



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Meeting Minutes Historic Review Board

Tuesday, September 24, 2024

7:00 PM

Commission Chambers

1. Convene Regular Meeting and Roll Call

Vice Chair Powell called the meeting to order at 7:00 PM.

Present: 3 - Board Member Tim Powell, Board Member Robert Green, and Board Member Paul Edgar

Absent: 1 - Board Member Gordon Lawrence

Staffers: 3 - Senior Planner Christina Robertson-Gardiner, Assistant Planner Molly Gaughran, and Community Development Director Aquila Hurd-Ravich

2. Meeting Minutes

A motion was made by Board Member Green, seconded by Board Member Edgar, to approve the minutes of the November 24, 2015, September 26, 2023, and November 28, 2023, meetings. The motion carried by the following vote:

Aye: 3 – Board Member Edgar, Board Member Green, and Board Member Powell

3. Public Comment – *None.*

4. Public Hearing: **GLUA-24-00021: HR-24-00010 - Barlow Corridor Adjustment (13663 Holcomb Blvd).**

Molly Gaughran, Assistant Planner, said the applicant was not present tonight and she recommended continuing the hearing.

A motion was made by Board Member Edgar, seconded by Board Member Green, to continue GLUA-24-00021: HR-24-00010 - Barlow Corridor Adjustment (13663 Holcomb Blvd) to October 22, 2024. The motion carried by the following vote:

Aye: 3 – Board Member Green, Board Member Powell, and Board Member Edgar

The applicant arrived a few minutes later, and the Board proceeded with the hearing.

A motion was made by Board Member Edgar, seconded by Board Member Green, to reopen GLUA-24-00021: HR-24-00010 - Barlow Corridor Adjustment (13663 Holcomb Blvd). The motion carried by the following vote:

Aye: 3 – Board Member Green, Board Member Powell, and Board Member Edgar

Vice Chair Powell opened the public hearing and read the hearing statement. He asked if any Board member had ex parte contacts, conflicts of interest, bias, or any other statements to declare including a visit to the site.

Board Members Powell and Green had visited the site.

Molly Gaughran, Assistant Planner, presented the staff report. This was a request for an adjustment to the Barlow Road historic corridor on a non-designated industrial site. The Oregon Trail-Barlow Road historic corridor was a thirty-foot-minimum visual corridor that followed the historic Barlow Road route of the Oregon Trail. No new buildings or signs were permitted in the visual corridor. Landscaping, paving, streets, driveways, and fencing that complied with all other standards were typically permitted within required open visual corridors. The applicant proposed to adjust the centerline of the corridor by 15 feet to allow an addition to the existing industrial buildings. Staff included a condition requiring offsite mitigation at a mutually agreed location if the Board wished to require it. She reviewed the site location and conditions, maps of the historic corridor, applicable criteria, site plan, existing and proposed alignment, proposed building addition, nearby Oregon Trail signage, other factors, conditions of approval, and options for action tonight.

Todd Iselin, architect, said they were proposing the relocation to construct an addition between two buildings. He questioned whether this portion of the trail should be included as the trail diverged in many different directions at this point and few pioneers went to Abernethy Green. He did not have an issue modifying the corridor as they did not know where this portion of the trail went. Rather than providing a new interpretive sign, he would like to restore the sign across the street from the property.

There was discussion regarding how he would restore the sign and recommendation to get input from the Park Place Neighborhood Association.

Vice Chair Powell closed the public hearing.

The HRB deliberated on the application, including support for the request to restore the current sign and to adjust the centerline as proposed.

Ms. Gaughran read the amended condition that the application was required to provide "or restore" one interpretive mitigation sign. Any new sign shall be a minimum of two feet by three feet and sign materials shall consist of metal, wood, or plexiglass.

A motion was made by Board Member Edgar, seconded by Board Member Green, to approve GLUA-24-00021: HR-24-00010 - Barlow Corridor Adjustment (13663 Holcomb Blvd) with conditions as amended to allow the applicant to restore the existing sign. The motion carried by the following vote:

Aye: 3 – Board Member Green, Board Member Powell, and Board Member Edgar

4. Other Business: Improving the Historic Review Approval Process- Revisit HRB Policy #12 Solar Panels

Christina Robertson-Gardiner, Senior Planner, said at the last meeting there was consensus not to move forward with revising the HRB policy on solar panels, but to provide additional edits to the existing two-page flyer. She reviewed the changes that had been made. This would not require a change to the policy and the flyer would be mailed out to all designated historic homeowners in October.

The Board suggested a minor change to the flyer. There was consensus for staff to move forward with distributing the flyer after making the change.

Communications

Ms. Robertson-Gardiner gave an update on the 2023-2025 Work Plan and upcoming projects as well as recruitment for the open HRB position.

There was discussion regarding simplifying the process for additions under 200 square feet and revisiting the solar panels issue at the end of 2025.

5. Adjournment

Vice Chair Powell adjourned the meeting at 7:54 PM.