



### NOTICE OF PUBLIC HEARING

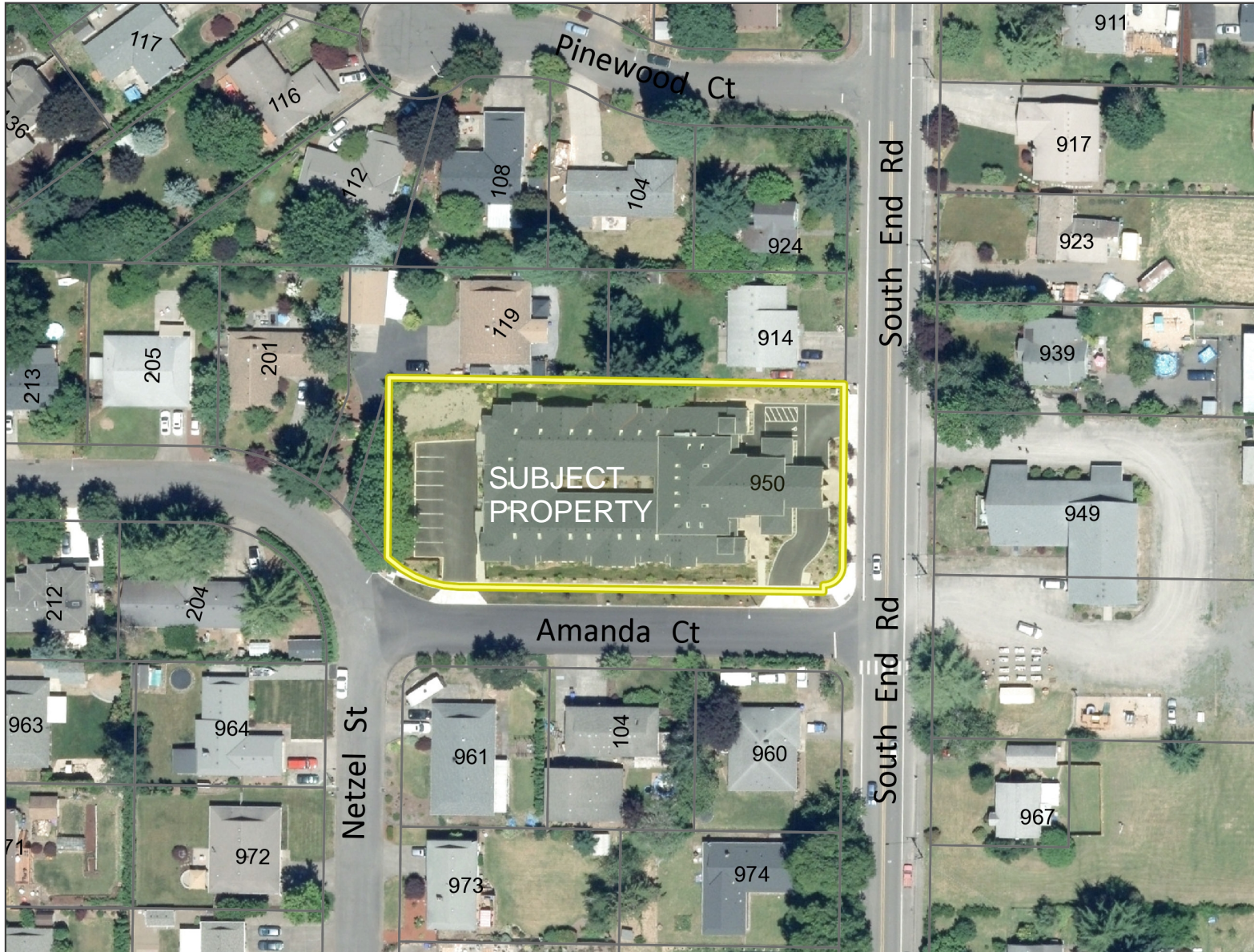
*Mailed on or before November 6, 2018*

<b>COMMENT DEADLINE:</b>	On Monday, <b>November 26<sup>th</sup>, 2018</b> , the <b>City of Oregon City - Planning Commission</b> 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, <b>November 16<sup>th</sup></b> 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.
<b>FILE NUMBERS:</b>	GLUA-18-00025 / VAR-18-00001 / SP-18-00106 / MD-18-00001 (of CU 14-01)
<b>OWNER:</b>	PBREL I LLC, 600 University St, Ste. 2800, Seattle, WA 98101
<b>APPLICANT:</b>	Jeffrey Wellington, 415 SE 28 <sup>th</sup> Ave, Portland, OR 97214
<b>REPRESENTATIVES:</b>	Kelly Smith / John Lape, Architect, 520 SW 6 <sup>th</sup> Ave, Ste. 520, Portland, OR 97219
<b>REQUEST:</b>	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
<b>WEBSITE:</b>	<a href="https://www.oregoncity.org/planning/project/glue-18-00025">https://www.oregoncity.org/planning/project/glue-18-00025</a>
