



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Meeting Agenda - Final-revised Planning Commission

Monday, September 25, 2017

7:00 PM

Commission Chambers

1. Call to Order

2. Public Comments

3. Public Hearing

- 3a.** Adoption of Findings for Denial of VR-17-0005 - Variance from OCMC 17.54.110.(C)(1), to locate a marijuana retail dispensary at 1015 Molalla Avenue, within 250 feet of a public park (Mountainview Cemetery).

Sponsors: Pete Walter

Attachments: [Staff Report](#)

[VR 17-05 Final Findings 9.18.2017](#)

[All New Items Entered 9.11.2017](#)

[Staff Report 9.11.2017](#)

[Recommended Findings 9.11.2017](#)

[Vicinity Map](#)

[Public Notices](#)

[Larry Krause Comments 8.25.2017](#)

[Site Photos](#)

[Local Government Regulation of Marijuana in Oregon – \(Revised Third Edition May 2016\), League of Oregon Cities.](#)

[ORS 475B - Cannabis Regulation](#)

[CC 2016-08-09 Minutes](#)

[CC 2016-08-17 Minutes](#)

[CC 2016-09-07 Minutes](#)

[CC 2016-09-21 Minutes](#)

[CC 2016-10-05 Minutes](#)

[CC 2016-10-19 Minutes](#)

[PC 2016-07-11 Minutes](#)

[PC 2016-07-25 Minutes](#)

[PC 2016-08-08 Minutes](#)

- 3b.** Abernethy Place Hotel and Mixed Use Development - Planning Files CP-17-0002, DP-17-0003, and NR-17-0004 (Tentative Approval and Continuance).

Sponsors: Community Development Director Laura Terway
Attachments: [Staff Report](#)
[Applicant's Summary Letter to Chair McGriff and Planning Commission](#)
[Hill Architects Letter with Graphics 9-22-2017.pdf](#)
[Mike Robinson Email 9.22.2017 10.07 with Sisul and Lancaster Memo.pdf](#)
[Sisul Engineering Letter on Infiltration.pdf](#)
[Lancaster Eng Trip Distribution Memo_092017.pdf](#)
[Applicant's Requested Revisions to the Conditions of Approval](#)
[Development Services Engineering comments on Revisions to Conditions of Approval](#)
[Index of Items submitted into Record by James Nicita](#)
[Items submitted into Record by James Nicita](#)
[Sept 11 Planning Commission Packet](#)
[New Items Submitted into Record Sept 11](#)
[Exhibit C Architectural Renderings from September 11 hearing](#)
[August 14 Planning Commission Packet and All Items Entered into Record](#)
[1996 End of the Oregon Trail Amended Master Plan](#)
[City Recorder Response to James Nicita Public Records Request - 1991 End of Oregon Trail District Guidelines](#)
[Nicita Email response to City Record Email Finalizing Public Records Request.pdf](#)
[HRB Draft Minutes April 24 2017](#)
[Nicita Email on Connectivity with attachments 9.22.2017.pdf](#)
[Waterfront Master Plan 2002](#)

- 3c.** Subdivision: TP 17-03 & Zone Change: ZC 17-02 for a Zone Change from "R-10" Single-Family Dwelling District to "R-8" Single-Family Dwelling District and a Subdivision of 77 lots, w/ One Stormwater Facility Tract and one Open Space Tract near White Lane (Wheeler Farm).

Sponsors: Christina Robertson-Gardiner
Attachments: [Staff Report](#)
[Findings](#)
[Vicinity Map](#)
[Applicant's Narrative and Plans- Subdivision](#)
[Applicant's Narrative and Plans- Zone Change](#)
[Comments from John Replinger of Replinger and Associates](#)
[Public Comments-West Susan Rictor](#)

- 3d.** PZ 17-01: Comprehensive Plan Amendment, ZC-17-04: Zone Change, SP 17-114: Minor Site Plan and Design Review to allow for Oregon City Community Development offices to relocate to an annex building at the former Mt. Pleasant School at 1232 Linn Avenue. The annex is located at

698 Warner Parrott Road at the intersection of Linn Avenue and Warner Parrot Road.

Sponsors: Christina Robertson-Gardiner

Attachments: [Staff Report](#)

[Findings](#)

[Applicant's Submittal](#)

[Applicant's Plans](#)

[Letter from John Replinger](#)

[Additional Information from the Applicant](#)

4. Communications

5. Adjournment

Public Comments: The following guidelines are given for citizens presenting information or raising issues relevant to the City but not listed on the agenda.

- *Complete a Comment Card prior to the meeting and submit it to the staff member.*
- *When the Chair calls your name, proceed to the speaker table and state your name and city of residence into the microphone.*
- *Each speaker is given 3 minutes to speak. To assist in tracking your speaking time, refer to the timer at the dais.*
- *As a general practice, Oregon City Officers do not engage in discussion with those making comments.*

Agenda Posted at City Hall, Pioneer Community Center, Library, and City Web site(oregon-city.legistar.com).

Video Streaming & Broadcasts: The meeting is streamed live on Oregon City's Web site at www.orcity.org and is available on demand following the meeting.

ADA: City Hall is wheelchair accessible with entry ramps and handicapped parking located on the east side of the building. Hearing devices may be requested from the City staff member prior to the meeting. Disabled individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the City Recorder's Office at 503-657-0891.