



NOTICE OF PUBLIC HEARING

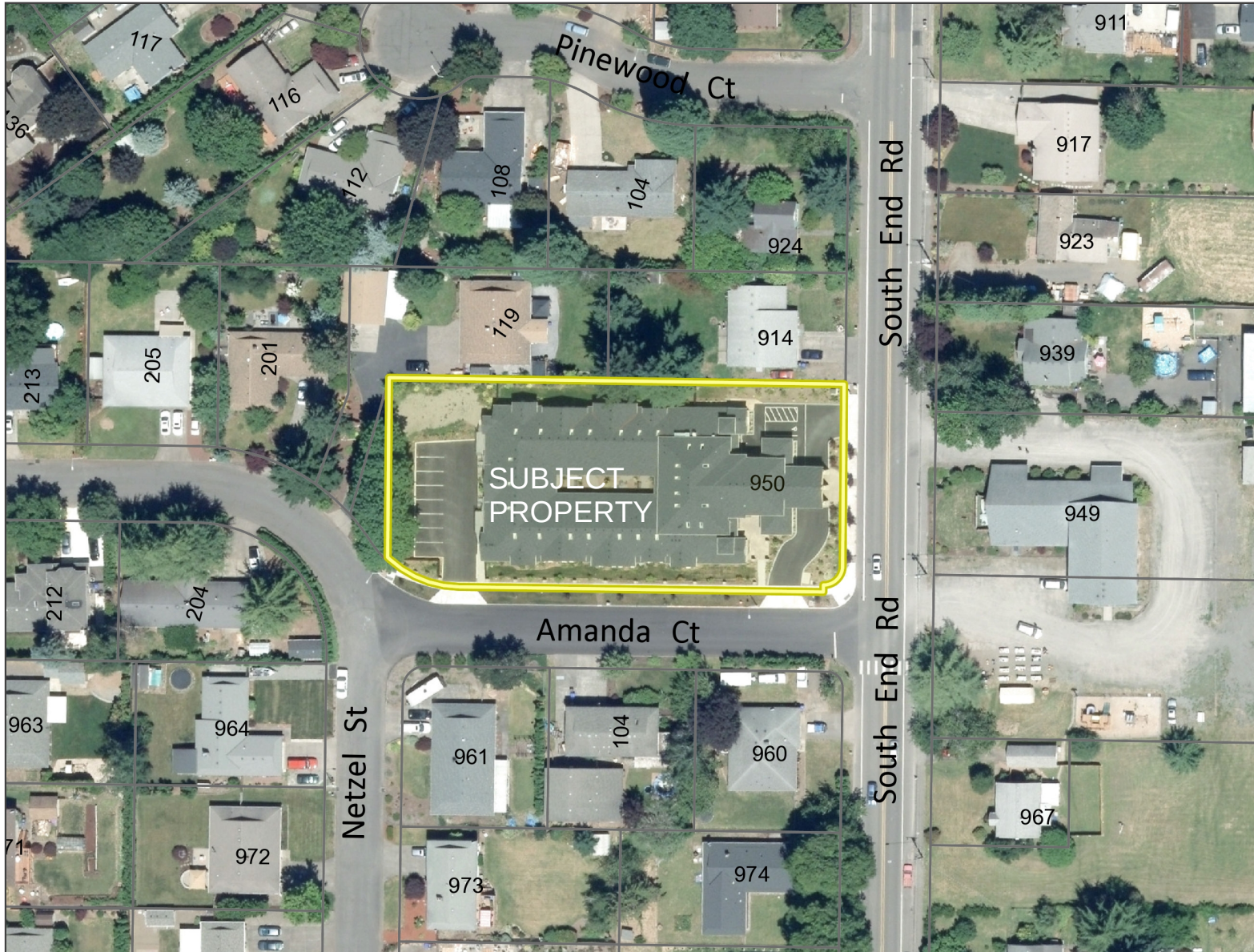
Mailed on or before November 6, 2018

COMMENT DEADLINE:	On Monday, November 26th, 2018 , 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 applications. 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 applications must be received by the Oregon City Planning Division, no later than Friday, November 16th 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 NUMBERS:	GLUA-18-00025 / VAR-18-00001 / SP-18-00106 / MD-18-00001 (of CU 14-01)
OWNER:	PBREL I LLC, 600 University St, Ste. 2800, Seattle, WA 98101
APPLICANT:	Jeffrey Wellington, 415 SE 28 th Ave, Portland, OR 97214
REPRESENTATIVES:	Kelly Smith / John Lape, Architect, 520 SW 6 th Ave, Ste. 520, Portland, OR 97219
REQUEST:	Minor Site Plan and Design Review, Modification to Conditional Use CU 14-01, Minor Variance for a 7-Bed Expansion to a 31-Bed Assisted Living Memory Care Facility at the NW corner of Amanda Court and South End Road
WEBSITE:	https://www.oregoncity.org/planning/project/glue-18-00025
LOCATION: (See Map)	950 South End Road, Oregon City, OR 97045 Clackamas County Map 3-1E-01AD, Tax Lot 3100
CONTACT PERSON:	Pete Walter, AICP, Planner Phone: (503) 496-1568, Email: pwalter@oregoncity.org
NEIGHBORHOOD ASSOCIATION:	South End Neighborhood Association
