



NOTICE OF PUBLIC HEARING ON LAND USE APPLICATION March 29, 2017

COMMENT DEADLINE:	On Monday, May 8, 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 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. <i>Written comments</i> on these Type III Land Use Applications must be received by the Oregon City Planning Division, no later than Friday, April 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:	CU 17-01: Conditional Use SP 17-16: Site Plan and Design Review VR 17-01: Variances
APPLICANT:	Roseann Johnson, Bluestone Homes 16081 S. Moore Rd, Oregon City, OR 97045
OWNER:	North Clackamas Christian School Society 19575 Sebastian Way, Oregon City, OR 97045
REQUEST:	Conditional Use, Site Plan and Design Review and Variance Application for new Modular Building At North Clackamas Christian School.
LOCATION: (see map on reverse)	19575 Sebastian Way, Oregon City, OR 97045 Clackamas County Map: 3-2E-08DA-06400
CONTACT PERSON:	Pete Walter, AICP, Planner (503) 496-1568, pwalter@orc.org
NEIGHBORHOOD ASSOCIATION:	Gaffney Lane N.A.
CRITERIA:	Oregon City Municipal Code. The City Code Book is available on-line at www.orcity.org 17.08 – R-10 Single Family Dwelling District; 17.62 - Site Plan and Design Review; 17.56 – Conditional Uses; 17.60 – Variances; 17.41 - Tree Protection Standards; 17.50 – Administration and Procedures; 17.52 – Off Street Parking and Loading; 13.12 – Stormwater Management; 15.48 – Grading, Filling and Excavating

The applicant and all documents submitted by or on behalf of the applicant are available for inspection at no cost at the Oregon City Planning Division, 221 Molalla Avenue, Oregon City, Oregon 97045, from 7:30 a.m. to 6:00 p.m. Monday thru Thursday and by appointment on 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 14 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.

CU 17-01 / SP 17-16 / VR 17-01



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.








0 200 Feet

1: 2,400

NCCS MODULAR BUILDING

Map created 4/10/2017

Legend

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

Notes

Overview Map



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





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

CU 17-01; SP 17-16; VR 17-01

CLK91230

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

1

week in the following issue:

April 5, 2017

Charlotte Allsop

Charlotte Allsop (Accounting Manager)

Subscribed and sworn to before me this
April 5, 2017.

[Signature]

NOTARY PUBLIC FOR OREGON

PO: PETE WALTER

Acct #500291

Attn: Pete Walter

City of Oregon City

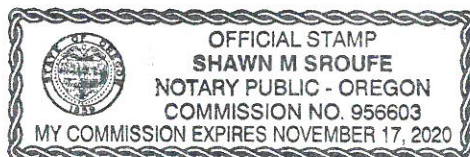
PO Box 3040

Oregon City, OR 97045-0304

Size: 2 x 7.99"

Amount Due: \$189.41*

*Please remit to address above.



NOTICE OF PUBLIC HEARING ON LAND USE APPLICATION

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FILE NUMBER: CU 17-01: Conditional Use / SP 17-16: Site Plan and Design Review / VR 17-01: Variances

APPLICANT: Roseann Johnson, Bluestone Homes, 16081 S. Moore Rd, Oregon City, OR 97045

OWNER: North Clackamas Christian School Society, 19575 Sebastian Way, Oregon City, OR 97045

REQUEST: Conditional Use, Site Plan and Design Review and Variance Application for new Modular Building At North Clackamas Christian School.

LOCATION: 19575 Sebastian Way, Oregon City, OR 97045, Clackamas County Map: 3-2E-08DA-06400

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

NEIGHBORHOOD ASSOCIATION: Gaffney Lane N.A.

CRITERIA: Oregon City Municipal Code. The City Code Book is available on-line at www.orcity.org

17.08 - R-10 Single Family Dwelling District;

17.62 - Site Plan and Design Review;

17.56 - Conditional Uses;

17.60 - Variances;

17.41 - Tree Protection Standards;

17.50 - Administration and Procedures;

17.52 - Off Street Parking and Loading;

13.12 - Stormwater Management;

15.48 - Grading, Filling and Excavating

The application and all documents submitted by or on behalf of the applicant are available for inspection at no cost at the Oregon City Planning Division, 221 Molalla Avenue, Oregon City, Oregon 97045, from 7:30 a.m. to 6:00 p.m. Monday thru Thursday and by appointment on 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 14 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 04/05/2017.