<b>LOCATION: (See Map)</b>	950 South End Road, Oregon City, OR 97045 Clackamas County Map 3-1E-01AD, Tax Lot 3100
<b>CONTACT PERSON:</b>	Pete Walter, AICP, Planner Phone: (503) 496-1568, Email: <a href="mailto:pwalter@oregoncity.org">pwalter@oregoncity.org</a>
<b>NEIGHBORHOOD ASSOCIATION:</b>	South End Neighborhood Association
<b>CRITERIA:</b>	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 <a href="http://www.oregoncity.org">www.oregoncity.org</a> .

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

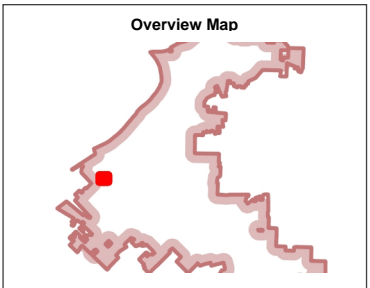


### Legend

- 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



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.

Map created 10/17/2018

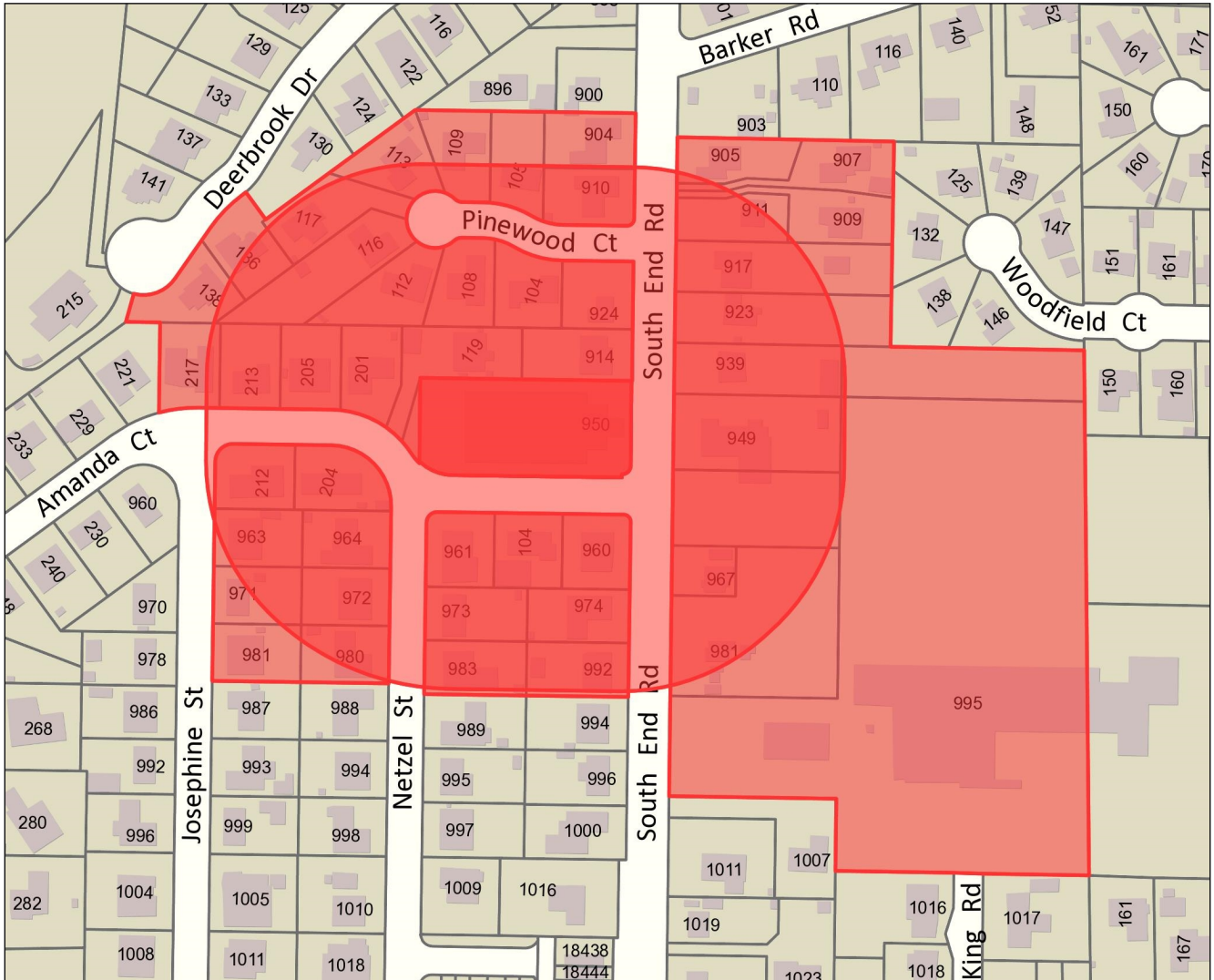
**GLUA-18-00025 / VAR-18-00001 / SP-18-00106 / MD-18-00001 (of CU 14-01)**

