



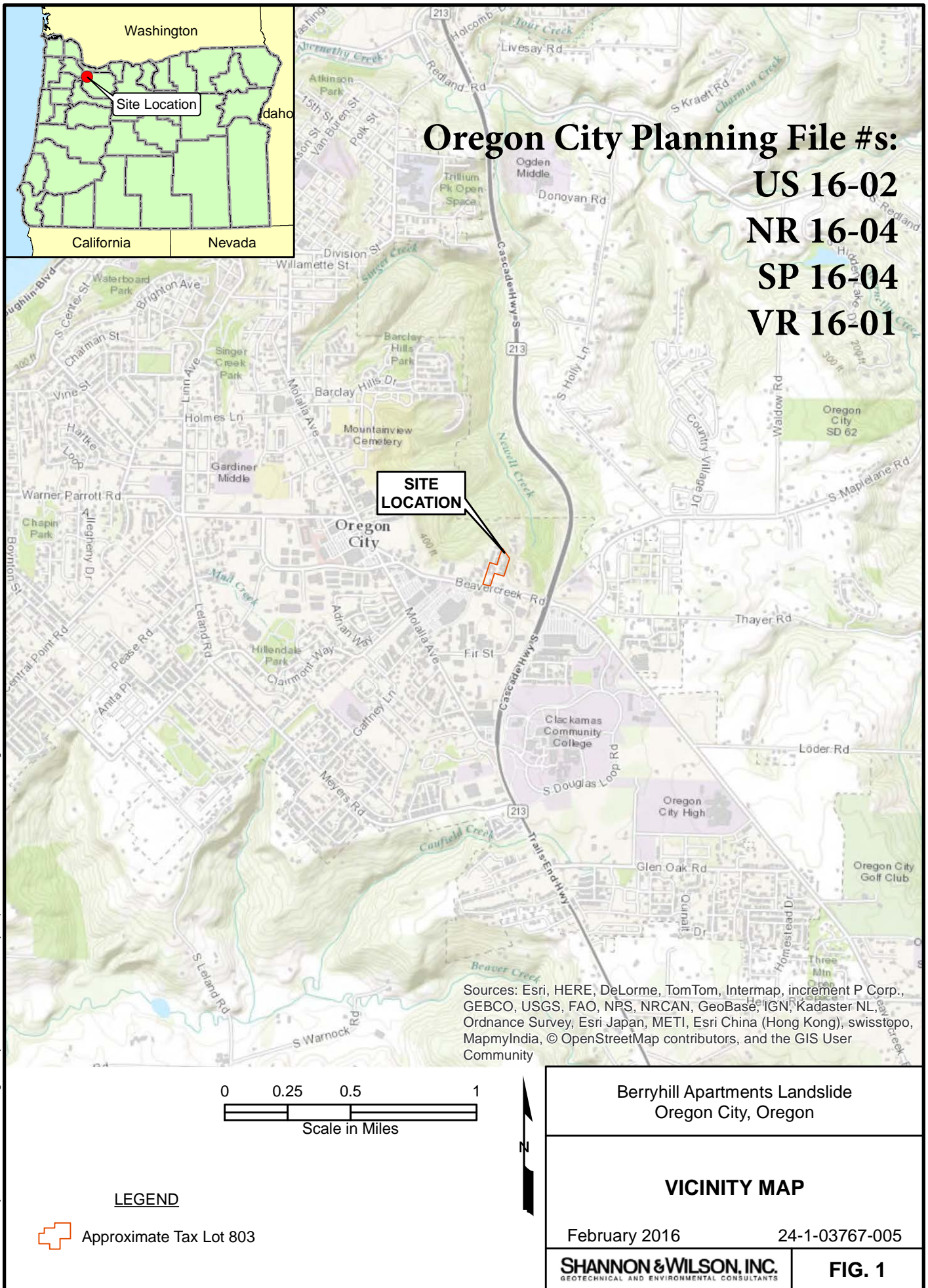
NOTICE OF PUBLIC HEARING (PLANNING COMMISSION) – TYPE III APPLICATION

Mailed on: June 21, 2016

COMMENT DEADLINE:	On Monday, July 11th, 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 hearing.
FILE NUMBER(S):	US 16-02 / NR 16-04 / SP 16-04 / VR 16-01
APPLICANT / OWNER:	George Glass, Berryhill Equity LLC, 4004 Kruse Way Place, Lake Oswego, OR 97035
REPRESENTATIVE:	David L. Higgins, CEG, LEG, Shannon & Wilson, Inc., 3990 Collins Way, Ste. 100, Lake Oswego, OR 97035
PROPOSAL:	A 246-foot long X 12-foot high retaining wall is proposed on the Berryhill Park Apartments property to mitigate a landslide. The land use application includes applications for Geologic Hazards Review, Minor Site Plan & Design Review, Natural Resources Verification, and a Variance for wall height.
LOCATION: (Map Other Side)	13945 Beaver Creek Rd & 14155 Beaver Creek Rd, Oregon City, OR 97045 Clackamas County APN 3-2E-04C-00803 and 00807
WEBPAGE:	http://www.orcity.org/planning/project/us-16-02-nr-16-04-sp-16-04-vr-16-01
CONTACT PERSON:	Peter Walter AICP, Planner (503) 496-1568 Email: pwalter@orcify.org
NEIGHBORHOOD:	Hillendale Neighborhood Association
CRITERIA:	The following chapters of the Oregon City Municipal Code (OCMC) may be applicable to this proposal: OCMC 12.04 – Streets, Sidewalks and Public Places, OCMC 12.08 – Public and Street Trees, OCMC 13.12 – Stormwater Management, OCMC 15.48 – Grading Filling and Excavating, OCMC 17.16 – “R-3.5” Dwelling District, OCMC 17.18 – “R-2” Multi-Family Dwelling District, OCMC 17.41 – Tree Protection Standards, OCMC 17.44 – Geologic Hazards, OCMC 17.49 – Natural Resource Overlay District, OCMC 17.50 – Administrative Processes, OCMC 17.52 – Off-Street Parking and Loading, OCMC 17.54.100 – Fences, OCMC 17.58 – Lawful Non-conforming Uses Structures and Lots, OCMC 17.60 – Variances, and OCMC 17.62 – Site Plan and Design Review. The City Code Book is available on-line at www.orcity.org .

