

**NOTICE OF PUBLIC HEARING (TYPE III PLANNING COMMISSION DECISION)***Mailed on: April 18<sup>th</sup>, 2016*

<b>COMMENT DEADLINE:</b>	On Monday, May 9 <sup>th</sup> , 2016, the City of Oregon City Planning Commission will conduct a public hearing at 7:00 p.m. in the Commission Chambers at City Hall, 615 Center Street, Oregon City 97045 on the following Type III application. Any interested party may testify at the public hearing or submit written testimony at or prior to the close of the City Commission hearing.
<b>FILE NUMBER:</b>	NR 16-01: Natural Resource Overlay District
<b>APPLICANT / OWNER:</b>	Mark Shaw, 16341 Hiram Avenue, Oregon City, OR 97045
<b>PROPOSAL:</b>	The applicant proposes to construct a single-family residence on a highly constrained lot of record within the Natural Resources Overlay District. The total impervious surface and encroachment into the Vegetated Corridor created by the proposed development would be 1,500 sq. ft. with a setback of less than 25' from the delineated resource. The application requires a Type III review.
<b>LOCATION: (See Map Other Side)</b>	16348 Frederick St, Oregon City, OR 97045 Clackamas County APN 2-2E-28BC-04001
<b>WEBPAGE:</b>	<a href="http://www.orcity.org/planning/landusecase/nr-16-01">http://www.orcity.org/planning/landusecase/nr-16-01</a>
<b>CONTACT PERSON:</b>	Peter Walter AICP, Associate Planner (503) 496-1568 Email: <a href="mailto:pwalter@orcify.org">pwalter@orcify.org</a>
<b>NEIGHBORHOOD:</b>	Park Place Neighborhood Association
<b>CRITERIA:</b>	Natural Resource Overlay District in Chapter 17.49, Administration and Procedures in Chapter 17.50, "R-6" Single Family Dwelling District in Chapter 17.12. The City Code Book is available on-line at <a href="http://www.orcity.org">www.orcity.org</a> .

This application and all documents and evidence submitted by or on behalf of the applicant are available for inspection at no cost at the Oregon City Planning Division, 221 Molalla Avenue, Suite 200 from 8:30 AM - 3:30 PM, Monday – 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. Any interested party may testify at the public hearing and/or submit written testimony at or prior to the close of the City Commission hearing. Written comments must be received by close of business at City Hall 10 days before the scheduled hearing to be included in the staff report. Written comments received within 10 days of the hearing will be provided to the Commission at the hearing. The public record will remain open until the City Commission closes the public hearing. Please be advised that any issue that is intended to provide a basis for appeal must be raised before the close of the City Commission hearing, in person or by letter, with sufficient specificity to afford the 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. Parties with standing may appeal the decision of the City Commission to the Land Use Board of Appeals. 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 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 pursuant to OCMC 17.50.190(C)(5) to and 17.50.290(C).**



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](mailto: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 – NR16-01  
CLK13591**

a copy of which is hereto annexed, was published in the entire issue of said newspaper for

**1**

week in the following issue:

**April 13, 2016**

*Charlotte Allsop*

Charlotte Allsop (Accounting Manager)

Subscribed and sworn to before me this  
April 13, 2016.

*Desirae Ann Marglin*

NOTARY PUBLIC FOR OREGON

**PO: PETE WALTER**

Acct #500291

Attn: **Pete Walter**

City of Oregon City

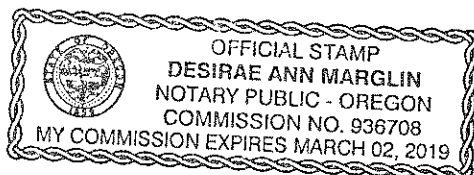
PO Box 3040

Oregon City, OR 97045-0304

Size: 2 x 6.25"

Amount Due: **\$148.12\***

\*Please remit to address above.



