



Legislation Details (With Text)

File #:	PC 19-077	Version:	1	Name:	Ordinance 19-1009 Code Amendment Champther 17.40 HRB Procedures
Type:	Land Use Item	Status:			Public Hearing
File created:	7/24/2019	In control:			City Commission
On agenda:	8/7/2019	Final action:			
Title:	First Reading of Ordinance No. 19-1009, Amending the Oregon City Municipal Code Chapter 17.40 Historic Overlay District				
Sponsors:	Laura Terway				
Indexes:					
Code sections:					
Attachments:	1. Staff Report, 2. Ordinance No. 19-1009, 3. Exhibit A. Amendment to Municipapl Code Chapter 17.40, 4. Exhibit B. Staff Report and Recommendation, 5. Exhibit B. Public Comment, 6. Memo to City Commission, 7. Maps of Areas Affected, 8. Historic Review Board Policies Webpage Link, 9. Oregon State Historic Preservation Office (SHPO) Comments				

Date	Ver.	Action By	Action	Result
8/7/2019	1	City Commission	continue to a date certain	Pass

First Reading of Ordinance No. 19-1009, Amending the Oregon City Municipal Code Chapter 17.40 Historic Overlay District

RECOMMENDED ACTION (Motion):

Staff recommends approval of the first reading of Ordinance No. 19-1009, code amendment to Chapter 17.40 (GLUA-19-00022).

BACKGROUND:

The proposal is for an amendment to the Oregon City Municipal Code. OCMC Chapter 17.40, Historic Overlay, contains provisions for Historic Review processes and procedures. Section 17.40.060 contains procedures and criteria for exterior alterations to historic properties. There are two subsections regarding administrative reviews for work that meets the HRB policies, 17.40.060.D and 17.40.060.K. These two subsections contain conflicting language about the review and approval process. This code amendment would strike section 17.40.060.K, and would clarify the language in the remaining subsection. No criteria is proposed to change; this amendment only addresses the procedures for adoption of HRB policies and for review of work that meets the Historic Review Board (HRB) policies.

HRB Policies were first established in 1986 to give staff the ability to approve alterations to historic resources. The policies are meant to provide clear direction to historic property owners on exterior changes including but not limited to roofing, siding, windows and doors, foundations, fences, porches, gutters, and accessory structures.

The proposed code amendment clarifies the following:

1. Work that meets the HRB policies may be approved administratively (by staff) rather than by

the Historic Review Board

2. The Historic Review Board may adopt new or revised policies with public notice and with comment from the Planning Commission and City Commission.

It is important to note that either staff or the applicant may refer a proposal to the Board if it does not meet the HRB policies. The Board has the discretion to determine whether the proposal meets the design guidelines for alterations. HRB decisions are appealable to the City Commission and then to LUBA.

The proposed amendments are attached as Exhibit A.

The Planning Commission voted unanimously to recommended approval of this amendment to the City Commission on July 22, 2019.