CLK15891230



Roseann Johnson, Bluestone Homes
16081 S. Moore Rd
Oregon City, OR 97045

North Clackamas Christian School Society
19575 Sebastian Way
Oregon City, OR 97045

Project:

CU 17-01: Conditional Use
SP 17-16: Site Plan and Design Review
VR 17-01: Variances

Address and Tax Map/Lot:

19575 Sebastian Way, Oregon City, OR 97045
Clackamas County Map: 3-2E-08DA-06400

Application Submitted: 02/14/2017

Application Incomplete: 03/14/2017

Applicant Complete: 03/29/2017

Planning Commission Hearing: 05/08/2017

120-Day Decision Deadline: 07/27/2017

DETERMINATION OF APPLICATION COMPLETENESS

XX The following application: CU 17-01: Conditional Use, SP 17-16: Site Plan and Design
_____ Review, and VR 17-01: Variances, are complete

The above referenced application has been deemed complete for processing. Per *OCMC 17.50.070 - Completeness review and one hundred twenty-day rule*.

C. Once the community development director determines the application is complete enough to process, or the applicant refuses to submit any more information, the city shall declare the application complete. Pursuant to ORS 227.178, the city will reach a final decision on an application within one hundred twenty calendar days from the date that the application is determined to be or deemed complete unless the applicant agrees to suspend the one hundred twenty calendar day time line or unless State law provides otherwise. The one hundred twenty-day period, however, does not apply in the following situations:

- 1. Any hearing continuance or other process delay requested by the applicant shall be deemed an extension or waiver, as appropriate, of the one hundred twenty-day period.*
- 2. Any delay in the decision-making process necessitated because the applicant provided an incomplete set of mailing labels for the record property owners within three hundred feet of the subject property shall extend the one hundred twenty-day period for the amount of time required to correct the notice defect.*
- 3. The one hundred twenty-day period does not apply to any application for a permit that is not wholly within the city's authority and control.*
- 4. The one hundred twenty-day period does not apply to any application for an amendment to the city's comprehensive plan or land use regulations nor to any application for a permit, the approval of which depends upon a plan amendment.*

D. The one hundred twenty-day period specified in [Section 17.50.070C](#) may be extended for a specified period of time at the written request of the applicant. The total of all extensions may not exceed two hundred forty-five calendar days.

E. The approval standards that control the city's review and decision on a complete application are those which were in effect on the date the application was first submitted.

Please see attached land use notice for additional details. For assistance regarding any current planning issues related to your project, please contact me in the Community Development Department at (503) 722-3789. I look forward to working with you on your application.

Sincerely,

Pete Walter, AICP, Associate Planner
Planning Division



LAND USE APPLICATION TRANSMITTAL

March 29, 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

Staff Report Due: **May 1, 2017**
HEARING BODY: ___Staff Review; **XX**Planning Commission; ___HRB; ___CC **Hearing Date: May 8, 2017**
FILE # & TYPE: CU 17-01 / SP 17-16 / VR 17-01
Website: <https://www.orcity.org/planning/project/cu-17-01-sp-17-16-vr-17-01>
PLANNER: Pete Walter, AICP, Planner PH: (503) 496-1568 Email: pwalter@orcity.org
APPLICANT: Roseann Johnson, Bluestone Homes
OWNER: North Clackamas Christian School
REQUEST: Conditional Use, Site Plan and Design Review and Variance Application for new Modular Building At North Clackamas Christian School.
ZONING: "R-10" Single Family Residential Zoning District
LOCATION: 19575 Sebastian Way, Oregon City, OR 97045
Clackamas County Map: 3-2E-08DA-06400

This application material is referred to you for your information, study and official comments. 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 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 (Attach additional sheets if needed).

