



City of Oregon City

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

Meeting Agenda - Final Planning Commission

Monday, November 13, 2017

7:00 PM

Commission Chambers

1. Call to Order

2. Public Comments

3. Public Hearings

3a. Abernethy Place Hotel and Mixed Use Development - Planning Files
CP-17-0002, DP-17-0003, and NR-17-0004 (Adoption of Findings).

Sponsors: Pete Walter

Attachments: [Commission Report](#)

[Final Findings for Adoption November 13, 2017](#)

[Final Conditions of Approval \(Tracked Changes Version\)](#)

[Final Conditions of Approval \(Clean Version\)](#)

[Supplemental Findings Staff Report September 11, 2017](#)

[Staff Report and Recommendation August 14, 2017](#)

[Applicant's Final Written Argument 10.16.2017](#)

[Applicant's 120-Day Extension 10.16.2017](#)

[Items Entered at Hearing on 9.25.2017](#)

[Applicant's PC Letter 9.25.2017](#)

[Hill Architects Letter 9.22.2017](#)

[Mike Robinson email re Sisul Engineering and Lancaster Engineering](#)

[Response Memos 9.22.2017](#)

[Sisul Engineering Letter on Infiltration 9.22.2017](#)

[Lancaster Engineering Trip Distribution Memo 9.20.17](#)

[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](#)
[Bryon Boyce 1st Open Record Evidence 10.2.2017](#)
[Yazzolino 1st Open Record Evidence 10.2.2017](#)
[Nicita 1st Open Record Evidence 10.2.2017 \(Note - Large File 108 mb\)](#)
[Applicant's 1st Open Record Argument and Evidence 10.2.2017](#)
[Staff 1st Open Record Evidence Tribal Notice Process 10.2.2017](#)
[Nicita 2nd Open Record Rebuttal Comments 10.9.2017](#)
[City Recorder 2nd Open Record Evidence 1990-12-19 City Commission Agenda Packet p 168](#)
[City Recorder 2nd Open Record Evidence 1990-12-19 City Commission Minutes](#)
[Applicant 2nd Open Record Evidence 10.09.2017](#)
[Applicant 2nd Open Record Email 10.09.2017](#)
[Staff Email re EOT Guidelines Second Open Record period 10.13.2017](#)
[Jerry Herrmann Comments 2nd Open Record Period](#)

3b. General Development (Master) Plan Amendment and Detailed Development Plan to allow a temporary modular building at 256 Warner Milne Road - Planning Files CP 17-0003 and DP 17-0001

Sponsors: Assistant Planner Diliانا Vassileva

Attachments: [Commission Report](#)

[CP 17-03 DP 17-01 Staff Report](#)

[Exhibit 1: Vicinity Map](#)

[Exhibit 2: Site Plan](#)

[Exhibit 3: Applicant's Narrative and Plans](#)

[Exhibit 4: Comment from Clackamas River Water](#)

[Exhibit 5: Comment from John Replinger of Replinger and Associates](#)

3c. LE 17-02 Legislative Amendment to Adopt the McLoughlin-Canemah Trail Plan, Amending the Transportation System Plan, Trails Master Plan, and Parks Master Plan

Sponsors: Planner Kelly Reid

Attachments: [Commission Report](#)

[LE 17-02 Staff Report](#)

[Exhibit 1: McLoughlin-Canemah Trail Plan Alignment Feasibility and Evaluation Report](#)

[Exhibit 2: Land Use Application](#)

[Exhibit 2: Narrative and Code Responses](#)

[Exhibit 2: Project List Amendments - Trails Plan and Transportation System Plan Lists and Exhibits](#)
[Exhibit 2: Neighborhood Meeting Documentation](#)
[Exhibit 3: Public Comments](#)

- 3d.** Request for Continuance to the November 27, 2017 Planning Commission Meeting: AN- 17-03 Annexation ZC 17-03 Zone Change/ TP-17-07 Subdivision The applicant is seeking approval for the Annexation of a 6.33 acre property into the city limits of Oregon City. The site is within the Oregon City Urban Growth Boundary and has a Comprehensive Plan designation of Low Density Residential. The applicant is additionally seeking approval for a Zone Change from Clackamas County Future Urban 10-Acre (FU-10) Zone to "R-6" Single-Family Dwelling District and a Subdivision of 28 lots, w/ one Stormwater Facility Tract.

Sponsors: Christina Robertson-Gardiner

Attachments: [Commission Report](#)

[Vicinity Map](#)

6. Communications

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.