



City of Oregon City

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

Staff Report

File Number: PC 17-123

Agenda Date: 10/23/2017

Status: Agenda Ready

To: Planning Commission

Agenda #: 3a.

From: Pete Walter

File Type: Land Use Item

SUBJECT:

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

RECOMMENDED ACTION (Motion):

Make a tentative decision for CP-17-0002, DP-17-0003, and NR-17-0004 and continue to November 13, 2017 for adoption of final findings. The record is closed and no public testimony is anticipated to be accepted.

BACKGROUND:

The Planning Commission will reconvene on October 23, 2017 to deliberate to a tentative decision. The record is closed and no public testimony is anticipated to be accepted.

The applicant requests approval of a General Development Plan and Detailed Development Plan in two phases located close to the intersection of 17th Street and Washington Street directly across from the End of the Oregon Trail Interpretive Center. Phase 1 which is the subject of the Detailed Development Plan consists of a 5-story hotel with approximately 99 rooms with associated parking lot, site improvements and street frontage improvements. Phase 2 consists of 131 apartment units, 9,500 square-feet of retail space, a 2,500 coffee shop and associated parking and site improvements. The project proposal includes preservation and retention of the Hackett House, a designated historic landmark which is currently used for offices. The application requests adjustments to the development code pursuant to OCMC 17.65.070.

The Planning Commission closed the public hearing on September 25, 2017 following the Applicant's oral rebuttal but left the written record open as follows:

- Until Monday, October 2, 2017 at 3:30 p.m. for any person to submit argument and evidence;
- Until Monday, October 9, 2017 at 3:30 p.m. for any person to rebut argument and evidence received during the first open record; and
- Until Monday, October 16, 2017 at 3:30 p.m. for the applicant only to submit final written argument without new evidence.

Staff has attached the additional evidence received during these periods as well as all evidence received since the initial evidentiary hearing on August 14, 2017. Staff will prepare final findings for adoption by the Planning Commission at the November 13, 2017 meeting.

