CITY OF OREGON CITY
PLANNING COMMISSION HEARING

May 24, 2010, 07:00 P.M.
City Commission Chambers - City Hall

1. CALL TO ORDER

Roll Call:	**Staff Present:**
Chair Tim Powell	Laura Butler, Assistant Planner
Commissioner Dan Lajoie	Pete Walter, Associate Planner
Commissioner Carter Stein	Carrie Richter, Assistant City Attorney
Commissioner Charles Kidwell	

Chair Powell called the meeting to order at 7 p.m.

2. PUBLIC COMMENT ON ITEMS NOT LISTED ON AGENDA

There was no public comment on items not listed on the agenda.

3. ADOPTION OF PLANNING COMMISSION MINUTES

March 22, 2010 Draft Minutes

Motion by Commissioner Carter Stein, second by Commissioner Dan Lajoie to to approve the minutes of the March 22, 2010 meeting as written.

A roll call was taken and the motion passed with Chair Tim Powell, Commissioner Dan Lajoie, Commissioner Carter Stein, Commissioner Kidwell voting aye. [4:0:0]

4. PLANNING COMMISSION HEARING

CU 07-05 and SP 07-13 (Quasi-Judicial Hearing)

Staff Report and Recommended Conditions of Approval

Vicinity Map

Public Notice

Applicant's Code Responses for Conditional Use (Parsonage)

Applicant's Code Responses for Conditional Use (Religious Education Building)

Applicant's Code Responses for Site Plan and Design Review

Initial Context and Site Layout (Color)

Site Plan and Elevations

Sight Line Study

Revised Color Elevations

Revised Exterior Elevations

Stamped Landscape Plans

Lighting Fixtures

Traffic Addendum

Traffic Analysis Letter

Public Works Operations comments

City Transportation Consultant Comments

Chair Powell read the hearing statement describing the hearing format and correct process for participation. He asked if there were any declarations of ex parte contact, conflict of interest, bias, or statements.

Commissioner Stein visited the site.

Commissioner LaJoie visited the site and lived down the street from the property.

Commissioner Kidwell visited the site.

Chair Powell lives a house away from the site. A couple years ago he was the chair for the McLoughlin Neighborhood Association and this application was brought forward to the land use chair and there was an open meeting with a preliminary discussion of the application. This was a different application than what was presented at that time.

No party requested to question any Commissioner further regarding these contacts.

Pete Walter, Associate Planner, said this was a Conditional Use and Site Plan and Design Review application. The applicant was Carlton Hart Architecture and Paul Falsetto was the representative for Atkinson Memorial Church. The parcel was located on 710 Sixth Street and 718 Sixth Street in Oregon City. The applicant was expanding the site to include

a new education building including classrooms and a preschool. They were requesting Conditional Use approval for temporary use of the parsonage building to house the preschool until the new building was constructed. The applicant applied separately for Historic Review Board approval for the new addition and to demolish the parsonage. The Historic Review Board approved the new building application which was appealed to the City Commission. The City Commission remanded the decision back to the Historic Review Board to review the compatibility of the materials of the building with the McLoughlin Historic District. This was a flat site surrounded by a complete street. The zoning was Mixed Use Corridor 1 which allowed a variety of uses. The zoning also allowed for building to the property lines and the Historic Review Board granted an exception to that regulation for the new building so it would meet similar setbacks as the church. The church was gothic style architecture and had been in the City since the 1920s. He discussed the steps to approval and went through the Conditional Use Criteria. For the Site Plan and Design Review, the applicant was proposing a new building with approximately 1,600 square feet of footprint. It was single story with a mezzanine and stairwell with a basement in the elevator portion of the building. He explained the proposed materials and architecture on the front and sides of the building. Staff found the application met all the criteria for approval for Site Plan and Design Review. Regarding parking, staff recommended a condition of approval that if there was an increase in the number of congregants in the future it would come back to the Planning Commission or go through a minor site plan process. The other conditions of approval addressed landscaping, street trees, bicycle parking, transformer pad screening, reflectivity of the proposed window glass, and final photometric plan. There were also some engineering standard policy compliance conditions of approval. He discussed the Historic Review Board 120 day decision deadline which was June 2, 2010, and the process if the decision was appealed again and how it affected this application. Staff recommended approval of the application with conditions.

Chair Powell was concerned about alley access and thought they should consider fencing it for safety. There was also a need to protect the pedestrian traffic on Jefferson Street.

Commissioner LaJoie said the application did not meet the 60% glass on the facade and it was not addressed at the Historic Review Board level. He also talked about historic registered buildings and how new additions were supposed to be designed.

Commissioner Kidwell clarified how this addition was evaluated with the historical character of the surrounding area.

Laura Butler, Assistant Planner, entered the staff' PowerPoint presentation into the record as Exhibit 1 and comments submitted by the McLoughlin Neighborhood Association after completion of the staff report as Exhibit 2. The applicant's submittal would be Exhibit 3.