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





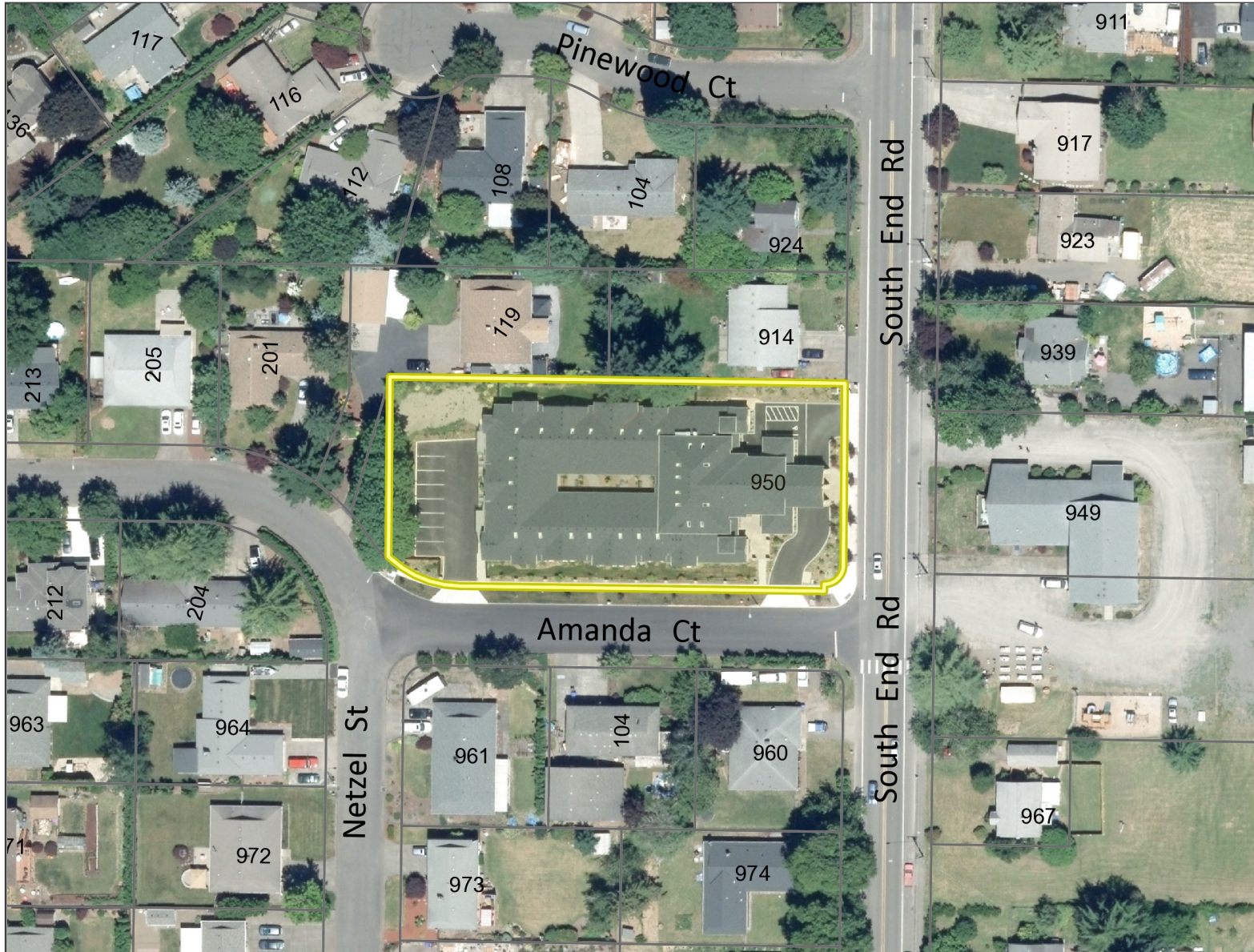
## Mailing Labels Report



<b>Labels created:</b>	10/18/2018 8:55 AM
<b>Run by:</b>	Pete Walter (pwalter@orccity.org)
<b>Labels generated using:</b>	Taxlot Number
<b>Taxlot number</b>	31E01AD-03100
<b>Buffer?</b>	Yes
<b>Buffer Distance:</b>	300 Foot
<b>Label type:</b>	Taxpayers
<b>Sort order:</b>	By Name
<b>Output format:</b>	Pdf
<b>Notify Neighborhood Associations?</b>	Yes