CRITERIA:	Administration and Procedures are set forth in Chapter 17.50, Off-Street Parking and Loading in Chapter 17.52, Supplemental Zoning Regulations and Exceptions in Chapter 17.54, Minor Site Plan and Design Review in Chapter 17.62, Tree Protection Standards in Chapter 17.41, Stormwater Management in Chapter 13.12, Grading, Filling and Excavating in Chapter 15.48, Conditional Uses in Chapter 17.56, Property Line Adjustments and Abandonment Process and Standards in Chapter 16.20, Administrative Variances in Chapter 17.60 and "R-10" Single-Family Dwelling District in Chapter 17.08 of the Oregon City Municipal Code. The City Code Book is available on-line at www.oregoncity.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, 698 Warner Parrott Road, Oregon City, Oregon 97045, from 8:30 a.m. to 3:30 p.m. Monday through 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 Planning Commission decision 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.

Oregon City GIS Map

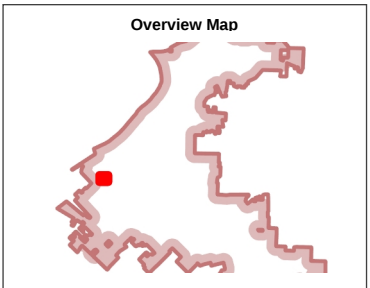


Legend

- Streams
 - Above Ground
 - Below Ground
- Taxlots
- Taxlots Outside UGB
- Unimproved ROW
- City Limits
- UGB
- Basemap

Notes

Minor Site Plan and Design Review,
Modification to Conditional Use CU
14-01, Minor Variance for a 7-Bed
Expansion to a 31-Bed Assisted Living
Memory Care Facility at the NW corner
of Amanda Court and South End Road