Paul Falsetto of Carlton Hart Architecture was the applicant for the project. Dean DeSantis of Oregon City was a member of Atkinson Memorial Church and of the church's building committee and owner of DeSantis Landscapes who made the landscape plan. Mr. Falsetto gave a presentation on the design. The church had a variety of Sunday School meetings in spaces in the church that were not satisfactory and needed additional space for them. They had accommodated Oregon City Preschool for a number of decades and better accommodations for that entity would be beneficial to the neighborhood, especially a building that was accessible and safe. While the religious education space was important for the church, the other main goal was accessibility for older members of the church. There would be no change in traffic impacts and no increase in the existing use. Regarding the MUC district, it was surrounded by institutional uses. He discussed the design decisions they made using the Site Plan. He also explained the regulatory agencies and philosophy for National Register buildings. The goal was to not harm the building and whatever they did it was reversable. He also discussed the building design and the influences that caused the design and showed a display board of the proposed materials for the building.

Chair Powell opened the public hearing and asked for public comment.

Alice Ericksen of Molalla was the moderator for the Board of Trustees for Atkinson Memorial Church. She did not live in Oregon City like many of the parishioners, but participated in and cared about things that happened in Oregon City. The church anticipated a 4% growth rate with this new addition.

Eddie Sheufelt of Oregon City was a member of the church and on the building committee. The church wanted to follow both the letter and spirit of the planning and historic review process. They chose a highly regarded professional to comply with the regulations and received a significant amount of both member and community input and incorporated it into the design. He asked the Commission to apply the standards and approve the design as submitted.

Cynthia Towle of Oregon City was a member of the Historic Review Board. As a consequence of her testimony, she would be forfeiting her Historic Review Board vote on the redesign of the architecture. She was concerned about the McLoughlin Historical District and the general compatibility, exterior design, detail, texture, and materials of the new addition. The record reflected this design met the SHPO and national historic guidelines, however ORS 358.653 said SHPO was available for advice as needed, but the preference was to honor the local process. The church and fire station both had stucco siding, why couldn't stucco be used? The architectural goal was to combine the Carnegie style and Ermatinger House style into the siding and form of the building, but doing so created no historical context. She discussed the lack of design

composition details. This would set a precedent over the entire McLoughlin Historic District.

Ms. Butler said Ms. Towle's documentation would be entered into the record as Exhibit 4.

Dean DeSantis of Oregon City was a member of the church. He was in support of the applicant's plan and urged them to support it as well. The history, architecture, and place in the community was a source of pride for the congregation and the compatibility with and integrity of the historic building in its neighborhood was a driving factor in the selection of the architect. He gave the history of how the architect was chosen and Mr. Falsetto's background in historic preservation and architecture. The members of the church had great respect and love for the historic building and neighborhood and invested in the finest architectural experts to ensure they had a design that was compatible with the historic district and one that added value to the neighborhood and Oregon City.

Kimberly Walch of Oregon City was a neighbor and employee of the church. She urged approval of the application. The site was suitable for the new education building and would not impact parking or traffic in the area nor alter the character of the surrounding area. The church added to the livability of the neighborhood and the new addition would blend into the background and not compete with the unique architecture of the church. The new addition would help the church continue to be a vibrant activity center in the neighborhood and bring people into the community who would spend money at local businesses.

Mick Mortlock served as the Director of Community Outreach at the church. He explained the ways the church had given vibrancy, a sense of place, and feeling of uniqueness in the neighborhood. He asked for approval of the application so they could serve the community better and easier than what they could now in their current constrained space.

Chuck Scott of Oregon City was a member of the church. He encouraged the Commission to approve this application. The church's insurance agent wanted to see the elevator in the new building as they needed to be more handicapped accessible.

Eileen Schmeller of Oregon City was a member of the church. She taught at the preschool on Sundays for the last three years and the new building had everything they needed.

Kellie Sitton of Milwaukie was a teacher at Oregon City Preschool. The church provided them with low rent to help the parents pay a reduced rate of tuition. Traffic would not change as far as the preschool was concerned. The preschool could not expand when they got into the new building because of the square footage per child laws. She discussed what the new space would add for their school.

Pat Lichen of Oregon City was a member and Office Administrator of the church. She urged the Commission to approve the applicant's plan. She discussed the many programs of the church that benefited the community. The church made a substantial difference in the lives of people in Oregon City and beyond.

Mary Johnson, attorney representing Margaret Foss, requested 15 minutes because she had 17 exhibits to introduce and a number of comments on the criteria. The Commission allowed it.

