



MEMORANDUM CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council
FROM: Sherilyn Lombos, City Manager *SL*
DATE: September 21, 2009
SUBJECT: Work Session for September 28, 2009

Work Session will begin at 5:00 p.m.

5:00 p.m. (5 min) – Council / Commission Meeting Agenda Review.

Action requested: Council review the agenda for the September 28th City Council and Development Commission meetings.

5:05 p.m. (30 min) – Sign Design Standards in Central & General Commercial Planning Districts. The Council has had several discussions regarding freestanding monument and pole signs in the central and general commercial planning areas. Your last direction was to prepare a code amendment that requires higher standards for signs in these planning areas, restricts pole signs along arterial streets and encourages the transition of non-conforming signs to meet the new standards. Attached is a memo and a powerpoint presentation that will be used to help facilitate this discussion.

Action requested: Direction from the City Council regarding design standards and restrictions for signs in CC & CG.

5:35 p.m. (45 min) – Historic Preservation Ordinance Revisions. Council has expressed interest in a review of and revisions to the historic preservation ordinance. At the last discussion regarding this topic in December 2008, you gave some initial direction about what you would like to see an historic preservation program include. We have conducted some research and have had discussions with the Historical Society and now need further direction from the Council.

Action requested: Direction from the Council regarding components of a historic preservation ordinance.

6:20 p.m. (25 min) – City Financing of Private Projects Discussion. Tualatin's code currently allows for the city to serve as the financier for certain parts of a development (i.e., SDC fees) or to finance an entire project with the benefitting property owners paying the city back (i.e., a Local Improvement District). This is commonly referred to as Bancroft Bonding, although cities rarely use the "bancroft bond" as the mechanism, the concept is still that the city serves as the financier. The code currently mandates that any time the City serves as the financier of a project, a 15% administrative fee must be added; this is to cover our administrative costs, as well as to discourage projects from using the city as a bank as there are a number of reasons why the city does not want to get into the lending business. The city is currently serving as the financier of some fees associated with the Robinson Crossing II project (SDC & building permit) and the developer of the project believes that the 15% admin fee is way too high and has requested that the code be changed. Staff would like the Council to discuss this issue and provide direction.

Action requested: Direction from the City Council on whether to amend the provisions of the code that require a 15% administrative fee when the city serves as financier of all or part of a project.

6:45 p.m. (10 min) – Council Communications & Roundtable. This time is the Council's opportunity to brief the rest of the Council on committee meetings, follow-up on items, and any other general Council information that needs to be discussed.

Action requested: This is an open Council discussion.

Upcoming Council Meetings & Work Sessions: Attached is a three-month look ahead for upcoming Council meetings and work sessions. If you have any questions, please let me know.

Dates to Note: Attached is the updated community calendar for the next three months.

As always, if you need anything from your staff, please feel free to let me know.



MEMORANDUM CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager *SL*

FROM: Doug Rux, Community Development Director *DR*
William Harper, Associate Planner *WH*

DATE: September 28, 2009

SUBJECT: SIGN DESIGN WORK SESSION III

ISSUE BEFORE THE COUNCIL:

Update on proposed Plan Text Amendment (PTA) PTA-08-06 amending the Tualatin Development Code (TDC) relating to freestanding signs, sign design review standards and process and a transition/amortization process for non-conforming freestanding signs.

POLICY CONSIDERATIONS:

1. Should the City adopt design and material standards for freestanding monument and pole/pylon signs in the Central and General Commercial Planning Districts, restrict freestanding pole signs from Arterial streets and have sign code and non-conforming sign provisions that encourage or require both new and existing signs to meet the standards?
2. If yes,
 - What are the appropriate standards for freestanding sign design and what is the impact on both the community and local businesses? What is an appropriate review process for Sign Design that is suitable for administration and for applicants?
 - Will restricting freestanding pole signs from Arterial street frontages result in more attractive freestanding signage in the CC and CG Planning Districts while allowing for adequate identification of businesses on all commercial street frontages?
 - Is a 5 year/10 year sign transition/amortization program to remove or replace non-conforming freestanding signs an adequate and fair method to bring signs up to the proposed standards?

BACKGROUND:

At the December 8, 2008 and April 27, 2009 Council Work Sessions, the Council:

- Discussed creating design standards for freestanding signs and a process for reviewing sign design;
- Looked at restrictions on freestanding pole signs, and;
- Discussed creating a process for transitioning existing nonconforming freestanding signs to new standards.

The intent of the Council's efforts is to improve the appearance of both new and existing signs in the City.

At the April 27, 2009 Work Session, Council requested staff initiate a draft amendment to the TDC that would allow the Council to consider a package of sign revisions that would include provisions to:

- Revise the standards for freestanding signs to require design elements for pole signs and add a sign design review process similar to the "Level I Single Family Residential Architectural Review" process;
- Allow only monument-style freestanding signs on Arterial Streets in the Central Commercial (CC) & General Commercial (CG) Planning Districts. Restrict pole signs to Collector & Local Commercial streets where taller signs can increase the visibility of a business to nearby higher-capacity arterial streets such as SW Nyberg Street, SW Tualatin-Sherwood Road and SW Boones Ferry Road; and;
- Add a program to require or encourage the transition of non-conforming pole signs to a sign meeting new standards.

The Community Development Department prepared the proposed amendment to the sign code (PTA-08-06) in response to the Council's direction. The proposed amendment PTA-08-06:

1. Revises the Sign Regulations to create a sign design process and standards that will apply to freestanding monument and pole signs in the CC & CG Planning District. The proposed sign design review process for freestanding signs will be a Level I ministerial process with specific and optional structure, site and exterior sign design standards for the applicant to choose from. Attachment B is a DRAFT Level I Sign Review Worksheet that summarizes the proposed standards.
2. Revises the CC & CG Planning District freestanding sign standards in TDC 38.220(1) to add provisions requiring lower-profile monument-style freestanding signs for locations on arterial street frontages and restricting taller pole signs compliant with the proposed sign design standards to collector and local commercial streets.

3. Revises the Non-conforming Sign provisions of TDC Chapter 35 (revise 35.200 & add 35.210) to require non-conforming freestanding signs in the CC and CG Planning Districts to be removed or replaced within 5 years of adoption of the proposed ordinance (or up to 10 years from when a sign permit to construct the sign was issued). Due to Federal Law, signs within 660 ft. of the I-5 Freeway will be exempted from the time-based removal or replacement requirement. Replacement signs will have to meet the current sign dimension, location and design standards of TDC 38.220 with consideration of the allowance for reducing the height and size of a non-conforming sign in TDC 35.200(2);

On July 27, 2009, Staff met with Tualatin Chamber of Commerce CEO Linda Moholt and President Bob Dye to review the proposed sign design, sign standards and non-conforming sign revisions. The Tualatin Planning Advisory Committee (TPAC) reviewed this proposal at the August 13, 2009 meeting and again at the September 10, 2009 meeting. The proposed PTA-08-06 is scheduled for a public hearing before Council on October 26, 2009.

GOALS:

The Council's interest in the appearance and consistency of signage in the City's commercial areas is associated with Tualatin Tomorrow Community Vision and Strategic Action Plan Strategy GHT18 Urban Design Standards calling for "...flexible standards to promote ongoing community attractiveness..."

DISCUSSION:

In the July 27, 2009 meeting with Staff, Ms. Moholt and Mr. Dye considered the proposed sign design and sign transition program in respect to their experience with the Tualatin business community and the Chamber of Commerce. While generally accepting of the proposed new standards and process, Ms. Moholt expressed concerns about the additional expenses for businesses replacing existing signs with signs that meet new design standards. Mr. Dye believed that having standards that result in more attractive and consistent signage can be a benefit to the community and business and was generally supportive.

At the August TPAC Meeting considering PTA-08-06, Ms. Moholt encouraged a business-friendly approach and again expressed her concerns about the high costs of signage for businesses, especially with sign design standards and a sign replacement program. She offered to obtain some estimated cost comparisons for simple freestanding signs and for signs with more complex design features and materials that are the intent of the sign design program. TPAC members agreed to consider Ms. Moholt's information and also requested to have freestanding sign examples to consider at the next meeting.

At the September 10 meeting, TPAC discussed the proposal briefly. Ms. Moholt (in attendance) asked for additional time to collect some sign cost estimate information and present it at the next meeting. TPAC agreed and decided to continue the review to the October 8 meeting. Staff will include information and recommendation developed at the October TPAC with the October 26 Council Staff Report for PTA-08-06.

RECOMMENDATION:

Staff seeks direction from Council on the suitability of the proposed changes to the Sign Code and Non-conforming signs as proposed in PTA-08-06.

