

Legislative Hearing

G 2-19: Historic Preservation Plan Comprehensive Plan Text Amendments



PLANNING COMMISSION. 03.21.19



PROCEDURES & CRITERIA

Planning Commission Procedure and Action:

- Comprehensive Plan Text Amendment
- Legislative Hearing: Procedures in MMC 17.72.120-160
- Planning Commission Recommendation to City Council

Criteria:

- Consistency with Purpose Statement in Zoning Ordinance (17.03.020)
- Consistency with Comprehensive Plan and applicable Goals and Policies
- Consistency with Statewide Planning Goals and recently updated Oregon Administrative Rules (OARs)

PLANNING COMMISSION 03.21.19



CONSISTENCY WITH STATE LAWS & RULES

□ Oregon Administrative Rules – Chapter 660, Division 23 (Procedures for Complying with Goal 5):

OAR 660-023-0200(1): For the purposes of this rule, the following definitions apply: [...]

(c) *“Historic context statement”* is an element of a comprehensive plan that describes the important broad patterns of historical development in a community and its region during a specified time period. It also identifies historic resources that are representative of the important broad patterns of historical development.

(d) *“Historic preservation plan”* is an element of a comprehensive plan that contains the local government’s goals and policies for historic resource preservation and the processes for creating and amending the program to achieve the goal.

PLANNING COMMISSION 03.21.19



CONSISTENCY WITH STATE LAWS & RULES

❑ Oregon Administrative Rules – Chapter 660, Division 23 (Procedures for Complying with Goal 5):

OAR 660-023-0200(3): Comprehensive Plan Contents. Local comprehensive plans should foster and encourage the preservation, management, and enhancement of significant historic resources within the jurisdiction in a manner conforming with, but not limited by, the provisions of ORS 358.605. In developing local historic preservation programs, local governments should follow the recommendations in the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation, produced by the National Park Service. ***Local governments should develop a local historic context statement and adopt a historic preservation plan*** and a historic preservation ordinance in conjunction with inventorying historic resources.

PLANNING COMMISSION 03.21.19



HISTORIC PRESERVATION PLAN

- ❑ CLG grant obtained to complete Historic Preservation Plan
- ❑ HP Plan Intent: Provide a guide for City's historic preservation program for next 15-20 years
- ❑ Consultant: Northwest Vernacular Historic Preservation



PLANNING COMMISSION. 03.21.19



PUBLIC OUTREACH



- Plan developed January – August 2018
- Public Engagement Process:
 - Public Meeting (February 20, 2018)
 - Online Survey
 - Stakeholder Interviews
 - Final Public Meeting (May 23 , 2018)

PLANNING COMMISSION. 03.21.19



HLC PROCESS & RECOMMENDATION

☐ HLC Meetings:

- ☐ March 2018 and June 2018: met with consultants to identify goals and opportunities, review draft plan and recommendations
- ☐ September 2018: Reviewed final plan as provided by NWVHP
 - ☐ Recommended some additions to Historic Context Chapter
- ☐ December 2018: Reviewed revisions to Historic Context Chapter
 - ☐ Recommended HP Plan be forwarded to Planning Commission and City Council for review and approval

PLANNING COMMISSION 03.21.19



COMPREHENSIVE PLAN AMENDMENTS

- ❑ **Proposed Text Amendments recommended to be added to Cultural, Historical, and Educational Resources Chapter (Chapter III)**
- ❑ **Proposed new Goals, Policies, and Proposals added to existing section for “Historic Preservation”**
 - ❑ **New Goals, Policies, and Proposals come directly from Chapter 5 of the Historic Preservation Plan**
 - ❑ **Organized into existing Comprehensive Plan format**
- ❑ **Comprehensive Plan Text Amendments would also include adoption of entire HP Plan as Appendix to Comprehensive Plan**

PLANNING COMMISSION 03.21.19



HISTORIC PRESERVATION PLAN



- Plan Components
 - Executive Summary
 - Introduction
 - Historic Context
 - Current Status of the Program
 - Goals, Policies, & Proposals
 - Implementation
 - Appendices

