

Aff

GLUA-19-00021 2nd Mailed Notice

MailingLabelsSummaryReport

Newspaper Affidavit

TaxpayerMailingLabels



## AFFIDAVIT OF POSTING OF NOTICE FOR LAND USE APPLICATIONS

**Applicant / Owner:**

Nathan and Desiree Rowland  
13310 SE Valemont Ln  
Happy Valley, OR 97086

**Project:** PR-135-2019

**Files:** GLUA-19-00021 / AN-19-00002 / SUB-19-00001 /  
ZC-19-00002 / VAR-19-00005

**Description:** Annexation of 1 acre, Re-zone to R-3.5,  
Subdivide into 7 lots

**Location:** 14576 S Maplelane Rd, Oregon City, Oregon  
97045

**Legal Description:** Clackamas County Map  
3-2E-04DB, Tax Lot 00200

**Application Submitted:** 06/25/2019

**Application Complete:** 07/25/2019

**120 Day Decision Deadline:** 11/22/2019

**PC Hearing Date:** September 23, 2019, continued:

**PC Hearing Date:** October 28, 2019

Your application requires the posting of signs on the subject site that provides a brief description of your development and requests comments from the public. This notice must be posted 20 days prior to the first evidentiary public hearing.

The applicant shall 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.

It is the applicant's responsibility to ensure that the sign remains clearly visible during the public comment period. The signs shall be posted by **Monday, October 7, 2019** so that they are clearly visible along the street fronting the property. A map is enclosed distinguishing the location of where the signs should be posted. The signs shall remain posted until after the Planning Commission closes the Public Hearing. If you have any questions please contact Planning at (503) 722-3789.

### PLEASE SIGN AND RETURN THIS NOTICE TO THE PLANNING DIVISION

I hereby certify that on (date) 10-3-19, 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.

Desiree Rowland  
Applicant

10-2-19  
Date



### NOTICE OF PLANNING COMMISSION PUBLIC HEARING

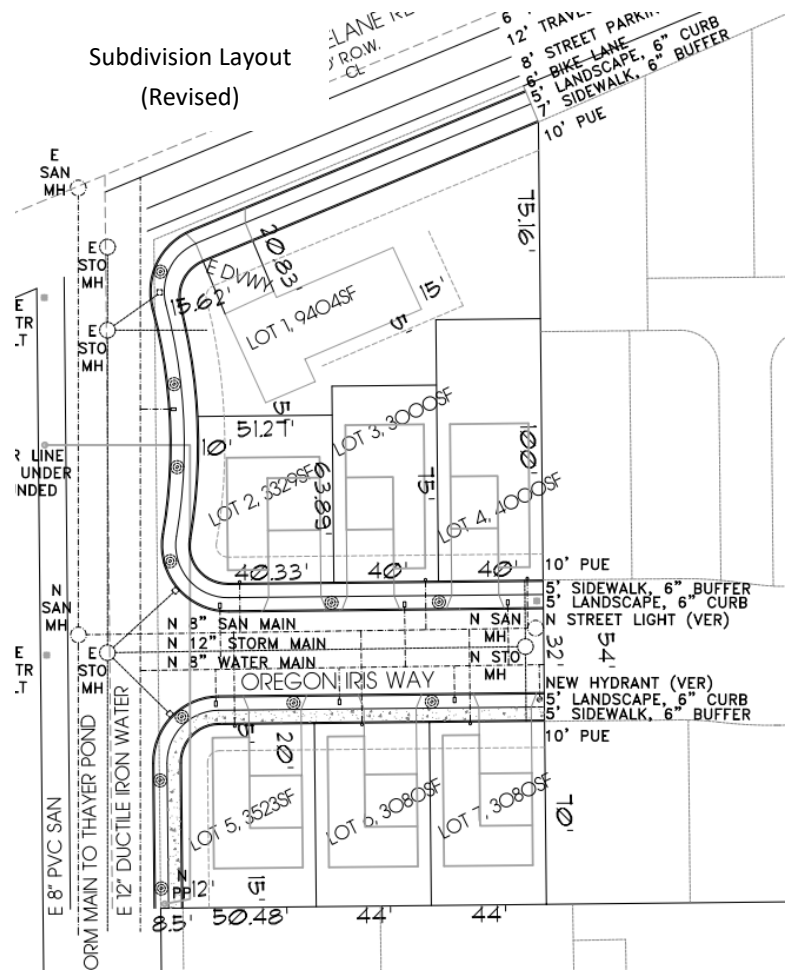
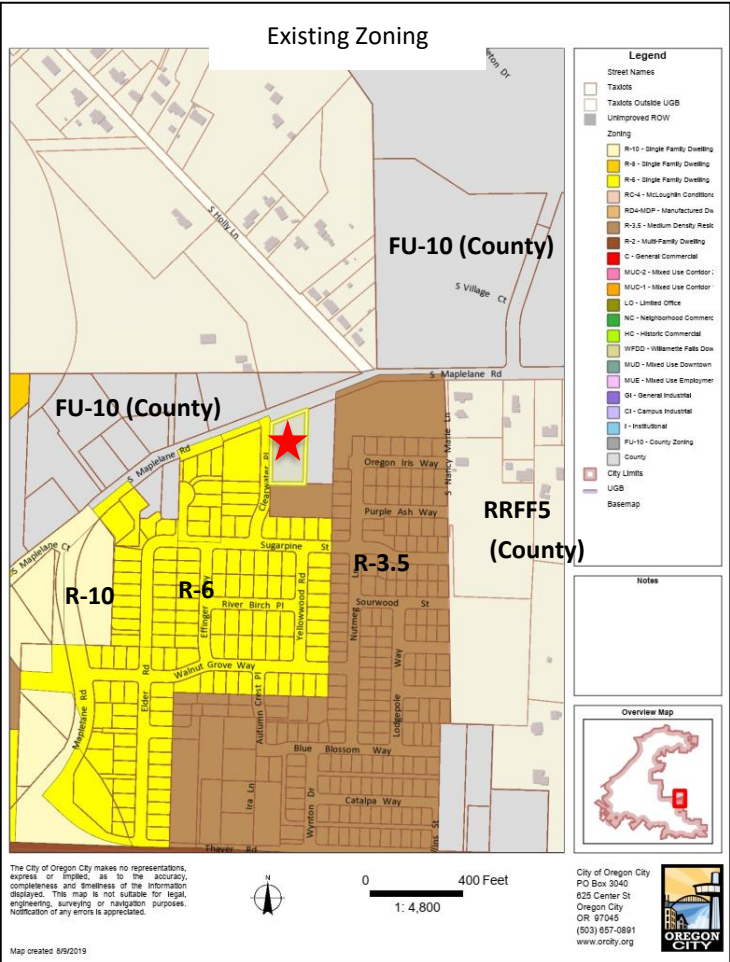
Revised Notice: October 3, 2019