Attachments: A. PowerPoint Presentation
B. Draft Level I Sign Design Review Standards Worksheet

Freestanding Sign Design Review & Non-Conforming Sign Transitions

Tualatin City Council Work Session Discussion
September 28, 2009



Presentation Contents

- Background-Previous Council Work Sessions on Freestanding Sign Design Review & Non-conforming signs.
- Update on Proposed Sign Code and Non-conforming Sign Plan Text Amendment PTA-08-06
 - Creates Freestanding Sign Design Review Process & Standards.
 - Restricts Freestanding Pole Signs to Non-Arterial Streets.
 - Requires non-conforming freestanding signs in the CC & CG Planning Districts to be removed or replaced.

Presentation Contents

- Status of PTA-08-06
- Council Discussion

Sign Design Review Process & Standards

- PTA-08-06 proposes a Sign Design Review Process for Freestanding Signs in CC & CG Planning Districts:
 - A ministerial (staff over-the-counter review) process based on Level I Single-Family Residential Architectural Review with specific and optional sign design standards for the applicant to choose from;
 - Asymmetrical shape
 - Raised Lettering & Graphic
 - Hot Neon Illumination
 - Masonry on pylon
 - Masonry veneer matching building Architecture
 - Landscaping
 - Design standards options for sign shape, materials, dimensional graphics, lighting and landscaping;



Restricts Freestanding Pole Signs to Non-Arterial Streets

- Revises the CC & CG Planning District freestanding sign standards requiring lower profile monument-style freestanding signs for locations on arterial street frontages.
- Restricts taller pole signs compliant with the proposed sign design standards to collector and local commercial streets.



Non-Conforming Sign Amortization/Transitions

- PTA-08-06 requires non-conforming freestanding signs in the CC & CG Planning Districts to be removed or replaced:
 - within 5 years of adoption of the proposed ordinance;
 - or up to 10 years from when a sign permit to construct the sign was issued.
- Exempts Freestanding signs located within 660 feet of I-5 freeway in response to Federal Law requiring compensation for local removal/replacement programs.

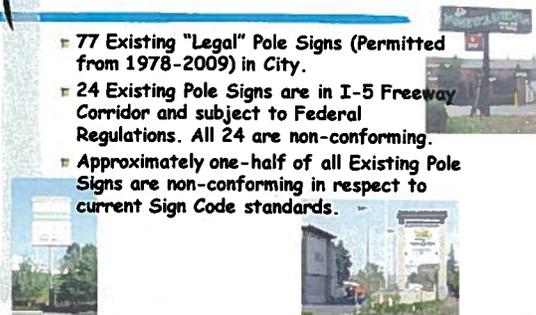
Sign Design & Non-Conforming Sign Transitions -Status-

- ✦ PTA-08-06 reviewed by TPAC on August 13, September 10 and scheduled for October 8.
 - ✦ Staff reviews Sign Design Review and Non-conforming sign proposals with Tualatin Chamber of Commerce representatives;
 - ✦ TPAC asks about cost impacts, exemptions for signs in the I-5 freeway corridor, and examples of signs that will or will not comply with sign design standards.
 - ✦ Tualatin Chamber CEO participates in TPAC review of PTA-08-06 with concerns about cost impacts of sign design and transition requirements on business.
- ✦ PTA-08-06 Scheduled for Public Hearing before Council at October 26 meeting.

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Existing Pole Sign Inventory & Pole Sign Examples

- ✦ 77 Existing "Legal" Pole Signs (Permitted from 1978-2009) in City.
- ✦ 24 Existing Pole Signs are in I-5 Freeway Corridor and subject to Federal Regulations. All 24 are non-conforming.
- ✦ Approximately one-half of all Existing Pole Signs are non-conforming in respect to current Sign Code standards.



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Existing Pole Sign Inventory & Pole Sign Examples



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Discussion

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Level I (Clear & Objective) Sign Design Review Standards

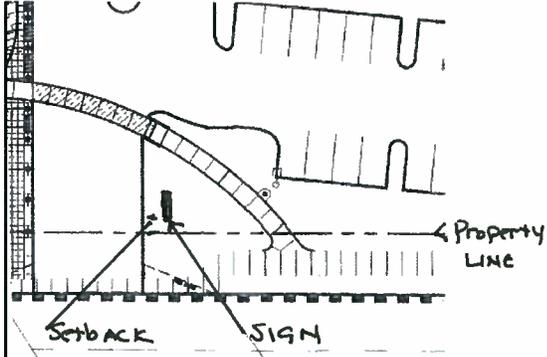
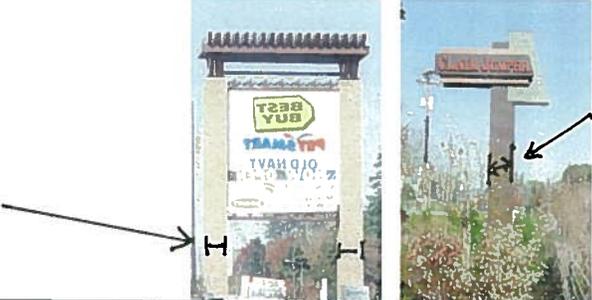
The Level I Sign Design Review standards differ for each of two aspects of sign structure and sign feature including support columns/base, setback, landscaping and sign shape and material design elements. The standards apply to all freestanding signs in the CC and CG Planning Districts. The following table displays the standards as they apply to each elevation of a freestanding sign:

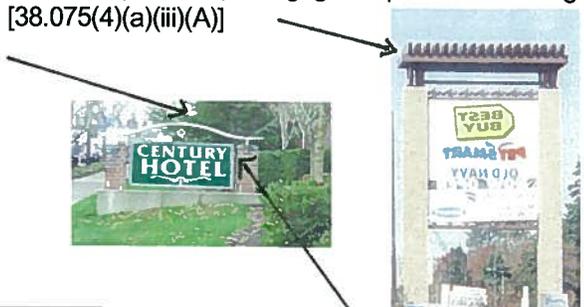
Sign Type	Sign Support Pole, Column or Base Width/Sign Face With (minimum)	Sign Structure Design Elements (minimum)	Sign Exterior Design Elements (minimum)
Monument [38.075(4)(a)]	75%	3	3
Pole [38.075(4)(a)]	30%	3	3

The amount of required support pylon or column width in elevation may be reduced in two percent (2%) increments to not less than ten percent (10%) of the sign face width for each additional Sign Design Element provided.

As shown below, there are 5 Sign Design Structure & Site Elements and 5 Sign Design Exterior Elements to select from in meeting the Level I (Clear & Objective) Sign Design Review standards for each freestanding monument and pole sign:

Sign Design Elements-Sign Structure & Site	
Sign Support Features	Two or more individual pole, pylon or column supports separated by a minimum of 24 inches. [38.075(4)(a)(iii)(A)] 
Monument-style sign base	Monument style monolithic sign with the sign support or base occupying 75% or greater-of the sign face width [38.075(4)(a)(ii)(B)] 

<p>Sign Setback</p>	<p>Sign is setback a minimum of 5 feet from property lines, measured to any feature of the sign structure. [38.075(4)(a)(ii)(C)]</p> 
<p>Pole, Pylon or Column Support Width</p>	<p>The width of pole, pylon or column supports is a minimum of 24". [38.075(4)(a)(ii)(D)]</p> 
<p>Landscaping at base of sign</p>	<p>Landscape features including shrubs and ground cover or hardscape features including decorative rock or masonry located at the base of the freestanding sign. [73.190(1)(a)(iv)(D)]</p>

<p>Sign Design Elements-Sign Exterior</p>	
<p>Sign Structure & Frame Decorative Features</p>	<p>Sign frame & structure elements including trim, cap, wing, grill exposed bracketing and other decorative features. [38.075(4)(a)(iii)(A)]</p> 
<p>Variation in Sign Shape & Profile</p>	<p>Varying sign profile elements including use of asymmetrical & curvilinear shapes, planes and irregular height of sign features [38.075(4)(a)(iii)(B)]</p>

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<p>Variety of exterior materials</p>	 <p>Use of three (3) or more exterior sign materials that are elements of the site's building architecture, including masonry, concrete, ceramic, stucco, metal fabric, metal tubing and wood timber materials. [38.075(4)(a)(iii)(C)]</p> <p>STONE VENEER Stucco Metal</p>
<p>Dimensional Lettering & Graphic Features</p>	<p>Use 3-dimensional (raised) sign letter and graphic copy ". [38.075(4)(a)(iii)(D)]</p> 
<p>Indirect/Halo Illumination of Sign Copy</p>	<p>Use of "halo", baffled and shrouded indirect illumination sources with minimal (less than 20 percent) direct (exposed incandescent bulb, neon tube, LED or LCD electronic bulbs) and internal (fluorescent tube lighting behind translucent panel) illumination. [73.190(1)(a)(iv)(E)]</p>

DRAFT



MEMORANDUM

CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager *SL*

FROM: Doug Rux, Community Development Director *DR*
Colin Cortes, Assistant Planner *C.C.*

DATE: September 28, 2009

SUBJECT: HISTORIC PRESERVATION HOLISTIC REVIEW (PTA-09-03)

ISSUE BEFORE THE COUNCIL:

The issue before the Council is amending the historic preservation ordinance and how to do so.

