



Legislation Details (With Text)

File #:	PC 17-133	Version:	1	Name:	
Type:	Land Use Item	Status:		Agenda Ready	
File created:	11/2/2017	In control:		Planning Commission	
On agenda:	11/13/2017	Final action:		11/13/2017	
Title:	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				
Indexes:					
Code sections:					
Attachments:	1. Commission Report, 2. Final Findings for Adoption November 13, 2017, 3. Final Conditions of Approval (Tracked Changes Version), 4. Final Conditions of Approval (Clean Version), 5. Supplemental Findings Staff Report September 11, 2017, 6. Staff Report and Recommendation August 14, 2017, 7. Applicant's Final Written Argument 10.16.2017, 8. Applicant's 120-Day Extension 10.16.2017, 9. Items Entered at Hearing on 9.25.2017, 10. Applicant's PC Letter 9.25.2017, 11. Hill Architects Letter 9.22.2017, 12. Mike Robinson email re Sisul Engineering and Lancaster Engineering Response Memos 9.22.2017, 13. Sisul Engineering Letter on Infiltration 9.22.2017, 14. Lancaster Engineering Trip Distribution Memo 9.20.17, 15. Applicant's Requested Revisions to the Conditions of Approval, 16. Development Services Engineering comments on Revisions to Conditions of Approval, 17. Index of Items submitted into Record by James Nicita, 18. Items submitted into Record by James Nicita, 19. Sept 11 Planning Commission Packet, 20. New Items Submitted into Record Sept 11, 21. Exhibit C Architectural Renderings from September 11 hearing, 22. August 14 Planning Commission Packet and All Items Entered into Record, 23. 1996 End of the Oregon Trail Amended Master Plan, 24. City Recorder Response to James Nicita Public Records Request - 1991 End of Oregon Trail District Guidelines, 25. Nicita Email response to City Record Email Finalizing Public Records Request.pdf, 26. HRB Draft Minutes April 24 2017, 27. Nicita Email on Connectivity with attachments 9.22.2017.pdf, 28. Waterfront Master Plan 2002, 29. Bryon Boyce 1st Open Record Evidence 10.2.2017, 30. Yazzolino 1st Open Record Evidence 10.2.2017, 31. Nicita 1st Open Record Evidence 10.2.2017 (Note - Large File 108 mb), 32. Applicant's 1st Open Record Argument and Evidence 10.2.2017, 33. Staff 1st Open Record Evidence Tribal Notice Process 10.2.2017, 34. Nicita 2nd Open Record Rebuttal Comments 10.9.2017, 35. City Recorder 2nd Open Record Evidence 1990-12-19 City Commission Agenda Packet p 168, 36. City Recorder 2nd Open Record Evidence 1990-12-19 City Commission Minutes, 37. Applicant 2nd Open Record Evidence 10.09.2017, 38. Applicant 2nd Open Record Email 10.09.2017, 39. Staff Email re EOT Guidelines Second Open Record period 10.13.2017, 40. Jerry Herrmann Comments 2nd Open Record Period				

Date	Ver.	Action By	Action	Result
11/13/2017	1	Planning Commission	adopt	Pass

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

RECOMMENDED ACTION (Motion):

Adopt final findings for approval of Planning Files CP-17-0002, DP-17-0003, and NR-17-0004 with amended Conditions.

BACKGROUND:

After considering the testimony and information in the record, on October 23, 2017 the Planning

Commission made a tentative decision to approve the application with amended Conditions of Approval. Staff has prepared the final findings and conditions of approval based on the Planning Commission's direction. The record is closed and no further public testimony was 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 requested six adjustments to the development code pursuant to OCMC 17.65.070.

Attached to this report, along with the final findings and conditions of approval, is the entire record prepared for Planning Files CP-17-0002, DP-17-0003, and NR-17-0004.