PLANNING COMMISSION. 03.21.19



HISTORIC CONTEXT

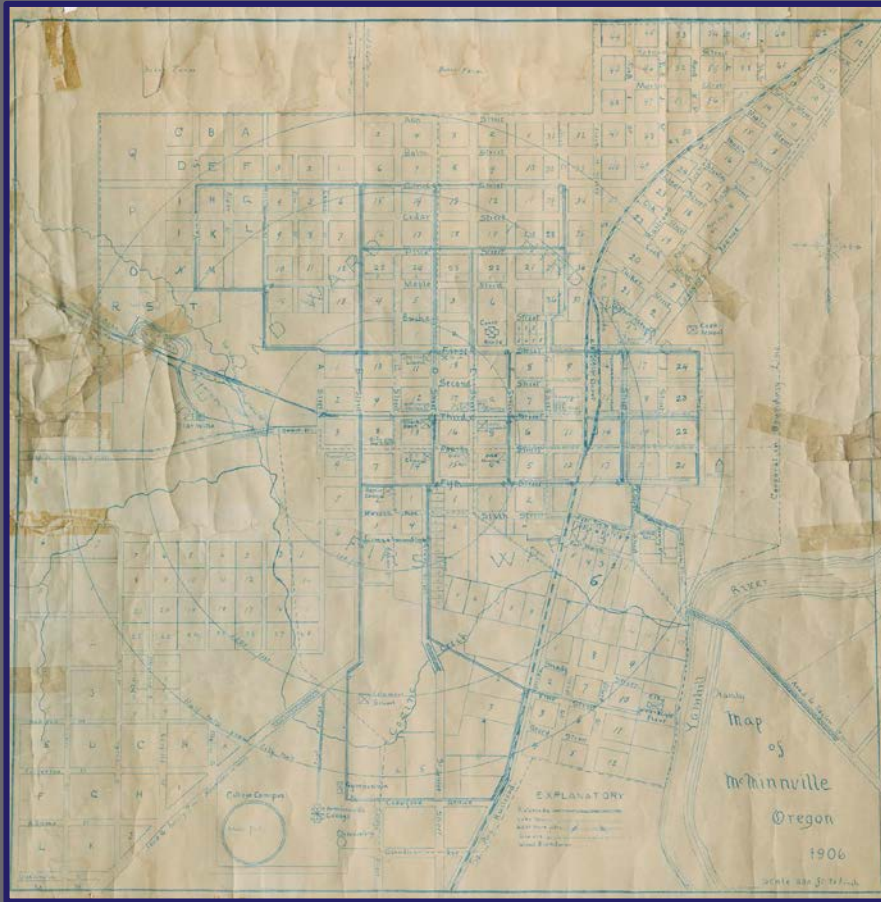
- ❑ McMinnville Development Periods
 - ❑ 5 key development periods identified
- ❑ Key Architectural Styles
 - ❑ 13 key architectural styles identified
- ❑ Property Types
 - ❑ Examples of existing buildings for each style



PLANNING COMMISSION. 03.21.19



CURRENT HP PROGRAM



- ❑ Overview of Historic Resources Inventory & Past Surveys
- ❑ Current Ordinances and Zoning Regulations
- ❑ Financial Incentives

PLANNING COMMISSION. 03.21.19



GOALS, POLICIES, & PROPOSALS



- Goal 1 (Goal III 3): Increase Public Awareness and Understanding of McMinnville's History and Its Historic Preservation Program
- Goal 2 (Goal III 4): Encourage the Preservation and Rehabilitation of Historic Resources

PLANNING COMMISSION. 03.21.19



GOALS, POLICIES, & PROPOSALS

- ❑ Goal 3 (Goal III 5): Document and Protect Historic Resources
- ❑ Goal 4 (Goal III 6): Increase Heritage Tourism



PLANNING COMMISSION. 03.21.19



GOAL III 3 – INCREASE PUBLIC AWARENESS

- Policy 17.02 - Promote Historic Preservation Month every May
- Policy 17.03 - Partner with related organizations on programs to establish connections between historic preservation and other city interests
- Policy 17.04 - Increase interpretation efforts of the city's historic resources
- Policy 17.05 - Increase and streamline the historic preservation program's media presence

PLANNING COMMISSION. 03.21.19



GOAL III 4 – ENCOURAGE PRESERVATION

- ❑ Policy 17.06 Promote local, state, and federal incentives available to historic resources
- ❑ Policy 17.07 Strengthen the integration of historic preservation in city planning to capitalize on neighborhood history and character as City assets.



PLANNING COMMISSION. 03.21.19



GOAL III 5 – DOCUMENT HISTORIC RESOURCES

- Policy 17.08 - Regularly update the Historic Resources Inventory
- Policy 17.09 - Create tools to better assist applicants through the design review process
- Policy 17.10 - Train the HLC and staff
- Policy 17.11 – Continue to explore National Register nominations
 - Proposal 3.36 – Evaluate the viability of a north downtown residential nomination

PLANNING COMMISSION. 03.21.19



GOAL III 5 – DOCUMENT HISTORIC RESOURCES

- Policy 17.12 - Implement survey recommendations identified in Chapter 4 of the Historic Preservation Plan
 - Proposal 3.42 - Conduct a reconnaissance level survey to document the residential properties around the downtown area, particularly Rowlands Addition.
 - Proposal 3.43 - Conduct a reconnaissance level survey of Chandler's 2nd Addition to include properties built through 1969 (or 50 years prior to whatever year the survey is conducted).
 - Proposal 3.44 - Conduct a reconnaissance level survey along SE Baker Street.
- Policy 17.13 – Provide resources for historic property owners to protect their historic properties.

PLANNING COMMISSION. 03.21.19



GOAL III 6 – INCREASE HERITAGE TOURISM

- ❑ Policy 17.14 – Amplify the heritage tourism program for McMinnville.
- ❑ Proposal 3.48 - Work with Visit McMinnville to expand visitor awareness of McMinnville’s heritage and historic resources online as a heritage tourism attractor.
- ❑ Proposal 3.49 - Coordinate efforts to promote McMinnville as a destination for visitors with Visit McMinnville during Historic Preservation month.