<b># Taxlots used to create labels:</b>	49
<b># Labels generated:</b>	46 (includes 1 Neighborhood Association label)



# Oregon City GIS Map

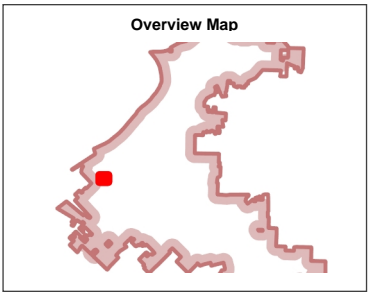


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### Notes

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Map created 10/17/2018

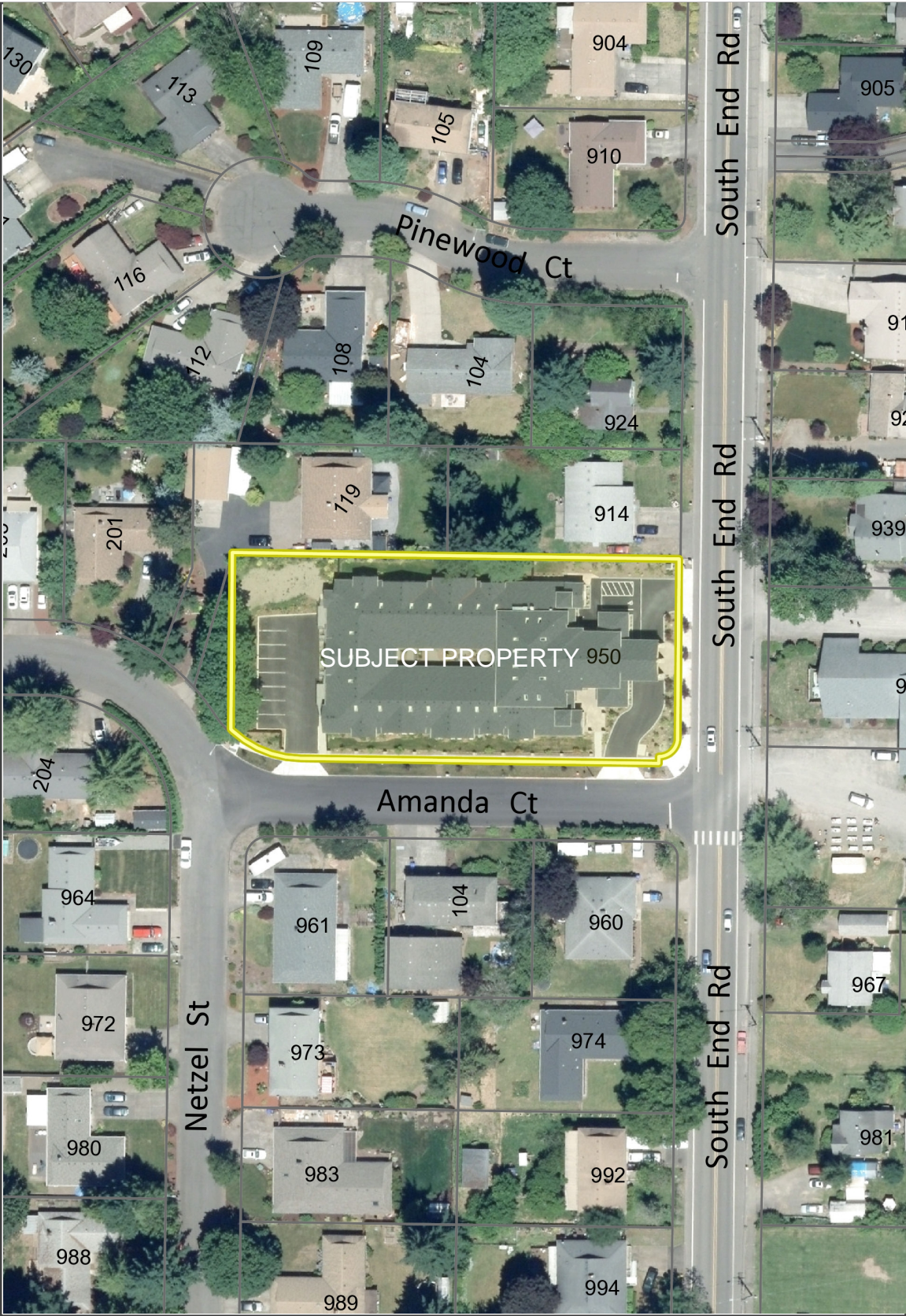
**GLUA-18-00025 / VAR-18-00001 / SP-18-00106 / MD-18-00001 (of CU 14-01)**

