

Commissioner Allick said he understood Mr. Caldwell's position but wondered why committee was formed at this late time. Mr. Caldwell said they felt the plan as approved by the Planning Commission would be a better one.

Pat Shevel expressed her agreement that 90 days is not sufficient time to allow on moving structures. She believes plan is good one and that historic district should be established in McLoughlin Neighborhood. She informed Commission of builder in Canemah cutting down trees not necessary for house construction and asked that Commissioners come to see this particular property.

Mayor McKnight announced that the public hearing is closed on the Historic Preservation Section of the Comprehensive Plan. He announced that the meeting will be continued to August 22nd, 7:30 p.m., swimming pool meeting room, and that he will probably start it with additional public testimony and then will pick up on re-draft of section as prepared by Commissioners Cartales and Woolsey. He announced that copies of the re-draft will be provided at City Hall for anyone who wants to look at it prior to the next meeting. Commissioner Andersen encouraged everyone to become aware of it because there some major changes.

Commissioner Cartales stated Commissioner Woolsey and she prepared the document from testimony received by Planning Commission and City Commission in letters and in person and own feelings. She said this was prepared as a discussion-type draft. Commissioner Woolsey referred to page 43 and page numbers to be inserted in blank spaces. Planning Staff will make this correction.

Mayor McKnight informed those present that the City has requested an extension from L.C.D.C. Cathy Galbraith, Acting Planning Director, mentioned that all 1979 grants will be closed out by December 1st.

John Chaney, Comprehensive Planner, recommended that the Commission continue with the Plan Sections and then discuss the Plan Map.

There being no further business the meeting was adjourned at 10:10 p.m.

Ruby M. Lampkins
CITY RECORDER

Oregon City, Oregon, August 22, 1979

SPECIAL MEETING - HISTORIC PRESERVATION SECTION, COMPREHENSIVE PLAN

A special meeting of the City Commission was held on the above date in the meeting room at the swimming pool building at 7:30 p.m.

Roll call showed the following present:

Mayor James A. McKnight	Dave Fish, Admin. Assistant
Commissioner Edward Allick	Ruby M. Lampkins, City Recorder
Commissioner Alayne Woolsey	Cathy Galbraith, Acting Planner
Commissioner Don Andersen	John Chaney, Comprehensive Planner
Commissioner Joan Cartales	Janet Dancer, Neighborhood Coordinator

Mayor McKnight called the meeting to order and explained meeting procedure. He announced that the tape recorder was not operating correctly so the meeting would not be recorded.

Beth Urquhart, 310 John Adams, stated she had talked with people not able to attend, Bob and Barbara Williams who live between 3rd and 4th on Jefferson, and they feel very strongly about McLoughlin Neighborhood Association and asked that it be brought to the attention of the Commission that they have very strong interest in seeing that this area is protected in some way. She said they also wished to point out that historic district is only kind of district that will give mandatory safeguards necessary for protection. Ms. Urquhart said Betty White wants original McLoughlin Neighborhood Association Plan adopted.

Ms. Urquhart said at some point she does need to present McLoughlin Neighborhood testimony when appropriate. She referred to neighborhood packet which was delivered to Commissioners and explained that neighborhood association attended Planning Commission meetings, Neighborhood Association meetings and then formed a steering committee to have responsibility of following very detailed part of plan so that they could come up with something acceptable to Neighborhood and to Planning Commission. She said a general meeting of the Neighborhood Association was held with about 50 attending, to hear final plan which was then presented to Planning Commission. She said this was never considered as alternative plan and she did not hear it discussed. She stated area they are talking about is 10 by 14 blocks and that there is plenty of space in urban growth boundary for all kinds of expansion. She said primary concern was protection of houses already there and protection of environment around them. She referred to erosion of neighborhood because of lack of

landscaping around parking lots and around senior center. --

Ms. Urquhart said the McLoughlin Neighborhood Association feels very strongly there must be a board which is populated specifically by those who are knowledgeable in this and who are selected in various number of ways to represent entire City on historic preservation.

Ms. Urquhart said she would like City Commission to give attention to McLoughlin Neighborhood packet and realized that Commissioners Woolsey and Cartales did assimilate all kinds of testimony and did incorporate some of this. She also said she wished to make it clear that members of the neighborhood association agreed to no more compromises; they would go back and ask for National Registry.

An article dated May 8, 1979, from Bud LeDoux, 595 May Street, Oregon City, was read in reference to public interest in Comprehensive Plan.

