



### NOTICE OF PLANNING COMMISSION PUBLIC HEARING

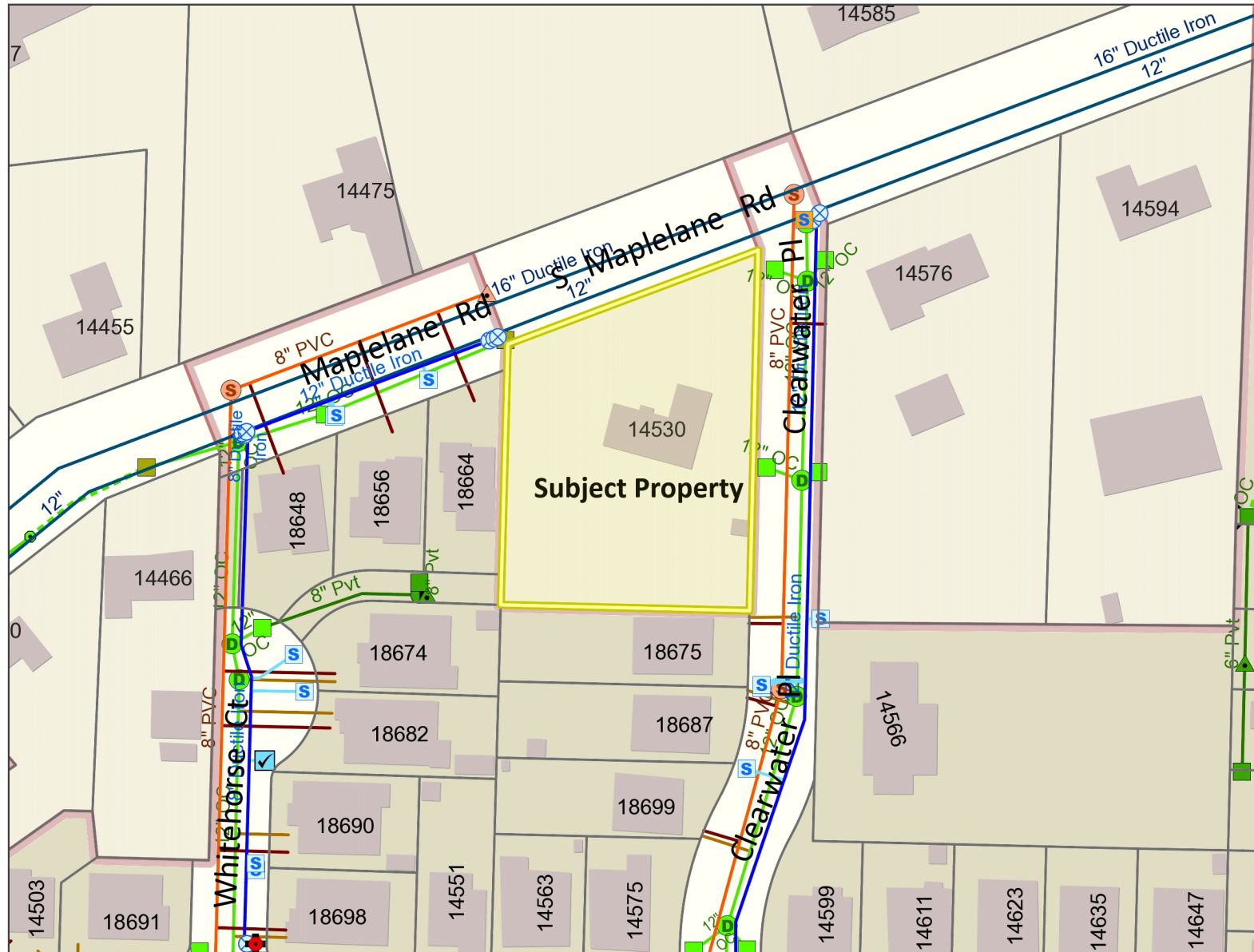
**Mailed on September 12, 2018**

<b>HEARING DATES:</b>	On <b>Monday, October 22, 2018</b> 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 IV Applications. Any interested party may testify at the public hearings or submit written testimony at or prior to the close of the Commission hearing. Written comments must be received by close of business at City Hall (5:00PM) 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 if received by 3:30pm the day of the hearing. After 3:30 pm on the day of the hearing, all written testimony must be submitted in writing at the hearing. The City Commission hearing date for this application will be scheduled once the Planning Commission reaches a formal recommendation.
<b>FILE NUMBERS:</b>	<b>GLUA-18-00020</b> AN-18-00002: Annexation (0.76 acres) ZC-18-00001: Zone Change (Clackamas County FU-10 to Oregon City R-6) MP-18-00004: Minor Partition (3 lots)
<b>APPLICANT / OWNER:</b>	Dean Cunningham, 14530 S Mapelane Rd, Oregon City, OR 97045
<b>REPRESENTATIVE:</b>	Debbie Cleek, The Bookin Group, 1140 SW 11 <sup>th</sup> Ave, Ste. 500, Portland, OR 97205
<b>REQUEST:</b>	Annexation of a 0.76 acre property into the city limits of Oregon City. The site is within the Oregon City Urban Growth Boundary and has a Comprehensive Plan designation of Low Density Residential. The applicant is additionally seeking approval for a Zone Change from Clackamas County Future Urban 10-Acre (FU-10) Zone to “R-6” Single-Family Dwelling District and a Minor Partition of 3 lots.
<b>PROJECT WEBPAGE:</b>	<a href="https://www.orcity.org/planning/project/glua-18-00020-18-00002-mp-18-00004-zc-18-00001">https://www.orcity.org/planning/project/glua-18-00020-18-00002-mp-18-00004-zc-18-00001</a>
<b>LOCATION:</b>	14530 S Mapelane Rd, Oregon City, OR 97045 Clackamas County APN: 3-2E-04DB-00500
<b>CONTACT PERSON:</b>	Pete Walter, AICP, Planner (503) 496-1568, Email: <a href="mailto:pwalter@orcify.org">pwalter@orcify.org</a>
<b>NEIGHBORHOOD:</b>	Caufield Neighborhood Association
<b>CRITERIA:</b>	<b>Annexation:</b> Metro Code 3.09, Oregon City Municipal Code Title 14, the Land Use chapter of the Clackamas County Comprehensive Plan, the City / County Urban Growth Management Agreement, and Sections 11 and 14 of the Oregon City Comprehensive Plan. <b>Zone Change and Partion:</b> Administration and Procedures are set forth in Chapter 17.50, Zoning Changes and Amendments in