



## Legislation Details (With Text)

<b>File #:</b>	PC 18-052	<b>Version:</b>	1	<b>Name:</b>	Appeal of HRB Decision for PW Operations Facility
<b>Type:</b>	Planning Item	<b>Status:</b>		<b>Status:</b>	Public Hearing
<b>File created:</b>	3/27/2018	<b>In control:</b>		<b>In control:</b>	City Commission
<b>On agenda:</b>	4/4/2018	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	AP 17-01 and AP 17-02: Appeal of the Historic Review Board's June 27, 2017 Approval with Conditions of HR 17-04: Historic Review for a New Public Works Operations Facility in the McLoughlin Conservation District				
<b>Sponsors:</b>	Laura Terway				
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. Staff Report, 2. Draft Findings of Fact, Conclusions of Law, and Final Order, 3. AP 17-01 AP 17-02 Staff Memo, 4. Exhibit 1 AP 17-01, 5. Exhibit 2 AP 17-02, 6. Exhibit 3 Applicant's Response Matrix, 7. Exhibit 4 HR 17-04 Notice of Decision, 8. Exhibit 5 Revised Staff Report, 9. Exhibit 6 City Attorney Letter, 10. Exhibit 7a Jerry Herrmann Comments, 11. Exhibit 7b Combs Comments, 12. Exhibit 7c MNA Comments, 13. Exhibit 7d Trent Premore Revised Comments, 14. Exhibit 8a Gordon Wilson Comments, 15. Exhibit 8b Applicant's Presentation, 16. Exhibit 8c Staff's Presentation, 17. Exhibit 9 Staff Report, 18. Exhibit 9a Vicinity Map, 19. Exhibit 9b Public Comments, 20. Exhibit 9c Applicant's Submittal, 21. Exhibit 10 SHPO Tribal Email for PA 17-60, 22. Exhibit 11 Design Guidelines for New Construction, 23. March 7, 2018 Staff Presentation, 24. March 7, 2018 Applicant Presentation, 25. Carrie Richter Memo AP 17-01 and 17-02, 26. Chapter 17.40 Historic Overlay District, 27. ORD 1953 and Chapter E of 1980 Comprehensive Plan, 28. MNA Resolution 2017-01, 29. MNA Resolution 2017-02, 30. March 7, 2018 McLoughlin Neighborhood Association Letter- redacted, 31. March 7, 2018 Adopted City Commission Minutes				

Date	Ver.	Action By	Action	Result
4/4/2018	1	City Commission	approve	Pass

AP 17-01 and AP 17-02: Appeal of the Historic Review Board's June 27, 2017 Approval with Conditions of HR 17-04: Historic Review for a New Public Works Operations Facility in the McLoughlin Conservation District

### RECOMMENDED ACTION (Motion):

Denial of Appeals presented through Planning Files AP 17-01 and AP 17-02, affirming the Historic Review Board's decision approving Planning File HR 17-04 with conditions.

### BACKGROUND:

On June 27, 2017, after reviewing all of the evidence in the record and considering all of the arguments made by the applicant, opposing and interested parties, the Oregon City Historic Review Board voted to approve the design of Phase I of the proposed Public Works Operations Facility in the McLoughlin Conservation District. This decision was appealed by the McLoughlin Neighborhood Association (AP 17-02 ) and Mr. Charles Combs (AP 17-01) with a request for an appeal waiver from the McLoughlin Neighborhood Association.

The City Commission resolved the waiver request for AP 17-02 on March 7, 2018 by accepting the McLoughlin Neighborhood Association resolution and voted to waive the \$50.00 appeal fee for the McLoughlin Neighborhood Association appeal.

On March 7, 2018, the City Commission reviewed the evidence in the record, including the Historic Review Board's findings, Appellants' grounds for appeal, public testimony, the staff report and memos to determine if the proposal meets the requirements of Administration and Procedures are set forth in Chapter 17.50, Historic Overlay District in Chapter 17.40, "R-6" Single Family Dwelling District, and "I" Institutional, Chapter 17.39 of the Oregon City Municipal Code, made a tentative decision to deny both appeals and asked staff to return on April 4th with updated findings for the final decision.

The City Commission held a public hearing where it considered arguments limited to those issues raised in the notices of appeal by those individuals and entities who participated in the proceeding before the Historic Review Board. The City Commission closed the hearing and made a tentative decision to deny the appeals and instructed staff to return with the enclosed final findings. The record is closed, no new evidence or testimony will be accepted unless the record is reopened by the City Commission.