|   |  |
|---|--|
| <b>HEARING DATE:</b>  | On <b>Monday, October 28, 2019</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 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 (5:00 P.M.) 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 3:30 P.M. the day of the hearing. After 3:30 P.M. 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-19-00021 (AN-19-00002 / SUB-19-00001 / ZC-19-00002 / VAR-19-00005) &amp; PR-135-2019</b>   |
| <b>APPLICANTS / OWNERS:</b>   | Nathan and Desiree Rowland<br>13310 SE Valemont Ln, Happy Valley, OR 97086   |
| <b>PROPOSAL:</b>  | Annexation of one 1-acre parcel and abutting right-of-way, zone change from County FU-10 to City R-3.5 zone district, subdivision for seven (7) lots. Property is located on the south side of S. Maplelane Rd, approximately 0.5 miles north of S. Beaver Creek Rd and 0.3 miles east of OR Hwy 213 into Oregon City, totaling approximately 1.25 acres. The subject territory is within the Oregon City Urban Growth Boundary and has a Comprehensive Plan designation of MR – Medium Density Residential. <i>The application has been revised to include changes to the subdivision layout affecting lots 1, 3 and 4, and a minor variance for lot depth on lot 3.</i>  |
| <b>WEBPAGE:</b>   | <a href="https://www.oregoncity.org/planning/project/pr-135-2019-glua-19-00021-19-00002-sub-19-00001-zc-19-00002-var-19-00005">https://www.oregoncity.org/planning/project/pr-135-2019-glua-19-00021-19-00002-sub-19-00001-zc-19-00002-var-19-00005</a>  |
| <b>LOCATION:</b>  | 14576 S Maplelane Rd, Oregon City, Oregon 97045,<br>Clackamas County Map 3-2E-04DB, Tax Lot 00200  |
| <b>STAFF CONTACT:</b>   | Pete Walter, AICP, Senior Planner, Ph: (503) 496-1568, Email: <a href="mailto:pwalter@oregoncity.org">pwalter@oregoncity.org</a>   |
| <b>NEIGHBORHOOD ASSOC. / CPOs:</b>  | City – Caufield N.A. (Upon Annexation)<br>County – Beaver Creek Hamlet   |
| <b>APPROVAL 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 Subdivision:</b> Administration and Procedures are set forth in Chapter 17.50, Zoning Changes and Amendments in Chapter 17.68, <b>Variances</b> in Chapter 17.60, “R-3.5” Dwelling District in Chapter 17.16, 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; Subdivisions – Processes and Standards in Chapter 16.08; 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.oregoncity.org">www.oregoncity.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. |
| For helpful tips on submitting public comments, please visit the “How Do I...?” section of our website: <a href="https://www.oregoncity.org/planning/how-do-i">https://www.oregoncity.org/planning/how-do-i</a> then click on “How do I Make the Most Effective Comments on Development Applications?” Thank you! |  |

