



Memorandum

To: West Linn Planning Commission

From: Tom Soppe, Associate Planner

Date: March 5, 2014

Re: Historic Review Board (HRB) recommendation to Planning Commission on application CUP-13-03/DR-13-07/VAR-13-12/VAR-13-13/MISC-13-07/VAR-14-02

Per Community Development Code (CDC) Section 99.060(D)(2)(c) the HRB has authority to make a recommendation to the Planning Commission on an application involving a Class II Design Review “on a property within the Willamette Falls Drive Commercial District that is not a historic landmark or within the Willamette Historic District.” This property falls into that category.

On March 4, 2014 the HRB met to make their recommendation. They voted 4-2 to recommend approval of staff’s recommendation, but with approval of the Class I Variance for the non-historic signage font, without Condition of Approval 4 which would require one of the historic fonts, and with one finding regarding this recommendation. The HRB’s finding is as follows:

This is a building unique in the commercial overlay district due to its combination of non-historic mid-20th-century architecture and its original construction as a special purpose building (a church). The proposal of the non-historic font associated with the applicant’s organization therefore meets criteria 75.060(A) and 52.110(C)(1), as

the design of the building creates an exceptional and extraordinary circumstance in the district that makes the requirement of a historic font unwarranted. Unlike many properties in the district that cater to foot traffic along the main retail core of the district, this organization's patrons are mainly youth being picked up and dropped off by parents driving vehicles. The organization therefore has more of a need to have their font stand out and match the font usually associated with the organization, so parents can easily spot the building. This helps avoid confusion, traffic conflicts, and safety problems. For all of these reasons the proposed variance also meets 75.060(B) in that it preserves the applicant's property right to both have a font compatible with its existing architecture and to successfully identify itself to its own patrons.

Staff continues to recommend approval of the application except for the signage font variance, with conditions of approval 1-4.