commission by parties with standing within fourteen (14) calendar days of the notice of decision.

Any appeal will be based on the record. The procedures that govern the hearing will be posted at the hearing and are found in OCMC Chapter 17.50 and ORS 197.763. A city-recognized neighborhood association requesting an appeal fee waiver pursuant to OCMC 17.50.290(C) must officially approve the request through a vote of its general membership or board at a duly announced meeting prior to the filing of an appeal.

Recommended Conditions of Approval

(P) = Verify that condition of approval has been met with the Planning Division.

(DS) = Verify that condition of approval has been met with the Development Services Division.

(B) = Verify that condition of approval has been met with the Building Division.

(F) = Verify that condition of approval has been met with Clackamas Fire Department.

Prior to issuance of Building Permits:

1. . The applicant shall add detail to provide more Queen Anne elements such as bay windows on the upper floor, ornamentation as recommended by the HRB, or shall increase the roof pitch to 10:12.
2. The applicant shall revise the floor heights to meet the guidelines as at least 12 feet for commercial areas, and at least 10 feet for residential areas.
3. Minor changes to window placement or location on side and rear facades are permitted without additional HRB review.

Prior to issuance of a Certificate of Occupancy:

4. The window sash shall be the darkest color of the paint scheme.
5. The applicant shall use historically appropriate decorative lighting with medium to warm color. All signs shall be externally lit.
6. The horizontal fiber cement board siding shall be smooth.
7. The applicant shall ensure that shakes/shingles are straight across and not jagged.
8. Balcony railing material shall be wood with top and bottom rail, and balusters interior to the rail.
9. Aluminum doors shall be finished; no bare aluminum is allowed.
10. The awnings shall be no steeper than 45 degrees from horizontal. No shiny or coated awnings are allowed. (P)

I. BACKGROUND:

Site and Context

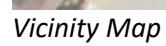
The previous non-designated Olson pharmacy building underwent extensive water damage in 2010. The 8,008 square foot primary building was within a one and partial two story configuration.

The site of the present building and intended addition is at the corner of Monroe and 7th Streets. The building extends from 7th Street to the alley with parking beyond which adjoins the alley. To the north across 7th Street there is a two story commercial building which, because of its false front, extends above two stories. Other buildings in the immediate area are of smaller scale and would be considered streetcar commercial buildings.

The 1890 Queen Anne-styled Church house directly abuts the proposed building on 7th Street. The Church House has an elevated basement which puts the ground floor over 10 feet above grade, giving the 1 ½ story building a much grander scale.

The development will also undergo a Type II Site Plan and Design Review. This staff level development review will review the project for compliance with OCMC 17.62 Site Plan and Design Review and OCMC 17.52 off Street Parking and Loading. This site review will be done after the Historic Review Board makes a decision. The Historic Review Board is solely tasked with determining if the proposal meets the requirements of the historic overlay district and adopted design guidelines.

The Historic Review Board has previously approved buildings on this property in 2012 and 2014. The current proposed design and form are similar to the application in 2014 (HR 14-08).