Jack Caldwell, 129 Ogden Drive, stated he is member of Board of Preserve Our Heritage Committee which is interested in preserving historic heritage, including historic buildings and historic freedoms. Mr. Caldwell stated concern that they did not have in this plan what was worked up very carefully over long period of time before and what was plan for Oregon City. He referred to original zoning ordinance adopted in the 1950's. He said the Commission should compare with what City has had and expressed need to preserve that part of heritage.

Mr. Caldwell felt there was problem with things being proposed by people who are newer in community. He said the Committee has come down on side of freedom. He noted that problem with historic design is that you have immediately cut down area because of additional restrictions and that you must look at what you are doing in economics. He strongly suggested that the City Commission ask staff what the economic impact would be to the City if these historic designations are included in an area. He noted this information could be obtained from the office of the County Assessor.

Commissioner Woolsey clarified point that City Commission has voted money to landscape around senior center. She also assured Mr. Caldwell that she personally has previous Comprehensive Plan for the City, and that her feeling is that first plan lacked a good deal of preciseness.

Commissioner Woolsey stated in regard to economic impact, there is great deal of difference between local historic district and National Registry district. The City can write local district much the way it wants. She noted National Registry does enable those properties which are eligible to apply for tax assessment freeze. A local district ordinance, unless written by this City Commission, would not include any special tax benefit.

Mayor McKnight clarified on the discussion on interim Comprehensive Plan. Commissioner Cartales also noted there were no LCDC Goals at that time which now govern city. She noted that this plan is for a period of 20 years and it has been over 20 years since the 1954 plan and it may be time for a revision.

Commissioner Cartales referred to not being able to tear down old house and said that none of the plans prevent this; just ask for delay so that alternative may be found. Mr. Caldwell stated concern is that, if you have delay, time is money and this is real practical problem.

Jane Green Brewer presented a letter from Jacqueline J. Madlem, 15th and Madison Streets, Oregon City, a member of the McLoughlin Neighborhood Association, stating her approval of the Historic District of the 1850 plat. Ms. Brewer discussed the Town Meetings and the formation of the McLoughlin Neighborhood and their concerns.

Commissioner Andersen stated he felt he knows how those in audience feel and would like to make some decisions after five weeks on this section of the Plan. Commissioner Allick agreed with this statement.

Mayor McKnight presented a newspaper article signed by Ben Hansen. Hanna Johnson presented printed testimony from Senior Profile, "Oregon's Oldest City Attracts". She referred to AAA tour book and felt Oregon City could add more information.

Mayor McKnight closed public hearing testimony and announced a break at 8:50 p.m.

The meeting was called back to order at 9:15 p.m. The Mayor stated they would go into Commission discussion and attempt to come up with decision and, following that, will have announcement from staff on future hearing schedule.

Mayor McKnight stated his position. He said the Commission has had a lot of testimony because governments require certain things; he knows what intents were and staff people have put more strength in opinions. He said there are a number of things in Goal 5 that should be accomplished and thinks perspective was lost. He mentioned programs that shall be provided to protect scenic and historical areas; location, quality and quantity of resources shall be inventoried; 12 items, including historic areas, sites, structures and objects. He noted: list basic objectives, cultural areas, natural areas and under historic areas there are lands with historic structures and objects that have local, statewide and national historical interest.

Under guidelines for 7, plans providing for open space, scenic and historic areas and natural resources - should release carrying capacity of land, water and air. National Registry of Historic Places and recommendations of State Advisory Committee on historic preservation should be utilized in designating historic sites.

He noted Federal agencies should develop statewide natural resources, open space, scenic and historic places and provide technical assistance. Federal plans should be reviewed and coordinated with state and regional plans.

Mayor McKnight stated he believed he is interpreting this the way the Legislature adopted it and intended it be utilized.

He stated his objection to tax freeze. He said the City could be looking at a loss of 2 to 15 million dollars, depending on downtown commercial buildings. He mentioned that preservation of older homes isn't as important for a Commission to mandate as it is for good schools, sewers, etc. He commented on the Cartales/Woolsey work and said he respected their effort but was surprised to see this was more restrictive than he had expected after discussions.

Mayor McKnight read an excerpt from a Letter to the Editor, August 1, 1979, from Karen Bayless, 10137-South New Era Road, Canby, "when organization gets together, feel they have rights to tell others what to do".

Mayor McKnight stated he refers to this as a government organization telling others what to do and he has not prepared any alternative document because at this point he is only person on Commission who feels this way.