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

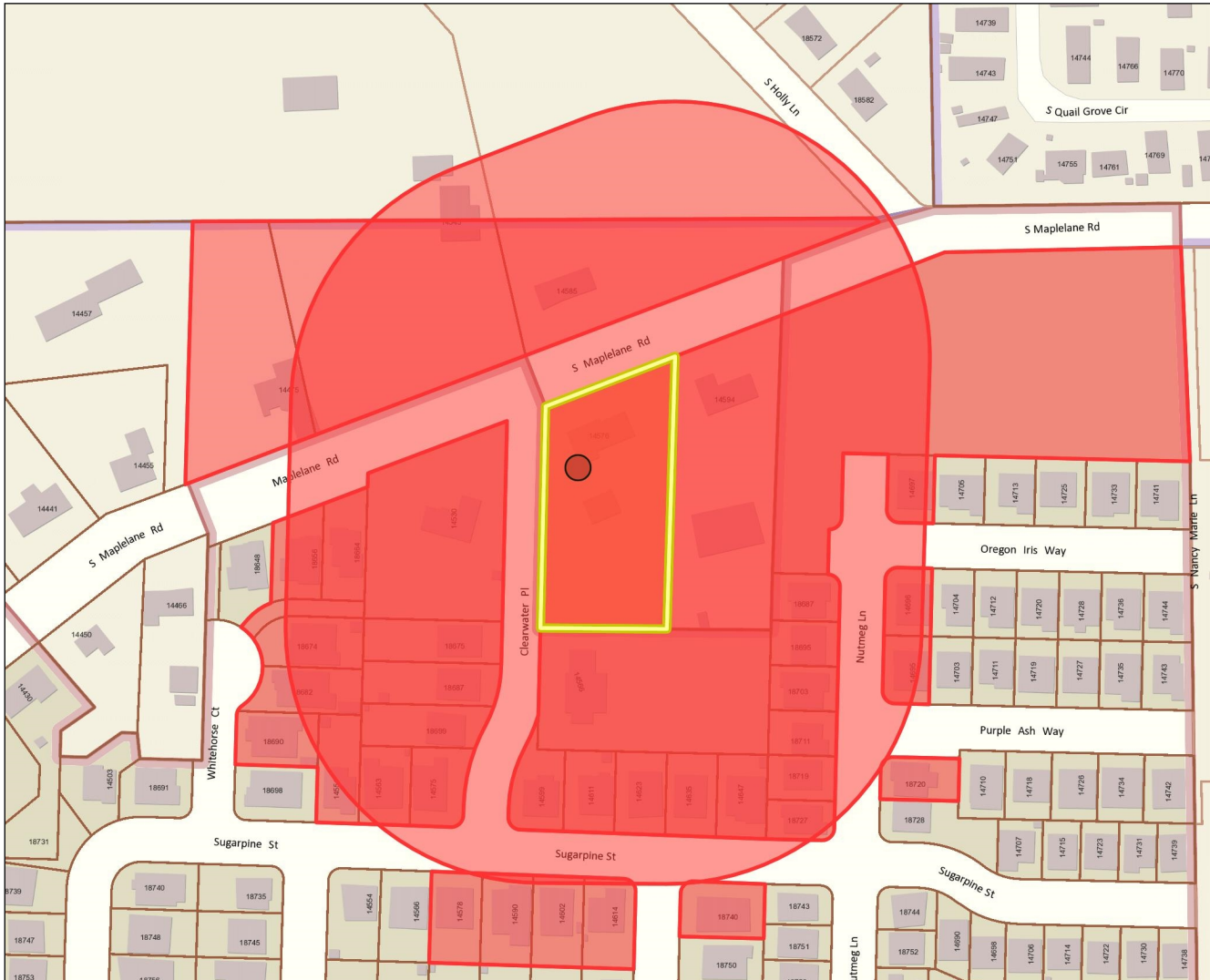
by letter, with sufficient specificity to afford the City Commission and the parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity will preclude any review of that issue. Parties with standing may appeal the decision of the City Commission to the Land Use 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.





## Mailing Labels Report



|   |  |
|---|--|
| <b>Labels created:</b>                      | 10/1/2019 11:21 AM                             |
| <b>Run by:</b>                              | Community Development Front Counter            |
| <b>Labels generated using:</b>              | User-defined Graphic                           |
| <b>Use graphic or underlying taxlot(s)?</b> | Underlying taxlot(s)                           |
| <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>     | 40   |
| <b># Labels generated:</b>                  | 39 (includes 1 Neighborhood Association label) |

# 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, Es-  
tacada, Oregon City in the aforesaid county  
and state, as defined by ORS 193.010 and  
193.020, that

**City of Oregon City**  
**NOTICE OF PLANNING COMMISSION**  
**PUBLIC HEARING - OREGON CITY Monday,**  
**September 23, 2019**  
**Ad#: 133419**

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):  
**10/09/2019, 10/10/2019**

*Charlotte Allsop*

Charlotte Allsop (Accounting Manager)

Subscribed and sworn to before me this  
10/10/2019.