## NOTICE OF PUBLIC HEARING

**COMMENT DEADLINE:** On Monday, March 9<sup>th</sup>, 2016, the City of Oregon City Planning Commission will conduct a public hearing at 7:00 p.m. in the Commission Chambers at City Hall, 615 Center Street, Oregon City 97045 on the following Type III applications. Any interested party may testify at the public hearings or submit written testimony at or prior to the close of the City Commission hearing.

**FILE NUMBER:** NR 16-01 (Type III Review)

**OWNER/APPLICANT:** Mark Shaw, 16341 Hiram Avenue, Oregon City, OR 97045

**PROPOSAL:** The applicant proposes to construct a single-family residence on a highly constrained lot of record within the Natural Resources Overlay District. The total impervious surface and encroachment into the Vegetated Corridor created by the proposed development would be 1,500 sq. ft. with a setback of less than 25' from the delineated resource. The application requires a Type III review.

**LOCATION:** 16348 Frederick St, Oregon City, OR 97045, Clackamas County APN 2-2E-28BC-04001

**PLANNER:** Peter Walter AICP, Planner (503) 496-1568, Email: [pwalter@orc.org](mailto:pwalter@orc.org)

**NEIGHBORHOOD:** Park Place Neighborhood Association

**CRITERIA:** Natural Resource Overlay District in Chapter 17.49, Administration and Procedures in Chapter 17.50, "R-6" Single Family Dwelling District in Chapter 17.12. The City Code Book is available on-line at [www.orcity.org](http://www.orcity.org).

This application and all documents and evidence submitted by or on behalf of the applicant are available for inspection at no cost at the Oregon City Planning Division, 221 Molalla Avenue, Suite 200 from 8:30 AM - 3:30 PM, Monday - 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. Any interested party may testify at the public hearing and/or submit written testimony at or prior to the close of the Planning Commission hearing. Written comments must be received by close of business at City Hall 10 days before the scheduled hearing to be included in the staff report. Written comments received within 10 days of the hearing will be provided to the Planning Commission at the hearing. The public record will remain open until the Planning Commission closes the public hearing. 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 or historic review board is appealable to the city commission on the record pursuant to Section 17.50.190. The city commission decision on appeal is the city's final decision and is subject to review by LUBA within twenty-one days of when it becomes final, unless otherwise provided by state law. 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 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 pursuant to OCMC 17.50.190(C)(5) to and 17.50.290(C). Publish 04/13/2016. CLK13591

# NR 16-01 (SIGN LOCATIONS)



### Legend

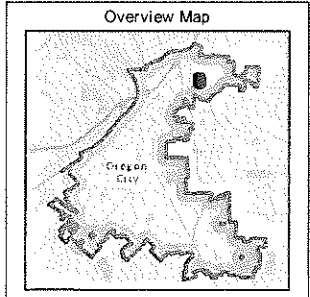
Streams  
 — Above Ground  
 ... Below Ground

Contours (2ft) - 1,3,600 and c/c  
 — 10 foot  
 ... 2 foot

☐ Taxlots  
☐ Taxlots (Outside UGB)  
☐ Unimproved ROW  
☐ NROD - Natural Resource Overlap  
☐ Title 3 - Streams  
☐ Title 3 - Wetlands  
☐ City Limits  
☐ UGB  
☐ Basemap

**X = SIGN LOCATION**

Notes



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.

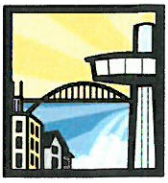


0 100 Feet  
 1:1,200

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







### AFFIDAVIT OF POSTING OF NOTICE FOR LAND USE APPLICATIONS

APPLICANT: Mark Shaw

LOCATION: 16348 Frederick St, Oregon City, OR 97045  
Clackamas County APN 2-2E-28BC-04001

FILE NO: NR 16-01: Natural Resources Overlay District Review

HEARING

DATE: May 9, 2016

A land use action requires the posting of public notice signs that provide a brief description of the application submitted. It is your responsibility to post the signs, which may be obtained at the Oregon City Department of Community Development. **Failure to post the signs by the date specified will result in the automatic extension of the public comment period.**

**The signs shall be posted by April 18, 2016, and should be removed after the close of the public hearing.**

The signs shall be mounted on a sturdy backing (such as plywood), and posted within 10 to 15 feet of the street so that they are clearly visible. The signs shall not be posted on trees or utility poles. If the weather is wet please cover the signs with clear plastic, or other clear weatherproof material.