Signed _____

From: Pete Walter
To: [Louise Faxon \(lfaxon@pamplinmedia.com\)](mailto:lfaxon@pamplinmedia.com)
Subject: Oregon City Public Notice
Date: Wednesday, March 29, 2017 1:49:00 PM
Attachments: [image001.png](#)
[CU 17-01 SP 17-16 VR 17-01 Newspaper.docx](#)

Good afternoon,

Please publish the attached public hearing notice in the Clackamas Review / Oregon City News at the next publication.

Thanks,

Pete Walter



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

Need Zoning and other Tax Lot Information? - [Generate a Property Report](#)

Online Mapping is available at [OCWebMaps](#)



Please consider the environment before printing

PUBLIC RECORDS LAW DISCLOSURE: This e-mail is subject to the State Retention Schedule and may be made available to the public.

From: lfaxon@pamplinmedia.com
To: [Pete Walter](#)
Subject: RE: Oregon City Public Notice
Date: Wednesday, March 29, 2017 3:04:45 PM
Attachments: [image001.png](#)

Good Afternoon Pete,

Notice received. I will get this notice in the **April 5th editions** of the **Clackamas Review and Oregon City News**. Once published, I will send affidavits of publication to your attention.

Thank you,

Louise Faxon

Legal Advertising

Community Newspapers/Portland Tribune

6605 SE Lake Rd, Portland 97222-2161

PO Box 22109, Portland OR 97269-2109

Please note new phone number: (971) 204-7752

Fax (503) 620-3433

lfaxon@commnewspapers.com or lfaxon@pamplinmedia.com

Legals Notices are online at: <http://publicnotices.portlandtribune.com>

From: Pete Walter [mailto:pwalter@orccity.org]

Sent: Wednesday, March 29, 2017 1:50 PM

To: Louise Faxon <lfaxon@pamplinmedia.com>

Subject: Oregon City Public Notice

Good afternoon,

Please publish the attached public hearing notice in the Clackamas Review / Oregon City News at the next publication.

Thanks,

Pete Walter



Pete Walter, AICP, Planner

pwalter@orccity.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.orccity.org

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



Need Zoning and other Tax Lot Information? - [Generate a Property Report](#)

Online Mapping is available at [OCWebMaps](#)



Please consider the environment before printing

PUBLIC RECORDS LAW DISCLOSURE: This e-mail is subject to the State Retention Schedule and may be made available to the public.

[illegible]

North Clackamas Christian School - Modular Building Proposal

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

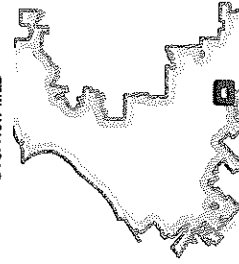
Legend

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

$x =$	SIGN	LOCATION
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Notes

Overview Map





AFFIDAVIT OF POSTING OF NOTICE FOR LAND USE APPLICATIONS

APPLICANT: Roseann Johnson, Bluestone Homes

OWNER: North Clackamas Christian School

LOCATION: 19575 Sebastian Way, Oregon City, OR 97045
Clackamas County Map: 3-2E-08DA-06400

FILE NO: CU 17-01: Conditional Use
SP 17-16: Site Plan and Design Review
VR 17-01: Variances

OCMC 17.50.100 - Notice posting requirements.

Where this chapter requires notice of a pending or proposed permit application or hearing to be posted on the subject property, the requirements of this section shall apply.

A. City Guidance and the Applicant's Responsibility. The city shall supply all of the notices which the applicant is required to post on the subject property and shall specify the dates the notices are to be posted and the earliest date on which they may be removed. The city shall also provide a statement to be signed and returned by the applicant certifying that the notice(s) were posted at the correct time and that 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.

B. Number and Location. The applicant must place the notices on each frontage of the subject property. If the property's frontage exceeds six hundred feet, the applicant shall post one copy of the notice for each six hundred feet or fraction thereof. Notices do not have to be posted adjacent to alleys or unconstructed right-of-way. Notices shall be posted within ten feet of the street and shall be visible to pedestrians and motorists. Notices shall not be posted within the public right-of-way or on trees. The applicant shall remove all signs within ten days following the event announced in the notice.