*[Signature]*

NOTARY PUBLIC FOR OREGON

Acct #: 105466  
Attn: **Peter Walter**  
OREGON CITY, CITY OF  
PO BOX 3040  
OREGON CITY, OR 97045

## NOTICE OF PLANNING COMMISSION PUBLIC HEARING - OREGON CITY

### REVISED NOTICE

**HEARING DATE:** On Monday, October 28, 2019 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 re-

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**FILE NUMBERS:** GLUA-19-00021 (AN-19-00002 / SUB-19-00001 / ZC-19-00002 / VAR-19-00005) & PR-135-2019

**APPLICANTS / OWNERS:** Nathan and Desiree Rowland, 13310 SE Valemont Ln, Happy Valley, OR 97086

**PROPOSAL:** Annexation of one 1-acre parcel and abutting right-of-way, zone change from County FU-10 to City R-3.5 zone district, and a subdivision for seven (7) lots. Property is located on the south side of S. Maplelane Rd, approximately 0.5 miles north of S. Beaver Creek Rd and 0.3 miles east of OR Hwy 213 into Oregon City, totaling approximately 1.25 acres. The subject territory is within the Oregon City Urban Growth Boundary and has a Comprehensive Plan designation of MR - Medium Density Residential. The application has been revised to include changes to the subdivision layout affecting lots 1, 3 and 4, and a minor variance for lot depth on lot 3.

**WEBPAGE:** <https://www.oregoncity.org/planning/project/pr-135-2019-glua-19-00021-19-00002-sub-19-00001-zc-19-00002>

**LOCATION:** 14576 S. Maplelane Rd, Oregon City, Oregon 97045, Clackamas County Map 3-2E-04DB, Tax Lot 00200

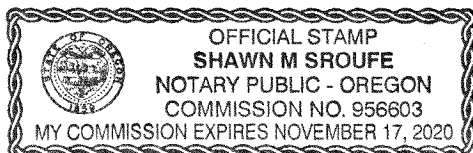
**STAFF CONTACT:** Pete Walter, AICP, Senior Planner, Ph: (503) 496-1568, Email: [pwalter@oregoncity.org](mailto:pwalter@oregoncity.org)

**NEIGHBORHOOD ASSOC. / CPOs:** City - Caulfield N.A. (Upon Annexation), County - Beaver Creek Hamlet

**APPROVAL 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 Subdivision: Administration and Procedures are set forth in Chapter 17.50, Zoning Changes and Amendments in Chapter 17.68, Variances in Chapter 17.60, "R-3.5" Dwelling District in Chapter 17.16, 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; Subdivisions - Processes and Standards in Chapter 16.08; 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.oregoncity.org](http://www.oregoncity.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.

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This application is subject to the Administration and Procedures section of the Oregon City Code set forth in Chapter 17.50. The application