0 100 200 Feet

1: 1,200



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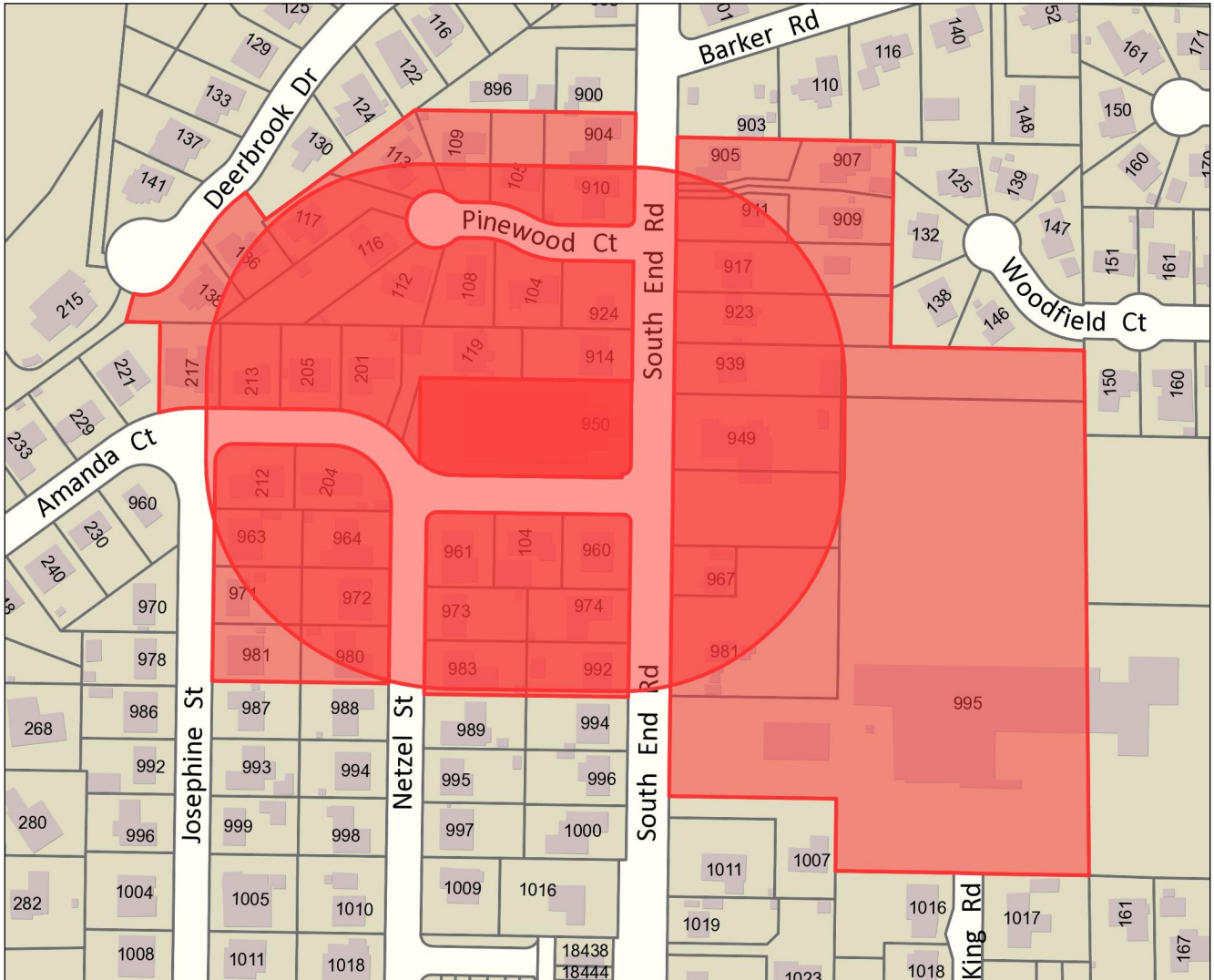
Map created 10/17/2018