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AMY BETH HUGHES

14346 SE BUSH ST
PORTLAND, OR 97236

CHRISTIE A LONG

13949 BEAVERCREEK RD UNIT 123
OREGON CITY, OR 97045

GALACTIC ENTERPRISES LLC

7000 RIDGEGATE DR
GLADSTONE, OR 97027

ANNA SCHERBACH

13949 BEAVERCREEK RD UNIT 124
OREGON CITY, OR 97045

CHRISTINE E HAKE

13949 BEAVERCREEK RD UNIT 122
OREGON CITY, OR 97045

HELEN LANSDALE

13949 BEAVERCREEK RD UNIT 109
OREGON CITY, OR 97045

ANNEDA ORMAE

13949 BEAVERCREEK RD UNIT 103
OREGON CITY, OR 97045

CITY OF OREGON CITY

PO BOX 3040
OREGON CITY, OR 97045

HILGEDICK STEVE

PO BOX 10021
PORTLAND, OR 97296

ANTHONY PARKS

13949 BEAVERCREEK RD UNIT 110
OREGON CITY, OR 97045

COUNTRYWIDE PROPERTIES LLC

PO BOX 630
BEAVERCREEK, OR 97004

JASON & JESSICA CLEVELAND

PO BOX 996
OREGON CITY, OR 97045

BEAVERCREEK INVESTMENTS LLC

8320 NE HWY 99
VANCOUVER, WA 98665

COURTNEY R CORDA

13949 BEAVERCREEK RD UNIT 116
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JASON & VERENA WUTZ- MORRILL

PO BOX 968
OREGON CITY, OR 97045

BLACKCOMB CONSTRUCTION INC

PO BOX 2124
OREGON CITY, OR 97045

DALE R & LESA L BERGEY

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WENATCHEE, WA 98801

JEFFREY A HOWELL

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BRYAN MOONEY

13949 BEAVERCREEK RD APT 125
OREGON CITY, OR 97045

DOROTHY I DUNCAN

13949 BEAVERCREEK RD UNIT 128
OREGON CITY, OR 97045

JIFFY LUBE INTL OF MD INC

PO BOX 4369
HOUSTON, TX 77210

CARL W & SHARMAN R GRAHAM

13949 BEAVERCREEK RD #102
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DOROTHY L OTTO

13949 BEAVERCREEK RD UNIT 126
OREGON CITY, OR 97045

KALEB C MITCHELL

13949 BEAVERCREEK RD UNIT 104
OREGON CITY, OR 97045

CHARLENE D TREGLOWN

13949 BEAVERCREEK RD UNIT 117
OREGON CITY, OR 97045

EAST VIEW PROPERTIES LLC

12291 S CRITESER RD
OREGON CITY, OR 97045

LARRY MARDOCK

28028 SE KNOX RD
BORING, OR 97009

CHARLES R JR & TRACY METZKER

16433 S REDLAND RD
OREGON CITY, OR 97045

FOREST EDGE MANAGEMENT

14155 BEAVERCREEK RD
OREGON CITY, OR 97045

LINDA R EISELE

13949 BEAVERCREEK RD UNIT 106
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MARC S WHYBRA
PO BOX 305
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PACIFIC INVESTMENT PROPERTIES
PO BOX 91542
PORTLAND, OR 97291

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BEAVERCREEK, OR 97004

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MOLALLA, OR 97038

MESA FARMS DEL
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SUN CITY WEST, AZ 85375

METROPOLITAN SERVICE DIST
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MICHAEL E SANCHEZ
12379 HAMPTON DR
OREGON CITY, OR 97045

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OREGON BEVERAGE RECYCLING COOP
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PORTLAND, OR 97208