Commissioner Cartales referred to 2 to 15 million which would be taken away from taxpayers and asked the Mayor if he had considered, if 1/2 the people who took that break in taxes, applied that to their homes, what the increase in tax rolls in 15 years would be. Mayor McKnight said he had not considered this because his opinion is that anyone who owns a home for 15 years and doesn't improve it with own money that person is not too persevering.

Commissioner Andersen asked about procedure - about discussing Canemah, McLoughlin and Downtown areas individually. The Mayor said that when a Commissioner has the floor, that person may do it whichever way he chooses.

Commissioner Allick stated he feels pretty much as the Mayor does about discussion. He stated his concern with tax loss of all who are eligible to apply. He noted that people don't like government regulations but, when they have personal problems, they are screaming for government regulation to eliminate that situation. Commissioner Allick said he had been influenced by testimony given at meetings but questioned worth of petitions that some small children signed without knowledge of what it might be. He stated he had talked with some people who had letters read and who didn't know about the plan. He commented it is up to the Commission to make decision this evening without further discussion.

Commissioner Woolsey stated possible tax loss is also based on what that investment nets you. She stated she is much in favor of appropriate economic growth and willing to invest what it takes to receive that kind of return. She noted all are aware that businesses see many varieties of tax credits and this amounts to tax subsidy of business. She also stated that no where in the plan for local historic district is it written that any construction shall be of any given style.

Commissioner Woolsey brought up changes that have come up since the Cartales/Woolsey plan was presented. The Mayor asked Commissioner Woolsey to present a copy to staff.

Commissioner Andersen thought people should have opportunity to see how Commissioners feel. He mentioned that Planning Commission had met over 30 times and neighborhood associations had met and Commission has had public testimony for over five weeks. He noted there are two young men from the high school who are Scouts and are observing tonight.

Commissioner Andersen stated that all have contributed to making Oregon City a better place to live and that we have to have rules and regulations. He remarked that Oregon City is the No. 1 city in the State of Oregon with a historical past that should be preserved.

Commissioner Woolsey concurred with statement that Oregon City is No. 1 city and she hoped that what Commission comes up with is workable and will serve the City best.

Commissioner Cartales stated she would like very much to see no government regulations. She mentioned that this plan will benefit all citizens of this city and will not take away from any of their rights as individuals but will contribute something to all people.

Commissioner Allick referred to fire regulations as mentioned by Commissioner Woolsey. He noted that the exterior appearance of a home is not as important as the interior condition of that home. He stated he supports plan with some minor changes as presented by the Planning Commission. He suggested changes in historic board of review.

Mayor McKnight reported that every member agrees on historic preservation but not on degree of control.

It was moved by Woolsey, seconded by Cartales, that the City Commission tentatively adopt the Comprehensive Plan alternative, with changes noted tonight, as submitted by Commissioners Cartales and Woolsey.

Ayes: Cartales, Woolsey.

Nays: Andersen, Allick, McKnight.

It was moved by Woolsey, seconded by Cartales, that this Commission tentatively adopt the McLoughlin Neighborhood Association proposal as submitted to this Commission.

Commissioner Woolsey noted that a large number of people attended McLoughlin Neighborhood meetings and they were very conscientious in their approach to the Planning Commission and the planning staff. She noted that no other citizen involvement group in this community, with the exception of Canemah in the beginning, has had the endurance, conscientious attendance, etc. as this group and this deserves recognition.

Commissioner Allick speaking on large number of people involved, wondered what was average. Commissioner Andersen stated it was 25 to 35.

Vote on the motion: Ayes: Cartales, Woolsey.

Nays: Andersen, Allick, McKnight.

Commissioner Woolsey felt Commission should go for discussion.

Commissioner Andersen stated, in analyzing two plans that Planning Commission had designated two areas as conservation area and Cartales/Woolsey have designated entire McLoughlin Plat as local historic district. He stated he would go along with conservation district for McLoughlin area neighborhood. He realized that designating this historic district for all to apply for particular tax deferral would be a great tax loss to city and wondered what would happen within that 15-year period. He would go along with setting up design review board which later on would decide what homes within this area have historic significance. Can't see making this an historic district because there is too much controversy. He said he would go along with conservation district, realizing that, when do adopt design review board, it would be their responsibility to determine homes as landmark-type situation. He referred to Attorney Ed Sullivan's information on this.