Existing Conditions



2009 Street View



View from Monroe Street

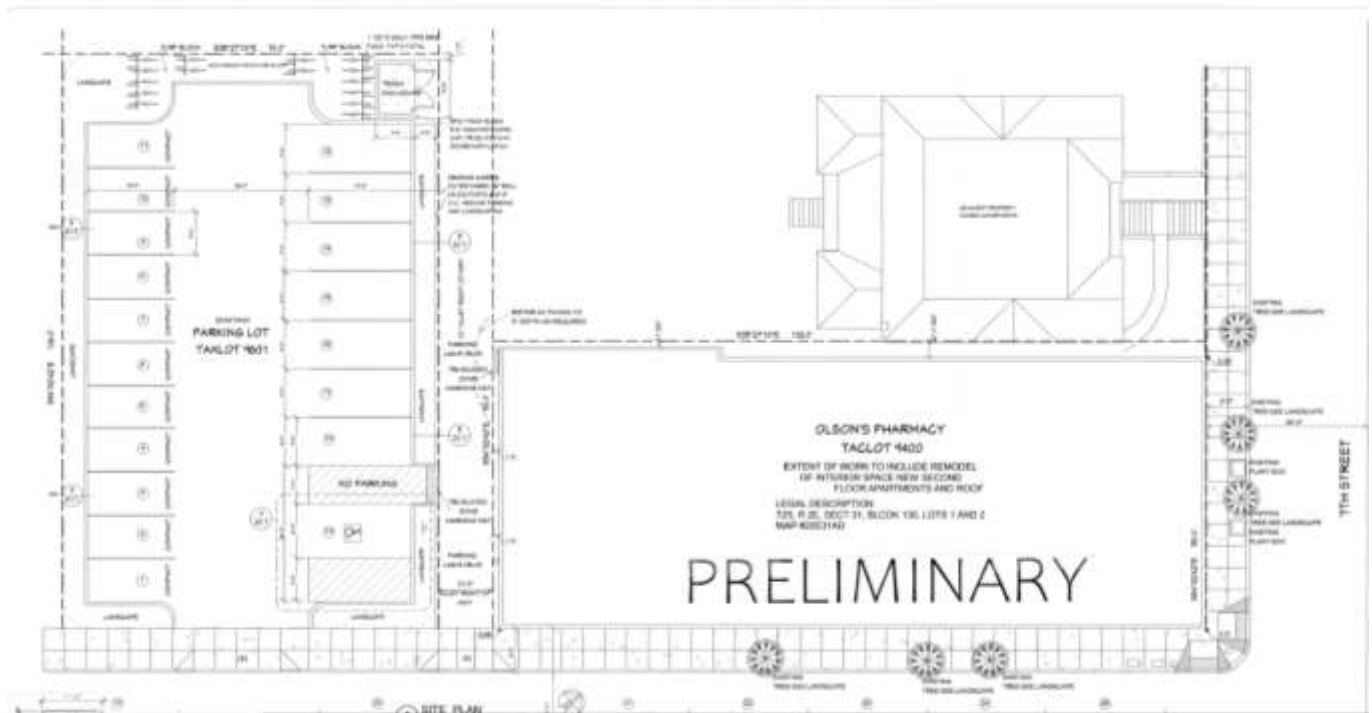
714 7th Street - G.W. and Mindwell Church House -914 7th street



The c.1890 multi-unit residence is a superb example of Queen Anne under the influence of the symmetrical Colonial Revival style. It presents a two-story façade with full Queen Anne detailing but none of the Queen Anne plan. The upper story is fully imbricated with diamond, square, and fishscale wood shingles. In the gables the square shingles are laid in arcs. The second floor flares over the first and is marked by a belt course. The lower story is clad in channel drop siding. Each projecting gable is chamfered with brackets and pendants. Windows are 1/1 wood

doublehung with lamb's tongues. Each side also has a Queen Anne window: stained glass surrounding a clear pane. Under the bay windows is a vertical shiplap panel with decorative wood applications. The front door appears to be from the 1920s and provides access to the front hall and the eight apartments. The rear porch and basement were enclosed in 1981. A rear fire escape was also installed. Amazingly, the foundations is still brick. A basalt wall runs along the sidewalk along the front. There is a corrugated metal shed to the rear of the property.

APPLICANT'S SUBMITTAL:



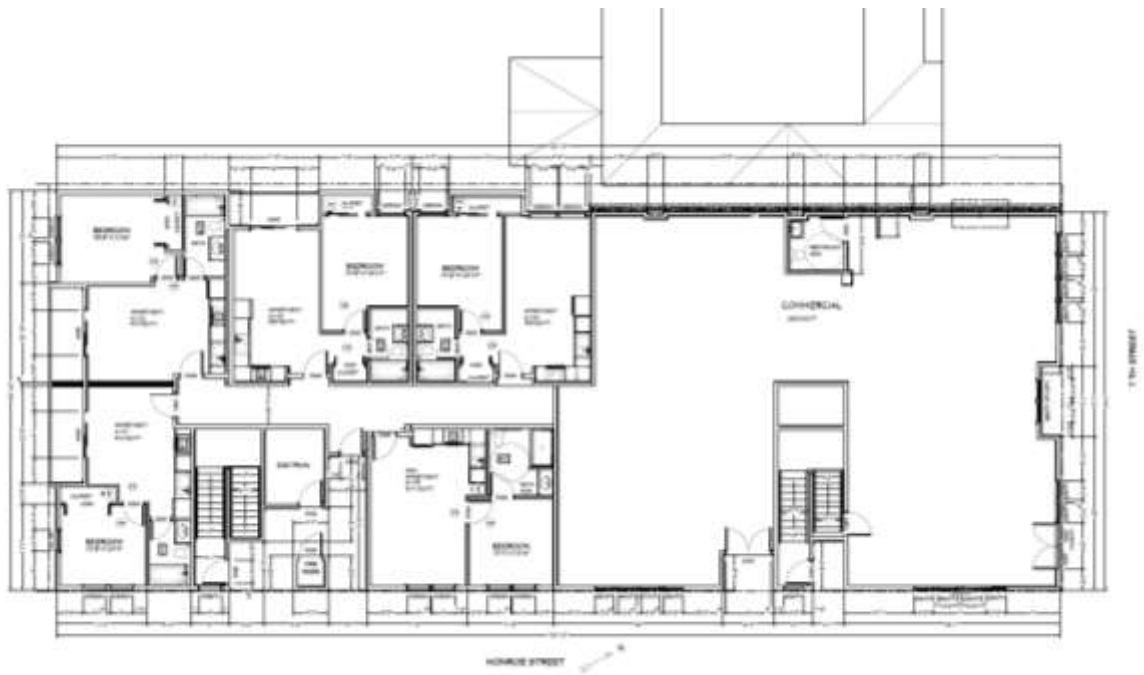
Site Plan

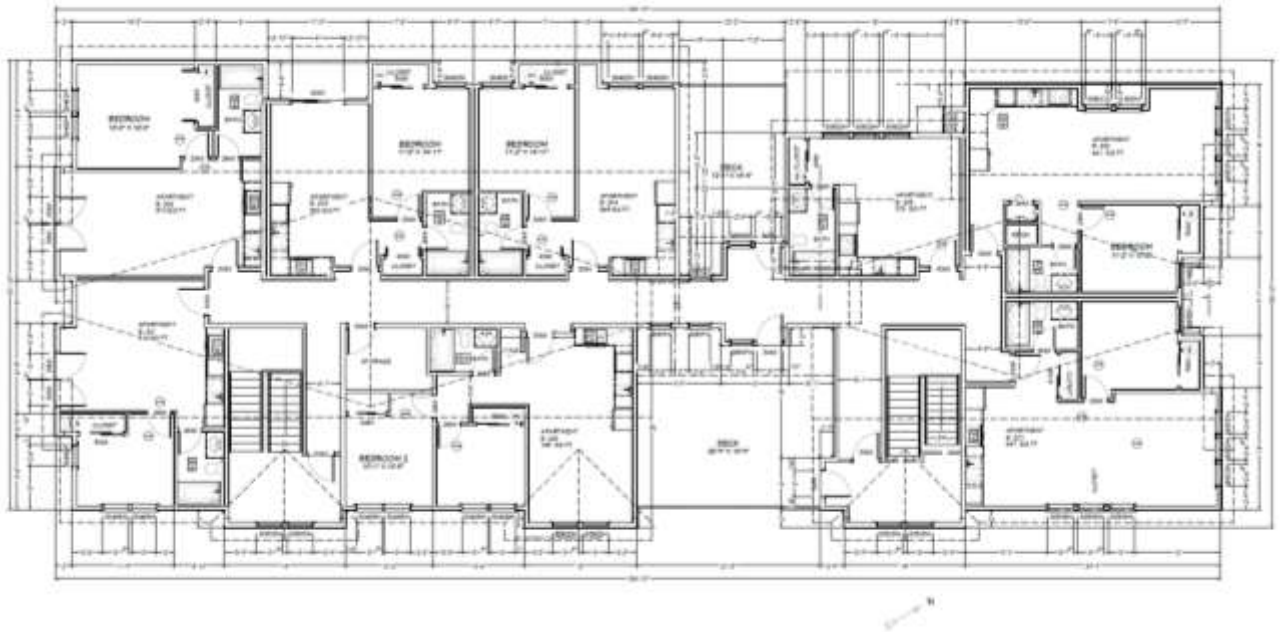


Streetscape Illustration



Front elevation





Floor plans



Interior side elevation



Monroe Street elevation



Rear elevation

Project Summary:

The applicant has proposed a 12,686 square foot two story building covering almost 100% of the lot. The building includes ground floor commercial space of 2883 square feet, and five ground floor multifamily units. Each is one bedroom unit with just over 500 square feet.

The upper floor consists of eight units ranging from studio to 2-bedrooms. Common area decks are proposed on the side elevations as well.

The building has been designed to complement the neighboring Church House, which is a Queen Anne style.

Zoning:

The property is zoned MUC-1 Mixed Use Corridor.

Public Comment:

No public comments were submitted.

CODE RESPONSES:

17.40.060 - Exterior alteration and new construction.

- A. *Except as provided pursuant to subsection I of this section, no person shall alter any historic site in such a manner as to affect its exterior appearance, nor shall there be any new construction in an historic district, conservation district, historic corridor, or on a landmark site, unless a certificate of appropriateness has previously been issued by the historic review board. Any building addition that is thirty percent or more in area of the historic building (be it individual or cumulative) shall be considered new construction in a district. Further, no major public improvements shall be made in the district unless approved by the board and given a certificate of appropriateness.*

Applicable: The proposal for new construction in a historic district is being reviewed by the Historic Review Board.

- B. *Application for such a certificate shall be made to the planning staff and shall be referred to the historic review board. The application shall be in such form and detail as the board prescribes.*

Complies as Proposed: The applicant submitted the required materials.

- C. *Archeological Monitoring Recommendation. For all projects that will involve ground disturbance, the applicant shall provide,*