STEWART DANIEL E & SONYA S
PO BOX 3193
OREGON CITY, OR 97045

OREGON CITY AUTO SVC CNTR LLC
PO BOX 908
VANCOUVER, WA 98666

STREET - BERRY PARK KELLY
701 MANZANITA WAY
VANCOUVER, WA 98661

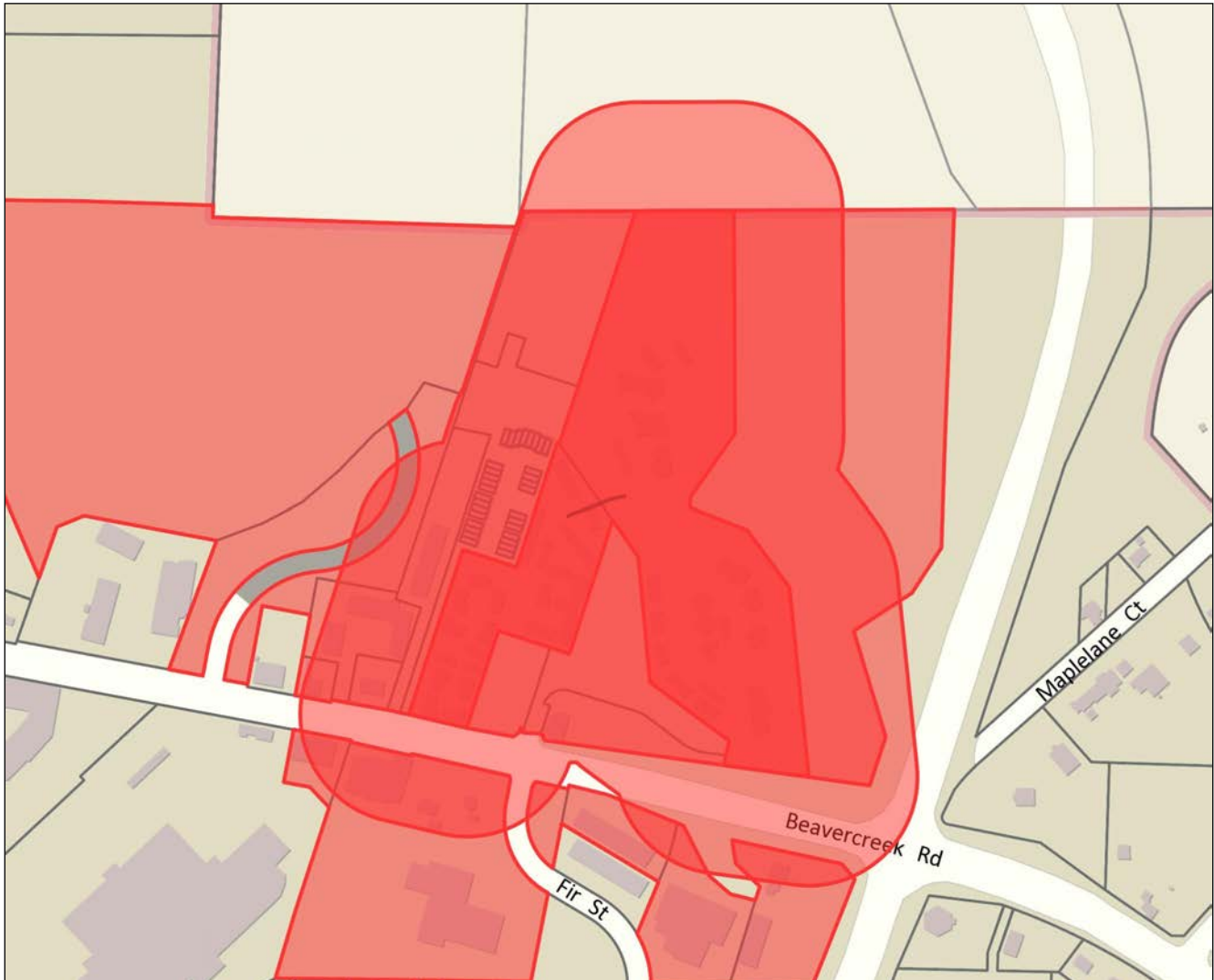
OREGON CITY HOLDINGS LLC
2895 BEAVERCREEK RD STE 204
OREGON CITY, OR 97045

TOM S PAULO
13949 BEAVERCREEK RD UNIT 113
OREGON CITY, OR 97045

OXBOW ENTERPRISES LLC
620 NE KELLY AVE
GRESHAM, OR 97030

TRAVIS & ANN GRAY
13949 BEAVERCREEK RD UNIT 119
OREGON CITY, OR 97045

Mailing Labels Report



Labels created:	6/12/2016 10:05 AM
Run by:	Pete Walter (pwalter@orccity.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
# Taxlots used to create labels:	52
# Labels generated:	50



LAND USE APPLICATION TRANSMITTAL

June 20, 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 Beaver Creek
- ☐ ☒ 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 (Hillendale)
 - ☐ ☒ N.A. Land Use Chair (Hillendale)
- ☐ Clackamas County Transportation and Planning
- ☐ ☒ Clackamas Fire District #1
- ☐ ☒ ODOT – Development 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)

COMMENTS DUE:	June 20, 2016	STAFF REPORT DUE:	July 1, 2016
HEARING BODY:	Planning Commission	HEARING DATE:	July 11 th , 2016