Please contact me if you have any questions.

Peter Walter, AICP, Associate Planner (503) 496-1568  
City of Oregon City - Planning Division  
221 Molalla Ave., Suite 200  
Oregon City, OR 97045

### PLEASE SIGN AND RETURN THIS NOTICE TO THE PLANNING DIVISION

I hereby certify that on (date) 04/18/16, I posted the required Notices on the subject site. I understand that the failure to post the notices as required will result in the automatic postponement of the hearing date.

Kimberly Conley 04/18/16  
Applicant Date  
for Mark Shaw

**AGRIPINA SANTOS**

16396 FRONT AVE  
OREGON CITY, OR 97045

**DAVID KLEIN**

16333 FRONT AVE  
OREGON CITY, OR 97045

**JANE CAMPBELL**

16298 FREDERICK ST  
OREGON CITY, OR 97045

**AMANDA LYNN AILES**

16387 HIRAM AVE  
OREGON CITY, OR 97045

**DONALD E & PENNIE D BIXLER**

16367 HIRAM AVE  
OREGON CITY, OR 97045

**JEANNINE L MAY**

16322 HIRAM AVE  
OREGON CITY, OR 97045

**ANDREW D & MADISON N SHAW**

16382 FREDERICK ST  
OREGON CITY, OR 97045

**ERIC ECCLES**

16327 FRONT AVE  
OREGON CITY, OR 97045

**JEFFREY J & STEPHANI LYNN**

16308 HIRAM AVE  
OREGON CITY, OR 97045

**BRAD W LAWRENCE**

16401 HIRAM AVE  
OREGON CITY, OR 97045

**ERIC I & LYNN E SUNDQUIST**

16336 FRONT AVE  
OREGON CITY, OR 97045

**JESUS REYES VACA**

16300 FRONT AVE  
OREGON CITY, OR 97045

**BRANDON L & APRIL ECKERT**

16324 FRONT AVE  
OREGON CITY, OR 97045

**GUY H & STEPHANIE S JONES**

19270 S FISCHERS MILL RD  
OREGON CITY, OR 97045

**JOHN GUSH**

16316 HIRAM AVE  
OREGON CITY, OR 97045

**BRENT L & MIA R HOPPE**

16356 FREDERICK ST  
OREGON CITY, OR 97045

**GUY H JONES**

19270 S FISCHERS MILL RD  
OREGON CITY, OR 97045

**JOHN P & MELINDA S RESPINI**

16373 FRONT AVE  
OREGON CITY, OR 97045

**BRUCE E ROBINSON**

16353 FRONT AVE  
OREGON CITY, OR 97045

**HANK C KELLEY**

14588 S HENRICI RD  
OREGON CITY, OR 97045

**JONATHAN A NEWMAN**

16286 FRONT AVE  
OREGON CITY, OR 97045

**CHRISTOPHER A SCHNEIDER**

16378 FRONT AVE  
OREGON CITY, OR 97045

**HOLSCHU FLOYD G TRUSTEE**

16276 HIRAM AVE  
OREGON CITY, OR 97045

**LYTLE MARK L TRUSTEE**

16360 FREDERICK ST  
OREGON CITY, OR 97045

**CLIFFORD W & MARILYN PHARES**

16346 FRONT AVE  
OREGON CITY, OR 97045

**IOANE SOLAITA**

16285 FRONT AVE  
OREGON CITY, OR 97045

**MARK SHAW**

19650 S KALAL CT  
OREGON CITY, OR 97045

**CRESS & PAULETTE MERRILL**

16390 HIRAM AVE  
OREGON CITY, OR 97045

**JAMES MESSNER**

16362 HIRAM AVE  
OREGON CITY, OR 97045

**MICHAEL E & MEGAN L CARDOZA**

16287 HIRAM AVE  
OREGON CITY, OR 97045

**OSCAR E & JENNIFER M ORTIZ**

16279 HIRAM AVE

OREGON CITY, OR 97045

**RICHARD C & PATRICIA WHITE**

16317 HIRAM AVE

OREGON CITY, OR 97045