1. *A letter or email from the Oregon State Historic Preservation Office Archaeological Division indicating the level of recommended archeological monitoring on-site, or demonstrate that the applicant had notified the Oregon State Historic Preservation Office and that the Oregon State Historic Preservation Office had not commented within forty-five days of notification by the applicant; and*
 2. *A letter or email from the applicable tribal cultural resource representative of the Confederated Tribes of the Grand Ronde, Confederated Tribes of the Siletz, Confederated Tribes of the Umatilla, Confederated Tribes of the Warm Springs and the Confederated Tribes of the Yakama Nation indicating the level of recommended archeological monitoring on-site, or demonstrate that the applicant had notified the applicable tribal cultural resource representative and that the applicable tribal cultural resource representative had not commented within forty-five days of notification by the applicant.*

If, after forty-five days notice from the applicant, the Oregon State Historic Preservation Office or the applicable tribal cultural resource representative fails to provide comment, the city will not require the letter or email as part of the completeness review. For the purpose of this section, ground disturbance is defined as the movement of native soils.

Complies as Proposed. Oregon SHPO and the Native American tribes listed above were notified of the proposed ground disturbance in 2012 and 2014 when the property was the subject of a separate land use application. The City also sent notification in 2019 as a result of a pre-application conference submittal. Due to the existing foundation, no ground disturbance of native soils is likely.

- D. *[1.] The historic review board, after notice and public hearing held pursuant to Chapter 17.50, shall approve the issuance, approve the issuance with conditions or disapprove issuance of the certificate of appropriateness.*

Applicable: The proposal is being reviewed by the Historic Review Board.

