



CITY OF
West Linn

PLANNING COMMISSION

Minutes of April 17, 2013

Members present: Chair Michael Babbitt, Vice Chair Christine Steel, Russell Axelrod, Lorie Griffith, Nancy King, Robert Martin and Holly Miller

Members absent: None

Staff present: John Sonnen, Planning Director; Sara Javoronok, Associate Planner; and Megan Thornton, Assistant City Attorney

PREMEETING WORK SESSION

Chair Babbitt convened the work session at 6:30 p.m. in the Rosemont Room of City Hall. Mr. Sonnen related that the Council was going to discuss sports courts in a work session. He advised that the upcoming hearing would have to be continued because of a noticing error. He talked about the upcoming schedule. Ms. Javoronok was asked about the process for removing Landmark designation. The Commissioners asked to be briefed about the public process used to prepare the Trails Master Plan.

CALL TO ORDER

Chair Babbitt called the regular meeting to order in the Council Chambers of City Hall at 7:00 p.m.

PUBLIC COMMENT

None.

APPROVAL OF MINUTES

Action on the Minutes of February 20, 2013 was postponed to May 1 to allow the Commissioners to use their notes to recall what was discussed after the audio component of the video recording stopped.

Vice Chair Steel **moved** to approve the Minutes of March 6, 2013 with a wording change by Commissioner Axelrod. Commissioner Miller **seconded** the motion and it **passed** 4:0:3. Commissioners Griffith and Martin and Chair Babbitt abstained.

PUBLIC HEARING

Proposed CDC amendments pertaining to historic preservation, CDC 12-01

Chair Babbitt opened the public hearing. No conflicts of interest were declared. No one challenged the ability of any Commissioner or the Planning Commission to hear the matter.

Staff Report

Ms. Javoronok presented the staff report. She described the public outreach process and reported the HRB had reviewed the proposed amendments. She explained the proposed changes would reorganize and consolidate historic code into one chapter. Tables in the staff report compared existing code with proposed code (See Subsection Comparison of Existing and Proposed Code Chapters; Existing Chapter 25 and Proposed Chapter 25 Comparison; and Existing Chapter 26 and Proposed Chapter 25 Comparison tables). Some new definitions had been added. There was a list of exemptions from historic review. There were two levels of review: Class I and Class II. There were specific processes for designating; removing a designation; and relocating a property. Ms. Javoronok stated that the proposed amendments allowed uses were limited to those allowed in the underlying zone and that dimensional requirements would now generally be the same as those of the underlying zone. That meant reductions in some lot coverage requirements and using Floor Area Ratio (FAR) instead of massing requirements to control bulk. She had prepared handouts with photographs and graphics to show what the proposed standards would allow on several existing properties. The proposed amendments included standards for doors, porches and decks. They addressed accessory dwelling units and accessory structures. The proposed amendments also addressed demolition, including demolition by neglect.

Ms. Javoronok stated that the Willamette Historic District boundary was proposed to be modified to remove one property because the residential structure had been substantially altered and no longer conformed with the CDC for historic structures. Four Landmarks were proposed to be removed from the Landmark list. Three were removed because they had been destroyed by fire or no longer had enough of their original features to be Landmarks. A Landmark barn had been moved to and was now part of another historic property.

Public Testimony

No one came forward to offer testimony. Chair Babbitt announced the hearing would be continued to May 1 due to a noticing error.

Questions of Staff

Vice Chair Steel asked for a clarifying wording change; cross-referencing of definitions; and consolidating the two lists of exemptions. Commissioner Axelrod asked for consistency of use and formatting of terms; adding definitions for the abbreviations on the maps; addressing confusion created because the Summit Street landmark had two addresses; more distinctive differences in map symbol sizes; and clarifying what the new Class I and Class II notice distances were. They each had other housekeeping-related comments they planned to email to staff.

Commissioner Martin **moved** to continue CDC 12-01 to May 1, 2013. Commissioner Axelrod **seconded** the motion and it **passed** 7:0.

ITEMS OF INTEREST FROM THE PLANNING COMMISSION

None.

ITEMS OF INTEREST FROM THE COMMISSION FOR CITIZEN INVOLVEMENT

None.

ITEMS OF INTEREST FROM STAFF

None.

ADJOURNMENT

There being no other business, Chair Babbitt adjourned the meeting at 7:36 p.m.

APPROVED:

Christine M Steel
Michael Babbitt, Chair vice chair

6-5-2013
Date