



OREGON CITY

Community Development – Planning

221 Molalla Ave. Suite 200 | Oregon City OR 97045
Ph (503) 722-3789 | Fax (503) 722-3880

NOTICE OF PLANNING COMMISSION PUBLIC HEARING ON LAND USE APPLICATION

Mailed on August 4, 2017

COMMENT DEADLINE:	On Monday, September 11, 2017 , the City of Oregon City - Planning Commission will conduct a public hearing at 7:00 p.m. in the Commission Chambers at City Hall, 625 Center Street, Oregon City 97045 on the following Type III Land Use Application. Any interested party may testify at the public hearing or submit written testimony at or prior to the close of the Planning Commission hearing. Written comments on these Type III Land Use Application must be received by the Oregon City Planning Division, no later than 3:30 p.m. on August 28, 2017 to be included in the Staff Report. Comments received after this date will be provided to the Planning Commission at the hearing. The public record will remain open until the Planning Commission closes the public hearing.
FILE NUMBER:	VR 17-05: Variance
APPLICANT:	Travis Moffatt, 6100 SE 111 th Ave, Portland, OR 97267
OWNER:	Denis Sweeten, 1015 Molalla Ave, Oregon City, OR 97045
REPRESENTATIVE:	Corinne Celko, Emerge Law Group, 805 SW Broadway, Ste. 2400, Portland, Oregon 97205
REQUEST:	Variance from OCMC 17.54.110.(C)(1), to locate a marijuana retail dispensary (“The Green Planet”) within 250 feet of a public park (Mountainview Cemetery).
WEBSITE:	https://www.orcity.org/planning/project/vr-17-10005
LOCATION:	1015 Molalla Avenue, Oregon City, Oregon 97045 Clackamas County Map 3-2E-05BD, Tax Lot 00402
CONTACT PERSON:	Pete Walter, AICP, Planner (503) 496-1568, Email: pwalter@orcity.org
NEIGHBORHOOD ASSOCIATION:	Barclay Hills Neighborhood Association
CRITERIA:	Administration and Procedures are set forth in Chapter 17.50, “MUC” - Mixed Use Corridor in Chapter 17.29, Marijuana Businesses in Chapter 17.54.110, and Variances in Chapter 17.60 of the Oregon City Municipal Code. The City Code Book is available on-line at www.orcity.org .

The application and all documents submitted by or on behalf of the applicant are available for inspection at no cost and copies will be provided at reasonable cost at the Oregon City Planning Division, 221 Molalla Avenue, Oregon City, Oregon 97045, from 8:30 a.m. to 3:30 p.m. Monday thru Friday. The staff report, with all the applicable approval criteria, will also be available for inspection seven days prior to the hearing. Copies of these materials may be obtained for a reasonable cost in advance. Please be advised that any issue that is intended to provide a basis for appeal must be raised before the close of the Planning Commission hearing, in person or by letter, with sufficient specificity to afford the Planning Commission and the parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity will preclude any appeal on that issue. The decision of the Planning Commission may be appealed to the City Commission by parties with standing within fourteen (14) calendar days of the notice of decision. Any appeal will be based on the record. The procedures that govern the hearing will be posted at the hearing and are found in OCMC Chapter 17.50 and ORS 197.763.

A city-recognized neighborhood association requesting an appeal fee waiver pursuant to OCMC 17.50.290(C) must officially approve the request through a vote of its general membership or board at a duly announced meeting prior to the filing of an appeal.



6605 SE Lake Road, Portland, OR 97222
 PO Box 22109, Portland, OR 97269-2109
 Phone: 503-684-0360 Fax: 503-620-3433
 E-mail: legals@commnewspapers.com

AFFIDAVIT OF PUBLICATION

State of Oregon, County of Clackamas, SS
 I, Charlotte Allsop, being the first duly sworn, depose and say that I am Accounting Manager of **Clackamas Review/Oregon City News and Estacada News**, a newspaper of general circulation, published at Clackamas, in the aforesaid county and state, as defined by ORS 193.010 and 193.020, that

City of Oregon City
Notice of Public Hearing on Land Use Application
 VR17-05 Variance
CLK12233

a copy of which is hereto annexed, was published in the entire issue of said newspaper for
 1
 week in the following issue:
August 9, 2017

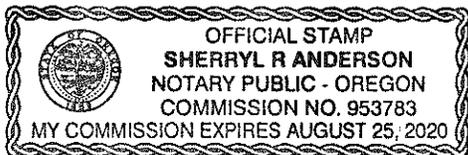
Charlotte Allsop
 Charlotte Allsop (Accounting Manager)

Subscribed and sworn to before me this
 August 9, 2017.