2. *The following exterior alterations to historic sites may be subject to administrative approval:*
 - a. *Work that conforms to the adopted Historic Review Board Policies.*

Not Applicable: The proposal is not subject to administrative approval.

- E. *For exterior alterations of historic sites in an historic district or conservation district or individual landmark, the criteria to be used by the board in reaching its decision on the certificate of appropriateness shall be:*

Not Applicable: The proposal is not an exterior alteration.

- F. *For construction of new structures in an historic or conservation district, or on an historic site, the criteria to be used by the board in reaching its decision on the certificate of appropriateness shall include the following:*
1. *The purpose of the historic conservation district as set forth in Section 17.40.010;*

Finding: Complies with Conditions.

The purpose of the district is:

- A. Effect and accomplish the protection, enhancement and perpetuation of such improvements and of districts which represent or reflect elements of the city's cultural, social, economic, political and architectural history;
- B. Safeguard the city's historic, aesthetic and cultural heritage as embodied and reflected in such improvements and districts;
- C. Complement any National Register Historic districts designated in the city;
- D. Stabilize and improve property values in such districts;
- E. Foster civic pride in the beauty and noble accomplishments of the past;
- F. Protect and enhance the city's attractions to tourists and visitors and the support and stimulus to business and industry thereby provided;
- G. Strengthen the economy of the city;
- H. Promote the use of historic districts and landmarks for the education, pleasure, energy conservation, housing and public welfare of the city; and
- I. Carry out the provisions of LCDC Goal 5.

Finding: Complies with Condition.

New construction and large additions meeting adopted design standards can add economic and social value to the district. Compatible infill in an existing compact neighborhood reduces the need for further expansion of the city, which adds considerable savings to the cost of infrastructure. See detailed findings and conditions in the design guidelines section in this staff report. By meeting the conditions of approval, the home will complement the district. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

2. *The provisions of the city comprehensive plan;*

Finding: Complies with Condition.

There are a few goals and policies in the Comprehensive Plan that pertain to this proposal:

Section 5

Open Spaces, Scenic and Historic Areas, and Natural Resources

Canemah is an important example of a relatively intact riverboat town with architectural resources dating from the 1860s. Having evolved from a community for the elite of the riverboat industry to a workers' community, Canemah retains essentially the same sense of place it had in the latter half of the 19th century. Situated above the Falls of the Willamette, it was an important portage town and the major shipbuilding center on the upper Willamette River. Canemah was listed as a Historic District in the National Register of Historic Places in 1977.

Goal 5.3 Historic Resources

Policy 5.3.1

Encourage architectural design of new structures in local Historic Districts, and the central Downtown area to be compatible with the historic character of the surrounding area.

The proposed building will be located along the 7th Street corridor in the McLoughlin Conservation District, which is primarily a street with a mix of uses. The design will be compatible with the conditions of approval in this staff report. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

Policy 5.3.8

Preserve and accentuate historic resources as part of an urban environment that is being reshaped by new development projects.

Finding: Complies as proposed. The proposed building will be located along the 7th Street corridor in the McLoughlin Conservation District, which is primarily a street with a mix of uses. The design will be compatible with the conditions of approval in this staff report. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

3. *The economic effect of the new proposed structure on the historic value of the district or historic site;*

Finding: Complies as proposed. The mixed use building is proposed in the McLoughlin Conservation District. Approving this development will add additional housing stock in an area with a housing shortage and increasing the housing options for people within Oregon City or looking to move to Oregon City.

4. *The effect of the proposed new structure on the historic value of the district or historic site;*

Finding: Complies with Conditions. The proposed structure is complementary to historic structures on 7th Street with the conditions of approval. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

5. *The general compatibility of the exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used in the construction of the new building or structure;*

Finding: Complies with Conditions.

As conditioned, the design will continue to enhance the Canemah Historic District and contribute to the existing context of the District.

Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.

