



HISTORIC LANDMARKS COMMISSION

November 18, 2021

Special Meeting | 7:00-8:30 p.m.

Troutdale Police Community Center – Kellogg Room
234 SE Kendall Ct, Troutdale, OR 97060

Agenda

1. Call to Order, Roll Call, & Pledge of Allegiance
2. A Moment in Troutdale History – Troutdale Railroad Depot
3. Public Comment on Non-Agenda Items
4. Public Hearing
 - a. Public Hearing Procedure
 - b. Case File #LU-0021-2021 – Sandy Rim Tree Preservation
Type III Application – Historic Landmarks Commission Decision
5. Discussion Items
 - a. Historic Inventory List
 - b. Proposed Municipal Code Amendment
6. Staff Communications
7. Commissioner Comments
8. Adjournment

Participation

The public may attend the meeting in person or via Zoom. Please email comdev@troutdaleoregon.gov to request Zoom meeting access credentials.

This meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours prior to the meeting to the City of Troutdale (comdev@troutdaleoregon.gov or 503-665-5175).



Staff Report

Report Date: November 8, 2021
Meeting Date: November 18, 2021

FILE NUMBER / NAME	LU-0021-2021 – Sandy Rim Tree Preservation		
APPLICATION TYPE	Type III: Historic Landmark		
PROJECT APPLICANT	Dave Keller	PROPERTY OWNER	Same as applicant
PROJECT LOCATION	3155 SE Hall Lane	TAX MAP / TAX LOT #	1N3E36DD -08602/ R649910060
LAND USE MAP	Low Density Residential (LDR)	LAND USE ACTIVITY	Residential
ZONING DISTRICT	R-7 – Single Family Residential	OVERLAY DISTRICT	Slope District

PROPOSAL

The Applicant is applying to place an Oregon white oak tree on the property designated a historic landmark.

VICINITY MAP



Location of Street View Perspective

TREE IN QUESTION – August 2021



View of tree looking north from the southwest corner of the property.

APPLICATION HISTORY

The Sandy Rim Subdivision was applied for in October 2020 and approved in November 2020. One of the land use conditions of approval was that two large trees on the property be preserved; one of these trees was taken down during the grading of the property. In order to ensure the protection of the second tree, the Applicant is seeking to have the tree designated as a historic landmark. A pre-application meeting was not held for this application, however informal meetings were held with the applicant through late summer-early fall of 2021. A formal application was submitted on October 12, 2021. The application was deemed complete the same day. The public hearing is scheduled for November 18, 2021.

PROCEDURE

This application will undergo a Type III quasi-judicial procedure which requires a public hearing prior to a decision being rendered [TDC 2.060]. The Historic Landmarks Commission is the decision-making entity for this application. Nearby property owners, relevant review entities, and other stakeholders are hereby notified of the application. [TDC 2.075, 2.080, 2.085]

APPLICABLE CRITERIA

Listed below are governing standards that shall apply for this application:

- *Troutdale Development Code (TDC)*: **Ch.1** Introductory Provision; **Ch. 2** Procedures for Decision Making; **Sec. 3.030** Single-Family Residential (R-7); **Sec. 4.200** Historic Landmark Protection; **Sec 4.300** Vegetation Corridor & Slope District; **Sec. 6.500** Historic Landmarks; **Ch. 11** Landscaping and Screening; **Ch. 17** General Provisions
- *Troutdale Municipal Code (TMC)*: 13.10.270 Tree Removal
- *City of Troutdale Comprehensive Land Use Plan*
- Relevant standards in Oregon Revised Statutes (ORS) and Oregon Administrative Rules (OAR)

PUBLIC COMMENTS

As of the date of this Staff Report, one comment was received by a member of the public within the notification boundary.

RECOMMENDATION

For this application, Staff recommends the Historic Landmarks Commission vote for ***approval with conditions***.

Staff has prepared a draft ***Findings of Fact and Final Order*** document, outlining how the decision criteria for this application were satisfied, along with proposed conditions of approval as outlined by the review entities. Any subsequent approvals from the City shall not be issued until all conditions listed in the attachments are adequately addressed as determined by the appropriate review entity. Historic Landmarks Commission reserves the right to amend the draft and proposed conditions unless other governing documents or agreements state otherwise.

PROPOSED CONDITIONS OF APPROVAL

City of Troutdale Planning Division

1. The historic landmark shall be entitled 'Sandy Rim White Oak'.
2. The historic landmark shall be added to the existing chart in TDC 4.230, as #12 on the list of historic resources.
3. Alterations to the historic landmark are permitted under the standards of TDC 6.515.C.
4. The demolition or relocation of the historical landmark are permitted under the standards of TDC 6.515.D.

GENERAL INQUIRIES

For more information, please contact Alex Lopez at alex.lopez@troutdaleoregon.gov or at (503) 674-7261.



Findings of Fact & Final Order

HEARING & DECISION DATE:

November 18, 2021

Table with 4 columns: Field Name, Value 1, Value 2, Value 3. Rows include File Number/Name, Application Type, Project Applicant, Project Location, Land Use Map, and Zoning District.

PROPOSAL

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FINDINGS OF FACT

- Historic Landmarks Commission received public testimony prior to the November 18, 2021 hearing via email.
The Findings of Fact contained herein are derived from the specific decision criteria outlined in Section 6.515 of the Troutdale Development Code and are hereby adopted as the Findings of Fact in this matter.
The Final Order has been reached and approval of the application with conditions is hereby issued.

FINDINGS OF FACT – HISTORIC LANDMARK DESIGNATION [TDC 6.515.A]

6.515.A.3

Approval Criteria. In order to approve a Historic Landmark Designation application, the Historic Landmarks Commission shall make findings of fact based on the following National Register of Historic Places criteria to evaluate whether the historic resource merits a historic landmark designation as follows:

A. The historic resource must be over fifty (50) years of age (or of extraordinary historic importance if under fifty (50) years); and

FINDING: The exact age of this tree is unknown, but it can be assumed it is approaching or over the 50-year mark, as this tree species can live up to 500 years. **As such, this criterion is met.**

B. The historic resource must also meet at least one (1) of the following:

1. Be associated with events that have made a significant contribution to the broad patterns of local, state, or national history; or

FINDING: The Oregon White Oak has made a significant physical and economical contribution to the growth of the area, as it was historically used in logging, firewood and for pulp. With the urbanization of the area surrounding this tree, the number of existing Oregon White Oaks are limited and increasingly have become rarer throughout the area. There is another Oregon White Oak that has been given the designation of a Historic Landmark within Troutdale, and staff finds that this tree should receive the same protections to ensure it will remain as-is. **As such, this criterion is met.**

2. Be associated with the lives of persons, organizations, or groups of people, significant in local, state, or national history; or

FINDING: N/A

3. Embody distinctive characteristics of an architectural style, period of method of construction or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; or

FINDING: N/A.

4. Be listed on the National Register of Historic Places

FINDING: N/A.

FINAL ORDER & DECISION

FINAL ORDER

Based upon the foregoing Findings of Fact, the Troutdale Historical Landmark Commission **approves** the Historical Landmark Designation for Case File LU-0021-2021 (Sandy Rim Tree Preservation) on the count of all decision criteria being met, **subject to the conditions of approval** as stated herein.

DECISION

The Historical Landmarks Commission hereby adopts these Findings of Fact as stated and has voted to approve the Application as described in the Final Order above and subject to the conditions of approval as stated herein.

YEAS:

NAYS:

ABSTAINED:

ABSENT:

Erin Janssens, Historic Landmarks Commission Chair

Date

CONDITIONS OF APPROVAL

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