**RODNEY L & TERESA A PARKER**

16278 FRONT AVE

OREGON CITY, OR 97045

**SERGEY IVANOVICH & L SMITYUKH**

16312 HIRAM AVE

OREGON CITY, OR 97045

**STEVEN GOTTER**

16297 HIRAM AVE

OREGON CITY, OR 97045

**TYLER W & ASHLEY D S MURDOCH**

16366 FRONT AVE

OREGON CITY, OR 97045

**VIRGINIA GREEN**

16330 HIRAM AVE

OREGON CITY, OR 97045



## LAND USE APPLICATION TRANSMITTAL

April 18, 2016

### **IN-HOUSE DISTRIBUTION OF APPLICATION**

- ☐ ☒ Building Official
- ☐ ☒ Development Services Manager
- ☐ ☒ Public Works Operations
- ☐ ☒ City Engineer
- ☐ ☒ Public Works Director
- ☐ GIS
- ☐ Parks Manager
- ☐ Addressing
- ☐ Police
- ☐ Traffic Engineer
- ☐ ☒ City Attorney

### **NOTICE OF THE APPLICATION MAILED TO**

- ☐ ☒ All Properties within 300 feet
- ☐ ☒ Hamlet of Beavercreek
- ☐ ☒ Holcomb Outlook CPO
- ☐ ☒ Central Point / Leland Road / New Era CPO

### **MAIL-OUT DISTRIBUTION OF APPLICATION**

- ☐ OREGON CITY NEIGHBORHOOD ASSOCIATIONS
  - ☐ ☒ Neighborhood Association Chairs
  - ☐ ☒ N.A. Chair (Park Place)
  - ☐ ☒ N.A. Land Use Chair (Park Place)
- ☐ Clackamas County Transportation and Planning
- ☐ ☒ Clackamas Fire District #1
- ☐ ODOT – Division Review
- ☐ School District# 62
- ☐ Tri-Met
- ☐ ☒ Tri-City Service District
- ☐ ☒ Metro
- ☐ Oregon City Postmaster
- ☐ ☒ Clackamas River Water (CRW)
- ☐ ☒ DLCD / DEQ / DSL / USACE (circle)
- ☐ ☒ David Evans and Associates (NROD)

STAFF REPORT DUE: May 2, 2016  
 HEARING BODY: Planning Commission  
 HEARING DATE: May 9<sup>th</sup>, 2016  
 FILE # & TYPE: NR 16-01 (Type III)  
 PLANNER: Pete Walter, AICP, Planner (503) 496-1568 Email: [pwalter@orcify.org](mailto:pwalter@orcify.org)  
 APPLICANT: Mark Shaw  
 REQUEST: Single Family Residence within Natural Resource Overlay District (NROD) w/ Planning Commission modification of setback from Resource  
 ZONING: "R-6" Single Family Residential District  
 LOCATION: 16348 Frederick St, Oregon City, OR 97045, Clackamas County APN 2-2E-28BC-04001  
 WEBPAGE: <http://www.orcity.org/planning/landusecase/nr-16-01>

This application material is referred to you for your information, study and official comments. If extra copies are required, please contact the Planning Department. Your recommendations and suggestions will be used to guide the Planning staff 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 to facilitate the processing of this application and will insure 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.

Signed \_\_\_\_\_



# OREGON CITY

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## **Community Development – Planning**

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

**PLEASE RETURN YOUR COPY OF THE APPLICATION AND MATERIAL WITH THIS FORM.**