6. *Economic, social, environmental and energy consequences;*

Finding: Complies as Proposed. The mixed use building is proposed in the McLoughlin Conservation District. Approving this development will add 13 units of additional housing stock in an area with a housing shortage and increasing the housing options for people within Oregon City or looking to move to Oregon City. Compatible infill in an existing compact neighborhood reduces the need for further expansion of the city, which adds considerable savings to the cost of infrastructure.

7. *Design guidelines adopted by the historic review board.*

1. STYLE

Determining the appropriate style for a new infill project is an important initial step in the design process. Each historic district has different styles that were prevalent during the historic period of significance. These styles are what create the historic context. New construction shall complement one of these styles to support the historic context. Use of other styles dilutes and distracts from the historic context of the district. While there may be several styles dominant within the district, the specific choice

of a style shall be compatible with adjacent properties, the block, and the neighborhood. It also must be fitting for the particular function of the building and its size.

For the Seventh Street Commercial Corridor applicable design styling includes the earlier False Front commercial buildings that were typically wood framed, but could now be masonry, or the later Streetcar Commercial and similar multifamily 'Streetcar' residential styles illustrated below. These styles used a simple, primary rectangular form that could have entry recesses or projections, or upper level vertically oriented window bays. Buildings were built close together to form a continuous row along Seventh. Rowhouses or attached townhouses are not an appropriate style in Oregon City.

New infill buildings should support the historic context of the district by providing designs compatible in design, scale and massing with the limited existing historic commercial buildings, notably the Fire Station and IOOF Hall (34 foot high parapet), those typical of that era, and the adjoining neighborhood. It is appropriate to focus new, denser commercial development within a several block length at Washington and 7th and/or at key intersections along the corridor. New increased density will strengthen the historic pedestrian and streetcar nature of the district if successfully designed.

Finding: Complies as Conditioned. The site is on the 7th Street corridor, and the design guidelines call for streetcar commercial design or false front commercial. The adopted design guidelines do not address utilizing a mixture of both residential and commercial styles on the same building. The guidelines do mention concern over extra-programming and over articulation as a distraction to the district. However, given that this area is known for an eclectic mix of both retail and residential, a hybrid version, as sensitively designed, makes sense. A completely residential building does not lend itself well for large ground floor display windows, nor does a two or three story commercial building with a parapet adequately break up the massing of the long building. Therefore, staff finds that this approach can be used to address both of these issues.

The Vernacular style (2nd story) and Street Car Commercial (1st story) was chosen as the design type for the new construction. The adjacent historic Church House is a Queen Anne structure. The previously approved two-story structure (HR 14-08) proposed bay windows on the second story to add a Queen Anne element. The second story has a 8:12 roof pitch and shingles rather than horizontal siding within the gable, which adds one Queen Anne element. The applicant shall add detail to provide more Queen Anne elements such as bay windows on the upper floor, ornamentation as recommended by the HRB, or shall increase the roof pitch to 10:12. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

2. SITE

Siting principles involve both how the site is used and how the building(s) is placed within the site. The specific lot location and its topography can dictate many requirements.

Commercial buildings are to face the street squarely with their primary face and display areas in full view, to engage the pedestrian, and to be set back only slightly, if at all from the front and side lot lines. Small courtyard area may be appropriate for multifamily and certain commercial uses. Vehicle access to be on the less visible sides or rear.

SITE CHARACTERISTICS OF MCLOUGHLIN COMMERCIAL BUILDINGS

- *Rectangular footprint that largely fills the width of the lot.*
- *Oriented to street for access, and display. No or small setback from the sidewalk along street; may not extend all way to rear lot line.*

- *Small front or side setback is appropriate for residential uses.*
- *Central or individual ground floor customer-tenant entries. Grouped residential entry to lobby or foyer. Separate service entries.*
- *Vehicle access and storage at side or rear; may be hidden under the building.*
- *Landscape: small plantings if there are setbacks; otherwise street trees. Upper story gardens visible from the sidewalk were not used in the historic period, and are discouraged.*

Finding: Complies as Proposed.

The structure is oriented to the street with vehicle access and parking proposed behind the building.

