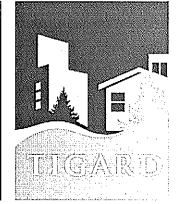


120 DAYS = N/A
DATE OF FILING: 12/12/2006
DATE MAILED: 12/19/2006



CITY OF TIGARD

Washington County, Oregon

NOTICE OF FINAL ORDER BY THE CITY COUNCIL

Case Number:	<u>DEVELOPMENT CODE AMENDMENT (DCA) 2006-00005</u>
Case Name:	<u>HISTORIC OVERLAY DESIGNATION CODE AMENDMENT</u>
Applicant's Name/ Address:	<u>City of Tigard 13125 SW Hall Boulevard Tigard, OR 97223</u>
Owner's Names/ Addresses:	<u>N/A</u>
Address of Property:	<u>Citywide</u>
Tax Map/Lot Nos.:	<u>N/A</u>

A FINAL ORDER INCORPORATING THE FACTS, FINDINGS AND CONCLUSIONS DENYING A REQUEST FOR A DEVELOPMENT CODE AMENDMENT.

THE CITY OF TIGARD PLANNING COMMISSION AND CITY COUNCIL HAVE REVIEWED THE APPLICANT'S PLANS, NARRATIVE, MATERIALS, COMMENTS OF REVIEWING AGENCIES, THE PLANNING DIVISION'S STAFF REPORT AND RECOMMENDATIONS FOR THE APPLICATION DESCRIBED IN FURTHER DETAIL IN THE STAFF REPORT. THE PLANNING COMMISSION HELD A PUBLIC HEARING TO RECEIVE TESTIMONY ON NOVEMBER 20, 2006 FOR THE PURPOSE OF MAKING A RECOMMENDATION TO THE CITY COUNCIL ON THE REQUEST. THE CITY COUNCIL ALSO HELD A PUBLIC HEARING TO RECEIVE TESTIMONY ON DECEMBER 12, 2006 PRIOR TO MAKING A DECISION ON THE REQUEST. THIS DECISION HAS BEEN BASED ON THE FACTS, FINDINGS AND CONCLUSIONS CONTAINED WITHIN THIS FINAL ORDER.

Subject: ➤ The applicant is requesting to amend various chapters of the City of Tigard Community Development Code to allow meetings and events as a conditional use on properties with Historic Overlays and/or on the National Register of Historic Places in residential zones. The following is a summary of the proposed amendments including the affected code chapters: 1). Chapter 18.130 USE CLASSIFICATIONS: Add a "Meeting and Event Use" category; 2). Chapter 18.330 CONDITIONAL USE: Add additional development standards for conditional use types to allow "Meeting and Event Uses" in residential zones with an Historic District overlay zone and/or on the National Register of Historic Places; 3). Chapter 18.510 RESIDENTIAL ZONING DISTRICTS (Table 18.510.1 - Use Table): Add a use category for "Historic Place Meetings and Events" as a conditional use in all residential zoning districts that have an Historic Overlay and/or are on the National Register of Historic Places; and 4). Chapter 18.740 HISTORIC OVERLAY: Add a General Provision to the Historic Overlay chapter to include "Incentives for maintenance" provision.. **ON 12/12/06 THE TIGARD CITY COUNCIL ADOPTED A MOTION TO GO WITH THE PLANNING COMMISSION'S RECOMMENDATION AND DENY THE CONDITIONAL USE CODE AMENDMENT. THEREFORE, THERE IS NO CHANGE TO THE DEVELOPMENT CODE.**

ZONES: All residential zones with an Historic Overlay Designation. **APPLICABLE REVIEW CRITERIA:** Community Development Code Chapters 18.120, 18.130, 18.330, 18.390, 18.510 and 18.740; Comprehensive Plan Policies 1 and 2; and Statewide Planning Goal 1.

Action: ➤ Approval as Requested Approval with Conditions Denial

Notice: Notice was published in the newspaper, posted at City Hall and mailed to:
 Affected Government Agencies Interested Parties

Final Decision:

THIS IS THE FINAL DECISION BY THE CITY AND IS EFFECTIVE ON DECEMBER 12, 2006.

The adopted findings of fact, decision and statement of conditions can be obtained from the City of Tigard Planning Division, Tigard City Hall, 13125 SW Hall Boulevard, Tigard, Oregon.

Appeal: A review of this decision may be obtained by filing a notice of intent with the Oregon Land Use Board of Appeals (LUBA) within 21 days according to their procedures.

Questions: If you have any questions, please call the City of Tigard Planning Division or the City Recorder at (503) 639-4171.