**GLUA-18-00025 / VAR-18-00001 / SP-18-00106 /
MD-18-00001 (of CU 14-01)**

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

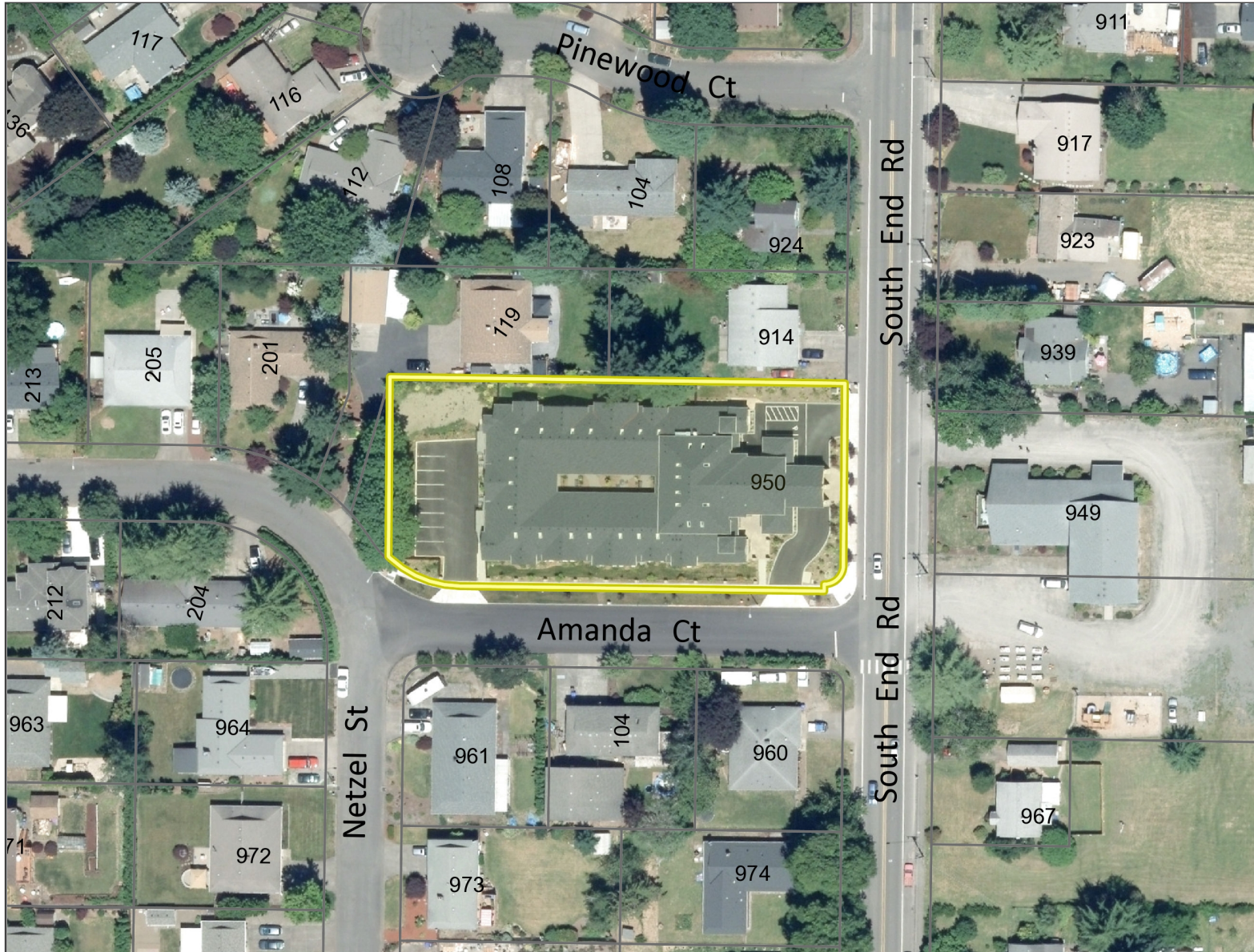


Mailing Labels Report



Labels created:	10/18/2018 8:55 AM
Run by:	Pete Walter (pwalter@orccity.org)
Labels generated using:	Taxlot Number
Taxlot number	31E01AD-03100
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:	49
# Labels generated:	46 (includes 1 Neighborhood Association label)

Oregon City GIS Map

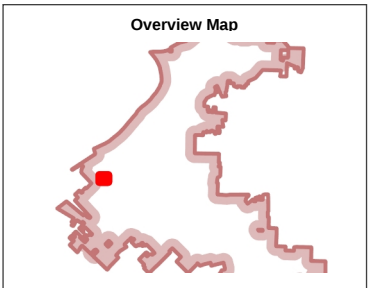


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Minor Site Plan and Design Review, Modification to Conditional Use CU 14-01, Minor Variance for a 7-Bed Expansion to a 31-Bed Assisted Living Memory Care Facility at the NW corner of Amanda Court and South End Road