Chapter 17.68, “R-6” Single-Family Dwelling District, Streets, Sidewalks and Public Places in Chapter 12.04; Public and Street Trees in Chapter 12.08; Stormwater Management in Chapter 13.12; Grading, Filling and Excavating in Chapter 15.48; Minimum Improvements and Design Standards for Land Divisions in Chapter 16.12; Minor Partitions – Processes and Standards in Chapter 16.16; Tree Protection Standards in Chapter 17.41; and Erosion and Sediment Control in Chapter 17.47 of the Oregon City Municipal Code. The City Code Book is available on-line at <a href="http://www.orcity.org">www.orcity.org</a> . Oregon City Comprehensive Plan Policies and Goals: Section 1: Goals 1.2; Section 2: Goals 2.1, 2.7; Section 5: Policy 5.4.4; Section 6: Policy 6.1.1, Policy 6.2.1; Section 10: Goal 10.1, Policy 10.1.3;Section 11: Goal 11.1;Section 12: Goal 12. B,C,D.

This application is subject to the Administration and Procedures section of the Oregon City Code set forth in Chapter 17.50. The application and all supporting documents submitted by or on behalf of the applicant are available for inspection at no cost at the Oregon City Planning Division, 221 Molalla Ave., Ste. 200, during regular business days (8:30 am- 3:30 pm). Copies of these materials may be obtained for a reasonable cost. 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 record by the Planning Commission. Notice of the Planning Commission decision shall be sent to the applicant and to those persons submitting comments and providing a return address. If the application is denied, any party who participated in the Planning Commission proceedings may appeal the Planning Commission’s denial by filing a notice of appeal as required by OCMC 17.50.190. If the Planning Commission approves the request, the approval will be forwarded to the City Commission as a recommendation. Please be advised that the City Commission’s review is on the record. Any issue that is intended to provide a basis for appeal must be raised before the close of the Planning Commission proceeding, in person or by letter, with sufficient specificity to afford the City Commission and the parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity will preclude any review of that issue. Parties with standing may appeal the decision of the City Commission to the Land Use Board of Appeals. 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 following issuance of a land use decision pursuant to 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.

