



**NOTICE OF DECISION (NOD)
CITY COMMISSION DECISION ON APPEAL**

Date of Decision: March 4, 2015

Date of Mailing of Notice of Decision: March 11, 2015

FILE

NUMBERS: **AP 14-01:** Appeal by Applicant of SP 14-01 Conditions of Approval.
AP 14-02: Appeal by Elizabeth Graser-Lindsey of SP 14-01 Approval.

APPELLANTS: AP 14-01: (for Applicant) Beavercreek Road LLC, Attn: Steven Hultberg.
AP 14-02: Elizabeth Graser-Lindsey

APPLICANT: Andrew Brand, Beavercreek Road LLC, 600 University St, Suite 1708, Seattle, WA
98101, (206) 535-6248

OWNER: Same as Applicant.

LOCATION: 19896 Beavercreek Rd, Oregon City OR 97045,
Clackamas County Map 3-2E-10C Tax Lot 800

ZONING: "MUC-1" - Mixed Use Corridor District

PROPOSAL: SP 14-01, a Site Plan and Design Review application for 120 Apartment Units and 59
Live-Work Units on 9.7 acres (Zoned MUC-1).

DECISION: On March 4, 2015, after reviewing all of the evidence in the record and considering all of the arguments made by the applicant, appellant and citizens, the City Commission concluded that the criteria for the approval of the proposed Site Plan and Design Review Application had been met with conditions. The City Commission approved revisions to Conditions of Approval #'s 2, 34, and 37. Accordingly, the City Commission voted 4-0 to adopt findings for denial of the two appeals, AP 14-01 and AP 14-02, upholding the Community Development Director's decision to approve file SP 14-01, with amended conditions. **The Appeals are denied. Pursuant to OCMC 17.50.030(B), the city commission decision is the city's final decision and is subject to review by the land use board of appeals (LUBA) within twenty-one days of when it becomes final.**

The complete record for this decision is available from the Planning Division and at the project websites:

AP 14-01 / AP 14-02:

<http://www.orcity.org/planning/landusecase/ap-14-01-and-ap-14-02-appeals-sp-14-01-beavercreek-road-livework-and-apartment->

SP 14-01:

<http://www.orcity.org/planning/landusecase/sp-14-01-beavercreek-road-apartments-live-work-units>



AP 14-01 / AP 14-02 (SP 14-01)

Notice of Decision

Mailed: 3/11/2015

IN-HOUSE DISTRIBUTION

- ☒ Building Official
- ☒ Public Works - Development Services
- ☒ City Engineer
- ☒ Public Works Director
- ☐ Geotechnical Services (GIS)
- ☐ Parks Manager
- ☐ Addressing
- ☒ Transportation – Replinger and Associates
- ☒ Engineering – Gordon Monro - TetraTech

MAIL-OUT DISTRIBUTION

- ☐ Citizen Involvement Council (CIC)
- ☒ Neighborhood Association Chair (Caufield)
- ☒ Neighborhood Association Land Use Chair (Caufield)
- ☒ Fire Marshal
- ☒ Clackamas County – Ken Kent
- ☒ Oregon City School District
- ☒ Tri-Met
- ☒ Oregon Dept. of Transportation
- ☐ DLCD
- ☒ Other: ___ See attached list

Copies of NOD Mailed To:

1. Appellant / Applicant: Beaver Creek Road LLC – Andrew Brand
2. Appellant: Elizabeth Graser-Lindsey
3. Steve Hultberg, Attorney for Applicant / Appellant Beaver Creek Road LLC
4. Hamlet of Beaver Creek – Tammy Stevens, Chair
5. Hamlet of Beaver Creek – Christine Kosinski, Speaker
6. Paul Edgar, Oregon City
7. Doug Neeley, Oregon City
8. Tom O'Brien, Oregon City
9. Bob Mahoney, Oregon City
10. Mary Johnson, Oregon City
11. Ron and Wendy Carter, Oregon City
12. Mike Mermelstein, Caufield N.A., Oregon City
13. Mike Fernandez, Oregon City
14. Brian Todd, Oregon City
15. Carina DeOliveira, Clackamas County (Old Acres Ln)
16. Stephen Gufreda, Clackamas County (Old Acres Ln)