

Historical and Architectural Review Commission **Public Hearing Minutes**

Wednesday, March 13, 2019
6:00 p.m.
Old City Hall, 205 W. Main St

Call to Order/ Roll Call 6:01 pm

Present: Commissioner Melgard, Commissioner Betcher, Chair Viets, Commissioner Akin (who joined us via facetime) Vice Chair Murdoch, and Councilor Lewis

Absent: None

Staff Present: Planning Director Ian J. Foster, Contract Principal Planner (RVCOG) Dick Converse, City Planner Zachery Thompson, Ryan Nolan (RVCOG) and Planning/Building Technician Diane Oliver

Introductions and Review of Agenda

Minutes: February 20, 2019

Stand as submitted

General Public Comment: None

Public Hearing Re-Opened: 6:05 PM

- a) **File Number 2018-215 Certificate of Appropriateness for a major revision of prior approval**
Continued from Feb 20, 2019

Request: Revision of the previously approved Certificate of Appropriateness: Modify Two-Story, 4-unit building to single-story, two-unit structure. Number of units reduced from 27 to 21.

Modification of architectural design-Variation of building types; Lot coverage to remain as previously approved/Add laundry storage and storage for units

Address: 635 North Oregon Street

Applicant: Nunan, LLC

Ian Foster, Planning Director presented his staff report

Jim Cook, applicant's agent 280 Arrowhead Pass Drive, Jacksonville, OR 97530 presented his amended proposal to commissioner's and staff, and answered their questions

Public Testimony:

Gayle Lewis, 622 Grove Street, Jacksonville, OR 97530 who lives next to the property spoke in favor of the project, the only concern she brought up was that she will be watching the ground breaking because of her interest in archeology, and that all of the digging will be done properly. She believes it will be a great little addition.

Bill Perry, 655 N. Oregon Street, Jacksonville, OR 97530 who lives next-door to the project said he had

no objections to the project, but had questions about the future of the property line since they share with it with the new proposal, fencing, landscaping, do they plan on shielding their property with tree's? They live at the Northern part of the project and have concerns with privacy.

Dick Converse mentioned that the Perry's live just North of the project and will be most effected by the solar shadow

Rebuttal Testimony: *Jim Cook, the applicant's agent answered Mr. Perry's questions, he is not a fan of fences and there will not be a boundary fence in the future but what they will do is behind building number 4, with the 2 air conditioning unit compressors that will be 29 feet from the property, we will plan on putting up an "L" shaped fence to shield that from view. There already is a 6-foot fence there but they plan on removing that.*

Bill Perry, 655 N. Oregon Street mentioned that they have a creek in the backyard, and the children that play there while at the restaurant could potentially roll down the hill and on to their property and get hurt if there is no fence.

Jim Cook, the applicant's agent plans on fencing with landscaping, and could not speak to the way children behave

Commissioner Aiken mentioned that you would not want to fence along streamlines because it restricts wildlife's use for water

Jim Cook mentioned that it's not a creek or stream, but more of a drainage swell

Dick Converse, Contract Principal Planner (RVCOG) mentioned that the concerns the Perry's had was that in the original plans it showed most of those trees on the Northline being replaced by structures, and now the revised plans show's those trees again, so are the trees staying?'

Jim Cook, yes, the trees are staying and we've done our homework to make sure these oak trees will not damaged by the landscape, but there are no guaranties there, but there will be no parking under the root-balls, and we will do our best to maintain the trees better than they are now

Commissioner Aiken asked staff if SHPO weighed in on any requirements for archeological excavation being done on the site?

Ian J Foster, Planning Director, SHPO did not comment on the excavation, but are very aware of the project, but if anything is discovered during the dig, they are required to report it.

Move to: Close the public hearing

Motion by: Councilor Lewis, seconded by Vice Chair Murdoch

Vote: All Ayes, none opposed, hearing is closed

Move to: Move to approve the Certificate of Appropriateness for file number 2018-215 and adopt the findings of fact per the staff report dated March 6, 2019. The HARC finds and concludes that the applicant's narrative and findings adequately address the criteria from Chapter 18 and other relevant sections of the Jacksonville Unified Development Code.

Motion by: Vice Chair Murdoch

Seconded by: Commissioner Betcher

Commissioner Melgard asked if the previous conditions listed will attach to this case?

Ian J Foster, Planning Director, yes both the conditions of HARC and Planning Commission will still apply, because there a lot of conditions that go with this approval

Vote: All "Ayes" none opposed **Motion passed**

Business from Commission and Staff:

Planning Director Update: *Staff will draft the majority report which we will present to the CAC on March 19th. We will have our fifth Townhall on March 21st at 4:00PM. Ian will be on vacation in May, Zac will be in charge. Dick invites those who want to attend to the Oregon's Planner's conference on Tuesday April 2nd in Central Point, it's helpful to learn the process, and we have money in the budget to help pay for this if our commissioners want to attend.*

Planning Commission Update: *None*

City Council Update: *Waiting for the Code update*

Adjourn 7:10 pm



HARC Chair Penni Viets



Diane Oliver Planning/Building Technician

Date of Approval: 4/24/19