# AN-18-00002 / ZC-18-00001 / MP-18-00004

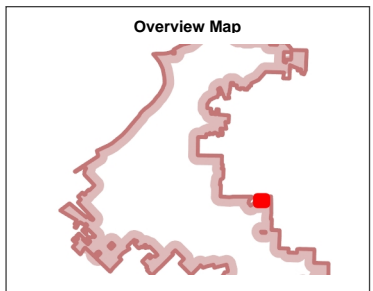


### Legend

- Taxlots
- Taxlots (Outside UGB)
- Unimproved ROW
- Water Hydrants
  - (Other owner)
  - OC
  - CRWD
  - Private
- Water Service Meters
  - (Other owner or Type not defined)
  - OC
  - CRWD
- Water Master Meters
  - (Other owner)
  - OC
- Water Irrigation Meters
  - (Other owner)
  - OC
  - CRWD

### Notes

AN-18-00002  
ZC-18-00001  
MP-18-00004



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 8/30/2018



0 100 200 Feet

1: 1,200

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





### LAND USE TRANSMITTAL (Emailed September 10, 2018)

#### **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 River Water (CRW)
- Clackamas Fire District #1
- ODOT – Division Review
- Oregon City School District
- Tri-Met
- Metro
- PGE
- South Fork Water Board (SFWB)
- Hamlet of Beavercreek
- Holcomb Outlook CPO
- Central Point / Leland Road / New Era CPO

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

- All Taxpayers within 300 feet (City and County)

#### COMMENTS DUE BY:

**October 5, 2018**

#### HEARING DATE:

PC – **October 22, 2018**, CC - TBD

#### HEARING BODY:

PLANNING COMMISSION and CITY COMMISSION

#### FILE # & TYPE:

GLUA-18-00020 / AN-18-00002 / Annexation / ZC-18-00001 / MP-18-00004

#### PLANNER:

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

#### APPLICANT:

Dean Cunningham

#### REPRESENTATIVE:

Debbie Cleek, The Bookin Group

#### REQUEST:

Annexation of a 0.76 acre property into the city limits of Oregon City. The site is within the Oregon City Urban Growth Boundary and has a Comprehensive Plan designation of Low Density Residential. The applicant is additionally seeking approval for a Zone Change from Clackamas County Future Urban 10-Acre (FU-10) Zone to "R-6" Single-Family Dwelling District and a Minor Partition of 3 lots.

#### PROJECT WEBPAGE:

<https://www.orcity.org/planning/project/glua-18-00020-18-00002-mp-18-00004-zc-18-00001>

#### LOCATION:

See Map Attached. 14530 S Maplelane Rd, Oregon City, OR 97045  
Clackamas County APN: 3-2E-04DB-00500

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 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 \_\_\_\_\_

# 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@commnewsletters.com](mailto:legals@commnewsletters.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

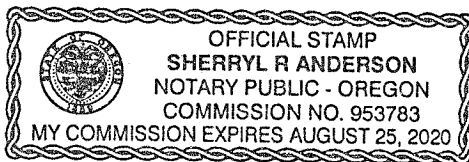
**City of Oregon City-Planning Dept.**  
**NOTICE OF PLANNING COMMISSION PUBLIC HEARING**  
**FILE NUMBERS: GLUA-18-00020**  
**Ad#: 68115**

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):  
**09/19/2018, 09/20/2018**

Charlotte Allsop (Accounting Manager)

Subscribed and sworn to before me this 09/20/2018.

## NOTARY PUBLIC FOR OREGON



Acct #: 105466

**Attn: Pete Walter**  
OREGON CITY, CITY OF  
698 WARNER PARROTT RD  
OREGON CITY, OR 97045

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**FILE NUMBERS: GLUA-18-00020**

AN-18-00002: Annexation (0.76 acres)

ZC-18-00001: Zone Change (Clackamas County FU-10 to Oregon City R-6)

MP-18-00004: Minor Partition (3 lots)

**APPLICANT / OWNER:** Dean Cunningham, 14530 S Maplelane Rd, Oregon City, OR 97045 **REPRESENTATIVE:** Debbie Cleek, The Bookin Group, 1140 SW 11th Ave, Ste. 500, Portland, OR 97205

**REQUEST:** Annexation of a 0.76 acre property into the city limits of Oregon City. The site is within the Oregon City Urban Growth Boundary and has a Comprehensive Plan designation of Low Density Residential. The applicant is additionally seeking approval for a Zone Change from Clackamas County Future Urban 10-Acre (FU-10) Zone to "R-6" Single-Family Dwelling District and a Minor Partition of 3 lots.