FILE # & TYPE:	US 16-02 / NR 16-04 / SP 16-04 / VR 16-01 (Type III)		
PLANNER:	Pete Walter, AICP, Planner (503) 496-1568	Email:	pwalter@orc.org
APPLICANT:	George Glass, Berryhill Equity LLC		
REPRESENTATIVE:	David L. Higgins, CEG, LEG, Shannon & Wilson, Inc.		
REQUEST:	A 246-foot long X 12-foot high retaining wall is proposed on the Berryhill Park Apartments property to mitigate a landslide.		
ZONING:	"R-2" Multi-Family and R-3.5 Dwelling District		
LOCATION:	13945 Beaver Creek Rd & 14155 Beaver Creek Rd, Oregon City, OR 97045		
	Clackamas County APN 3-2E-04C-00803 and 00807		
WEBPAGE:	http://www.orcity.org/planning/project/us-16-0002-nr-16-0004-sp-16-0004-vr-16-0001		

This application material is referred to you for your information, study and official comments. If 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 _____

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



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 – AN 16-02;
CLK13659

a copy of which is hereto annexed, was published in
the entire issue of said newspaper for
1

week in the following issue:
June 15, 2016

Charlotte Allsop

Charlotte Allsop (Accounting Manager)

Subscribed and sworn to before me this
June 15, 2016.