A land use action requires the posting of a sign at least 20-day prior to the public hearing that provides a brief description of the application submitted. It is your responsibility to post the sign, which may be obtained at the Oregon City Department of Community Development. **The sign shall be posted by April 18TH, 2017** so that it is clearly visible along the most traveled streets fronting the property.

The sign shall be mounted on a sturdy backing (such as plywood), and posted within 10 to 15 feet of the street so that it is clearly visible. The notice shall not be posted on trees or utility poles. If the weather is wet please cover the sign with clear plastic, or other clear weatherproof material. **The sign should remain visible until after the close of the Public Hearing.**

Please contact me if you have any questions.
Pete Walter, AICP, Planner (503)496-1568

PJT

PLEASE SIGN AND RETURN THIS NOTICE TO THE PLANNING DIVISION

I hereby certify that on (date) 4/14/17, 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.

Clw
Applicant

4/14/17
Date

ALBERT DARRELL & SAU SMITH
13945 POMPEI DR
OREGON CITY, OR 97045

EDDIE D PRESTON
13930 POMPEI DR
OREGON CITY, OR 97045

N CLACKAMAS CHRIST SCH
19575 SEBASTIAN WAY
OREGON CITY, OR 97045

ARIC S BUCK
13922 POMPEI DR
OREGON CITY, OR 97045

FLORENCE A PROTOPAPAS
13872 POMPEI DR
OREGON CITY, OR 97045

NORTH CLACKAMAS CHRISTIAN SCHO
19575 SEBASTIAN WAY
OREGON CITY, OR 97045

BILLY K & N J MOYLES MORRIS
13962 POMPEI DR
OREGON CITY, OR 97045

GEORGE W JR & JOHANN WESEMAN
19542 SEBASTIAN WAY
OREGON CITY, OR 97045

PRINCE OF LIFE LUTHERAN
13896 MEYERS RD
