



City of Oregon City

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

Meeting Minutes - Final

Planning Commission

Monday, August 14, 2017

7:00 PM

Oregon City Public Library

1. Call to Order

Chair McGriff called the meeting to order at 7:00 PM.

Present: 7 - Robert Mahoney, Zachary Henkin, Paul Espe, Denyse McGriff, Damon Mabee, Tom Geil and Vern Johnson

Staffers: 3 - Laura Terway, Carrie Richter and Pete Walter

2. Public Comments

Paul Edgar, resident of Oregon City, spoke about the issue of what was considered impervious surface, especially in regard to concrete and asphalt.

3. Public Hearing

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

Chair McGriff opened the public hearing and read the hearing statement. She asked if any Commissioner had conflicts of interest or ex parte contacts to declare including a visit to the site.

Commissioner Mahoney drove by the site and looked at its characteristics.

Commissioner Johnson visited the site and walked the perimeter of the property.

Commissioner Henkin was familiar with the site.

Commissioner Mabee visited the site and was familiar with the property. He had seen the developer at other meetings. He attended the McLoughlin Neighborhood Association meeting where this application was presented.

Commissioner Geil had been by the site many times. He made comments on social media, but they had nothing to do with this application. He made decisions based on the packet of information and the citizen input.

Commissioner Espe had visited the site and drove by it daily.

Chair McGriff had attended a McLoughlin Neighborhood Association meeting where this application was presented as information only. The Association did not make any decisions on the application. She knew the applicants well, but they had not discussed the project. She had visited the site on many occasions.

Pete Walter, Planner, presented the staff report. He gave a background on the site. The request was for approval of a General Development Plan for a mixed use project on approximately four acres that included two phases. The first phase was to build a five story, 99 room hotel and associated parking lot and the second phase was to build 131 multi-family units and a 9,500 square foot retail space with associated parking. The development did not impact the Natural Resources Overlay District. The historic Hackett House would be preserved, but the parcel size had been reduced. He reviewed the Phase 1 site plan, elevations, and facades, tree mitigation plan, and landscape plan. He discussed the criteria for approval of the adjustments that had been requested. The first adjustment was for the building height which would exceed the 45 foot height limit. The second adjustment was for the height of the commercial first floor. The third adjustment was for a combined height of a fence on a retaining wall. The fourth adjustment was for the window design for the multi-family buildings in Phase 2. He entered additional items into the record from James Nicita, Tom Sisul, and Mark Matheson. Staff recommended continuing the hearing to the Commission's September 11 meeting to give staff time to review all of the new information that had come in and to verify all of the requirements had been met.

Discussion ensued regarding tree mitigation and the Historic Review Board's decision to reduce the Hackett House parcel.

Dan Fowler, applicant, gave a history of the property. He explained why a hotel should be built on this property at this time. He thought it would be a good fit for the area and the City as a whole.

Mark Foley, applicant, introduced the consultants for the project.

Lloyd Hill with Hill Architects provided a context for the site and the surrounding uses. He discussed the reasons for the hotel location, which were due to the flood zone and sewer pipe easement, and the alternative locations that had been researched. He showed images of the Hackett House parcel, access to the site, landscaping, and General Development Plan elements. He then displayed pictures of the amenities in other Hilton hotels that were similar to what was being proposed. He explained the approximate costs for the two phases, jobs that would be created, and taxes that would be generated.

Scott Guptill, resident of Gladstone, gave reasons for his support of the project including improvement of the area, sidewalks, jobs, and economic development.

Danielle Cowan, Executive Director for Clackamas County Tourism, extended support for the project from the Tourism Development Council. The hotel was properly sited and was compatible with the surrounding area. There was a need for more lodging properties in Clackamas County and this was a catalyst for future development.

Ron Thom, resident of Oregon City, thought this proposal would bring positive growth to the City.

Jack Hammond, Clackamas Heritage Partners Board member, forwarded the Board's recommendation for approval of the application. He listed the Board's adopted findings of fact in making the recommendation. Mr. Fowler did not participate in this Board action and there was no conflict of interest in submission of the Board's letter.

Jay Pierce, resident of Oregon City, expressed his support for the development due to the improved economic development and connection to what was being done on the

south end of the City.

Kent Ziegler, resident of West Linn, was the president of the Oregon City Business Alliance and was on the Rediscover the Falls Board. He gave his support as well as the Alliance's support for the project and the economic growth it would bring to the City.

James Nicita, resident of Oregon City, referred to the concepts in the End of the Oregon Trail Master Plan. He addressed three of the approval criteria. The first was OCMC 17.65.050C6 regarding goals and policies in the Comprehensive Plan. There were Goal 5 resources at issue in this proceeding and he thought the Goal 5 inventory list and acknowledgement order should be entered into the record in this project and taken into consideration during deliberations. The second was OCMC 17.62.055D3, the primary entranceway should face the major street. People would not be entering the building from Washington Street and the orientation of the building did not work. The third was OCMC 17.62.050A3A, new construction when abutting a designated historic landmark should utilize the materials and design that incorporated the architecture of the subject building. The hotel bordered the Hackett House and the hotel should incorporate that architecture. He gave ideas for how the design could be changed.

Jonathan Stone, Executive Director of the Downtown Oregon City Association, put in context the challenges of building in a floodplain and the intent of the mixed use zoning that met the City's walkable/pedestrian oriented goals. There was a need for a hotel in the City and future housing near downtown was something that the City and the Downtown Association were interested in as well.

Craig Morrow, co-owner of Oregon City Brewery, thought this would be a positive step for the City and thought it should be approved.

Michael Robinson, land use attorney for the applicant, would reserve rebuttal for the September meeting. The applicant agreed to extend the 120 day period and requested the Commission continue the hearing.

A motion was made by Commissioner Mahoney, seconded by Commissioner Geil, to continue the hearing for Abernethy Place Hotel and mixed use development - Planning Files CP-17-0002, DP-17-0003, and NR-17-0004 to September 11, 2017. The motion carried by the following vote:

Aye: 7 - Robert Mahoney, Zachary Henkin, Paul Espe, Denyse McGriff, Damon Mabee, Tom Geil and Vern Johnson

4. Planning Division Update: Long-Range Projects, and Application Statistics

Laura Terway, Community Development Director, gave an update on the Planning Division workload including the applications that had been submitted from 2014 to 2017. She then reported on the ongoing projects including Willamette Falls Legacy Project, the Equitable Housing Project, and Beaver Creek Road Concept Plan implementation. She clarified lot coverage and how it related to impervious surface.

5. Adjournment

Chair McGriff adjourned the meeting at 9:20 PM.