Jerrin L. Sipe

NOTARY PUBLIC FOR OREGON

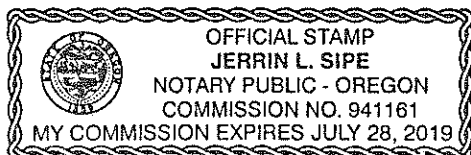
PO: PETE WALTER

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

Size: 2 x 8.75"

Amount Due: \$207.37*

*Please remit to address above.



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OWNER: David L. Higgins, CEG, LEG, Shannon & Wilson, Inc., 3990 Collins Way, Ste. 100, Lake Oswego, OR 97035

PROPOSAL: A 246-foot long X 12-foot high retaining wall is proposed on the Berryhill Park Apartments property to mitigate a landslide. The land use application includes applications for Geologic Hazards Review, Minor Site Plan & Design Review, Natural Resources Verification, and a Variance for wall height.

LOCATION: 13945 Beavercreek Rd & 14155 Beavercreek Rd, Oregon City, OR 97045, Clackamas County APN 3-2E-04C-00803 and 00807

WEBPAGE: <http://www.orcity.org/planning/project/us-16-02-nr-16-04-sp-16-04-vr-16-01>

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

NEIGHBORHOOD: Hillendale Neighborhood Association

CRITERIA: The following chapters of the Oregon City Municipal Code (OCMC) may be applicable to this proposal: OCMC 12.04 – Streets, Sidewalks and Public Places, OCMC 12.08 – Public and Street Trees, OCMC 13.12 – Stormwater Management, OCMC 15.48 – Grading Filling and Excavating, OCMC 17.16 – “R-3.5” Dwelling District, OCMC 17.18 – “R-2” Multi-Family Dwelling District, OCMC 17.41 – Tree Protection Standards, OCMC 17.44 – Geologic Hazards, OCMC 17.49 – Natural Resource Overlay District, OCMC 17.50 – Administrative Processes, OCMC 17.52 – Off-Street Parking and Loading, OCMC 17.54.100 – Fences, OCMC 17.58 – Lawful Non-conforming Uses Structures and Lots, OCMC 17.60 – Variances, and OCMC 17.62 – Site Plan and Design Review. The City Code Book is available on-line at www.orcity.org.

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Publish 06/15/2016.

CLK13659

From: Pete Walter
To: [Aleta Froman-Goodrich](#); ["baldwinb@tri-met.org"](#); ["Betty Johnson"](#); ["Bob George"](#); ["Boll, Heather"](#); ["Boumann, Mike"](#); ["BRUMLEY Seth A"](#); [Chris Wadsworth](#); ["Dawn Hickson"](#); ["ddehart@onemain.com"](#); [Denise Conrad](#); [Eric Underwood](#); ["Gail Curtis \(region1devrevapplications@odot.state.or.us\)"](#); ["Ginger.Redlinger@orecity.k12.or.us"](#); ["Grant O'Connell \(o'connelg@trimet.org\)"](#); ["intstats@sbcglobal.net"](#); [James Band](#); ["Jeffrey Raker"](#); ["Jennifer Stephen \(jennifer.stephens@pgn.com\)"](#); ["jerry.herrmann@birdlink.net"](#); [Jim Williams](#); ["John Collins \(johnc@sfbv.org\)"](#); [John Knapp](#); [John M. Lewis](#); ["John Replinger \(replinger-associates@comcast.net\)"](#); ["Katie Durfee \(kdurfee@orecity.org\)"](#); ["Kent, Ken"](#); [Martin Montalvo](#); [Matthew Palmer](#); [Mike Roberts](#); ["Mike.Livingston@pgn.com"](#); ["Neighborhood Association Chairs"](#); ["richard.e.craven@gmail.com"](#); ["salmoclarki@stinkingdesert.com"](#); [Scott Archer](#); ["TAYAR Abraham * Avi"](#); ["Tim Finlay \(timfin@co.clackamas.or.us\)"](#); ["Ugo DiLullo \(ugodil@co.clackamas.or.us\)"](#); [Wendy Marshall](#); ["Wes Rogers, OC School District"](#)
Bcc: ["Barclay Hills - Tony Uzuegbunam"](#); ["Canemah - Linda Baysinger"](#); ["Caufield - Mike Mermelstein"](#); ["Caufield Co-Chair Gary Davis \(davisgj2@comcast.net\)"](#); ["Gaffney Lane Chair - Amy Willhite"](#); ["Hillendale Vice Chair: Roy Harris \(royandanna@centurylink.net\)"](#); ["McLoughlin Chair and LU Chair Denyse McGriff."](#); ["Park Place Chair - Bob La Salle"](#); ["Rivercrest Chair - Harris Gwinn"](#); ["South End Chair - Bill McConnel"](#); ["Two Rivers Chair: Bryon Boyce"](#); [Bill Clark](#); [Dorothy Dahlsrud](#); [Doug Neeley](#); [Ginger Redlinger \(Director OTA\)](#); [Jerry Herrmann \(usa5303@fedex.com\)](#); [Trent Warness](#); [David J. Higgins \(djh@shanwil.com\)](#); [George Glass \(geglass60@gmail.com\)](#); ["Hillendale Vice Chair: Roy Harris \(royandanna@centurylink.net\)"](#); ["Hillendale - Steve Andersen"](#)
Subject: Oregon City Notice of Public Hearing: Planning Files US 16-02 NR 16-04 SP 16-04 VR 16-01 - Berry Hill Apartments Retaining Wall
Date: Tuesday, June 21, 2016 12:19:00 PM
Attachments: [image001.png](#)
[US 16-02 Notice.pdf](#)
[US 16-02 Transmittal.pdf](#)