PLANNING COMMISSION. 03.21.19



IMPLEMENTATION PLAN

- ❑ Organizes “Proposals” (historic preservation program activities) into On-Going, Short-Term, Mid-Term, and Long-Term action items
- ❑ Creates framework to guide Historic Landmarks Committee future work plans

PLANNING COMMISSION. 03.21.19



HLC 2019 WORK PLAN

McMinnville Historic Landmarks Committee - 2019 Work Plan

GOAL: Document and Protect Historic Resources (Goal 3 in Historic Preservation Plan)

Strategy	Action	HP Plan	Timeframe	Cost	Responsibility
Conduct a Reconnaissance Level Survey (RLS) of Residential Properties in Area South of Downtown	Develop RFP and Scope of Work for Survey Work	Proposal 3.E.3	5/31/19	Staff	City of McMinnville (City)/Historic Landmarks Committee (HLC)
	Oversee the Development of the RLS Work	Proposal 3.E.3	11/1/19 into 2020	\$ (CLG Grant)	City/HLC/Consultant
Explore Viability of Historic District in Residential Area North of Downtown	Conduct Outreach and Education with Property Owners in Area	Proposal 3.D.1	12/31/19	Staff	City/HLC

GOAL: Increase Public Awareness and Understanding of McMinnville's History and its Historic Preservation Program (Goal 1 in Historic Preservation Plan)

Strategy	Action	HP Plan	Timeframe	Cost	Responsibility
Educate Community on Historic Resources and Historic Preservation	Actively Promote National Preservation Month (May) by Participating in "This Place Matters"	Policy 1.A Proposal 1.B.1	5/1/19 - 5/31/19	Staff	City/HLC
	Participate at Farmers Market and Provide "Stroll McMinnville" Booklets	Proposal 1.B.2 Proposal 1.C.1	5/1/19 - 10/1/19	\$ (From Past CLG Grant)	City/HLC
Acknowledge Property Owners that Preserve Historical Resources	Request Nominations for Annual Historic Preservation Award Program	Proposal 1.A.1	4/30/19	Staff	City/HLC/City Council
	Present Awards at City Council Meeting in May	Proposal 1.A.1	5/14/19	Staff	City/HLC/City Council
Make Information on McMinnville's Historic Resources Readily Available	Update Historic Preservation Webpage on City Website	Proposal 1.D.1 Proposal 1.D.2 Proposal 1.D.3	6/30/19	Staff	City/HLC/Intern
	Add Examples of Complete Design Review Applications on Website	Proposal 3.B.2	7/31/19	Staff	City/HLC/Intern
	Map All Historic Resources and Post Maps on City Website	Proposal 1.D.4	7/31/19	Staff	City/HLC/Intern
	Notify Owners of Historic Resources	Policy 1.C	8/30/19	\$ (CLG Grant)	City/HLC/Intern

GOAL: Encourage the Preservation and Rehabilitation of Historic Resources (Goal 2 in Historic Preservation Plan)

Strategy	Action	HP Plan	Timeframe	Cost	Responsibility
Promote All Incentives Available for Historic Resource Preservation	Create List of All Incentives on Website and in Graphic Handout	Proposal 2.A.1 Proposal 2.A.4	8/30/19	Staff	City/HLC/Intern

PLANNING COMMISSION. 03.21.19



TESTIMONY RECEIVED

Public Testimony Received: None

- Public hearing notice published in News Register on 3-12-19, and DLCN Notice provided 2-8-19

Department/Agency Testimony Received:

- Engineering Department responded with “No comments”
- McMinnville Water and Light provided suggested amendments to HP Plan language on March 18th:
 - Proposed amendments from MW&L are focused on the provision of modern utility services to historic structures
 - Staff suggesting a potential new Proposals in response to MW&L comments – Some MW&L proposed amendments didn’t fit well with policy they were recommended to fall under

PLANNING COMMISSION 03.21.19



POTENTIAL CHANGES

❑ **New Proposal to support:**

- ❑ Goal III 4 – Encourage the Preservation and Rehabilitation of Historic Resources; and
- ❑ Policy 17.07 – Strengthen the integration of historic preservation in city planning to capitalize on neighborhood history and character as city assets.

❑ **Suggested New Proposal in response to MW&L comments:**

- ❑ “Work with utility providers to develop standards for the provision of modern utility services to historic resources and historic buildings. Provision of modern utility services shall be coordinated and integrated into the design process to ensure the preservation of the resource or building’s historic character.”

PLANNING COMMISSION 03.21.19



STAFF RECOMMENDATION

- Recommend approval of the Comprehensive Plan Text Amendments to the City Council as presented in draft Decision Document**
 - Planning Commission to discuss potential changes based on MW&L comments
 - City Council would consider and potentially take final action during business meeting
 - Tentatively – April 23, 2019

PLANNING COMMISSION 03.21.19



QUESTIONS?



PLANNING COMMISSION. 03.21.19

