



City of Oregon City

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

Meeting Minutes - Final

Planning Commission

Monday, October 23, 2017

7:00 PM

Commission Chambers

1. Call to Order

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

Present: 6 - Robert Mahoney, Zachary Henkin, Denyse McGriff, Damon Mabee, Tom Geil and Vern Johnson

Absent: 1 - Paul Espe

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

2. Public Comments

Jerry Herrmann, resident of Gladstone, discussed improvements he would like to make on Washington Street.

3. Public Hearing

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

Chair McGriff clarified the record was closed for this application. She asked if the Commission had any ex parte contacts or a visit to the site to declare since the last meeting.

Commissioner Mabee walked the site. Commissioner Geil drove by the site. Chair McGriff walked the Hackett House property.

Pete Walter, Planner, reviewed the application, requested adjustments, and the written testimony that had been received. The Planning Commission would make a tentative decision tonight and staff would bring back final findings to the November meeting. He clarified this would not be coming back to the Commission unless certain amendments were made to the master plan. He encouraged the Commission to add or amend any conditions of approval if there were concerns. He then summarized the revised recommended conditions of approval.

Chair McGriff suggested amending Condition #38 requiring a landscape screen of large caliper deciduous and evergreen trees between the hotel and the Hackett House. She recommended the selections provide a dense screen in six months.

Discussion ensued regarding the landscape plan and tying the amended condition to a code requirement.

Mr. Walter said the applicant had applied to be exempt from the Natural Resource Overly District and that exemption was approved. The applicant would still have to meet the stormwater grading and design standards.

There was discussion regarding the service entrance for the site and concern regarding blocking access. There was further discussion regarding the adjustments.

Commissioner Mabee shared the arguments that he thought had merit. He did not think the application was obligated to meet the look alike standard with the Hackett House. There was a need for more hotel rooms in the City. The code exempted the site from flow control and there were two conditions regarding water quality.

There were checks and balances in place to handle the temperature of the water and flow rates. There needed to be a dedicated path on the back side of the property that connected the train depot to 17th Street and that should be added to Condition #45. The End of the Oregon Trail Master Plan gave guidance, but it was not a binding document. He did not think the hotel needed to fit a particular time and look niche and he was in support of the application with conditions.

Commissioner Johnson said the majority of the public testimony was in support and he was in favor of the project as well.

Commissioner Henkin thought a hotel was needed in the City and there was community support for the project. He would be voting in favor.

Commissioner Geil said as a downtown business owner he got a lot of business from visitors to the City and it would be good to have a hotel nearby. He agreed there should be a dedicated path as suggested by Commissioner Mabee. He was in support.

Commissioner Mahoney thought the proposed design was good and it would be an anchor for commercial development for years to come. He also was in support.

There was discussion regarding the circulation and bicycle access on the site and the affects of putting in a dedicated path.

Chair McGriff agreed the End of the Oregon Trail Master Plan was not binding and she did not think the hotel should mimic the Hackett House. She did not think the testimony that had been received was compelling or addressed the criteria. She also expressed concerns about traffic.

Carrie Richter, City Attorney, discussed the dedicated path issue. The applicant had proposed a dedicated multi-use path on Washington Street and she thought the intent of the connectivity provision had been met.

Commissioner Mabee wanted to reduce conflicts with pedestrians, bicyclists, and vehicles in the parking lot. He suggested amending the condition to make a connection to 17th Street.

A motion was made by Commissioner Geil, seconded by Commissioner Mahoney, to recommend approval of the Abernethy Place Hotel and Mixed Use Development - Planning Files CP-17-0002, DP-17-0003, and NR-17-0004 with the amended conditions and to direct staff to come back with findings on November 13, 2017. The motion carried by the following vote:

Aye: 6 - Robert Mahoney, Zachary Henkin, Denyse McGriff, Damon Mabee, Tom Geil and Vern Johnson

4. Presentation

4a. Oregon City School District: Facilities Planning

Wes Rogers, Director of Operations for the Oregon City School District, gave a presentation on the bond renewal for the School District that would be on the ballot in November 2018. He recapped the pre-bond activities that had been done to date, current conditions and needed improvements, and projects that would be done if the bond passed. He then discussed the next steps in the process.

There was discussion regarding the declining student population, finding properties that met the requirements for new schools, repurposing the current facilities, and lack of State funding for smaller schools. There was further discussion regarding what people were currently paying for the bond and what they would be paying for the new bond as well as capacity for new students as development occurred in the City.

Rita Mills, resident of Oregon City, spoke about the importance of funding the School District.

5. Communications

Laura Terway, Community Development Director, gave an update on the sanitary sewer moratorium, projects that were in the construction phase that had come before the Planning Commission, and the equitable housing project. She then reviewed the agenda items for upcoming Commission meetings.

6. Adjournment

Chair McGriff adjourned the meeting at 10:30 PM.