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1: 1,200



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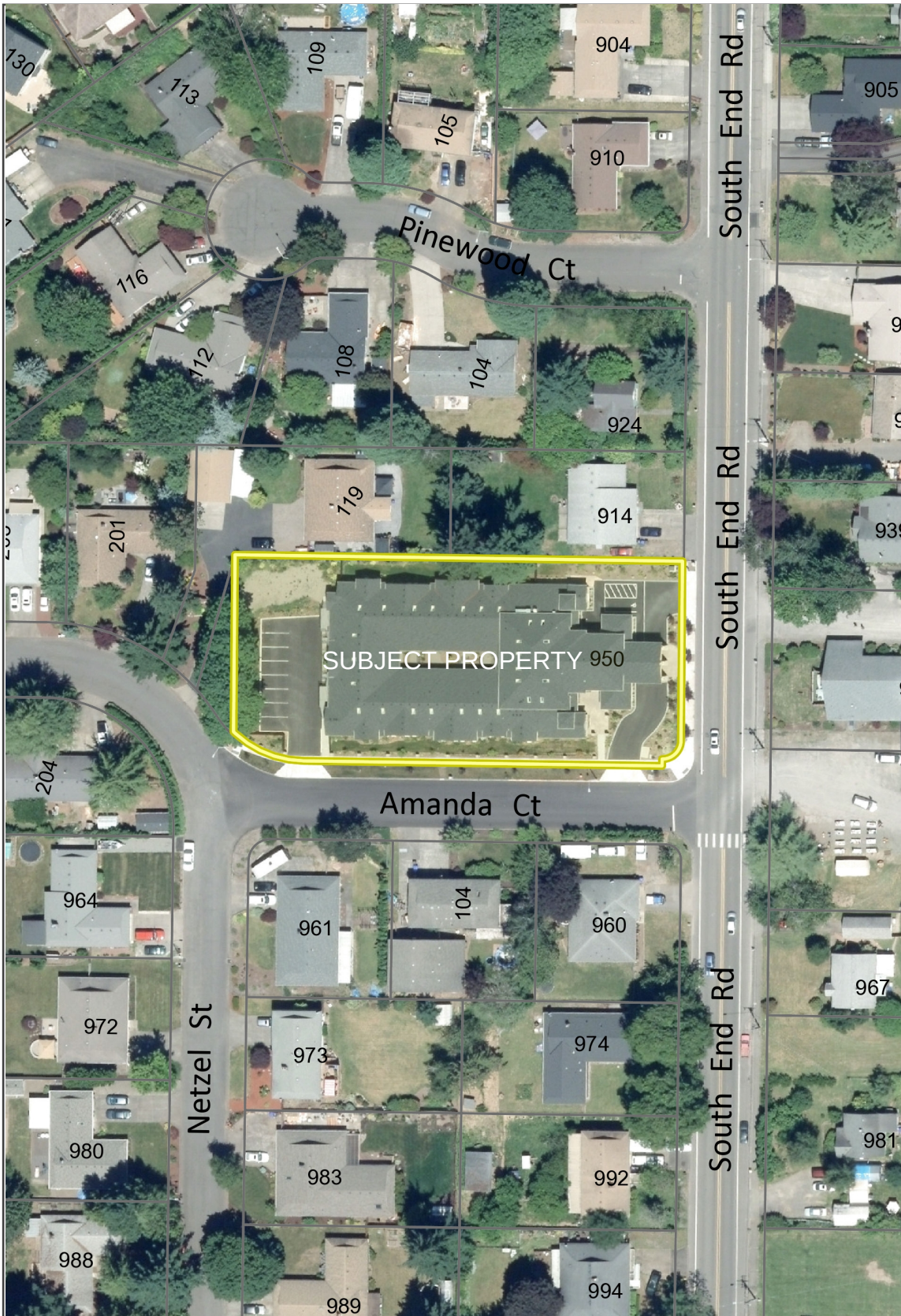
Map created 10/17/2018

GLUA-18-00025 / VAR-18-00001 / SP-18-00106 / MD-18-00001 (of CU 14-01)

City of Oregon City
PO Box 3040
625 Center St
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Oregon City GIS Map



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Overview Map

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0 100 Feet
1: 1,200

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Oregon City
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ACUNA ANEKA R
992 SOUTH END RD
OREGON CITY, OR 97045