POLICY CONSIDERATIONS:

During the last work session, Council desired that an ideal historic preservation program:

- Allow for reconstruction of a structure, including partial reconstruction or a replica; reuse of materials, including facades and architectural details (on or within a replacement building or another building on or off-site); and incorporation of a structure into a new structure.
- Define more terms to facilitate ordinance implementation, including to specify the roles of sites and view corridors or view sheds in addition to structures.
- Rely primarily on economic incentives and less on regulatory mandates.
- Designate a limited set of identified structures for highest priority for preservation and draft a list based on the written recommendations of the Tualatin Historical Society (THS) in Attachment B.
- Recognize a secondary tier of structures and accord lesser preservation priority; these structures would be subject to less stringent preservation as suggested in the first bullet above.
- Make historic preservation attractive to owners of candidate structures and publicize historic preservation among the general public.
- Have outside parties fund the vast majority of historic preservation.
- Whenever possible, obtain support for historic designation by owners of candidate structures.
- Cease owner negligence of historic structures by adopting minimum maintenance standards and enforcing them.

BACKGROUND:

The Council expressed the desire to take a holistic review of the Tualatin historic preservation program following PTA-08-03, an approved Plan Text Amendment regarding historic demolition criteria. Based on initial evaluation, staff provided an overview of the City's current historic preservation program and possible improvements to the program for the Council work session on December 8, 2008. The Council sketched the first outlines of a desired program and directed staff to return to help further define what the historic preservation program could be.

Staff met with the board of the Tualatin Historical Society (THS) on 1/05/2009 to solicit its comments on historic preservation in Tualatin. Yvonne Addington, President, e-mailed comments on 4/21/2009, found in Attachment B. Staff created a map (Attachment C) to show the locations of the structures mentioned in the e-mail.

GOALS:

The relevant strategies in the Tualatin Tomorrow Community Vision & Strategic Action Plan (June 2007) are:

Strategy PRN 10: Natural and Cultural History Preservation.

Preserve and celebrate Tualatin's natural history through public awareness activities, events and community facilities.

Strategy GLC 10: Community Information.

Work to maximize community resources to keep community members informed through regular, consistent, dedicated sources of information.

The relevant objective in the Strategic Management Plan (2009) is:

Goal No. 2

Manage development, redevelopment, and projected change that will occur within the city to maintain Tualatin's quality and what the citizens value as a community.

Two-year Performance Objective 9 (Objective 2.9).

Review the historic ordinance.

DISCUSSION:

Based on the policy considerations, staff researched possible options as described below:

Draft more definitions

Concepts not yet defined that the historic preservation ordinance could define include:

- adaptive re-use
- alteration (both major and minor)
- conflicting use

- demolish
- exterior
- historic
- historic resource
- historic significance (distinct and above and beyond meaning 50+ years old)
- inventory
- maintenance
- preservation
- primary resource
- secondary resource
- protect
- reconstruct
- real market value
- rehabilitation
- replacement
- restoration
- scenic or view corridor or viewshed
- site
- structure

Most of these concepts are not defined in the TDC, and many could be defined solely for the historic preservation ordinance. Having a clearer idea of what historic preservation should accomplish helps in defining such terms. For example, what would make a historic resource significant? What would be the criteria to qualify a structure as a primary or secondary resource? How would the program handle sites and view sheds?

Allow for reconstruction, including constructing a full replica or partial reconstruction, and reuse, which might involve facades, prominent structural volumes, and the reuse of architectural details (on or within a replacement building or another building on or off-site).

Other cities in the U.S. allow for reconstruction. Because most states do not mandate historic preservation as Oregon does through Goal 5, many cities nationally have historic guidelines rather than historic regulations and so are not applicable. Additionally, most focus on preservation of landmarks in whole and so do not address reuse of details or façades. Additionally, many cities have historic districts and regulations that focus on district character, and the distribution of historic structures in Tualatin does not lend itself to a district designation.

Four particular cities that could be models for Tualatin are Bend, Hillsboro, and Portland, Oregon and Miami Beach, Florida. Bend is subject to Goal 5 as is Tualatin, and is a moderately populous town. Hillsboro is proactive about preserving historic resources. Portland does not regulate but addresses reuse of materials. Miami Beach has formulated regulations to deal with demolition by neglect and even flagrant demolitions without permit approvals – including through mandating reconstruction of a

historic structure – creating strong incentives for property owners and developers to maintain historic structures.

Features of interest from these local historic preservation programs include:

Bend, Oregon

- Differentiates among “historic,” “historic resource,” “historic resources of statewide significance,” and “historical significance” to allow for a structure be historic if not 50 or more years of age.
- Allows for reconstruction.
- To lessen possible contention over property value, defines “real market value” by defaulting to statute (ORS 308.205), and distinguishes between “reconstruction” (which implies past loss of a structure) and “replacement” (virtual wholesale replacement).
- Defines concepts of minor alteration, restoration, and rehabilitation.
- Demolished structures may be administratively delisted.
- Requires that local planning advisory committee and SHPO be recipients of a notice of application.

Hillsboro, Oregon

- The City places any site designated a cultural resource by Washington County on a cultural resource inventory upon annexation and protects it via the City’s historic preservation ordinance.
- Defines “historic” as 50 or more years of age, yet defines additional phrases such as “historic resource” and “historic significance” to allow for a structure be historic if not 50 or more years of age.

Portland, Oregon

- The City does not require reuse of materials or preservation of facades following demolition, but does have guidelines encouraging their reuse.
- The City focuses on cast iron facades and pieces, particularly within the Skidmore Old Town Historic District.
- The guidelines note that the use or reuse of cast iron on other existing contributing structures or on additions to those buildings does not meet the Secretary of the Interior’s Standards, Standard 3, for the Rehabilitation of historic buildings. Standard 3 states: “Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.” In short, the federal government discourages reuse of historic materials in this way.
- Preserving or reusing original facades or materials, without transferring them elsewhere, is more appropriate. The preserved façade sitting in open air across from Skidmore Fountain is an example of this.

Miami Beach, Florida

- Requires minimum maintenance, referring to state building code, and specifies standards for minimum maintenance.
- Requires that anyone who demolishes a historic structure without permit approval must construct a replacement structure with the same height, massing, and square footage of the previous structure. This applies even if the City approves the demolition after the fact.
- Allows the City through a historic commission to reserve the right to require construction of a replica, defined as “the physical reconstruction, including all original dimensions in the original location, of a structure in totality, inclusive of the reproduction of primary facade dimensions and public area dimensions with appropriate historic materials whenever possible, original walls, window and door openings, exterior features and finishes, floor slab, floor plates, roofs and public interior spaces.”
- Allows the City to relax requirement only if the replacement structure is consistent with the context and character of an immediate area (i.e. the historic district) and the property owner made reasonable effort to maintain the structure per minimum maintenance requirements.

Rely primarily on economic incentives and less on regulatory mandates.

Federal and state financial incentives include two tax credit programs, yet these programs apply only to structures on the National Register, that is, only the Sweek House would be eligible. Through the State Historic Preservation Office (SHPO), Oregon provides five kinds of grants, some of which would apply to historic structures at large. Of these, two programs could provide funding if Tualatin becomes a Certified Local Government (CLG) recognized by SHPO, which involves creating or assigning a body specific responsibility for implementing a local historic preservation program.

The City created a historic preservation advisory committee (HPAC) of nine members on 5/22/1989 via Ordinance No. 773-89. The purposes of HPAC were to consult with and advise the Planning Director on all matters affecting historic preservation and to make recommendations to the City Council with respect to guidelines, regulations, and policies for historic preservation. On 6/13/1994, the City dissolved HPAC and transferred its scope of review to the existing Tualatin Planning Advisory Committee (TPAC) via Ordinance No. 926-94 (PTA-94-05). The City could create a similar committee and charge it with historic preservation or assign the responsibility to an existing entity such as ARB. SHPO has guidelines about the ideal make-up of such a committee. The City could amend the TDC to state that it may impose conditions of approval of demolition in addition to those in TDC 68.080(5), allowing the committee flexibility.

Other incentives are possible. For example, the City could allow developers of divisible properties with historic structures density bonuses if they preserve and maintain; or

preserve, maintain, and restore the structures. Transfer of development rights (TDR) is another possible tool usable at the scale of a single property, district, or citywide.