Ms. Johnson asked that the hearing be continued for a number of reasons: to wait for the public hearing on the appeal of the Historic Review Board approval which would be May 25, to allow for a transportation impact analysis on parking, and to have the Community Development Director hire at the applicant's cost a historic preservation expert who could comment on the design and materials. She addressed the non compliance with development standards number 3 and 21 regarding complimentary building structure and preferred building materials. The proposed building was in direct contrast and incompatible with the gothic revival style of the church. She gave examples of how other additions to historic buildings had been done. The design characteristics and materials of the proposal were not consistent with the design and exterior materials of the church. The Community Development Director had not made the required finding that in kind materials could not be used. They could and should be used. The Community Development Director had not requested advisory opinions of appropriate experts which would be beneficial. She also had objections to the Conditional Use. When the floor space was increased by 80%, there would be a traffic impact. The conditions had to address the full impact of the proposed use not only the current use, but future use as well. Parking was another issue. The landscape plan was modern and not compatible with the historic character. The tree ordinance was not being followed. She suggested the utility box be moved into the interior of the site so it would not negatively impact the views of the historic homes on Jefferson Street.

Ms. Butler said Ms. Johnson's documentation was entered into the record as Exhibit 5.

Patrick Sweeney of Oregon City was in opposition to the application. He had concerns about the traffic and wanted more research as to the impacts to the immediate neighbors. He also did not know what would happen with the Carnegie Center and traffic that would come with the proposed use plus the Fire Station traffic. He was also concerned about the wear and tear of the neighborhood's streets and sidewalks during construction and long term increased traffic. He was also concerned about flooding, environmental impacts, and run off problems from the flat roof of the new building. The City Commission remanded the decision to the Historic Review Board because the materials did not fit the neighborhood.

Bob Foss of Oregon City said he had concerns regarding lack of parking for the church and Carnegie Center. The alley was heavily used and there was a lot of traffic there. This was the City's Living Room and the bar needed to be raised because of the location. The new addition did not raise historic value to the neighborhood.

Annie Scott of Lake Oswego was a member and Director of Religious Education at the church. The church currently served approximately 110 children and youth. The spaces they had for Sunday School for both children and adults were odd corners of an old building that was not designed for the way churches functioned in the modern world. A primary motivator for the new addition was quality spaces for the next generation. They valued their history and their future.

Gregg Stults of Oregon City was a parent of a child in the preschool and Preschool Board President. He also attended the preschool long ago and grew up in the neighborhood. He had respect for the historical neighborhood and nostalgia towards the preschool. However there were challenges to supporting the preschool in its current facility. There were maintenance and layout issues. From a functional perspective, he looked forward to moving into the new building as it would serve the school significantly better than what they had now. In regard to parking, there was no planned growth of the preschool. He had never seen parking problems on Jefferson or around the Carnegie Center. Regarding the historical distinction of the building, the church was iconic and he did not think the addition should mirror it as it would detract from the church.

Anita Trudeau of Oregon City said she was in support of the plan and design of the addition. She lived two blocks from the site and parking was not an issue. The new space would be used for classes they had now, not adding more children, and she did not think there was a need for additional parking. The church incorporated progressive and healthy environmental concepts into the design and followed all guidelines, aesthetics, and recommendations of the Historic Review Board and City planning codes and requirements. She was in support of the addition of an elevator to the building and addition or repair of the ADA ramps on the sidewalk curbs. She asked that the Commission approve the plan.

Denyse McGriff, representing the Steering Committee for the McLoughlin Neighborhood Association, said the Steering Committee reviewed the application on May 17 and found this application met the criteria. There were no substantial impacts because the activities of the church already existed on the site and there were no increases to the activities being proposed. This addition clearly differentiated from the old and was compatible in massing, size, scale, and architectural features. She reviewed the staff report and concurred with the findings of staff. The Association was concerned about the size of trees that would be adjacent to the building on Sixth Street. They wanted them to be larger to provide

screening. She passed on suggestions about the windows and doors that would be in keeping with the church.

Mr. Mortlock said they wanted to create a space that fit their theology, not the theology of those who built the building 80 years ago.

Margaret Foss of Oregon City thought the addition should be built higher and pushed back instead of taking so much space in the lot. Parking was an issue. This was historic Oregon City and would impact the neighborhood. She was concerned about the roof material and questioned if it would be a preschool or daycare. She thought historic Oregon City would be history if this was approved.

Mr. Falsetto said the roof was made of standard commercial roofing material that was appropriate to a low sloped roof. He shared the history of the project and all of the groups who had given input and how the building reflected the feedback. They had done their due diligence. It was preschool only, no daycare. They had used the right criteria and used it to the letter and spirit of the criteria and to the satisfaction of the Neighborhood Association and State Historic Preservation Office. The church was a long time resident on the site and provided valued service to the neighborhood. The design reflected, addressed, and fulfilled the requirements. It had been reviewed and approved by all the jurisidictions. A remand had been placed on the siding, and that had been changed and he was confident it would be approved. The addition was something they would all be proud of and fit Oregon City well.

Motion by Commissioner Carter Stein, second by Commissioner Dan Lajoie to to continue the public hearing for CU 10-01 and SP 10-01 to June 14, 2010.

A roll call was taken and the motion passed with Chair Tim Powell, Commissioner Dan Lajoie, Commissioner Carter Stein, Commissioner Charles Kidwell voting aye. [4:0:0]

6. ADJOURN

Chair Powell adjourned the meeting at 10 p.m.