DAVIS ROB
963 JOSEPHINE ST
OREGON CITY, OR 97045

KUCERA-HUGGER KERRI L
914 SOUTH END RD
OREGON CITY, OR 97045

ARNHART KYLE G
917 SOUTH END RD
OREGON CITY, OR 97045

EELLS ERIN J & CRYSTAL R
964 NETZEL ST
OREGON CITY, OR 97045

LAKEY KAITLYN M
204 AMANDA CT
OREGON CITY, OR 97045

BARREDO GAUDENCIO D JR & FLERIZA I
212 AMANDA CT
OREGON CITY, OR 97045

EPPERSON JESSICA
113 PINESWOOD CT
OREGON CITY, OR 97045

LEWELLING CHERYL L
980 NETZEL ST
OREGON CITY, OR 97045

BELL DANIEL A JR
104 AMANDA CT
OREGON CITY, OR 97045

ESTABROOK MICHELE K & DAVID R
971 JOSEPHINE ST
OREGON CITY, OR 97045

LORD GREGORY D & CHRISTINE L
217 AMANDA CT
OREGON CITY, OR 97045

BINSWANGER ROBERT & M HOLLINGWO
983 NETZEL ST
OREGON CITY, OR 97045

FABER MARY JO
112 PINESWOOD CT
OREGON CITY, OR 97045

LYNCH PATRICK BRENDAN & DANELLE I
201 AMANDA CT
OREGON CITY, OR 97045

BONNER WAYMON A & KIMBERLY L
108 PINESWOOD CT
OREGON CITY, OR 97045

FISHER IRENE FRANCES CO-TRUSTEE
904 SOUTH END RD
OREGON CITY, OR 97045

MARQUEZ ROSALINDA
974 SOUTH END RD
OREGON CITY, OR 97045

BREY JAMES D TRUSTEE
909 SOUTH END RD
OREGON CITY, OR 97045

GODLEY RONALD M & MARY E
119 AMANDA CT
OREGON CITY, OR 97045

METRO 960 SOUTH END ROAD LLC
3914 SW MARTINS LN
PORTLAND, OR 97239

CONLON PATRICK & PATRICIA
923 SOUTH END RD
OREGON CITY, OR 97045

GROENER KAREN A
907 SOUTH END RD
OREGON CITY, OR 97045

MILLEN PATRICIA K & DAVID E
213 AMANDA CT
OREGON CITY, OR 97045

CONROY ROCKY J & KELLIE J
205 AMANDA CT
OREGON CITY, OR 97045

HOWARD SHIRLEY JO
8150 SW CANYON DR
PORTLAND, OR 97225

MITCHELL JOSHUA D & CHERINE L
905 SOUTH END RD
OREGON CITY, OR 97045

CURL PAULA RAE
104 PINESWOOD CT
OREGON CITY, OR 97045

JACKSON KATHRYN
910 SOUTH END RD
OREGON CITY, OR 97045

MURPHY CHAD A & TYHA
961 NETZEL ST
OREGON CITY, OR 97045

OREGON CITY SCH DIST #62

PO BOX 2110
OREGON CITY, OR 97045

WEIGEL CHERYL L

138 DEERBROOK DR
OREGON CITY, OR 97045

PAINTER JAYCE A

109 PINEWOOD CT
OREGON CITY, OR 97045

WHITE JEREMY H

116 PINEWOOD CT
OREGON CITY, OR 97045

PAULSON DARLENE M

911 SOUTH END RD
OREGON CITY, OR 97045

WHITNEY JOHN J

117 PINEWOOD CT
OREGON CITY, OR 97045

PBSELF I LLC

600 UNIVERSITY ST STE 2800
SEATTLE, WA 98101

WILSON DAVID P & LINDA S

981 JOSEPHINE ST
OREGON CITY, OR 97045

PETTY JOHN P & DORIS E

105 PINEWOOD CT
OREGON CITY, OR 97045

WONG TYLER & JESSICA

972 NETZEL ST
OREGON CITY, OR 97045

ROSHAK DAVID M CO-TRUSTEE

973 NETZEL ST
OREGON CITY, OR 97045

South End NA Chair

18797 Lassen Ct
Oregon City, OR 97045

SENTHIRAJAH SHAN

994 NETZEL ST
OREGON CITY, OR 97045

SMERAGLIO JAKE & DANIELLE

136 DEERBROOK DR
OREGON CITY, OR 97045

UNITED PENTECOSTAL CH OF OC

949 SOUTH END RD
OREGON CITY, OR 97045

UNITED PENTECOSTAL CHURCH OF ORE

949 SOUTH END RD
OREGON CITY, OR 97045

Pamplin MediaGroup

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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 the Accounting Manager of the **Clackamas Review, Estacada News, Oregon City News**, a newspaper of general circulation, serving Clackamas, Estacada, Oregon City in the aforesaid county and state, as defined by ORS 193.010 and 193.020, that

City of Oregon City
NOTICE OF PUBLIC HEARING – OREGON CITY PLANNING COMMISSION
Monday, November 26th, 2018
GLUA-18-00025 / VAR-18-00001 / SP-18-00106 / MD-18-00001 (of CU 14-01)
Ad#: 75037

A copy of which is hereto annexed, was published in the entire issue of said newspaper(s) for 1 week(s) in the following issue(s):
10/31/2018, 11/01/2018

Charlotte Allsop

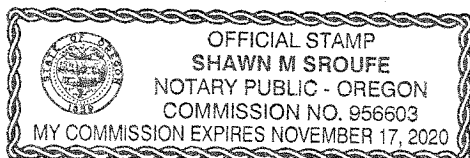
Charlotte Allsop (Accounting Manager)

Subscribed and sworn to before me this 11/01/2018.