Designate a limited, set number of structures for highest priority for preservation and create such a list based on the written recommendations of the Tualatin Historical Society (THS), and

Recognize a secondary tier of structures with lesser preservation priority; these structures would be subject to less stringent preservation, e.g. reconstruction, reuse, memorials in the form historic markers or plaques, etc.

Yvonne Addington, past president of the Tualatin Historical Society (THS), e-mailed on 4/21/2009 the Society's recommendations about what landmarks to preserve. Staff created a map (Attachment C) illustrating the locations of these landmarks. With the written recommendations of THS, the Council can discuss what landmarks to prioritize.

Cease owner negligence of historic structures

The City could ordain minimum maintenance standards for historic structures, analogous to the establishment several months ago of minimum maintenance standards for rental housing. A related idea is to begin a historic acquisition and preservation fund by assessing significant fees for non-compliance with maintenance standards and earmarking the fees for the fund.

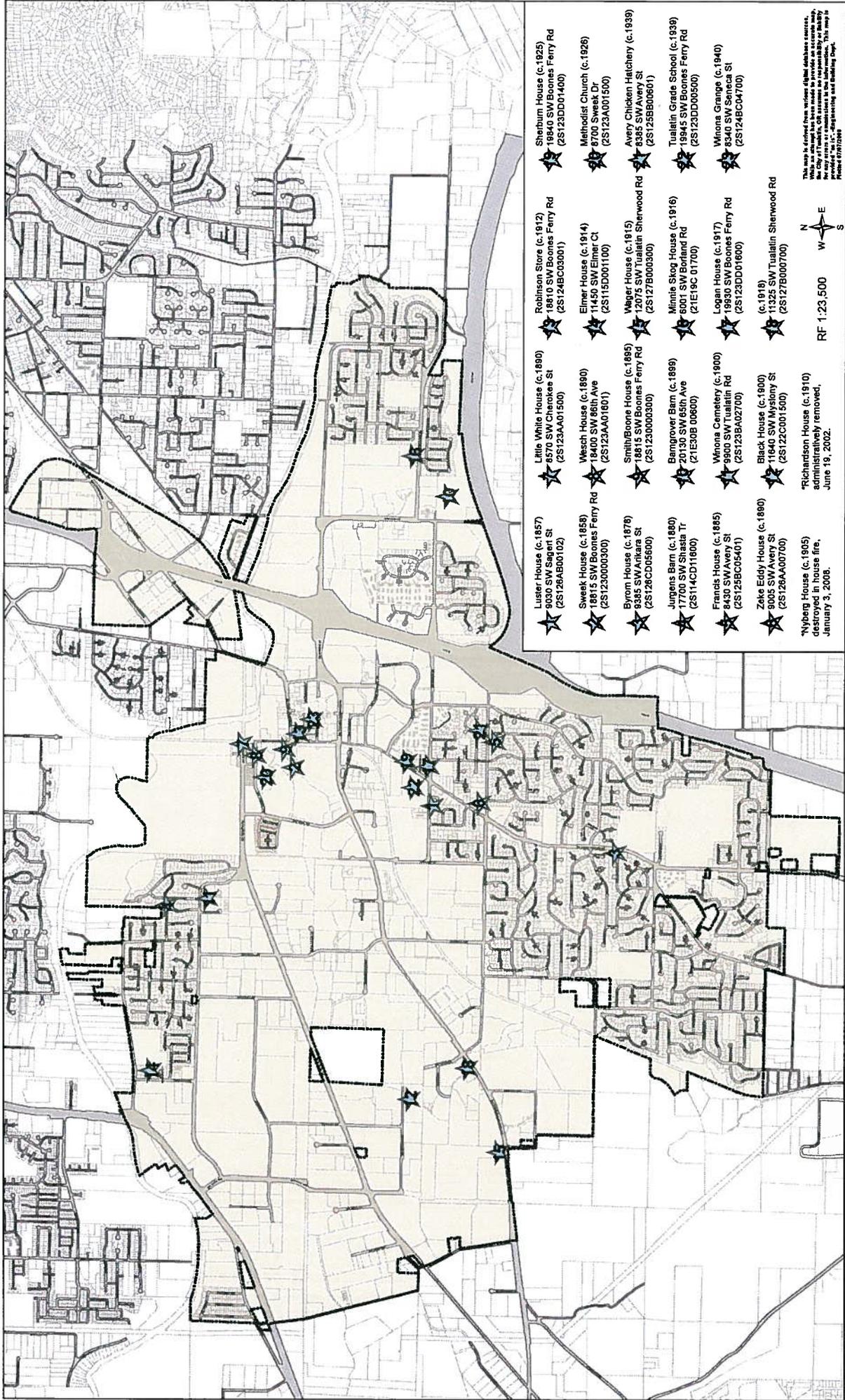
RECOMMENDATION:

Upon Council direction, staff will prepare a plan text amendment (PTA) application with proposed language for review and recommendation by the Tualatin Planning Advisory Committee (TPAC) and a future Council public hearing.

Attachments:

- A. Map: TDC Section 68.040 - Landmark Inventory
- B. E-mail 4/21/2009 from Yvonne Addington of THS
- C. Map: Tualatin Historical Society - Listed Historical Structures

TDC Section 68.040 - Landmark Inventory



- ★ Luster House (c. 1857)
9030 SW Sapart St
(2S126AB00102)
- ★ Sweet's House (c. 1858)
18115 SW Boones Ferry Rd
(2S1230000300)
- ★ Byrom House (c. 1878)
9385 SW Alkara St
(2S128CD05600)
- ★ Junens Barn (c. 1880)
17700 SW Shasha Tr
(2S114CD11800)
- ★ Francis House (c. 1885)
1430 SW Avery St
(2S123BC05401)
- ★ Zeke Eddy House (c. 1888)
9005 SW Avery St
(2S128AA00700)
- ★ Little White House (c. 1890)
6570 SW Charles St
(2S123AA01500)
- ★ Welch House (c. 1890)
18400 SW 86th Ave
(2S123AA01801)
- ★ Smith/Boone House (c. 1895)
18815 SW Boones Ferry Rd
(2S1230000300)
- ★ Bangover Barn (c. 1899)
20130 SW 85th Ave
(21E30B 09600)
- ★ Winona Cemetery (c. 1900)
9900 SW Tualatin Rd
(2S123BA02700)
- ★ Black House (c. 1900)
1640 SW Mystery St
(2S122C001500)
- ★ Richardson House (c. 1910)
administratively removed,
June 19, 2002.
- ★ Robinson Stone (c. 1912)
18810 SW Boones Ferry Rd
(2S124BC03001)
- ★ Elmer House (c. 1914)
11450 SW Elmer Ct
(2S115DD01100)
- ★ Weger House (c. 1915)
12075 SW Tualatin Sherwood Rd
(2S127B000300)
- ★ Minnie Skog House (c. 1916)
6001 SW Borkland Rd
(21E19C 01700)
- ★ Logan House (c. 1917)
19330 SW Boones Ferry Rd
(2S123DD01600)
- ★ (c. 1918)
11325 SW Tualatin Sherwood Rd
(2S127B000700)
- ★ Sherburn House (c. 1925)
19840 SW Boones Ferry Rd
(2S123DD01400)
- ★ Methodist Church (c. 1926)
8700 SW 4th Dr
(2S123A001500)
- ★ Avery Chicken Hatchery (c. 1939)
8385 SW Avery St
(2S125B006601)
- ★ Tualatin Grade School (c. 1939)
18945 SW Boones Ferry Rd
(2S123DD00600)
- ★ Winona Garage (c. 1940)
8340 SW Scales St
(2S124BC04700)



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This map is derived from various digital database sources. While an attempt has been made to provide an accurate map, no warranty is made by Tualgis for any errors or omissions in the information. This map is provided "as is" by Tualgis Engineering and Mapping Dept. 10/20/2008

Colin Cortes

From: AddingtoY@aol.com
Sent: Tuesday, April 21, 2009 8:17 PM
To: Colin Cortes
Cc: Doug Rux; Sherilyn Lombos; p.hennon@comcast.net
Subject: Re: FW: Historic preservation comments

Thanks for asking. I think I sent previous comments, however, here are some thoughts again:

1. I think the Tualatin Historical Society is still disappointed that the old Tualatin School buildings will be demolished and wonder how successful the ordinance is. If the city preservation ordinance can't save a well known building of importance to a large number of people, how we can expect to preserve any of the buildings on the list or that should be on the list? (We will try to make a lemonade by throwing our eggs into the Marquis Company basket to try to preserve key historical materials and develop ways that public can still go into the auditorium or walk along the pathways (a memory lane) and remember the good old school days....

