



**HISTORIC REVIEW BOARD
Meeting Notes of March 1, 2022**

<u>Members present:</u>	Danny Schreiber, Chris Owens, Scott Erwin, Tom Watton, James Manning, John Steele, and David Taylor.
<u>Members absent:</u>	None
<u>Council Liaison absent:</u>	Todd Jones
<u>Public:</u>	Mary Brennock, Kristen Tuor, John Stromquist, Jessica Iselin, Jody Carson, Debbie Laderoute,
<u>Staff present:</u>	John Floyd, Associate Planner, Bill Monahan, City Attorney, and Lynn Schroder, Administrative Assistant

The meeting [video](#) is available on the City website.

1. Call To Order and Roll Call

Chair Schreiber called the meeting to order at 6:07 pm.

2. Public Comment Related To Land Use Items Not On The Agenda

None.

3. Approval for draft meeting notes for January 18, 2022

Member Manning moved to approve the 1/18/22 meeting notes. Member Steele seconded. **Ayes: Erwin, Manning, Owens, Schreiber, Steele, Taylor, and Watton. Nays: None. Abstentions: None. The motion passed 7-0-0.**

4. Public Hearing: Willamette Garage Class I Design Review (DR-21-11), Alteration of Nonconforming Structure (MISC-21-14); and Sign Permit (SGN-21-20)

Chair Schreiber introduced application DR-21-11 / MISC-21-14 / SGN-21-20, a recommendation to the Planning Commission regarding a Class I Design Review and Alteration of a Nonconforming Structure at 1590 Willamette Falls Drive. The purpose of the public hearing was to recommend the West Linn Planning Commission on compliance with Chapter 58 of the Community Development Code (CDC). Schreiber reviewed the hearing procedures provided in CDC Chapter 99.170 and opened the public hearing.

City Attorney Monahan addressed legal standards and appeal rights. The substantive criteria that must be addressed in this hearing are CDC Chapter 58.

City Attorney Monahan addressed HRB Member conflicts of interest, ex parte contacts, and challenges. No member declared a conflict of interest or bias. Member Schreiber noted that he drives by the site daily. Member Erwin pointed out that Mary Brennock contacted him on LinkedIn, but he did not engage in a discussion. City Attorney Monahan asked if there were any challenges to the HRB's jurisdiction or impartiality to hear the matter. No member of the public challenged or objected to the Members' jurisdiction or impartiality on the application.

Associate Planner John Floyd presented the staff report. The applicant proposed reusing the site as a dining venue to include eight licensed mobile food carts, an indoor pub in the former garage building, and indoor and outdoor seating. The project is located in the Willamette Falls Drive Commercial Design

District. The design district was adopted in 1992 to support the rehabilitation and revitalization of the Main Street Area. The district's required design aesthetic is Western False Front to complement the adjacent historic district. The existing gas station was built circa 1970 in the mid-century style and not in Western False Front, making the existing building a nonconforming design in the district.

The applicant proposes to remodel the existing gas station building into a pub and lease outdoor space to eight mobile food units along the eastern and western edges of the site. The existing fuel canopy would provide sheltered outdoor seating, with new landscaping and a fence to demarcate the seating area from the public sidewalk. New permanent dining counters would replace the former pump stations. A new walk-in cooler and trash enclosure would be located in the northeast corner. No frontage improvements were required because the project did not reach the threshold criteria. Proposed changes to the building would include new roll-up doors and storefront entries and replacing the false stone veneer with new metal and fiber cement siding. The lighting fixtures and paint scheme would be updated. Floyd noted that the City received one letter in support and three letters expressing concern about parking, noise and "general commotion", and aesthetics. He noted the existing regulations mitigate the potential impacts, including the City's Noise Ordinance and Side Walk Café program, existing parking standards for the district, OLCC Liquor license review, and County licensure of mobile food units for health and safety and sanitation requirements. The Commercial District does not require off-street parking; however, angled street stalls are located on the same block as the site.

Mary Brennock, John Stromquist, Kris Tuor, and Jessica Iselin presented on behalf of the applicant. The applicants would lease space for 8 food carts and operate a pub inside the former gas station building. The team has already identified several food carts interested in locating at the site. The applicant team would actively manage the food cart pod. The applicants reviewed other cities' food cart pod regulations and incorporated best practices into the proposed design. They hope to serve as a food cart design/regulation model in West Linn. They anticipate a robust lunch and dinner crowd and strong takeaway business.

The silhouette of the building would remain but would be remodeled to provide ADA bathrooms and a bar counter. The exterior building improvements would include:

- New glazed overhead doors.
- New storefront entries.
- A new utility access door.
- A new roof.
- New signage.
- Wall-mounted lighting.
- Painting.

The existing canopy would be retained and used as a cover for outdoor seating. Exterior improvements to the canopy would include a new roof, new permanent dining counters, new signage, new wall-mounted sign lighting, and painting. Proposed fire pits would be serviced with underground gas lines. Site improvements would include utility upgrades, RV hookups for electricity and water and wastewater, concrete repair and patching, a new garbage/recycling enclosure, new concrete flatwork for pedestrian access on the back of the building, new concrete pad for an outdoor cooler, and accent fencing and new landscaping along Willamette Falls Drive.

The applicants noted that although the 50-year-old building is a nonconforming structure in the commercial design district, it is historic in its own right and helps tell the district's story. The adaptive reuse would revitalize the district's north end and provide a unique dining experience for West Linn

residents and visitors. Iselin noted that the existing structure would not lend itself to a western false-front design remodel. She said they sought to preserve the look and feel of the 1970ies structure while providing an aesthetically inviting space. They plan to lean into the gas station motif in design details.

Jody Carson, Willamette Main Street, Teresa Gonzales, Candace Scott, Beth Wirtz, Debbie Laderoute, and Rebecca Hollenbeck, Executive Director of Historic Willamette Main Street, submitted oral testimony in favor of the proposal.

There were no requests for continuances.

Chair Schreiber closed the public hearing and open deliberations.

The Board discussed details of the application, Chapter 58 criteria, including district design requirements and purpose, historic preservation goals, facility design, nonconformity, traffic and parking, planters, anticipated number of customers, the economic benefit to the area, siding for accessory building,

Member Watton moved to recommend approval of the application to the Planning Commission with three conditions of approval set forth by the Planning Department. Member Taylor seconded. **Ayes: Erwin, Manning, Owens, Schreiber, Steele, Taylor, and Watton. Nays: None. Abstentions: None. The motion passed 7-0-0.**

5. Items Of Interest From The Board

Chair Schreiber commented on the joint work session with the Planning Commission for Chapter 25 and 58 code updates.

6. Items Of Interest From Staff

Associate Planner Floyd provided an update to the HRB schedule.

7. Adjourn

Chair Schreiber adjourned the meeting at approximately 8:17 pm.