Shawn M Sroufe

NOTARY PUBLIC FOR OREGON

Acct #: 105466
Attn: Pete Walter
OREGON CITY, CITY OF
698 WARNER PARROTT RD
OREGON CITY, OR 97045



NOTICE OF PUBLIC HEARING – OREGON CITY PLANNING COMMISSION

COMMENT DEADLINE: On Monday, November 26th, 2018, 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 applications. 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 applications must be received by the Oregon City Planning Division, no later than Friday, November 16th 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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APPLICANT: Jeffrey Wellington, 415 SE 28th Ave, Portland, OR 97214
REPRESENTATIVES: Kelly Smith / John Lape, Architect, 520 SW 6th Ave, Ste. 520, Portland, OR 97219

REQUEST: Minor Site Plan and Design Review, Modification to Conditional Use CU 14-01, Minor Variance for a 7-Bed Expansion to a 31-Bed Assisted Living Memory Care Facility at the NW corner of Amanda Court and South End Road

WEBSITE: <https://www.orcity.org/planning/project/glua-18-00025>

LOCATION: 950 South End Road, Oregon City, OR 97045, Clackamas County Map 3-1E-01AD, Tax Lot 3100

CONTACT PERSON: Pete Walter, AICP, Planner, Phone: (503) 496-1568, Email: pwalter@orcity.org

NEIGHBORHOOD ASSOCIATION: South End Neighborhood Association

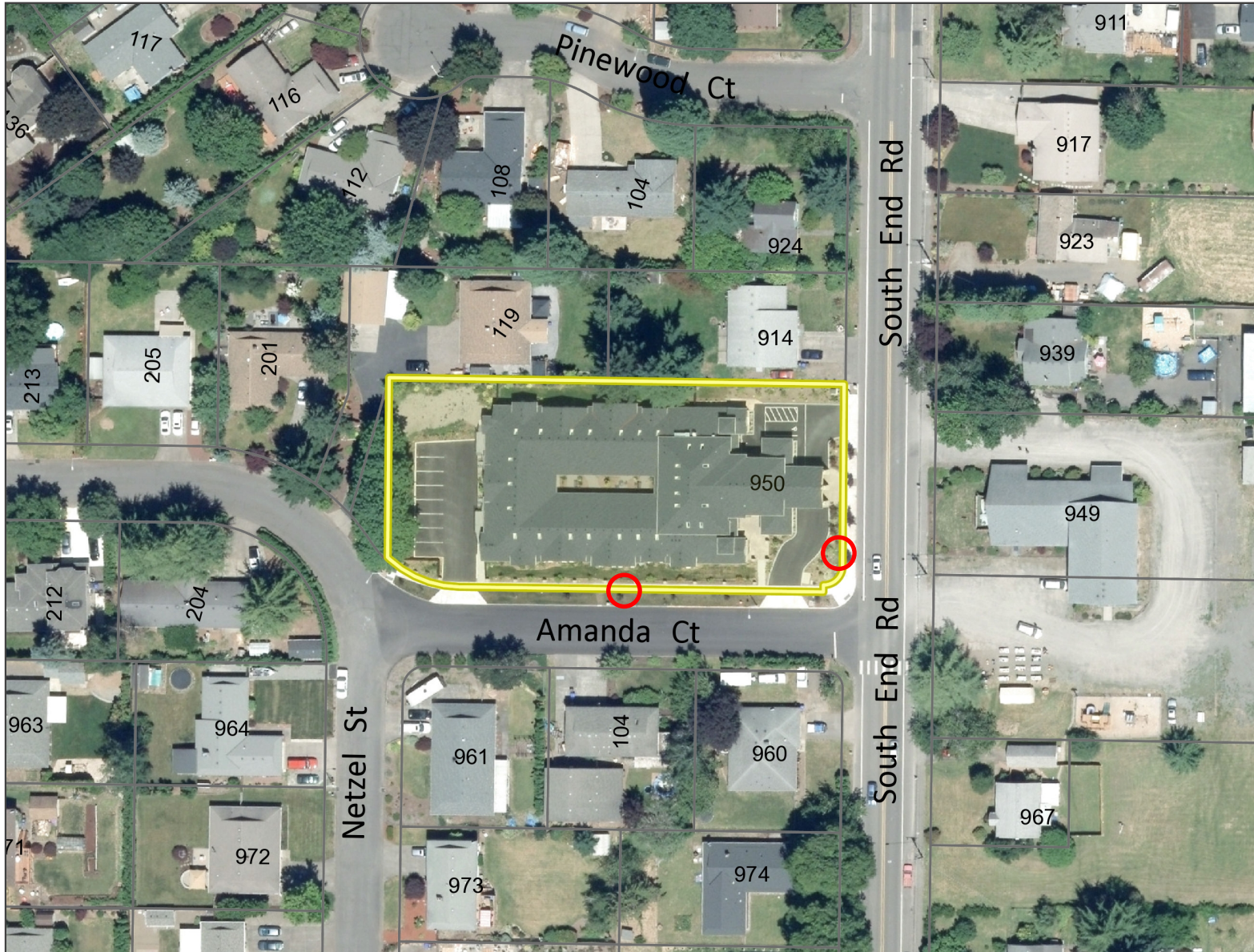
CRITERIA: Administration and Procedures are set forth in Chapter 17.50, Off-Street Parking and Loading in Chapter 17.52, Supplemental Zoning Regulations and Exceptions in Chapter 17.54, Minor Site Plan and Design Review in Chapter 17.62, Tree Protection Standards in Chapter 17.41, Stormwater Management in Chapter 13.12, Grading, Filling and Excavating in Chapter 15.48, Conditional Uses in Chapter 17.56, Property Line Adjustments and Abandonment Process and Standards in Chapter 16.20, Administrative Variances in Chapter 17.60 and "R-10" Single-Family Dwelling District in Chapter 17.08 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, 698 Warner Parrott Road, Oregon City, Oregon 97045, from 8:30 a.m. to 3:30 p.m. Monday through 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 Planning Commission decision 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.
Publish Oct. 31, 2018.

