

From: [Robinson, Michael C. \(Perkins Coie\)](#)
To: [Pete Walter](#); [Laura Terway](#); "[Carrie Richter](#)"
Cc: [Dan Fowler](#); [Mark Foley](#); [Lloyd Hill](#); [Robin Chard \(Robin.Chard@hillarchitects.com\)](#); [Alkesh Patel \(apatel@evergreenhdg.com\)](#); "[Mike Ard](#)"; [Mr. Tom Sisul](#)
Subject: City of Oregon City File Nos. CP 17-0002, DP 17-0002 and NR 17-0004; Documents for Continued Public Hearing on September 25, 2017
Date: Friday, September 22, 2017 10:07:22 AM
Attachments: [image003.png](#)
[Trip Distribution Memo_092017.pdf](#)
[Letter on Infiltration.pdf](#)

Dear Mr. Walter, please find attached two documents prepared for and submitted on behalf of the Applicant. Would you please place the documents before the Oregon City Planning Commission at the continued public hearing on September 25, 2017 and in the official Planning Department file for the above-referenced applications?

The first document is a two page letter by Mr. Tom Sisul, P.E., of Sisul Engineering dated September 19, 2017. Mr. Sisul's letter responds to Mr. Nicita's issue regarding the site's soil permeability. Mr. Sisul reports, based on the measured infiltration rates from two test borings conducted on the site, that the geotechnical study performed by GeoDesign shows that the measured infiltration rates for the two test borings are "negligible". Mr. Sisul's letter is substantial evidence that the Planning Commission may rely upon to conclude that the site's soils are not permeable as asserted by Mr. Nicita at the September 11, 2017 public hearing.

The second document is a one page memorandum, with five pages of appendices from the applicant's traffic impact analysis(the "TIA"), by Mr. Mike Ard, P.E. of Lancaster Engineering dated September 20, 2017. Mr. Ard's memorandum answers Chair McGriff's questions that she asked at the September 11, 2017 public hearing about the hotel's vehicle trip distribution. Mr. Ard's letter concludes that 57% of the vehicle trips to and from the site will be from I-205, Oregon Highway 213, or US Highway 99E. Both the City's Traffic Engineer, John Replinger, and the Oregon Department of Transportation("ODOT"), reviewed the applicant's TIA and did not dispute its conclusions.

Michael C. Robinson | Perkins Coie LLP

PARTNER

1120 N.W. Couch Street Tenth Floor
Portland, OR 97209-4128
D. +1.503.727.2264
C. +1.503.407.2578
F. +1.503.346.2264
E. MRobinson@perkinscoie.com



Selected as 2014 "Law Firm of the Year"
in Litigation - Land Use & Zoning by
U.S. News – Best Lawyers® "Best Law Firms"

NOTICE: This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.