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# Oregon City GIS Map



**Legend**

Taxlots

Taxlots Outside UGB

Unimproved ROW

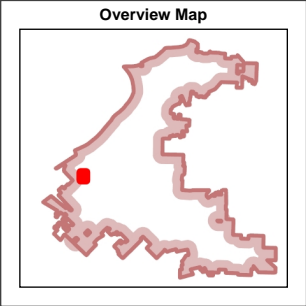
City Limits

UGB

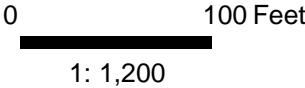
Basemap

**Notes**

Notes



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Oregon City  
OR 97045  
(503) 657-0891  
[www.orcity.org](http://www.orcity.org)



**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 PINWOOD 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 PINWOOD CT  
OREGON CITY, OR 97045

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

**BONNER WAYMON A & KIMBERLY L**  
108 PINWOOD 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 PINWOOD 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

6605 SE Lake Road, Portland, OR 97222  
PO Box 22109 Portland, OR 97269-2169  
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 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*

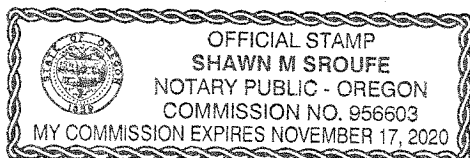
Charlotte Allsop (Accounting Manager)

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.

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

**OWNER:** PBRELF I LLC, 600 University St, Ste. 2800, Seattle, WA 98101

**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](mailto: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](http://www.orcity.org).