NOTICE OF PUBLIC HEARING (PLANNING COMMISSION) – TYPE III APPLICATION

Mailed on: June

21, 2016

COMMENT

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REPRESENTATIVE: David L. Higgins, CEG, LEG, Shannon & Wilson, Inc.,
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(Map Other Side) Clackamas County APN 3-2E-04C-00803 and 00807

WEBPAGE: <http://www.orecity.org/planning/project/us-16-02-nr-16-04-sp-16-04-vr-16-01>

CONTACT Peter Walter AICP, Planner (503) 496-1568

PERSON: Email: pwalter@orecity.org

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Pete Walter, AICP, Planner

pwalter@orcity.org

**Community Development Department
Planning Division**

221 Molalla Avenue, Ste. 200

Oregon City, Oregon 97045

503-496-1568 Direct

503-722-3789 Front Desk

503-722-3880 Fax

Website: www.orcity.org

New Hours(Sept 2): 8:30 AM – 3:30 PM, M-F



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SIGN

SIGN

SIGN

SIGN

Fir St

Beaver Creek Rd



AFFIDAVIT OF POSTING

FILE NUMBER(S):	US 16-02 / NR 16-04 / SP 16-04 / VR 16-01
APPLICANT / OWNER:	George Glass, Berryhill Equity LLC, 4004 Kruse Way Place, Lake Oswego, OR 97035
REPRESENTATIVE:	David L. Higgins, CEG, LEG, Shannon & Wilson, Inc., 3990 Collins Way, Ste. 100, Lake Oswego,, OR 97035

A land use action requires the posting of signs for a period of at least fourteen (14) days that provides 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 **June 20, 2016** so that they are clearly visible along the streets fronting the property (see attached map).

The signs shall be mounted on a sturdy backing (such as plywood), and posted within 10 to 15 feet of the street so that is clearly visible. The notice 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 remove the signs after the close of the public hearing for this file. If you have any questions please contact me at (503) 496-1568.

Pete Walter, AICP
City of Oregon City - Planning Division
221 Molalla Ave., Ste. 200
Oregon City, Oregon 97045