CLK75037

Oregon City GIS Map



Legend

- Streams
 - Above Ground
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○ = SIGN LOCATION

Notes

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0 100 200 Feet

1: 1,200



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Map created 10/17/2018

GLUA-18-00025 / VAR-18-00001 / SP-18-00106 / MD-18-00001 (of CU 14-01)

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





POSTING OF NOTICE FOR LAND USE APPLICATION

Owner:

PBRELFI LLC, 600 University St, Ste. 2800,
Seattle, WA 98101

Applicant:

Jeffrey Wellington,
415 SE 28th Ave, Portland, OR 97214

Representative:

Kelly Smith / John Lape, Architect, 520 SW 6th
Ave, Ste. 520, Portland, OR 97219

Project: GLUA-18-00025 / VAR-18-00001 / SP-18-00106 /
MD-18-00001 (of CU 14-01)

Location: 950 South End Road, Oregon City, OR 97045
Clackamas County Map 3-1E-01AD, Tax Lot 3100

Application Submitted: 09/05/2018

Application Complete: 10/10/2018

Public Hearing: 11/26/2018

120-Day Decision Deadline: 02/07/2019

Good Afternoon,

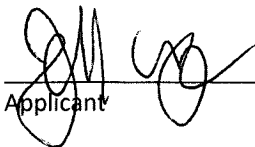
Pursuant to OCMC 17.50.090-.100, your land use application requires the posting of signs on the subject site that provide a brief description of your development and requests comments from the public. The signs shall be mounted on a sturdy backing (such as plywood), and posted within 10 to 15 feet of the street for clear visibility. The notices shall not be posted on trees or utility poles. It is your responsibility to post the signs and assure they remain posted as required. Failure to do so by the date specified will result in the automatic extension of the public comment period.

The signs shall be posted by **November 6, 2018** so they are clearly visible along the street fronting the property. A map is enclosed distinguishing the locations the signs should be posted. Please remove the signs after the last hearing. If you have any questions please contact me at (503) 496-1568 or by Email at pwalter@orc.org.

Pete Walter, AICP, Planner
City of Oregon City - Planning Division
698 Warner-Parrott Rd
Oregon City, Oregon 97045

PLEASE SIGN AND RETURN THIS NOTICE TO THE PLANNING DIVISION

I hereby certify that on (date) 11-2-18, I posted the required signs 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

11-2-18
Date

NOV 2 12:12PM