**ALEXANDER KEVIN ROBERT & KELLY LY**  
14611 SUGARPINE ST  
OREGON CITY, OR 97045

**ELMER LISA ANGELA**  
14697 OREGON IRIS WAY  
OREGON CITY, OR 97045

**JAMES KAREN**  
14576 S MAPLELANE RD  
OREGON CITY, OR 97045

**ANDERSON BRIAN**  
18664 WHITEHORSE CT  
OREGON CITY, OR 97045

**GARRETT THOMAS EDWIN**  
14575 SUGAR PINE ST  
OREGON CITY, OR 97045

**JONES JOHN & EVA K**  
16999 S BRADLEY RD  
OREGON CITY, OR 97045

**ASHBY ATHEN & SUZY**  
18719 NUTMEG LN  
OREGON CITY, OR 97045

**GRIGGS KAREN A**  
18699 CLEARWATER PL  
OREGON CITY, OR 97045

**KOLLER MICHAEL C & ANDRA L**  
18675 CLEARWATER PL  
OREGON CITY, OR 97045

**BLETSCHER ROBERT C & CARRIE P**  
18687 CLEARWATER PL  
OREGON CITY, OR 97045

**HERNANDEZ JUAN R CHOCKEE**  
18720 NUTMEG LN  
OREGON CITY, OR 97045

**KRUEGER REBECCA M & RICKY H**  
18682 WHITEHORSE CT  
OREGON CITY, OR 97045

**BOOM GARY E**  
14594 S MAPLELANE RD  
OREGON CITY, OR 97045

**HERRMANN JUDITH K TRUSTEE**  
PO BOX 2064  
OREGON CITY, OR 97045

**MARTIN HAL JR & NANCY**  
18695 NUTMEG LN  
OREGON CITY, OR 97045

**BRINKERHOFF SONYA A**  
18703 NUTMEG LN  
OREGON CITY, OR 97045

**HILL DANIEL J & LINDA K**  
18690 WHITEHORSE CT  
OREGON CITY, OR 97045

**MUNROE VICTORIA S & WAYNE W**  
14647 SUGARPINE ST  
OREGON CITY, OR 97045

**CUNNINGHAM GREGORY DEAN**  
14530 S MAPLELANE RD  
OREGON CITY, OR 97045

**HODGKINSON M J & D L ABERLE-HODGKINSON**  
18711 NUTMEG LN  
OREGON CITY, OR 97045

**NITZKE GABRIELLE NADEAU**  
18727 NUTMEG LN  
OREGON CITY, OR 97045

**CURTISS STEVE C**  
14599 SUGARPINE ST  
OREGON CITY, OR 97045

**HOLZWORTH CARLTON W**  
18740 YELLOW WOOD RD  
OREGON CITY, OR 97045

**OLIVER RYAN MICHAEL & TONIA NICOLE**  
14614 SUGARPINE ST  
OREGON CITY, OR 97045

**DAY MICHAEL & ANGELA MARIE**  
14551 SUGARPINE ST  
OREGON CITY, OR 97045

**HONEYCUTT PHYLLIS E TRUSTEE**  
17731 S HOLLY LN  
OREGON CITY, OR 97045

**PEARSON JANE E**  
14635 SUGARPINE ST  
OREGON CITY, OR 97045

**DETOUR MICHELLE C**  
18656 WHITEHORSE CT  
OREGON CITY, OR 97045

**HYDE COLBY A & MARISSA A**  
14563 SUGARPINE ST  
OREGON CITY, OR 97045

**PETERSON CARRIE L**  
14695 PURPLE ASH WAY  
OREGON CITY, OR 97045

**RIPPE JERRY**

14696 OREGON IRIS WAY  
OREGON CITY, OR 97045

**RUSH JOHN C TRUSTEE**

18674 WHITEHORSE CT  
OREGON CITY, OR 97045

**SAYRE JONI L**

14566 MAPLELANE RD  
OREGON CITY, OR 97045

**SMITH BRANDON M**

14623 SUGARPINE ST  
OREGON CITY, OR 97045

**SOBELSON DAVID A**

14602 SUGARPINE ST  
OREGON CITY, OR 97045

**WOLFE JUSTIN & CHRISTA BOSSERMAN**

14578 SUGARPINE ST  
OREGON CITY, OR 97045

**WOODFILL KEVIN B**

18687 NUTMEG LN  
OREGON CITY, OR 97045

**YOUNGER ROCKY**

PO BOX 1337  
OREGON CITY, OR 97045

**Caufield NA Chair**

20153 Woodglen Way  
Oregon City, OR 97045



Affidavit of Publication

Email Transmittal

GLUA-19-00021 Mailed Notice

GLUA-19-00021 Sign Notice

MailingLabelsSummaryReport

Newspaper Email Confirmation 8.12.2019

Sign Locations

Signed Affidavit of Posting

TaxpayerMailingLabels

# 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 PLANNING COMMISSION  
PUBLIC HEARING - OREGON CITY Monday,  
September 23, 2019  
Ad#: 125293**

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):  
**08/28/2019, 08/29/2019**

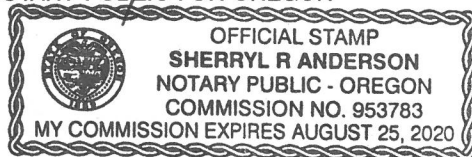
*Charlotte Allsop*

Charlotte Allsop (Accounting Manager)

Subscribed and sworn to before me this  
**08/29/2019.**

*Sherryl R. Anderson*

NOTARY PUBLIC FOR OREGON



Acct #: 105466  
**Attn: Peter Walter**  
OREGON CITY, CITY OF  
PO BOX 3040  
OREGON CITY, OR 97045

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Publish August 28, 2019

CLK125293

## Pete Walter

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**From:** Pete Walter  
**Sent:** Saturday, August 31, 2019 3:30 PM  
**Subject:** Land Use Transmittal for GLUA-19-00021 (AN-19-00002 / SUB-19-00001 / ZC-19-00002) Annexation, Zone Change and 7-Lot Subdivision on Maplelane Rd

Good Afternoon,

This is an electronic land use transmittal from Oregon City Planning Division. The application below is referred to you for your information, study and official comments.

The applicant is seeking approval for an annexation, zone change, and subdivision of 1 acre on the south side of Maplelane Road at Clearwater Place

Please review the proposed development and provide and provide comments for the staff report by September 11, 2019.

Comments may be submitted at any time prior to the close of the public hearings.