2. We are proceeding with a contract to photograph the remaining buildings listed in the city historical preservation list so we can look at and determine which ones are worth preserving and include them in our city history.

3. We do not want to suggest new additions of buildings which are now older than 50 years that should be preserved after being told we might open the entire existing list to debate.

We intend to work on our own as soon as possible to identify and photograph the significant historic buildings in Tualatin limits and in our area of interest, whether or not the city includes them in the ordinance.. But on limited funds and volunteer labor, that process will be slow. Some may turn out to be buildings for national preservation such as Sweek house is now.

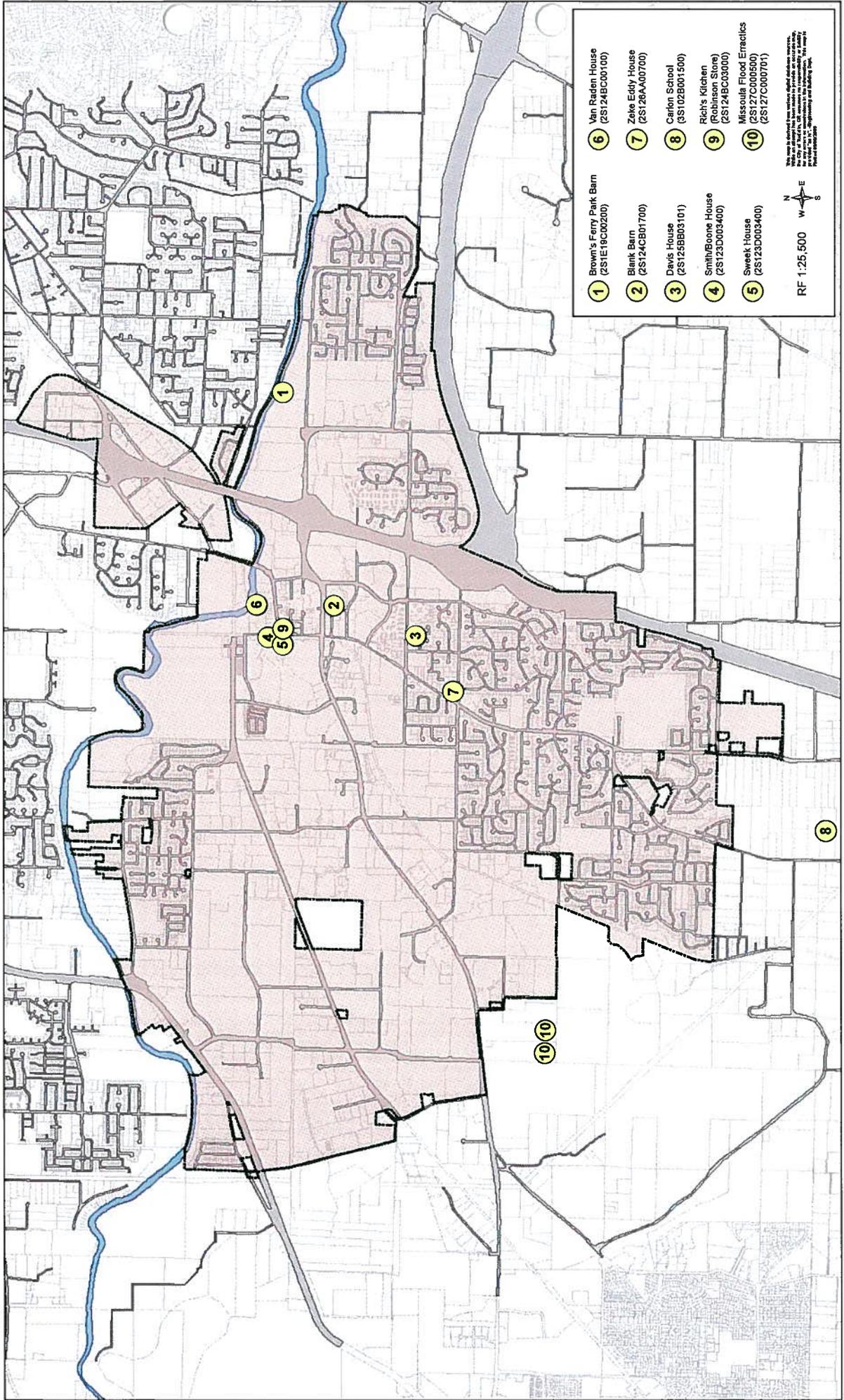
4. Buildings, historical lands that still seem significant and worthy of city attention off the top of my head:

1. Sweek House-is city working with landowner on this for future preservation?
2. Boones-Smith House-same as above (John Boone-greatgrandson of Daniel Boone)
3. Van Raden Community Center (former owners- Wiggins; Stevenson Ranch)
4. Davis House (about 84th off Sagert) (originally Davis; then Van Hyning, Judy, new owner)
5. Barn at Browns Ferry Park
6. Barn at end of Tonka Street (zeke eddy, blank barn-very early!)
7. Erratics from Ice Age/Missoula Floods on land north of Tigard Sand and Gravel (owned by Itels)
 Could be part of the Ice Age/Missoula Flood Trails that Congress just approved in wilderness bill.
 This area looks like it is in the way of southerly extension of 124th or expansion of Tigard Sand and Gravel. (Tigard Sand and Gravel did excavate some a few years ago. so it is in jeopardy)
8. Carlon School (land use discussion with City of Wilsonville (owned by privatel foundation)
9. The "old brick store: Emami's building needs to remain.

There may be others but I can't remember right now.

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Tualatin Historical Society - Listed Historical Structures



Chapter 68

Historic Preservation

Sections:

- 68.010 Purpose.**
- 68.020 Landmark Designation or Removal of Landmark Designation.**
- 68.030 Criteria For Designation of a Landmark.**
- 68.040 Landmark Inventory.**
- 68.050 Demolition and Relocation Applications.**
- 68.060 Demolition Criteria.**
- 68.070 Relocation Criteria.**
- 68.080 Demolition and Relocation Approval Process.**
- 68.090 Alteration and New Construction Applications.**
- 68.100 Alteration and New Construction Criteria.**
- 68.110 Alteration and New Construction Approval Process.**
- 68.120 Appeals.**
- 68.130 Conformance.**
- 68.140 Time Limit of Approval.**

Section 68.010 Purpose.

It is the purpose of this chapter to establish procedures and standards to preserve, protect, maintain and enhance those landmark resources which represent or reflect elements of the City's cultural, social, economic, political and architectural history and to provide educational value, enjoyment and economic diversification as well as beautification of the City and enhancement of property values.

Section 68.020 Landmark Designation or Removal of Landmark Designation.

(1) The process for designating a landmark or removing a landmark designation shall be through the plan amendment process as described in TDC 31.080.

(2) Notice of the public hearing and property owner identification shall be as described in TDC 31.081.

(3) In making their decision the Council shall use the criteria of TDC 31.082 and additional cri-

teria pertaining specifically to landmark designation in TDC 68.030.

(4) The following information shall be required in an application for landmark designation or request for removal of a landmark designation:

(a) The applicant's name and address.

(b) The property owner's name(s) and address(s), if different from the applicant's and a statement of authorization to act on behalf of the owner signed by the owner. City initiated applications do not require a property owner signature.

(c) The street address or other easily understood geographical reference to the property.

(d) A drawing or site map illustrating the location of the structure on the property.

(e) A statement explaining compliance or non-compliance with the applicable approval criteria contained in TDC 31.082 and 68.030.

(f) A list of owners of property (fee title) within 300 feet of the subject property together with their current mailing addresses.

(g) Any other information deemed necessary by the Planning Director.

(5) The burden of proof in all cases is upon the applicant seeking approval. Failure to provide a complete application is sufficient reason to deny the application.

Section 68.030 Criteria For Designation of a Landmark.

(1) The City Council shall consider the following criteria in determining whether to approve, approve with conditions or deny an application for landmark designation or a request to remove a landmark designation:

(a) Approval criteria of TDC 31.082.

(b) The site or structure shall have a primary or secondary ranking. A structure less than 50 years of age may be designated a landmark upon application by the owner; and

(c) The site or structure shall meet one or more of the following:

(i) The resource is listed on the National Register of Historic Places;

Tualatin Development Code

(ii) The site or structure is associated with the life of a person significant in local, state or national history;

(iii) The site or structure is associated with events that have significantly affected past social or economic activities in the community, state or nation;

(iv) The structure is in its original setting and remains substantially as originally constructed;

(v) The structure embodies the distinctive characteristic of a type, period or method of construction that was used in the past;

(vi) The structure's original workmanship and material remain to show the construction technique and stylistic character of a given period;

(vii) The structure represents the work of a master, i.e., is a noteworthy example of the work of a craftsman, builder, architect or engineer significant in local, state or national history;

(viii) The structure possesses high artistic values in its workmanship and materials;

(ix) The immediate setting of the site retains the planting scheme, plant materials or land uses of the relevant historic period or the landscaping is consistent with that period;

(x) The site or structure yields or may be likely to yield information important in history or prehistory; or

(xi) The site or structure is significant as a visual landmark.