OREGON CITY, OR 97045

BIRGIT MEYER
13958 VENICE CT
OREGON CITY, OR 97045

HEATHER M CAVERHILL
19534 SEBASTIAN WAY
OREGON CITY, OR 97045

QUANTUM MANAGEMENT
601 E 16TH ST
VANCOUVER, WA 98663

CHRISTOPHER PERKINS
13935 POMPEI DR
OREGON CITY, OR 97045

JENEANE C SHUELL
19559 SEBASTIAN WAY
OREGON CITY, OR 97045

RACHEL L KANUI
13926 VENICE CT
OREGON CITY, OR 97045

CLACKAMAS COMMUNITY COLLEGE
19600 MOLALLA AVE
OREGON CITY, OR 97045

JOHN T & PEGGY E POWELL
13946 POMPEI DR
OREGON CITY, OR 97045

SCOTT CAVERHILL
13952 VENICE CT
OREGON CITY, OR 97045

CLAUDE L JR HUSSEY
13944 VENICE CT
OREGON CITY, OR 97045

KELLY & ALYSSA ALT
2784 BLUE ASTER BLVD
SUN PRAIRIE, WI 53590

STEVEN C & CONNIE M HARSH
14471 S HAWTHORNE CT
OREGON CITY, OR 97045

CURTIS LUNSKI
13914 POMPEI DR
OREGON CITY, OR 97045

LANDS END HOMEOWNERS ASSN
PO BOX 23099
TIGARD, OR 97281

THEODORE J & KATHRYN ROOS
13938 POMPEI DR
OREGON CITY, OR 97045

CYNDEE J MADY
13934 VENICE CT
OREGON CITY, OR 97045

LISA & ZACHARY FELIX
13978 POMPEI DR
OREGON CITY, OR 97045

TIMORI M & VINCENT J GOULD
19551 SEBASTIAN WAY
OREGON CITY, OR 97045

DINU D & SIMONA POPA
13951 POMPEI DR
OREGON CITY, OR 97045

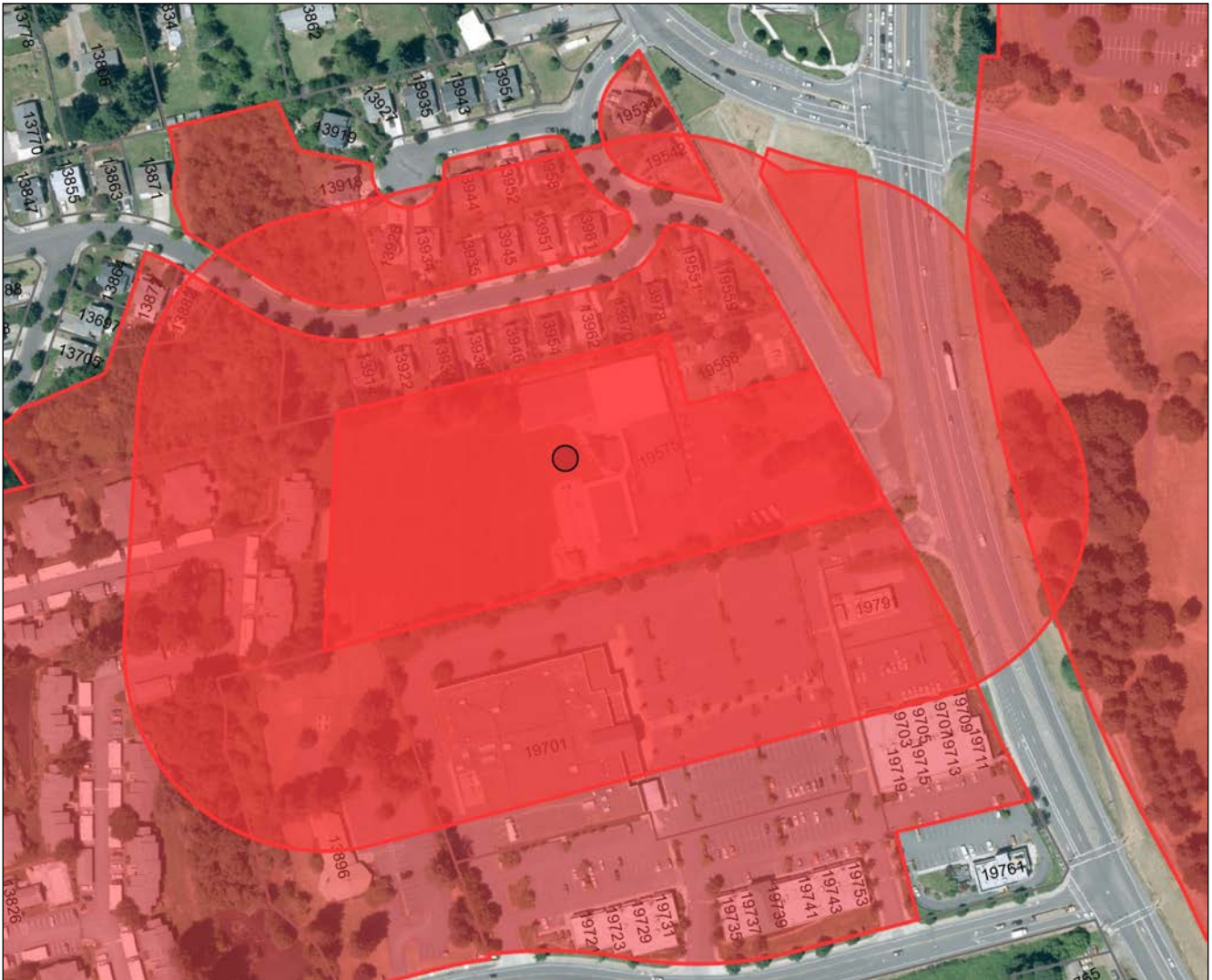
LOJA TRAILS END LLC
1333 N CALIFORNIA BLVD STE 575
WALNUT CREEK, CA 94596

TIMOTHY L HAMMOCK
13882 POMPEI DR
OREGON CITY, OR 97045

TRACY J & S D AVELAR GAILFOIL
13961 POMPEI DR
OREGON CITY, OR 97045

TRAVIS & CRICKETT TOOLE
13918 VENICE CT
OREGON CITY, OR 97045

Mailing Labels Report



Labels created:	3/29/2017 10:21 AM
Run by:	Pete Walter (pwalter@orcity.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:	37
# Labels generated:	32