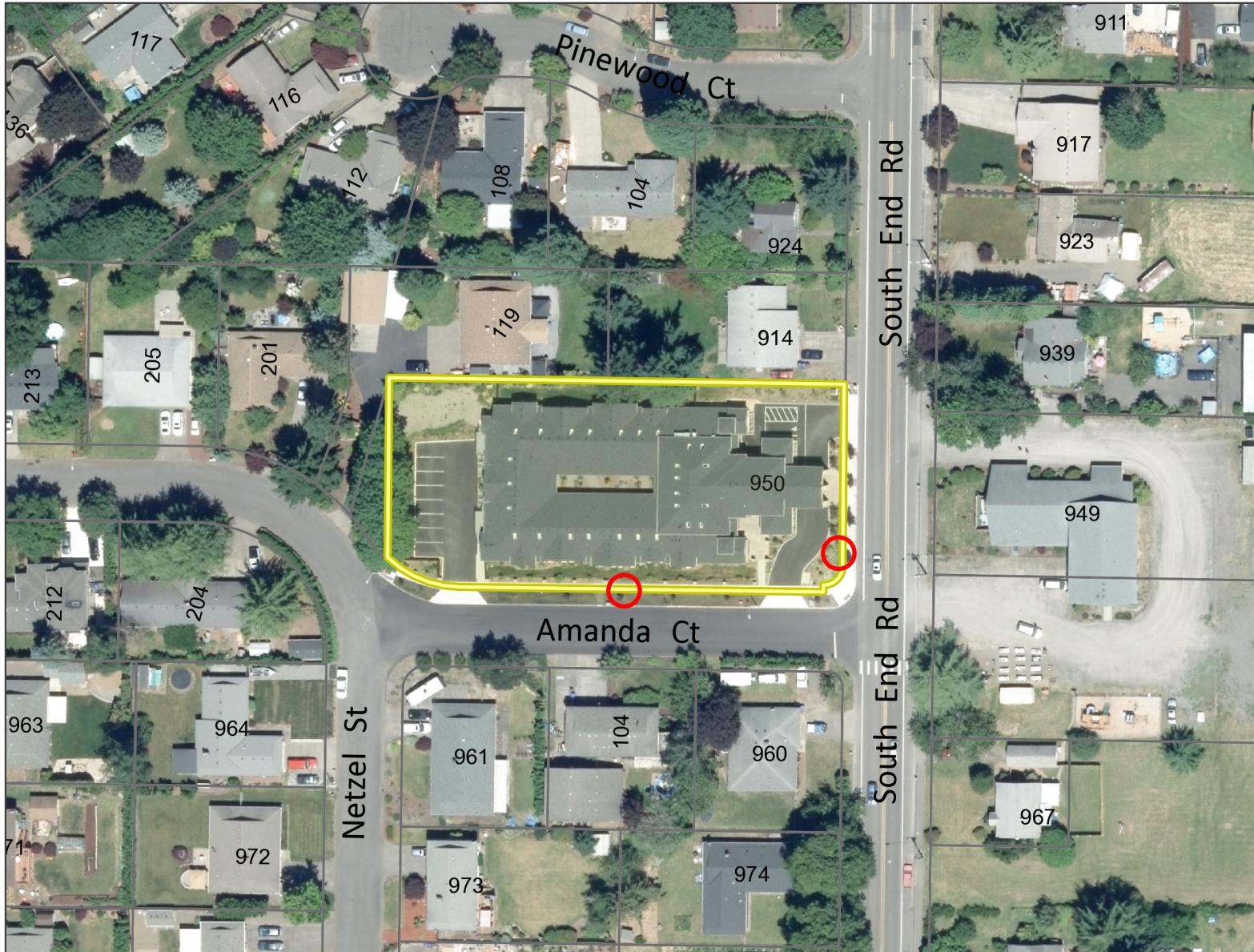
The application and all documents submitted by or on behalf of the applicant are available for inspection at no cost and copies will be provided at reasonable cost at the Oregon City Planning Division, 698 Warner Parrott Road, Oregon City, Oregon 97045, from 8:30 a.m. to 3:30 p.m. Monday through Friday. 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



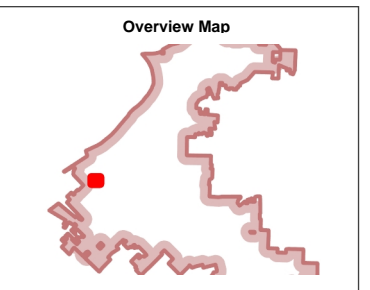
**Legend**

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**○ = SIGN LOCATION**

**Notes**

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Map created 10/17/2018

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### POSTING OF NOTICE FOR LAND USE APPLICATION

**Owner:**

PBREL I 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,

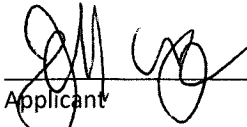
Pursuant to OCMC 17.50.090-.100, your land use application requires the posting of signs on the subject site that provide a brief description of your development and requests comments from the public. The signs shall be mounted on a sturdy backing (such as plywood), and posted within 10 to 15 feet of 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](mailto: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