Sherryl R Anderson
 NOTARY PUBLIC FOR OREGON

PO: PETE WALTER

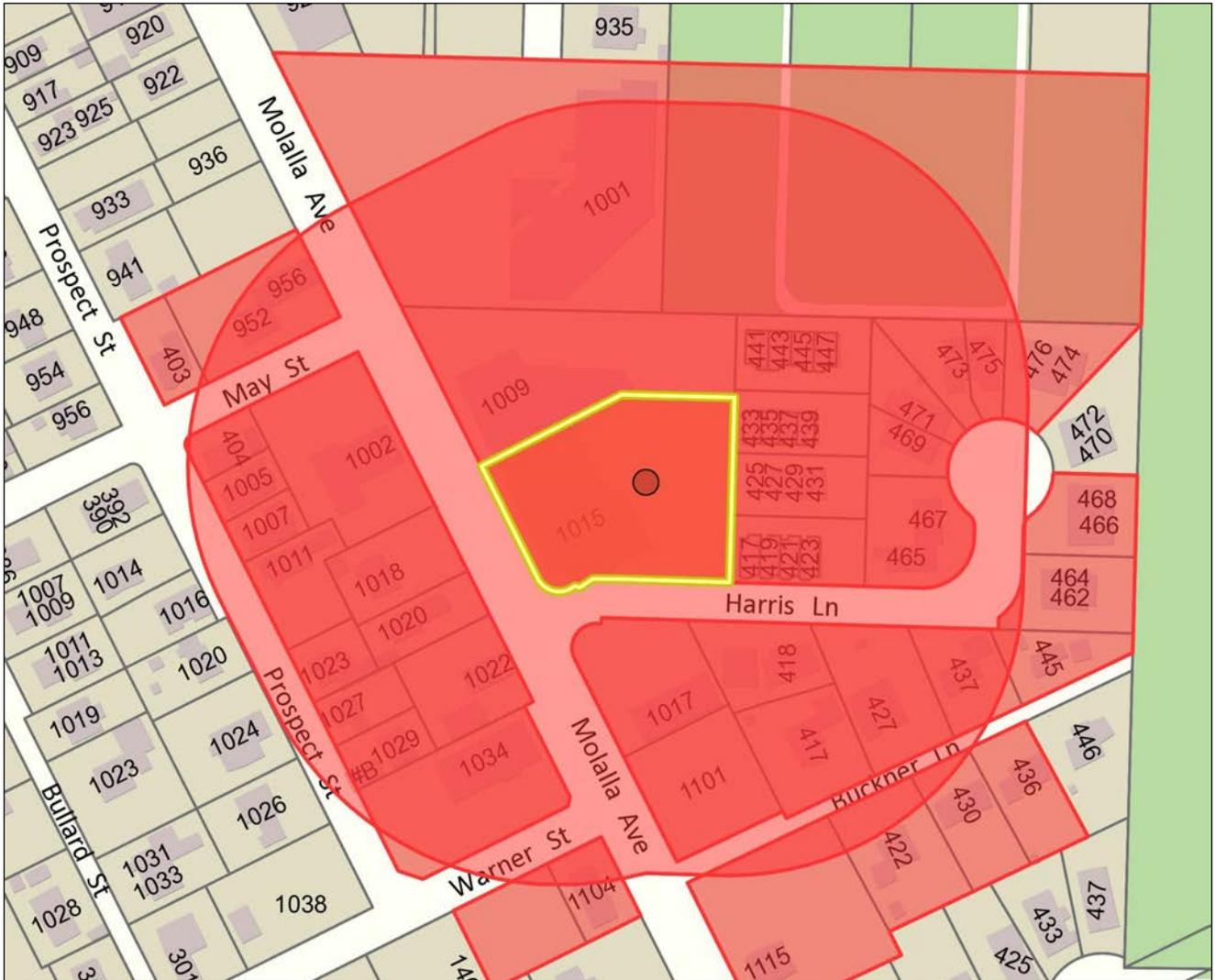
Acct #500291
Attn: Pete Walter
 City of Oregon City
 PO Box 3040
 Oregon City, OR 97045-0304



Size: 2 x 6.55"
 Amount Due: **\$155.21***
 *Please remit to address above.

