

# Historical and Architectural Review Commission Public Hearing Minutes

Wednesday, March 3, 2021

5:00 p.m.

## Zoom

**Call to Order/ Roll Call 5:00 pm**

**Present:** Commissioner Jack Akin, Commissioner Trish Murdoch, Commissioner Sally Melgard, Vice Chair Andrew Hellenthal, and Chair Penni Viets

**Absent:** Councilor Liaison Jim Lewis

**Staff Present:** Planning Director Ian J. Foster, City Planner Zac Thompson, and Planning Technician Diane Oliver

**Introductions and Review of Agenda**

**Minutes:** January 27, 2021 minutes stand as submitted

**General Public Comment:** None

**Public Hearing Opened:** 5:09 PM

- a) **File Number # 2021-006- Relief from Standards**  
**Request: Relief from Strict Front Yard Setbacks**  
**Address: 165 E. D Street**  
**Applicants/Agent: Darrell and Linda Webb/ Michael Thornton**

**Zachery Thompson, City Planner** presented his staff report for the record and answered questions of commissioners

*Discussion between Commissioners and staff*

**Agent: Michael Thornton, 260 N. Third Street, Jacksonville Or, 97530 of Thornton Engineering** presented his proposal to the Commission and commended staff on a great staff report. The applicant's findings meet all criteria for approval.

**Public Testimony:** None

**Rebuttal Testimony:** None

**Move to:** Close the public hearing

**Motion by:** Commissioner Murdoch

**Seconded by:** Vice Chair Andrew Hellenthal

**Vote:** All "Ayes" none opposed, hearing is closed

**Move to:** Approve the request for a Relief from Standards for the front yard setbacks of the subject property with the File # 2021-006. The proposal meets criteria A and B of chapter 18:30:10 of the Jacksonville Design Guidelines. As per the staff report dated January 17, 2021 strict compliance with the 15' foot setback requirement would be out of character for the neighborhood and reduction to 6' 11" to provide greater compatibility with nearby historic sites and structures

**Motion by:** Commissioner Melgard  
**Seconded by:** Commissioner Murdoch

*Discussion on the motion*

**Vote: All “Ayes” none opposed,  
Motion Passes**

**Public Hearing Opened: 5:27 PM**

**b) File Number # 2021-004- Certificate of Appropriateness  
Request: A New Single-Family Dwelling  
Address: 165 E. D Street  
Applicants/Agent: Darrell and Linda Webb/ Michael Thornton**

**Zachery Thompson, City Planner** presented his staff report for the record and answered questions of commissioners

*Discussion between Commissioners and staff*

**Agent:** *Michael Thornton, 260 N. Third Street, Jacksonville Or, 97530 of Thornton Engineering presented his proposal for the Commissioners, again commending the staff for being so helpful as always while working through this process. The applicants and the agent have gone through all of the 10 recommended conditions of staff, and have no issues with any of them. For the record, the applicants will turn in a landscape plan for the planning department to review.*

*Questions between Commissioners and agent regarding the intent of the landscape plan from the sidewalk to the street on this property. The applicants may look at something there to incorporate the parking, some landscaping, and the sidewalk in the landscape plan.*

**Public Testimony:** *Harry Weiss 145 E. D Street Jacksonville Or, 97530 spoke his concerns regarding this application and its site plan. Although he believes the applicants have submitted a very thoughtful and sensitive infill proposal, he is concerned with the driveway location. He believes it is inappropriate because it's a significant departure from the historical pattern that we find in the district relative to corner lots, and that access should be provided to the garage off of Fourth Street.*

*Commissioners discussed with staff the concern of Harry Weiss, staff did mention that public works had no issues, requests, or comments on the relocation of the driveway. It meets criteria, however Harry Weiss concerns are more about compatibility*

**Rebuttal Testimony:** *The agent Michael Thornton addressed the concerns of Harry Weiss, the applicants have worked hard to design a home in considering the traffic, sidewalk, driveway, pedestrians, parking, and landscaping with the engineer and believe they have the best plans possible for the driveway. They made decisions based on the respect for the neighboring Historic Obenchain House as well.*

*No questions were asked of the agent Michael Thornton*

**Move to:** Close the public hearing  
**Motion by:** Commissioner Murdoch  
**Seconded by:** Commissioner Akin  
**Vote:** All “Ayes” none opposed, hearing is closed

**Move to:** Approve the request for relief from the section 18.05.060, Issuance of a Certificate of Appropriateness (B) which states, Authorization of a Certificate of Appropriateness shall be void after (1) year or such lesser time as the authorization may specify unless substantial construction has taken place. However, the City may extend authorization for an additional period not to exceed one (1) year upon request of the applicant and grant a two-year extension to the approval that's set to expire on March 29, 2021 with the following conditions: **The Certificate of Appropriateness shall expire on March 29, 2023**

**Motion by:** Vice Chair Hellenthal

**Seconded by:** Commissioner Murdoch

*Commissioner Akin believes that after looking at all 3 criteria in order to grant this relief the extraordinary conditions being the pandemic has been met. The Commission was in agreement.*

**Vote: "All Ayes" none opposed,**

**Motion passes**

**Business from Commission and Staff:**

**City Council Update:** None to report

**Planning Director Update:** *Nothing to report at this time except that this Commission will be meeting again on March 24, 2021 at 5:00 pm via Zoom, and we may rethink this "webinar" format that we used tonight, it made things a little more difficult*

**Chair Viets** thanked Commissioner Murdoch for serving as Vice Chair not only for HARC Chair Donna Bowen but also for her for the last few years and an excellent job well done.

She also thanked Andrew Hellenthal for serving as our new HARC Vice Chair for 2021.

**Adjourn: 6:36 pm**



**Penni Viets, Chair HARC**



**Diane Oliver, Building/Planning Technician**

*Date of Approval:* 3-24-2021