Section 68.040 Landmark Inventory.

Each site, structure, building or object designated a landmark as provided herein shall be included on the Landmark Inventory and shall be subject to the provisions of this chapter.

Landmark Inventory

Luster House (c.1857) 9030 SW Sagert Street (2S126AB, 102)

Sweek House (1858) 18815 SW Boones Ferry Road (2S123, 300)

Byrom House (1878) 9385 SW Arikara Street (2S126CD, 5600)

Jurgens Barn (c.1880) 17700 SW Shasta Trail (2S114CD, 9700)

Francis House (1885) 8430 SW Avery Street (2S125BC, 5401)

Zeke Eddy House (c.1890) 9005 SW Avery Street (2S126AA, 700)

Little White House (c.1890) 8570 SW Cherokee Street (2S123AA, 1500)

Wesch House (c.1890) 18400 SW 86th Avenue (2S123AA, 1601)

Smith/Boone House (c.1895) 18815 SW Boones Ferry Road (2S123, 300)

Barngrover Barn (c.1899) 20130 SW 65th Avenue (2S1E30B, 600)

Winona Cemetery (1900) 9900 SW Tualatin Road (2S123BA, 2700)

Black House (1900) 11640 SW Myslony Street (2S122C, 1500)

Nyberg House (1905) 7445 SW Nyberg Street (2S124A, 2502)

Richardson House (1910) 20195 SW Boones Ferry Road (2S126AA, 2000)

Robinson Store (1912) 18810 SW Boones Ferry Road (2S124BC, 3001)

Elmer House (1914) 11450 SW Elmer Court (2S114DC, 1100)

Wager House (1915) 12075 SW Tualatin-Sherwood Road (2S127B, 300)

Minnie Skog House (1916) 6001 SW Borland Road (2S1E19C, 1700)

Logan House (1917) 19930 SW Boones Ferry Road (2S123DD, 1600)

(1918) 11325 SW Tualatin-Sherwood Road (2S127B, 700)

Sherburn House (1925) 19840 SW Boones Ferry Road (2S123DD, 1400)

Methodist Church (1926) 19100 SW Boones Ferry Road (2S124CB, 900)

(c.1930) 6825 SW Childs Road (2S124AA, 2400)

Avery Chicken Hatchery (1939) 8385 SW Avery Street (2S125BB, 601)

Tualatin Grade School (1939) 19945 SW Boones Ferry Road (2S123DD, 500)

Winona Grange (1940) 8340 SW Seneca Street (2S124BC, 4700)

(Ord. 1109-02, Amended, 04/22/2002.)

Section 68.050 Demolition and Relocation Applications.

(1) The Planning Director and City Council shall have the authority to issue a Certificate of Appropriateness regarding demolition or relocation of designated landmarks. Only after issuance of a Certificate of Appropriateness stating approval or approval with conditions, compliance with imposed conditions and approval from other applicable historic preservation reviews shall a demolition or relocation permit be issued by the Building Official.

(2) Applications for demolition or relocation shall be on forms provided by the Planning Director and be accompanied by an application fee in accordance with 31.100.

(3) Applications for relocation of landmarks to sites other than in a Low Density Residential (RL) Planning District shall require Architectural Review approval in addition to a relocation certificate of appropriateness.

(4) Relocated landmarks, which also are to be altered, shall also obtain alteration approval as per 68.090, 68.100 and 68.110.

(5) The following information shall be required in an application for demolition or relocation of a landmark:

- (a) The applicant's name and address.
- (b) The property owner's name(s) and address(s), if different from the applicant's, and a statement of authorization to act on behalf of the owner signed by the owner.
- (c) The street address or other easily understood geographical reference to the landmark property.
- (d) A drawing or site map illustrating the location of the landmark.
- (e) A statement explaining compliance with the applicable approval criteria (68.060 or 68.070, as appropriate).
- (f) Five sets of plan drawings to include site, landscaping and elevations, drawn to scale.
- (g) Photographs of the landmark which show all exterior elevations.
- (h) A list of owners of property (fee title) within 300 feet of the subject property together with their current mailing addresses.

(i) Any other information deemed necessary by the Planning Director.

(6) For the purpose of identifying property owners, the requirements of 31.071(8) shall apply.

(7) At the time a demolition or relocation application is made, the Planning Director shall review alternatives to demolition or relocation with the owner of the landmark, including local, state and federal preservation programs.

Section 68.060 Demolition Criteria.

(1) In determining whether or not a request for demolition of a landmark shall be approved or approved with conditions, the Community Development Director shall find that one of the criteria (a), (b), or (c) has been met. If the request meets none of the criteria, the Community Development Director shall deny the request.

(a) The landmark is no longer historically significant.

(b) The landmark is no longer architecturally significant.

(c) The benefits of demolishing the landmark and the construction of the identified conflicting permitted use(s) outweigh the value to the community of preserving the landmark.

(2) The following factors shall be used by the Community Development Director in making a decision on demolitions:

(a) The information used in the original designation of the landmark;

(b) Any evidence the applicant or property owner has provided demonstrating that there would be no reasonable, long-term economic benefit to the property owner from preservation of the landmark. In making this determination, the owner must show that all uses or adaptive uses of the landmark have been thoroughly examined. For example:

(i) The fact that a higher economic return would result from demolition than preservation on its own is insufficient to meet criterion (b).

(ii) A lack of adequate funds to pursue potential uses or adaptive uses is insufficient to meet the criterion (i.e., selling, partially

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preserving, or moving the landmark are options that shall be considered).

(c) Whether issuance of a Certificate of Appropriateness approving the demolition request would act to the detriment of the public welfare;

(d) The Economic, Social, Environmental and Energy consequences to the community of demolishing the landmark as compared to preserving it; and

(e) The physical condition of the landmark.

(f) Whether the landmark is identified as a primary or secondary resource. Additional importance shall be accorded to preserving landmarks with a primary designation. [Ord. 1268-08 §1, Amended, 08/11/08.]

Section 68.070 Relocation Criteria.

(1) In determining whether a request for relocation of a landmark shall be approved, approved with conditions or denied the Planning Director shall make a decision that:

(a) The proposed relocation site will not compromise the historical and architectural significance of the landmark, and

(b) Relocation is the only alternative for preservation of the landmark.

(2) The following factors shall be used by the Planning Director in making a decision on relocation:

(a) The information used in the original designation of the landmark.

(b) Whether the landmark is within a Planning District that allows higher density or intensity of development than currently exists on the site, or is on land that is needed to accommodate the planned widening or realignment of a public road or transportation facility.

(c) Whether the landmark can reasonably be used in conjunction with a use permitted in the Planning District.

(d) Whether the continued location of the landmark on a proposed development site precludes development of other uses permitted on the site.

(e) Whether the designated landmark is structurally capable of relocation.

(f) Whether the proposed relocation site is an appropriate setting for the designated landmark.

(g) Whether the proposed relocation site is within the City limits or preferably within the neighborhood within which it is currently located.

(h) The Economic, Social Environmental and Energy consequences to the community of relocating the landmark as compared to preserving it.

Section 68.080 Demolition and Relocation Approval Process.

(1) The Planning Director shall issue a Certificate of Appropriateness within 30 days of receipt of a complete application regarding a demolition or relocation request unless the applicant consents to an extension of time. The Planning Director's decision shall become final ten (10) City business days after the date the notice of decision is given unless within said ten (10) days the Planning Director receives a written request for review.

(2) Notice of a decision by the Planning Director concerning demolitions and relocations shall conform to the requirements of 31.074(2), (3) and (4).

(3) The burden of proof in all cases is upon the applicant seeking approval. Failure to provide a complete application is sufficient reason to deny the application.

(4) The Planning Director may approve, approve with conditions or deny the demolition or relocation request after considering the applicable criteria and factors in TDC 68.060 or 68.070, as appropriate.

(5) As conditions of approval for demolition the applicant shall:

(a) List the landmark for sale with a real estate agent for a period of not less than 90 days. The landmark shall be advertised in at least one local or state newspaper of general circulation in the City for a minimum of 10 days over a 5-week period. A copy of the advertisement shall be submitted to the Planning Department prior to is-

suance of a demolition permit from the Building Official.