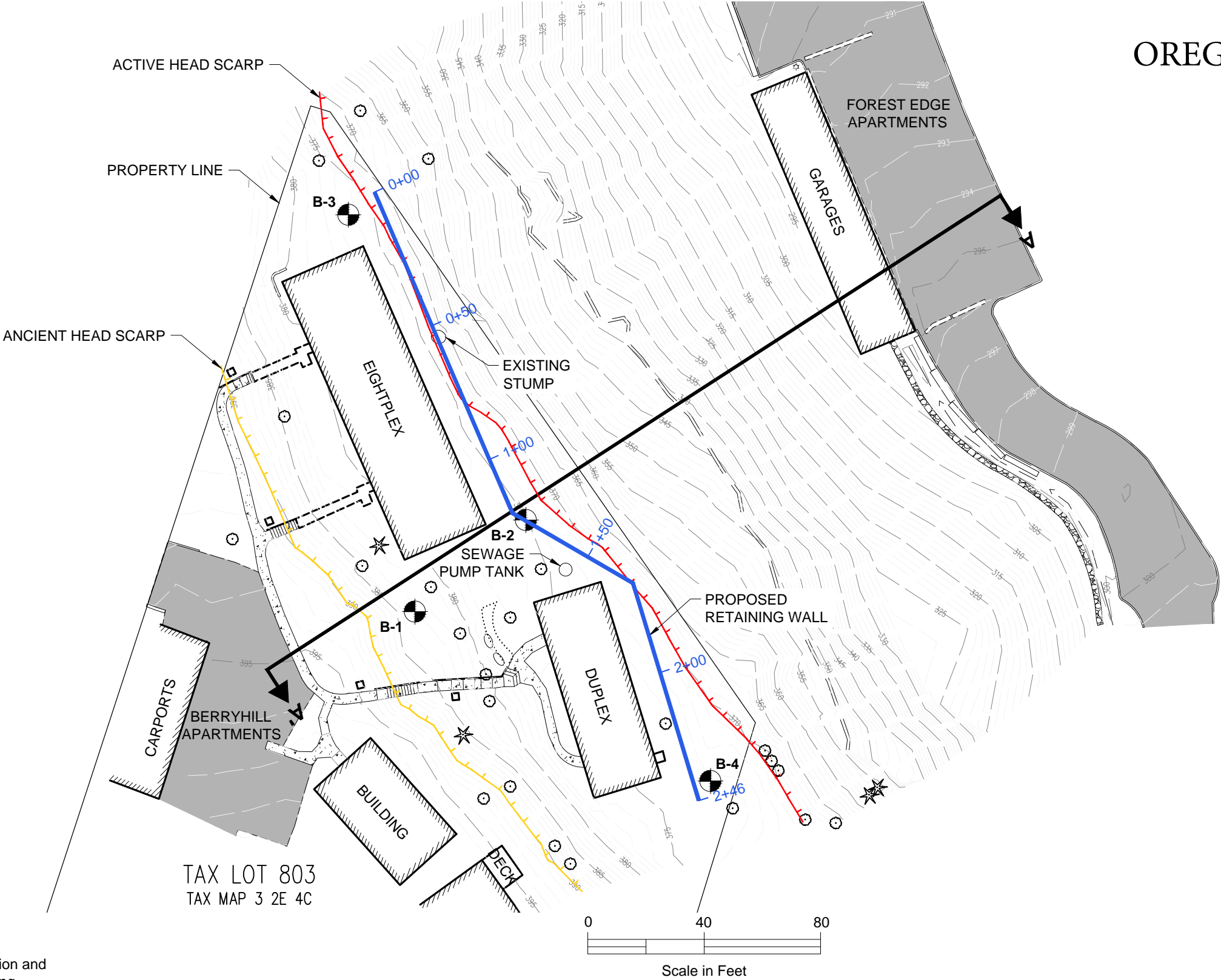
PLEASE SIGN AND RETURN THIS NOTICE TO THE PLANNING DIVISION

I hereby certify that on (date) 6/16/2016, I posted the required notices on the subject site. 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 or Representative

6/16/2016
Date

File: I:\WP\Projects\24-1 Portland\3700\3767 Berryhill Apartments Landslide\Phase-005\Graphics\CAD\Berryhill Site Plan Dec 2015.dwg Date: 02-29-2016 Author: ecp



OREGON CITY PLANNING
FILE #s

US 16-02
NR 16-04
SP 16-04
VR 16-01

LEGEND

- B-1 Approximate Location and Designation of Boring
- A Location and Designation of Slope Stability Analysis Model

NOTES

1. Base map from drawing 5008CX MPL-20151217.dwg, provided by AKS on December 18, 2015.
2. Locations of trees and borings B-3 and B-4 from drawing 5008 20160203 EX COND.dwg, provided by AKS on February 3, 2016.

Berryhill Apartments Landslide Oregon City, Oregon	
SITE AND EXPLORATION PLAN	
February 2016	24-1-03767-005
SHANNON & WILSON, INC. Geotechnical and Environmental Consultants	FIG. 2