



LAND USE APPLICATION FORM

Type I (OCMC 17.50.030.A)

- ☐ Compatibility Review
- ☐ Lot Line Adjustment
- ☐ Non-Conforming Use Review
- ☐ Natural Resource (NROD) Verification

Type II (OCMC 17.50.030.B)

- ☐ Extension
- ☐ Detailed Development Review
- ☒ Geotechnical Hazards
- ☐ Minor Partition (<4 lots)
- ☐ Minor Site Plan & Design Review
- ☐ Non-Conforming Use Review
- ☐ Site Plan and Design Review
- ☐ Subdivision (4+ lots)
- ☐ Minor Variance
- ☒ Natural Resource (NROD) Review

Type III / IV (OCMC 17.50.030.C)

- ☐ Annexation
- ☐ Code Interpretation / Similar Use
- ☒ Concept Development Plan
- ☐ Conditional Use
- ☐ Comprehensive Plan Amendment (Text/Map)
- ☒ Detailed Development Plan
- ☐ Historic Review
- ☐ Municipal Code Amendment
- ☐ Variance
- ☐ Zone Change

File Number(s): _____

Proposed Land Use or Activity: Modifications to an approved Concept Development Plan & Detailed Development Plan for 244 garden apartments with grading & soil transfer from the North Park amphitheater

Project Name: The Cove Number of Lots Proposed (If Applicable): _____

Physical Address of Site: _____

Clackamas County Map and Tax Lot Number(s): Lots 1 and 3-7 and Tracts A-D (as shown on attached map)

Applicant(s):

Applicant(s) Signature: Paul S. Hartz

Applicant(s) Name Printed: Grand Cove, LLC Date: _____

Mailing Address: 4582 S Ulster Street, Suite 1200 Denver, CO 80237

Phone: (720) 272-7226 Fax: _____ Email: pherskowitz@grandpeaks.com

Property Owner(s):

Property Owner(s) Signature: _____

Property Owner(s) Name Printed: Urban Renewal Agency of Oregon City Date: _____

Mailing Address: P.O. Box 3040 Oregon City, OR 97045-0304

Phone: _____ Fax: _____ Email: _____

Representative(s):

Representative(s) Signature: Cardno-- Read Stapleton

Representative (s) Name Printed: Cardno-- Read Stapleton Date: 7-02-15

Mailing Address: 5415 SW Westgate Dr, Suite 100 Portland, OR 97221

Phone: (503) 419-2500 Fax: _____ Email: read.stapleton@cardno.com

All signatures represented must have the full legal capacity and hereby authorize the filing of this application and certify that the information and exhibits herewith are correct and indicate the parties willingness to comply with all code requirements.



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Project Name: The Cove Number of Lots Proposed (If Applicable): _____

Physical Address of Site: _____

Clackamas County Map and Tax Lot Number(s): Lot 2 (as shown on attached map)

Applicant(s):

Applicant(s) Signature: Paul S. Hersch

Applicant(s) Name Printed: Grand Cove, LLC Date: _____

Mailing Address: 4582 S Ulster Street, Suite 1200 Denver, CO 80237

Phone: (720) 272-7226 Fax: _____ Email: pherskowitz@grandpeaks.com

Property Owner(s):

Property Owner(s) Signature: _____

Property Owner(s) Name Printed: Woodley Properties Inc Date: _____

Mailing Address: 24800 SW Quarryview Dr Wilsonville, OR 97070-6825

Phone: _____ Fax: _____ Email: _____

Representative(s):

Representative(s) Signature: Cardno

Representative (s) Name Printed: Cardno-- Read Stapleton Date: 7-02-15

Mailing Address: 5415 SW Westgate Dr, Suite 100 Portland, OR 97221

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<input type="checkbox"/> Lot Line Adjustment	<input type="checkbox"/> Detailed Development Review	<input type="checkbox"/> Code Interpretation / Similar Use
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	<input type="checkbox"/> Subdivision (4+ lots)	<input type="checkbox"/> Municipal Code Amendment
	<input type="checkbox"/> Minor Variance	<input type="checkbox"/> Variance
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Project Name: The Cove Number of Lots Proposed (If Applicable): _____