NOTICE OF PLANNING COMMISSION PUBLIC HEARING ON LAND USE APPLICATION
COMMENT DEADLINE: On Monday, September 11, 2017, the City of Oregon City - Planning Commission will conduct a public hearing at 7:00 p.m. in the Commission Chambers at City Hall, 625 Center Street, Oregon City 97045 on the following Type III Land Use Application. Any interested party may testify at the public hearing or submit written testimony at or prior to the close of the Planning Commission hearing. Written comments on these Type III Land Use Application must be received by the Oregon City Planning Division, no later than 3:30 p.m. on August 28, 2017 to be included in the Staff Report. Comments received after this date will be provided to the Planning Commission at the hearing. The public record will remain open until the Planning Commission closes the public hearing.
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OWNER: Denis Sweeten, 1015 Molalla Ave, Oregon City, OR 97045
REPRESENTATIVE: Corinne Celko, Emerge Law Group, 805 SW Broadway, Ste. 2400, Portland, Oregon 97205
REQUEST: Variance from OCMC 17.54.110.(C)(1), to locate a marijuana retail dispensary ("The Green Planet") within 250 feet of a public park (Mountainview Cemetery).
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LOCATION: 1015 Molalla Avenue, Oregon City, Oregon 97045
 Clackamas County Map 3-2E-05BD, Tax Lot 00402
CONTACT PERSON: Pete Walter, AICP, Planner (503) 496-1568, Email: pwalter@orcity.org
NEIGHBORHOOD ASSOCIATION: Barclay Hills Neighborhood Association
CRITERIA: Administration and Procedures are set forth in Chapter 17.50, "MUC" - Mixed Use Corridor in Chapter 17.29, Marijuana Businesses in Chapter 17.54.110, and Variances in Chapter 17.60 of the Oregon City Municipal Code. The City Code Book is available on-line at www.orcity.org
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 Publish 08/09/2017. CLK15912233

Mailing Labels Report



Labels created:	8/2/2017 12:51 PM
Run by:	Pete Walter (pwalter@orcify.org)
Labels generated using:	User-defined Graphic
Use graphic or underlying taxlot(s)?	Underlying taxlot(s)
Buffer?	Yes
Buffer Distance:	300 Foot
Label type:	Taxpayers
Sort order:	By Name
Output format:	Pdf
Notify Neighborhood Associations?	Yes
# Taxlots used to create labels:	55
# Labels generated:	44 (includes 1 Neighborhood Association label)