**PROJECT WEBPAGE:** <https://www.orcity.org/planning/project/glua-18-00020-18-00002-mp-18-00004-zc-18-00001>

**LOCATION:** 14530 S Maplelane Rd, Oregon City, OR 97045

Clackamas County APN: 3-2E-04DB-00500

**CONTACT PERSON:** Pete Walter, AICP, Planner (503) 496-1568, Email: [pwalter@orcity.org](mailto:pwalter@orcity.org)

**NEIGHBORHOOD:** Caufield Neighborhood Association

**CRITERIA:** Annexation: Metro Code 3.09, Oregon City Municipal Code Title 14, the Land Use chapter of the Clackamas County Comprehensive Plan, the City/County Urban Growth Management Agreement, and Sections 11 and 14 of the Oregon City Comprehensive Plan. Zone Change and Partition Administration and Procedures are set forth in Chapter 17.50, Zoning Changes and Amendments in Chapter 17.68, "R-6" Single-Family Dwelling District, Streets, Sidewalks and Public Places in Chapter 12.04; Public and Street Trees in Chapter 12.08; Stormwater Management in Chapter 13.12; Grading, Filling and Excavating in Chapter 15.48; Minimum Improvements and Design Standards for Land Divisions in Chapter 16.12; Minor Partitions - Processes and Standards in Chapter 16.16; Tree Protection Standards in Chapter 17.41; and Erosion and Sediment Control in Chapter 17.47 of the Oregon City Municipal Code. The City Code Book is available on-line at [www.orcity.org](http://www.orcity.org). Oregon City Comprehensive Plan Policies and Goals: Section 1: Goals 1.2; Section 2: Goals 2.1, 2.7; Section 5: Policy 5.4.4; Section 6: Policy 6.1.1, Policy 6.2.1; Section 10: Goal 10.1, Policy 10.1.3; Section 11: Goal 11.1; Section 12: Goal 12. B,C,D.

**From:** [DLCD Plan Amendments](#)  
**Sent:** Monday, September 10, 2018 11:25 AM  
**To:** [Pete Walter](#)  
**Subject:** Confirmation of PAPA Online submittal to DLCD

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**Oregon City**

Your notice of a proposed change to a comprehensive plan or land use regulation has been received by the Oregon Department of Land Conservation and Development.

Local File #: AN-18-00002 / ZC-18-00001 / MP-18-00004

DLCD File #: [005-18](#)