Physical Address of Site: _____

Clackamas County Map and Tax Lot Number(s): Map 2S2E29 Tax Lots 2900, 3000, 3400. Map 22E20 Tax Lot 1100

Applicant(s):

Applicant(s) Signature: _____

Applicant(s) Name Printed: Grand Cove, LLC Date: _____

Mailing Address: 4582 S Ulster Street, Suite 1200 Denver, CO 80237

Phone: (720) 272-7226 Fax: _____ Email: pherskowitz@grandpeaks.com

Property Owner(s):

Property Owner(s) Signature:  _____

Property Owner(s) Name Printed: Woodley Properties Inc Date: 6.17.2015

Mailing Address: 24800 SW Quarryview Dr Wilsonville, OR 97070-6825

Phone: 503 931 3894 Fax: _____ Email: TOPDOWN@WOODLEYRESOURCES.com

Representative(s):

Representative(s) Signature:  _____

Representative (s) Name Printed: Cardno Read Stapleton Date: 7-02-15

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Water Quality Protection
Surface Water Management
Wastewater Collection & Treatment

Gregory L. Geist
Director

Community Development - Planning
City of Oregon City
221 Molalla Ave., Suite 200
Oregon City, OR 97045

September 3, 2015

RE: Cove Development Land Use Application

To Community Development – Planning Staff:

Grand Cove, LLC ("Grand Cove") has applied for certain approvals and reviews relating to their waterfront project in Oregon City ("City") called The Cove. This project currently contemplates, at the planning level, the use of a portion of property near Agnes Road owned by the Tri-City Service District ("District") for parking, which is currently zoned industrial ("Property"). In general, the District is supportive of the project and willing to work out an appropriate arrangement regarding the property for this use, as evidenced by the signature on the land use application attached.

However, one fundamental assumption underlying the District's support for this project is that the Property retains its industrial designation under the current land use structure. In the past, the City has indicated that in order for a parking lot to be built on the Property, the zoning would need to be changed to commercial. If that requirement is imposed by the City, the District would require the lease to include a reversionary clause that would result in the Property reverting back to industrial use upon termination of the lease, or some other legal mechanism that would allow for use of a parking area by Grand Cove while protecting the Property's designation.

The District's consent to the application going forward is expressly conditioned upon the District and Grand Cove being able to reach a mutually satisfactory arrangement that addresses all relevant concerns, including the parking lot issue described above. The District's participation in this application should not, in any way, be understood or deemed to be consent to any particular use or arrangement.

The District facility is an essential piece of infrastructure serving the region's wastewater treatment needs and the preservation of the ability to expand that site into the future is critical. While the District is supportive of economic development in the City, that support is dependent on the ability of the District to fully utilize its assets as necessary to serve the ratepayers of the District.

Sincerely,

Gregory Geist



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Mailing Address: 4582 S Ulster Street, Suite 1200 Denver, CO 80237

Phone: (720) 272-7226 Fax: _____ Email: pherskowitz@grandpeaks.com

Property Owner(s):

Property Owner(s) Signature: 

Property Owner(s) Name Printed: Tri-City Services District Date: 9/2/15

Mailing Address: 150 Beaver Creek Rd Oregon City, OR 97045-4302

Phone: (503) 742-4560 Fax: (503) 742-4565 Email: GGeist@clackamas.us

Representative(s):

Representative(s) Signature: _____

Representative (s) Name Printed: Cardno-- Read Stapleton Date: _____

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Phone: (720) 272-7226 Fax: _____ Email: pherskowitz@grandpeaks.com

Property Owner(s):

Property Owner(s) Signature: Eric M. Wood

Property Owner(s) Name Printed: Urban Renewal Agency of Oregon City Date: _____

Mailing Address: P.O. Box 3040 Oregon City, OR 97045-0304

Phone: _____ Fax: _____ Email: _____

Representative(s):

Representative(s) Signature: Read Stapleton

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