2KLR INVESTMENTS LLC
11438 SW WOODLEE HEIGHTS CT
PORTLAND, OR 97219

EARL STEVEN CLAUS
38954 PROCTOR BLVD #325
SANDY, OR 97055

LEROY GAY
1007 PROSPECT ST
OREGON CITY, OR 97045

ALEJANDRO SAUCEDO
1918 DENTON AVE UNIT F
SAN GABRIEL, CA 91776

ELDON & DORIS J CLARK
14861 S THAYER RD
OREGON CITY, OR 97045

LORA L JANSMA
436 BUCKNER LN
OREGON CITY, OR 97045

ALLEN E JOHANSON
404 MAY ST
OREGON CITY, OR 97045

ELDON R & DORIS J CLARK
14861 S THAYER RD
OREGON CITY, OR 97045

M LYNNE DELMORE
465 HARRIS LN
OREGON CITY, OR 97045

ARTHUR N WELDON
421 WARNER ST
OREGON CITY, OR 97045

ELDON R CLARK
14861 S THAYER RD
OREGON CITY, OR 97045

MATTHEW & VICTORIA LAWER
417 BUCKNER LN
OREGON CITY, OR 97045

B RENO JOESON
417 HARRIS LN
OREGON CITY, OR 97045

EMILY AUGUSTIN
445 BUCKNER LN
OREGON CITY, OR 97045

MELVYN N & WENDY M HALDORS
21076 S SUMMIT RIDGE LN
OREGON CITY, OR 97045

BEAUTY SCHOOL BUILDING LLC
375 W CLACKAMAS BLVD
GLADSTONE, OR 97027

HIGHLAND PROPERTIES LLC
PO BOX 809
OREGON CITY, OR 97045

MILBRADT DONALD A TRUSTEE
418 HARRIS LN
OREGON CITY, OR 97045

CITY OF OREGON CITY
PO BOX 3040
OREGON CITY, OR 97045

IRMA M MAXIAN
422 BUCKNER LN
OREGON CITY, OR 97045

MILBRADT DONALD A TRUSTEE
PO BOX 809
OREGON CITY, OR 97045

DALE J ISZLER
427 BUCKNER LN
OREGON CITY, OR 97045

JOHN J NOGUEIRA
30300 NE CANTER LN
SHERWOOD, OR 97140

MILBRADT LOVING TRUST
PO BOX 809
OREGON CITY, OR 97045

DALE SECORD
2638 5TH AVE
WEST LINN, OR 97068

KANDAS R & WESLEY YOUNG
475 HARRIS LN
OREGON CITY, OR 97045

MINH Q DUONG
469 HARRIS LN
OREGON CITY, OR 97045

DOUGLAS J & DEBORAH TAPLIN
437 BUCKNER LN
OREGON CITY, OR 97045

LEATHERS LIMITED PARTNERSHIP
255 DEPOT ST
FAIRVIEW, OR 97024

NANCY J RIPP
473 HARRIS LN
OREGON CITY, OR 97045

NANCY L DARBY
468 HARRIS LN
OREGON CITY, OR 97045

THOMAS C & SHARLENE WHEELER
2435 SW DAKOTA ST
PORTLAND, OR 97239

PAMELA K KRETSCHMER
430 BUCKNER LN
OREGON CITY, OR 97045

THOMAS S LOVELL
1005 PROSPECT ST
OREGON CITY, OR 97045

PATRICIA E WHITE
462 HARRIS LN
OREGON CITY, OR 97045

YOWELL JIMMY L TRUSTEE
474 HARRIS LN
OREGON CITY, OR 97045

PATRICIA L OLSON
403 MAY ST
OREGON CITY, OR 97045

Barclay Hills NA Chair
463 Mountainview St
Oregon City, OR 97045

RETZLAFF M CO-TRUSTEE
12415 NE 43RD AVE
VANCOUVER, WA 98686

SCHAEFF 20 PIZZA & WINGS LLC
13811 SE GANNON DR
CLACKAMAS, OR 97015

SOHAIL J KHAN
3385 QUAIL RIDGE CT
WEST LINN, OR 97068

SPRAY BUILDING LLC
1015 MOLALLA AVE
OREGON CITY, OR 97045

STEVEN N DVM MILNER
18299 S BOGYNSKI RD
OREGON CITY, OR 97045

SUMMIT SUITES LLC
PO BOX 631
WEST LINN, OR 97068



AFFIDAVIT - POSTING OF NOTICE FOR LAND USE APPLICATION

Applicant:

Travis Moffatt
6100 SE 111th Ave
Portland, OR 97267

Owner:

SPRAY BUILDING LLC
1015 Molalla Ave
Oregon City, OR 97045

Representative:

Corinne Celko
805 SW Broadway, Ste. 2400
Portland, OR 97205

Project:

VR 17-05: The Green Planet
Variance from OCMC [17.54.110 - Marijuana businesses](#).
Subsection (C).1. - 250-foot Separation Requirement
from a Public Park (Mountain View Cemetery)

Planning Commission Public Hearing:

September 11, 2017

Good Afternoon,

Your Planning application requires the posting of a sign on the subject site that provides a brief description of your development and requests comments from the public. The sign shall be mounted on a sturdy backing (such as plywood), and posted within 10 to 15 feet of the street for clear visibility. The notice shall not be posted on trees or utility poles. It is your responsibility to post the sign and assure it remains posted as required. Failure to do so by the date specified will result in the automatic extension of the public comment period.

The sign shall be posted by **August 22, 2017** so it is clearly visible along the street fronting the property. A map is enclosed with the location the sign should be posted. Please remove the sign after the last hearing. If you have any questions please contact me at (503) 496-1568.