3. BUILDING FORM

Address the overall size, shape and bulk of the building. The architectural style used for the building defines many aspects of its appropriate form and proportions. Excessive variation in the size, shape, or configuration creates an inappropriate solution that is stylistically incorrect and not complementary to the district. The building form needs to relate to the buildings in the immediate neighborhood, and to take into account both similarities and changes on the block. The new building form shall reference the principles, proportions and scale of an historically appropriate style. Existing commercial historic buildings are now less numerous in the districts. Acceptable styles will produce new infill form based on historic character qualities of the original buildings and those found in other similar districts. This new development will then successfully relate to adjacent residential neighborhoods. The appropriate style and form of the new buildings depends upon the site and neighboring, or transitioning context.

BUILDING FORM CHARACTERISTICS OF MCLOUGHLIN COMMERCIAL BUILDINGS

- *Building form and foot print primarily rectangular, possible rectangular additions or wings; possible interior light court, courtyard or areaway.*
- *Massing: A simple rectangular primary form encompassing the primary and visible facades. a parapet or false front that provides the height boundary of the building and hides the view of the roof. Single story with retail or service use; Two or three story with single or mixed use. Basement option*
- *Ground floor typically has high ceilings; retail use with office or residential use above.*
- *Height: Main level close to grade. Single story buildings: minimum 16 foot high parapet. First to Second floor height to be at least 12 feet unless for multi-family use, then may be 10 feet. Upper floor to floor heights at least 10 feet. Maximum Height: Per City code*
- *Height for Commercial Buildings using a Residential Style: First to Second floor height to be at least 10 feet. Main Floor Level Height Above Grade: 2½ feet minimum. Eave Height: 28 feet maximum. Ridge Height maximum: 40 feet.*
- *Residential styles, including Queen Anne, or Foursquare, are encouraged on Seventh above John Q Adams and on Center and High, and where facing or adjoining residential zoning. Alternatively, the use(s) may be embodied in a grouping of smaller buildings.*
- *Full width one or two story porches at front (accessed by interior stair), or rear are appropriate for residential.*
- *Grade level or depressed parking if accessed from rear or rear end of side and generally concealed from sidewalk by building wall, provided commercial or residential use is located along primary street.*

Finding: Complies with Conditions.

HEIGHT:

The MUC-1 zone (Mixed Use Corridor 1) encourages a mix of high-density retail, office and multifamily. The 40 foot height limit of the underlying zone is coupled with the Historic Design Guidelines for New Construction. The height meets the underlying zone height limit and provides a massing that is broken in smaller historically compatible sub volumes.

OVERALL SIZE AND PROPORTIONS:

The rectangular shape meets the guidelines.

The applicant has proposed an 11 foot floor to ceiling height for the ground floor commercial space; while the guidelines call for 12 foot minimum unless for multifamily use. About half of the ground floor is proposed to be residential, and the front half is proposed as commercial space. The second floor height appears to be 8 feet. The applicant shall revise the floor heights to meet the guidelines as at least 12 feet for commercial areas, and at least 10 feet for residential areas.

ROOF PITCH:

The proposed 8:12 roof pitch meets the guidelines for Vernacular, but is too shallow for a Queen Anne style.

Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.

4. DESIGN COMPOSITION

Include a range of more detailed design issues that address groups of elements, individual elements, their design and how they relate to the overall composition and finish. The principles place a traditional emphasis on the design's composition as seen from the exterior, rather than as a result of interior functional planning requirements. They also outwardly convey a sense of quality craftsmanship. The design composition principles, being more detailed, and stylistically dependent, are typically developed after the previous principles are resolved. These principles also reflect historically appropriate materials, respective finishes, and unobtrusive integration of new technology.