(b) Post a notice provided by the City offering the building "For Sale" as follows: HISTORIC BUILDING TO BE DEMOLISHED - FOR SALE. The sign shall be posted by the applicant in a prominent and conspicuous place within ten feet of a public street on the parcel on which the landmark is located. The applicant is responsible for assuring that the sign is posted for a continuous 90-day period in conjunction with (a) above. Marketing conducted by the applicant or property owner prior to application for demolition or relocation which meets requirements of 5(a) and (b) above may be applied towards meeting the requirements.

(c) Prepare and make available through the City any information related to the history and sale of the property to all individuals, organizations and agencies who inquire.

(d) Prepare photographic documentation, architectural drawings, and other graphic data or history as deemed necessary by the Planning Director to preserve an accurate record of the landmark. The basic format to be followed will be guidelines from the Historic American Building Survey (HABS, December 1973). The historical documentation materials shall be the property of the City or other party determined appropriate by the Planning Director.

(6) As conditions of approval for relocation the applicant shall comply with 68.080(5)(c) and (d).

(7) When a landmark is approved for demolition it shall automatically be deleted from the Landmark Inventory and shall not require approval through 68.020 and 68.030.

(8) When a landmark is relocated to another site within the City limits the landmark status is automatically retained for that landmark at the new site unless an application for landmark designation removal is submitted and approved by the City Council under 68.020 and 68.030.

(9) This ordinance shall not be construed to make it unlawful for any person, without prior approval of the Planning Director, to comply with an order by the City Council to remove or demol-

ish any landmark determined by the City Council to be dangerous to life, health, or property.

(10) In addition to any other persons entitled to notice, the Community Development Director or designee shall mail notice of application to demolish a landmark to the president of the Tualatin Historical Society. Such notice shall begin a comment period of two weeks. [Amended, Ord. 1268-08 §2, 08/11/08.]

Section 68.090 Alteration and New Construction Applications.

(1) The Planning Director and City Council shall have the authority to issue a Certificate of Appropriateness regarding alteration or new construction of designated landmarks. Only after issuance of a Certificate of Appropriateness stating approval or approval with conditions, compliance with imposed conditions and approval from other applicable historic preservation reviews shall a building permit be issued by the Building Official.

(2) Applications for alteration and new construction shall be on forms provided by the Planning Director and be accompanied by an application fee in accordance with 31.100.

(3) Applications for new construction on landmark sites other than in a Low Density Residential (RL) Planning District shall require Architectural Review approval in addition to an alteration Certificate of Appropriateness.

(4) The following information shall be required in an application for alteration or new construction of a landmark:

(a) The applicant's name and address.

(b) The property owner's name(s) and address(s), if different from the applicant's and a statement of authorization to act on behalf of the owner signed by the owner.

(c) The street address or other easily understood geographical reference to the landmark property.

(d) A drawing or site map illustrating the location of the landmark.

(e) A statement explaining compliance with the applicable approval criteria (68.100(3) or (4)), as appropriate.

Tualatin Development Code

(f) Five sets of plan drawings to include site, landscaping and elevations, drawn to scale.

(g) Photographs of the landmark which show all exterior features.

(h) A list of owners of property (fee title) within 300 feet of the subject property together with their current mailing addresses.

(i) Any other information deemed necessary by the Planning Director.

(5) For the purpose of identifying property owners, the requirements of 31.071(8) shall apply.

Section 68.100 Alteration and New Construction Criteria.

(1) Nothing in this section shall be construed to prevent the maintenance or repair of any exterior architectural feature which does not involve a change in design, material or appearance of such feature or which the Building Official shall determine is required for the public safety due to an unsafe or dangerous condition.

(2) Maintenance and repair are not subject to TDC 68.090 or 68.100 and include, but are not limited to:

(a) Replacement of gutters and downspouts, or the addition of gutters and downspouts, using materials that match either existing materials or those that were typically used on similar style buildings;

(b) Repairing, or providing a new foundation that does not result in raising or lowering the building elevation unless the foundation materials and craftsmanship contributes to the historical and architectural significance of the landmark;

(c) Replacement of wood siding, when required due to deterioration of material, with wood material that matches the appearance of the original siding;

(d) Repair and/or replacement of roof material with the same kind of roof materials existing, or with materials which replicate the original roof;

(e) Installation of storm windows and doors made with wood, bronze or flat finished anodized aluminum or baked enamel frames

which complement or match the color, detail and proportions of the building;

(f) Replacement of wood sashes with wood sashes, or the addition of wood sashes when such is consistent with the original historic appearance; and

(g) Painting and related preparation.

(3) In determining whether a request for alteration of a landmark shall be approved, approved with conditions or denied, the Planning Director shall make a decision that:

(a) The alteration will not diminish the historical significance of the landmark; and

(b) The alteration will not diminish the architectural significance of the landmark.

(4) In determining whether a request for new construction on a landmark site shall be approved, approved with conditions or denied the Planning Director shall make a decision that:

(a) The design of the proposed structure is compatible with the design of the landmark resource on the site considering scale, style, height, architectural detail, materials and colors.

(b) The location and orientation of the new structure on the site is consistent with the typical location and orientation of similar structures on the site considering setbacks, distances between structures, location of entrances and similar siting considerations.

(5) The following factors are to be used by the Planning Director in making a decision on alterations and new construction:

(a) The use of the landmark, the reasonableness of the proposed alteration, and the relationship of these factors to the public interest in preservation of the landmark;

(b) The value and significance of the landmark;

(c) The physical condition of the landmark;

(d) The United States Department of the Interior's Secretary of the Interior Standards:

(i) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

(ii) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

(iii) Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural elements from other buildings, shall not be undertaken.

(iv) Most properties change over time; those changes that have acquired significance in their own right shall be retained and preserved.

(v) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

(vi) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

(vii) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

(viii) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

(ix) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

(x) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the

essential form and integrity of the historic property and its environment would be unimpaired.

Section 68.110 Alteration and New Construction Approval Process.

(1) The Planning Director shall issue a Certificate of Appropriateness within 30 days of receipt of a complete application regarding an alteration or new construction request unless the applicant consents to an extension of time. The Planning Director's decision shall become final ten (10) City business days after the date the notice of decision is given unless within said ten (10) days the Planning Director receives a written request for review.

(2) Notice of a decision by the Planning Director concerning alteration and new construction shall comply with the requirements of 31.074(2), (3) and (4).

(3) The burden of proof in all cases is upon the applicant seeking approval. Failure to provide a complete application is sufficient reason to deny the application.

(4) The Planning Director may approve, approve with conditions or deny the alteration or relocation request after considering the applicable criteria and factors in TDC 68.100.

Section 68.120 Appeals.

(1) A decision by the Planning Director to approve, approve with conditions or deny issuance of a demolition, relocation, alteration or new construction Certificate of Appropriateness may be appealed to the City Council. An appeal shall be in conformance with TDC 31.076 and 31.077. If no appeal is filed in accordance with 31.076, the Planning Director's decision will be final.

Section 68.130 Conformance.

No designated landmark of significance, or part thereof, shall be demolished, relocated or altered, nor shall any new construction take place on a landmark site except in conformity with this chapter.

Section 68.140 Time Limit of Approval.

Historic preservation approvals shall be void after one year unless:

Tualatin Development Code

(1) A building permit has been issued and substantial construction pursuant thereto has taken place as defined by the state Uniform Building Code; or

(2) The Planning Director finds that there have been no changes in any ordinances, standards, regulations or other conditions affecting the previous approval so as to warrant a new review.

[Chapter 68 added by Ord. 844-91, Sec. 7, passed October 14, 1991; amended by Ord. 894-93, Sec. 5-9, passed May 24, 1993.]

SPECIAL WORK SESSION ITEMS

PowerPoint?

1. Strategic Management Plan Update

2. Transportation Bill Update

3. Making the Greatest Places (RTP, Urban Growth Report, UR/RR, etc.)

4.

5.

WORK SESSION ITEMS

PowerPoint?

1. CUP Criteria and List of Uses (Comm. Dev.)

2. Urban Growth Report (Comm. Dev./Eng)

3. Allocation of Funds to Outside Agencies (Admin.)

4. 300-Ft Notification Discussion (Comm. Dev.)

5.

PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS

PowerPoint?

1. YAC Update

2. Commuter Rail Update

3.

CONSENT CALENDAR ITEMS

1. Meeting Minutes

2. RESOLUTION APPROVING QUITCLAIM OF A PUBLIC SANITARY SEWER EASEMENT (enr)

3.

4.

PUBLIC HEARINGS – Legislative, Quasi-Judicial or Other

PowerPoint?

1. PTA-09-05 CURD Amendment (*Legislative*) (Comm. Dev.)

2. SVAR -09-01 – Dick's Sporting Goods (*Quasi-Judicial*) (Comm.Dev.)

3.