|                                    |   |
|------------------------------------|---|
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| <b>FILE NUMBERS:</b>               | <b>GLUA-19-00021 (AN-19-00002 / SUB-19-00001 / ZC-19-00002) &amp; PR-135-2019</b>   |
| <b>APPLICANTS / OWNERS:</b>        | Nathan and Desiree Rowland<br>13310 SE Valemont Ln, Happy Valley, OR 97086  |
| <b>PROPOSAL:</b>                   | Annexation of one 1-acre parcel and abutting right-of-way, zone change from County FU-10 to City R-3.5 zone district, and a subdivision for seven (7) lots. Property is located on the south side of S. Maplelane Rd, approximately 0.5 miles north of S. Beavercreek Rd and 0.3 miles east of OR Hwy 213 into Oregon City, totaling approximately 1.25 acres. The subject territory is within the Oregon City Urban Growth Boundary and has a Comprehensive Plan designation of MR – Medium Density Residential.   |
| <b>WEBPAGE:</b>                    | <a href="https://www.orcity.org/planning/project/pr-135-2019-glua-19-00021-19-00002-sub-19-00001-zc-19-00002">https://www.orcity.org/planning/project/pr-135-2019-glua-19-00021-19-00002-sub-19-00001-zc-19-00002</a>   |
| <b>LOCATION:</b>                   | 14576 S Maplelane Rd, Oregon City, Oregon 97045,<br>Clackamas County Map 3-2E-04DB, Tax Lot 00200   |
| <b>STAFF CONTACT:</b>              | Pete Walter, AICP, Senior Planner, Ph: (503) 496-1568, Email: <a href="mailto:pwalter@orc.org">pwalter@orc.org</a>  |
| <b>NEIGHBORHOOD ASSOC. / CPOs:</b> | City – Caufield N.A. (Upon Annexation)<br>County – Beavercreek Hamlet   |

|  |   |
|--|---|
| <b>APPROVAL CRITERIA:</b>  | <p><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 Subdivision:</b> Administration and Procedures are set forth in Chapter 17.50, Zoning Changes and Amendments in Chapter 17.68, “R-3.5” Dwelling District in Chapter 17.16, 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; Subdivisions – Processes and Standards in Chapter 16.08; 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.</p> |
| <p>For helpful tips on submitting public comments, please visit the “How Do I...?” section of our website: <a href="https://www.orcity.org/planning/how-do-i">https://www.orcity.org/planning/how-do-i</a> then click on “How do I Make the Most Effective Comments on Development Applications?” Thank you!</p> |   |



Peter Walter, AICP, Senior Planner  
 Community Development – Planning  
 698 Warner Parrott Rd, Oregon City, OR 97045  
 (503) 496-1568 Direct  
 (503) 722-3789 Main  
 Email: [pwalter@orcify.org](mailto:pwalter@orcify.org)

[Website](#)

[Interactive Maps and Apps](#)

[Draft Housing and Other Development Code Amendments](#)

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



### NOTICE OF PLANNING COMMISSION PUBLIC HEARING

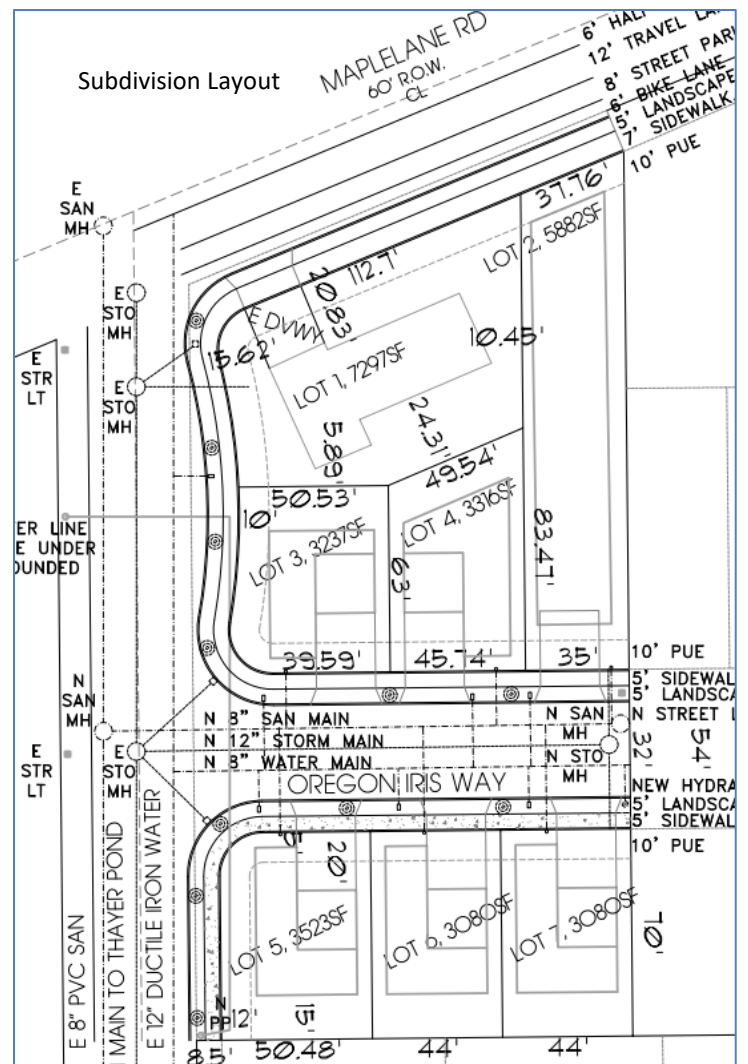
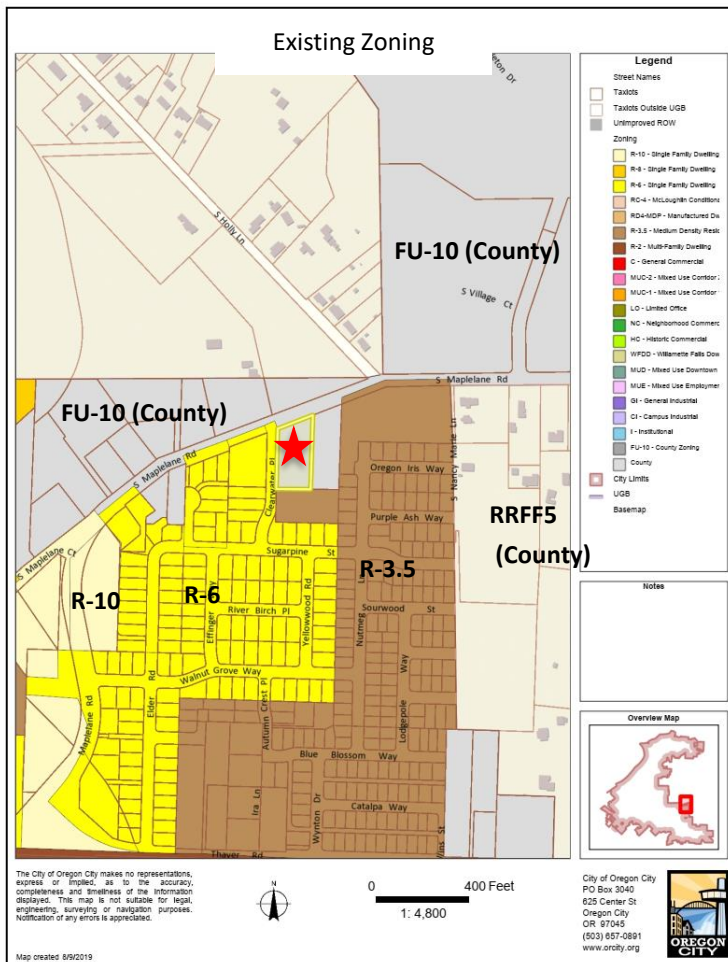
Mailing Date: August 16<sup>th</sup>, 2019