DESIGN COMPOSITION CHARACTERISTICS OF MCLOUGHLIN COMMERCIAL BUILDINGS

- *Mostly single or double store design to 100 feet in width. Wider than 100 feet requires style change.*
- *False front: covering front gable roof or just an extended wall; may have a parapet on each side (possibly not rear) hiding a low sloped roof.*
- *Streetcar Commercial: wood or masonry construction and finish; generous ground floor retail display with individual or grouped upper level double hung windows in an otherwise solid wall.*
- *Large ground floor storefront windows with short bulkhead wall below and very often with transom windows above; wood frames or appropriate metal. Trim at window/transom frame edges.*
- *Often recessed store entries; side entries typically not recessed. Separate entries for individual stores.*

- *Streetcar Multifamily: wood or masonry construction and finish. Less emphasis on retail display, but location of public and lobby areas adjoining the public way. Possible upper level window bays within the width and height of the primary or side façades. Possible entry projection.*
- *Upper Level Entry: typically a single shared entry with small lobby.*
- *Upper story wood framed windows designed as ‘punched’ openings in the otherwise solid wall, regularly spaced; individual, paired double hung design or triple units with fixed center and double hung side lights. Possible transom windows. Possible flat arch windows in masonry walls.*
- *Façade with modest, but defining cornice, possible belt cornice. Wood exteriors can support more detailing; masonry or plaster finished buildings with less detail and ornamentation; typically, no significant form projections or recesses except window bays or entries.*
- *Materials/Finish: cement plaster (stucco), brick, concrete with plaster over, horizontal board siding; fabric awnings, possible flat steel/wood building supported canopy.*

Finding: Complies with Conditions.

The applicant proposed a 50-foot wide building with ground floor windows along 60% of the front façade. The storefront windows include a transom above and a short bulkhead wall.

The entry is not recessed. It is located on 7th Street near the corner of the building. Two secondary entries are also proposed along Monroe Street.

The elevations show a brick veneer façade about halfway up the first story, with lath and plaster on the second half. The second story is proposed with fiber cement board siding with 5” reveal, and cedar shingles at gables. The applicant shall ensure that shakes/shingles are straight across and not jagged.

Fabric awnings are proposed above storefront window bays on the 7th and Monroe Street facades. Fiberglass windows are proposed.

Aluminum storefront windows and doors.

The remaining materials meet design guidelines as proposed.

The window sash shall be the darkest color of the paint scheme.

The applicant shall use historically appropriate decorative lighting with medium to warm color. All signs shall be externally lit.

The horizontal fiber cement board siding shall be smooth.

The balcony railing material shall be wood with top and bottom rail, and balusters interior to the rail.

Aluminum doors shall be finished; no bare aluminum is allowed.

The awnings shall be no steeper than 45 degrees from horizontal. No shiny or coated awnings are allowed.

Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.

17.40.065 - Historic Preservation Incentives.

A. Purpose. *Historic preservation incentives increase the potential for historically designated properties to be used, protected, renovated, and preserved. Incentives make preservation more attractive to owners of locally designated structures because they provide flexibility and economic opportunities.*

B. Eligibility for Historic Preservation Incentives. *All exterior alterations of designated structures and new construction in historic and conservation districts are eligible for historic preservation incentives if the exterior alteration or new construction has received a certificate of appropriateness from the Historic Review Board per OCMC 17.50.110(c).*

C. Incentives Allowed. *The dimensional standards of the underlying zone as well as for accessory buildings (OCMC 17.54.100) may be adjusted to allow for compatible development if the expansion or new construction is approved through historic design review.*

D. Process. *The applicant must request the incentive at the time of application to the Historic Review Board.*

Finding: Not Applicable. No preservation incentives are proposed.

II. PUBLIC NOTICE

A public notice was sent to neighbors with 300 feet of the subject property, posted online, emailed to various entities, and posted onsite.

III. CONCLUSIONS AND RECOMMENDATIONS

Based on the following findings, staff recommends that the Historic Review Board approve the proposed development of HR 20-02 with conditions for the property located at 306 4th Avenue, Oregon City, Oregon 97045.

Exhibits

1. Vicinity Map
2. Applicant Submittal
3. Public Comments
4. Request for Continuance