Pete Walter, AICP, Planner
City of Oregon City - Planning Division
221 Molalla Avenue, Suite 200
Oregon City, Oregon 97045

PLEASE SIGN AND RETURN THIS NOTICE TO THE PLANNING DIVISION

I hereby certify that on (date) 8-11-17, I posted the required sign on the subject site in accordance with the requirement of the Oregon City Municipal Code. If there is any delay in the city's land use process caused by the applicant's failure to correctly post the subject property for the required period of time and in the correct location, the applicant agrees to extend the one-hundred-twenty-day period in a timely manner.

Applicant

8-11-17

Date

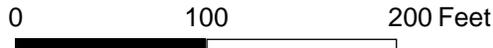
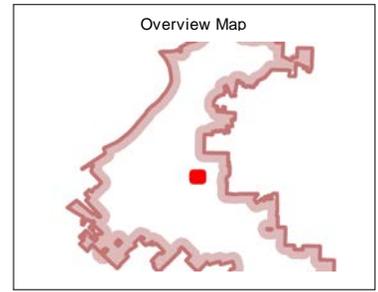
VR-17-0005



Legend

- Taxlots
- Taxlots (Outside UGB)
- Unimproved ROW
- City Limits
- UGB
- Basemap

Notes



1: 1,200



The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any errors is appreciated.

Map created 7/27/2017

City of Oregon City
 PO Box 3040
 625 Center St
 Oregon City
 OR 97045
 (503) 657-0891
www.orcity.org



VR-17-0005



Legend

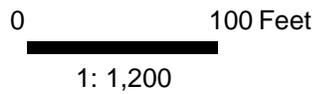
- Taxlots
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Notes

- SIGN LOCATIONS

Overview Map

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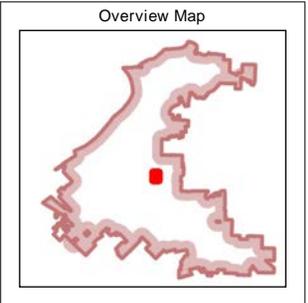
VR-17-0005



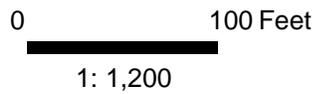
Legend

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 Oregon City
 OR 97045
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www.orcity.org





LAND USE APPLICATION TRANSMITTAL

August 4, 2017

DISTRIBUTION OF APPLICATION

- Building Official
- Development Services
- Public Works Operations
- City Engineer
- Public Works Director
- Parks Manager
- Community Services Director
- Police
- Economic Development Manager
- Traffic Engineer
- Natural Resource Committee
- City Manager’s Office
- Oregon City Neighborhood Associations
- Clackamas County Transportation
- Clackamas County Planning
- Clackamas Fire District #1
- ODOT – Division Review
- Oregon City School District
- Tri-Met
- Metro
- PGE
- South Fork Water Board
- Hamlet of Beavercreek
- Holcomb Outlook CPO
- Central Point / Leland Road / New Era CPO
- Other – See Email List

NOTICE OF THE APPLICATION MAILED TO

- All Properties within 300 feet

COMMENTS DUE BY: Comments may be submitted until the close of the public hearing. See Separate Public Notice.
 HEARING BODY: Staff Review; XX PC; HRB; CC Hearing Date: September 11, 2017
 FILE # & TYPE: VR 17-05: Variance
 PLANNER: Pete Walter, AICP, Planner (503) 496-1568, Email: pwalter@orcitey.org
 APPLICANT: Travis Moffatt, dba The Green Planet
 REQUEST: Variance from OCMC 17.54.110.(C)(1), to locate a marijuana retail dispensary (“The Green Planet”) within 250 feet of a public park (Mountainview Cemetery).
 WEBSITE: <https://www.orcity.org/planning/project/vr-17-10005>
 ZONING: “MUC” Mixed Use Corridor
 LOCATION: 1015 Molalla Avenue, Oregon City, Oregon 97045
 Clackamas County Map 3-2E-05BD, Tax Lot 00402

Use this form to inform the Planning Division of your recommendations and suggestions when reviewing this proposal. If you wish to have your comments considered and incorporated into the staff report, please return the attached copy of this form and comment ensure prompt consideration of your recommendations. Please check the appropriate spaces below.

	The proposal does not conflict with our interests.
	The proposal conflicts with our interests for the reasons attached.
	The proposal would not conflict our interests if the changes noted below are included.

Comments (attach separate letter if needed) :

Signature: _____