Proposal Received: 9/10/2018

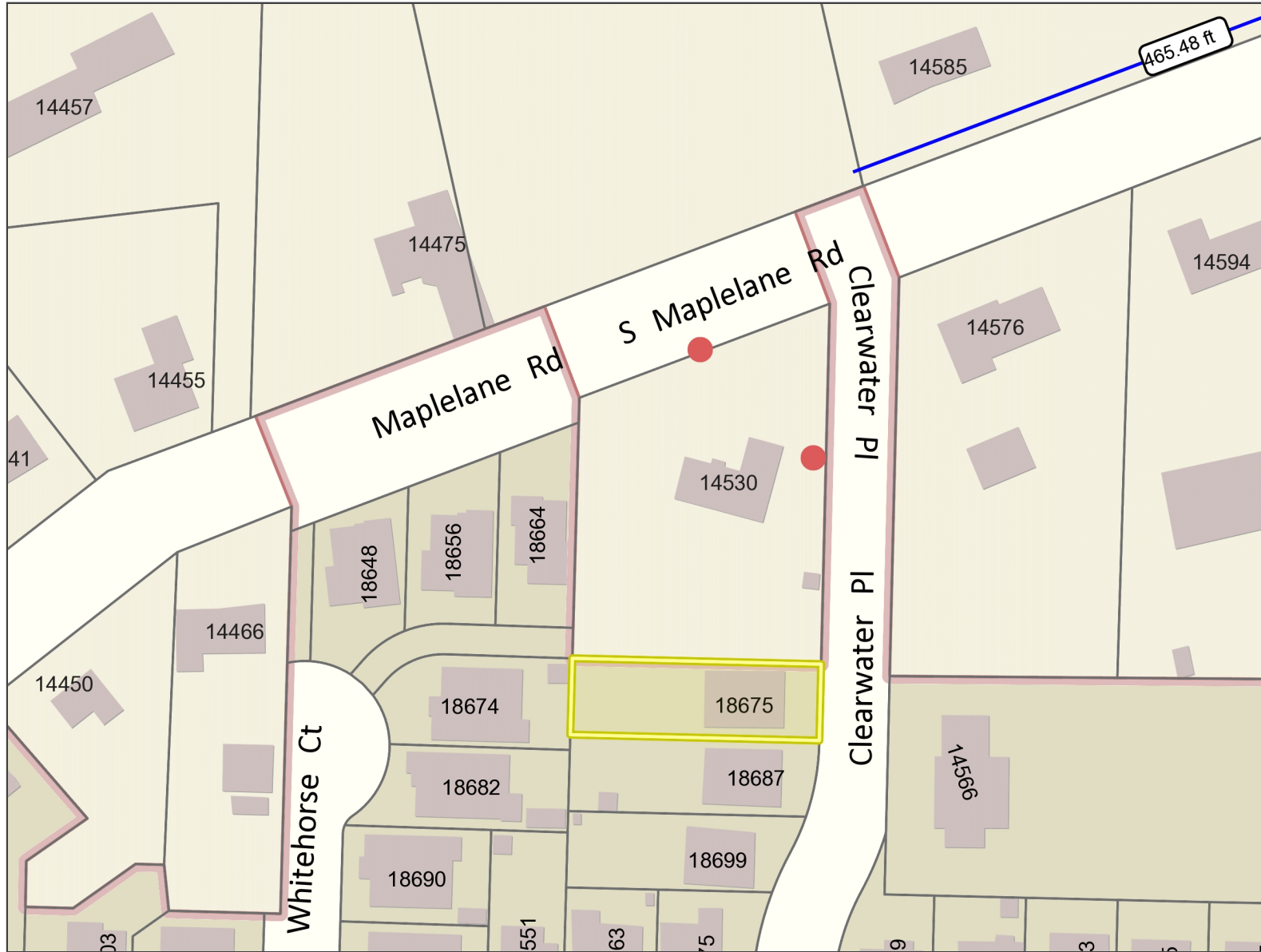
First Evidentiary Hearing: 10/22/2018

Submitted by: pwalter

If you have any questions about this notice, please reply or send an email to [plan.amendments@state.or.us](mailto:plan.amendments@state.or.us).



# SIGN POSTING LOCATIONS

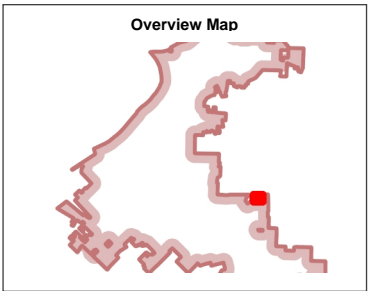


**Legend**

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

**Notes**

PLEASE SIGN ATTACHED AFFIDAVIT OF POSTING



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0 100 200 Feet

1: 1,200

Map created 9/11/2018

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



**ANTHONY C & JESSICA TAUTFEST**

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**HERRMANN JUDITH K TRUSTEE**

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**BRANDON M SMITH**

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OREGON CITY, OR 97045

**HONEYCUTT PHYLLIS E TRUSTEE**

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**MICHAEL & ANGELA MAR DAY**

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**BRIAN ANDERSON**

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**JANE E PEARSON**

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**MICHAEL C & ANDRA L KOLLER**

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OREGON CITY, OR 97045

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**MICHELLE C DETOUR**

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OREGON CITY, OR 97045

**DAN CRUZ**

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OREGON CITY, OR 97045

**JOSEPH HARVEY & BECK SHARPE**

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**JOSEPH JR & KELAINE ARMATO**

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**REBECCA M & RICKY H KRUEGER**

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**ERIC LARSON**

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**ROCKY YOUNGER**

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**KAREN A GRIGGS**

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**SHERRIE LYNN FISH**

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**GREGORY DEAN CUNNINGHAM**

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**KAREN JAMES**

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**SOON SIK & YANG SOOK CHOI**

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**STEVE C CURTISS**

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**STONE CLIFF PROPERTIES LLC**

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**THEODORE M & LINDA S RAGSDALE**

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**THOMAS EDWIN GARRETT**

14575 SUGAR PINE ST  
OREGON CITY, OR 97045

**VICTORIA S & WAYNE W MUNROE**

14647 SUGARPINE ST  
OREGON CITY, OR 97045

**Caufield NA Chair**

20153 Woodglen Way  
Oregon City, OR 97045