Commissioner Andersen said he was against Cartales/Woolsey historic district because of design review criteria for exterior remodeling purposes.

Commissioner Woolsey wished to clarify and asked Commissioner Andersen if he is clear in difference between local and national districts. She wished the record to show that neither McLoughlin Neighborhood Plan nor proposal submitted by Cartales/Woolsey called for National Registry designation of district.

John Chaney, Comprehensive Planner, explained map showing McLoughlin area.

Commissioner Andersen stated he is talking about area as submitted by McLoughlin Neighborhood as conservation district, subject to criteria put out by Planning Commission. Commissioner Cartales asked Commissioner Andersen about conservation for larger area and two local historic districts for the smaller areas. Commissioner Andersen stated he would rather leave that up to professional committee.

Mayor McKnight asked how is architectural integrity maintained and why would new construction be credit to area. Cathy Galbraith, Acting Planner, referred to Planning Commission's draft plan and discussed what conservation district covers. She said this involves itself in design review of new construction in district and review of any proposed demolitions and this would assure its being compatible. Cathy Galbraith said that in Planning Commission draft, procedure defined by Planning Commission was attempt to find out how exterior alterations might be reviewed. They came up with design review conference between Planning staff and people planning alterations to their buildings.

Cathy explained that only acceptance to National Registry allows any kind of tax benefits unless City sets up mechanism of its own. She answered the Mayor that individual buildings can be submitted to the Registry. She said that State Office will notify City and ask for their opinion, and, if district is proposed, all those property owners within district are notified.

In reference to demolition procedure, Commissioner Andersen stated Planning Commission has recommended 120 days and Cartales/Woolsey plan recommended 120 days, with 90-day extension, and that he would rather see them come before City Commission if more time is needed. Commissioner Andersen asked, if building had no historic significance, would design review board hold up for 120 days. Mayor McKnight stated he can't see why property owner should have to consider demolition delay.

Mayor McKnight suggested joint fund to save a particular house, with money available at time of proposed demolition so that owner is not made to wait. The Mayor asked Commissioner Cartales what if owner won't sell and she replied at that point you cannot force him to do so.

Commissioner Allick called for point of order and said Commission is now discussing proposed motion by Commissioner Andersen. Mayor McKnight reported that Commissioner Cartales was simply pointing out some things on proposal.

Commissioner Andersen stated he had suggested compromise.. Mayor McKnight summarized points presented by Commissioner Andersen: (1) proposed conservation district as defined to be applied in McLoughlin area as laid out in blue on McLoughlin Neighborhood plan - first point under this proposal - remove design review for remodeling only; (2) create review board; (3) that board can pick out landmark sites and start with basic list of thirty 100-year old homes within district or any historically significant homes; (4) demolitions 120-day delay with right to appeal to City Commission for extension.

Mayor McKnight said the Commission has eliminated two major areas of opposition: (1) exterior remodeling of existing older home and (2) tax consensus.

Commissioner Woolsey questioned delays that without mandatory design review process, how do you expect that the architectural integrity of the neighborhood would be maintained. Cathy stated this is matter of opinion as to what extent of regulation you feel is necessary to support this. Commissioner Andersen said this would be with landmark ordinance protecting any historically significant building in that area. Commissioner Andersen noted that homes exist of all types and that integrity will be maintained; that is the way it is today and it will be that way or better in the future. He said Mc Loughlin area is diversified and there should be no problem. Could start with 30 old homes and leave it up to design review committee to determine what buildings have historic value and make recommendations on that to City Commission.

Commissioner Woolsey on demolition stated there is some difference between plan and Cartales/Woolsey plan and Commission is basing proposal on Planning Commission plan. Commissioner Cartales said she could not vote for it as being in Planning Commission plan, and referred to three added criteria.

Commissioner Andersen stated, if workshop effort would solve general criteria, he is agreeable since he has no written proposal.

It was moved by Woolsey, seconded by Cartales, that Commissioner Andersen put his compromises in writing and this be addressed at the next meeting.

Ayes: Cartales, Andersen, Woolsey, Allick, McKnight.
Nays: None.

Commissioner Allick suggested adopting Planning Commission plan with some minor changes.

It was moved by Cartales, seconded by Allick, to adjourn to workshop session on this section of the plan on Wednesday, August 29, 1979, 7:30 p.m.

Ayes: Cartales, Andersen, Woolsey, Allick, McKnight.
Nays: None.

The meeting was adjourned at 11:15 p.m.

Paul M. Lempkins
CITY RECORDER