GENERAL BUSINESS ITEMS (not consent)

PowerPoint?

1.

2.

3.

4.

5.

EXECUTIVE SESSION ITEMS

1.

WORK SESSION ITEMS

PowerPoint?

1. _____
2. _____
3. CURD Maximum Indebtedness Financial Analysis TDC – (Comm. Dev.) (*Tentative*)
4. For Sale/Lease Signs (Comm. Dev.)
5. South Tualatin (Comm. Dev)

PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS

PowerPoint?

1. Tualatin Tomorrow HSS
2. _____
3. _____

CONSENT CALENDAR ITEMS

1. Meeting Minutes
2. _____
3. _____
4. _____

PUBLIC HEARINGS – Legislative, Quasi-Judicial or Other

PowerPoint?

1. PTA-09-06 Land Use Approval Time Limits (*Legislative*) (Comm. Dev.)
2. PTA-08-06 Sign Design Standards (*Legislative*) (Comm. Dev.)
3. _____

GENERAL BUSINESS ITEMS (not consent)

PowerPoint?

1. Verizon change to Frontier - MACC
2. _____
3. _____
4. _____
5. _____

EXECUTIVE SESSION ITEMS

1. _____

WORK SESSION ITEMS

PowerPoint?

1. Municipal Court Update and Peer Court Discussion
2. PGE Franchise Discussion
3. Ordinance regarding filming in city limits (Comm.Dev.)
- 4.
- 5.

PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS

PowerPoint?

1. Presentation of GFOA Award
- 2.
- 3.

CONSENT CALENDAR ITEMS

1. Meeting Minutes
- 2.
- 3.
- 4.

PUBLIC HEARINGS – Legislative, Quasi-Judicial or Other

PowerPoint?

1. PMA 09-03 Meridian Park Hospital (*Quasi-Judicial*) (Comm.Dev.)
- 2.
- 3.

GENERAL BUSINESS ITEMS (not consent)

PowerPoint?

- 1.
- 2.
- 3.
- 4.
- 5.

EXECUTIVE SESSION ITEMS

- 1.

WORK SESSION ITEMS

PowerPoint?

1. _____
2. _____
3. _____
4. _____
5. _____

PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS

PowerPoint?

1. _____
2. _____
3. _____

CONSENT CALENDAR ITEMS

1. Meeting Minutes
2. _____
3. _____
4. _____

PUBLIC HEARINGS – Legislative, Quasi-Judicial or Other

PowerPoint?

1. _____
2. _____
3. _____

GENERAL BUSINESS ITEMS (not consent)

PowerPoint?

1. Ord regarding filming in city limits (Comm.Dev.)
2. _____
3. _____
4. _____
5. _____

EXECUTIVE SESSION ITEMS

1. _____

September

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	31 Paul out Mike out Sherilyn out	1 6:30p TLAC	2 12p-7p Alder Creek Kayak Wed-Fri rentals through Sept 4-BECC	3 6:45p Clackamas County C-4 Meeting @County Develop. Services Building	4 12p-7p Alder Creek Kayak final day of weekend rentals at BECC	5 10a-7p Alder Creek Kayak Rental Sat&Suns thru 9/13 BFCC 6:00p-9:00p Portland Model Power Boat Association at Lake at Tualatin Commons
6	7 Labor Day Holiday CITY OFFICES AND LIBRARY CLOSED	8 11:30a Multi-Chamber Lunch @ Holiday Inn, Wilsonville 6:00p TPARK Mike out Paul out	9 5:00p Metro Policy Advisory Committee 5:30p Chamber Alive After Five @ Chamber Offices 6:30p Tualatin Tomorrow VIC Meeting Library Community Room	10 7:00p TPAC Meeting, Council Chambers	11 7:30a Chamber Networking @ Oil Can Henry's 4p Day of Service event @ Library plaza Sherilyn, Doug, Dan, Kent out	12
13 10a-7p Alder Creek Kayak final day for season rentals-BFCC	14 5:00p Work Session 7:00p Council/FDC Mtg Sherilyn out Carina out Doug out Dan out Kent out	15 6:30p TAAC	16 Maureen out	17 5:30p Ribbon Cutting, Grand Hotel, Bridgeport	18 7:30a Chamber Networking @ La-Z-Boy Furniture Gallery, 7070 SW Nyberg Street Kent - Alexandria, MA	19
20 Kent- Alexandria, VA	21 2p-4p RTP Open House @ Hillisboro Civic Center Doug out	22 5p-7:45p RTP Open House @ Mult Co Library 512 N Killingsworth St, Plld	23 5:00p Metro Policy Advisory Committee	24 7:30a Chamber Speed Networking, ServPro, 7244 SW Durham Rd Tigard 11:30a Chamber Luncheon @ Country Club 4p RTP Open House / 5p RTP Public Hearing @ Bvrtn City Hall 5:30p Tualatin-Sherwood Road Landscaping Project Open House, Council Chambers	25 7:30a Chamber Networking @ Key Bank Bridgeport 6p THS Silent Auction Fundraiser	26
27 7:30a-3:00p Aquatics District Splash and Dash at TuHS Field Tualatin Riverfront Festival Browns Ferry Park-3pm	28 5:00p Work Session 7:00p Council/TDC Mtg	29	30	<div style="border: 2px solid black; padding: 10px; width: fit-content; margin: 0 auto;"> <h2 style="margin: 0;">2009</h2> </div>		

October

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
				1 LOC Conference - PDX 4p RTP Open House/ 5:15p RTP Public Hearing @ Gresham Conf Center 6:45p Clackamas County C-4 Meeting @County Develop. Services Bldg	2 7:30a Chamber Networking @ True Health Medicine, 8555 SW Tualatin Road	3 6:00p-9:00p Portland Model Power Boat Association at Lake at Tualatin Commons
4	5	6 6:30p TLAC Mike out	7 International Walk & Bike to School Day Dan out	8 4p RTP Open House/ 5:15p RTP Public Hearing @ Happy Valley City Hall 7:00p TPAC Meeting, Council Chambers	9 7:30a Chamber Networking @ Paul Sivley Photo, 30789 SW Boones Ferry Road, Suite M Wilsonville	10
11	12	13 4p RTP Open House/ 5:15p RTP Public Hearing @ Clack Co Public Serv Bldg, 4th flr hearing room	14 5:00p Metro Policy Advisory Committee 6:30p Tualatin Tomorrow VIC Steering Committee Meeting, Council Chambers	15 → 4p RTP Open House / 5:15p RTP Public Hearing @ Metro Regional Ctr - Council Chamber 7:00p Urban Renewal Advisory Committee, City Offices, 18876 SW Martinazzi Avenue	16 7:30a Chamber Networking @ Strategic Printing, 9673 SW Tualatin Sherwood Rd	17 8:30a-4:00p Portland Model Power Boat Association at Lake at Tualatin Commons
18	19	20 6:00p TPARK	21 5:30p Chamber Alive After Five @ Pacific Cont. Bank, 7111 SW Nyberg St.	22 11:30a Chamber Luncheon @ Country Club	23 7:30a Chamber Networking Sponsored by Times Newspaper @ Heritage Center	24 7:00p - 10:00p YAC Haunted House @ Van Raden
25	26	27	28 4pm Whazzup Wednesday 5:00p Metro Policy Advisory Committee	29	30 7:00p - 10:00p YAC Haunted House @ Van Raden	31 6th Annual West Coast Giant Pumpkin Regatta 7:00p - 10:00p YAC Haunted House @ Van Raden

November

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
1	2	3	4	5	6	7
		6:30p TLAC	6:30p Tualatin Tomorrow VIC Steering Committee, Council Chambers	6:45p Clackamas County C-4 Meeting @County Develop. Services Building		10-2:00 Bulky Waste Day @ Allied in Wilsonville
8	9	10	11	12	13	14
	5:00p Work Session 7:00p Council/TDC Mig Nancy out	6:00p TPARK NLC Conference - San Antonio	Veterans Day Holiday CITY OFFICES CLOSED LIBRARY OPEN	7:00p TPAC Meeting, Council Chambers		
15	16	17	18	19	20	21
		6:30p TAAC	12:00p Core Area Parking District Board, Council Chambers 5:00p Metro Policy Advisory Committee			
22	23	24	25	26	27	28
	5:00p Work Session 7:00p Council/TDC Mig		Thanksgiving Day Holiday CITY OFFICES AND CHAMBER CLOSED	Thanksgiving Day Holiday CITY OFFICES AND CHAMBER CLOSED	Thanksgiving Holiday CITY OFFICES AND CHAMBER CLOSED LIBRARY OPEN 10a-6p	
29	30					

2009