|   |   |
|---|---|
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| <b>WEBPAGE:</b>   | <a href="https://www.orcity.org/planning/project/pr-135-2019-glua-19-00021-19-00002-sub-19-00001-zc-19-00002">https://www.orcity.org/planning/project/pr-135-2019-glua-19-00021-19-00002-sub-19-00001-zc-19-00002</a>   |
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| <b>STAFF CONTACT:</b>   | Pete Walter, AICP, Senior Planner, Ph: (503) 496-1568, Email: <a href="mailto:pwalter@orc.org">pwalter@orc.org</a>  |
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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



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.





### NOTICE OF PLANNING COMMISSION PUBLIC HEARING

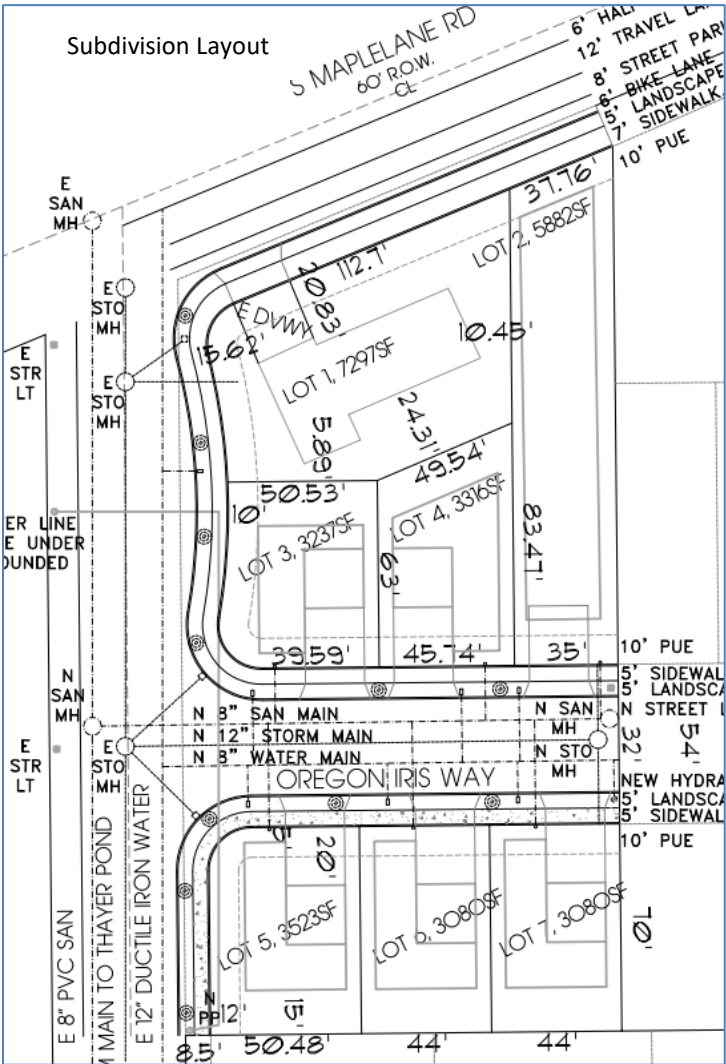
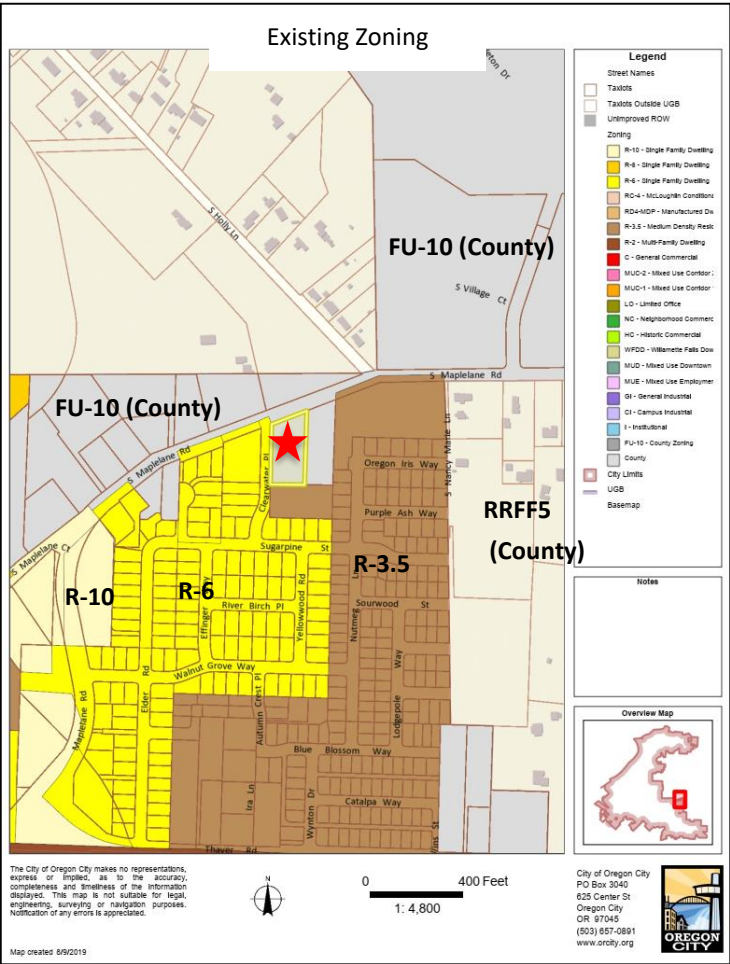
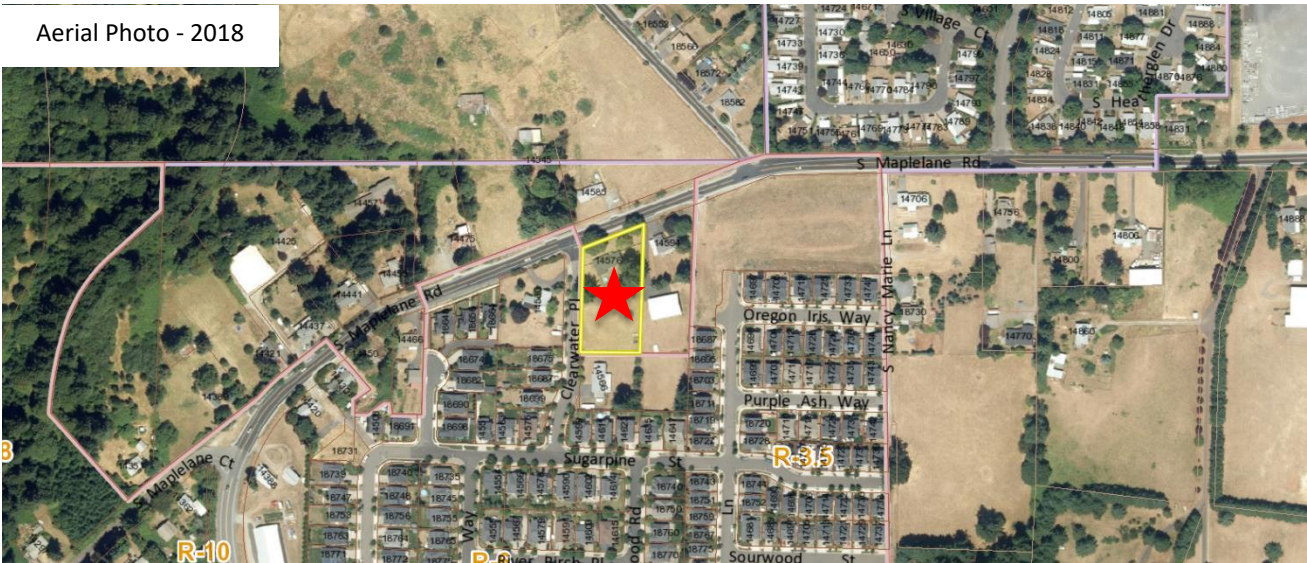
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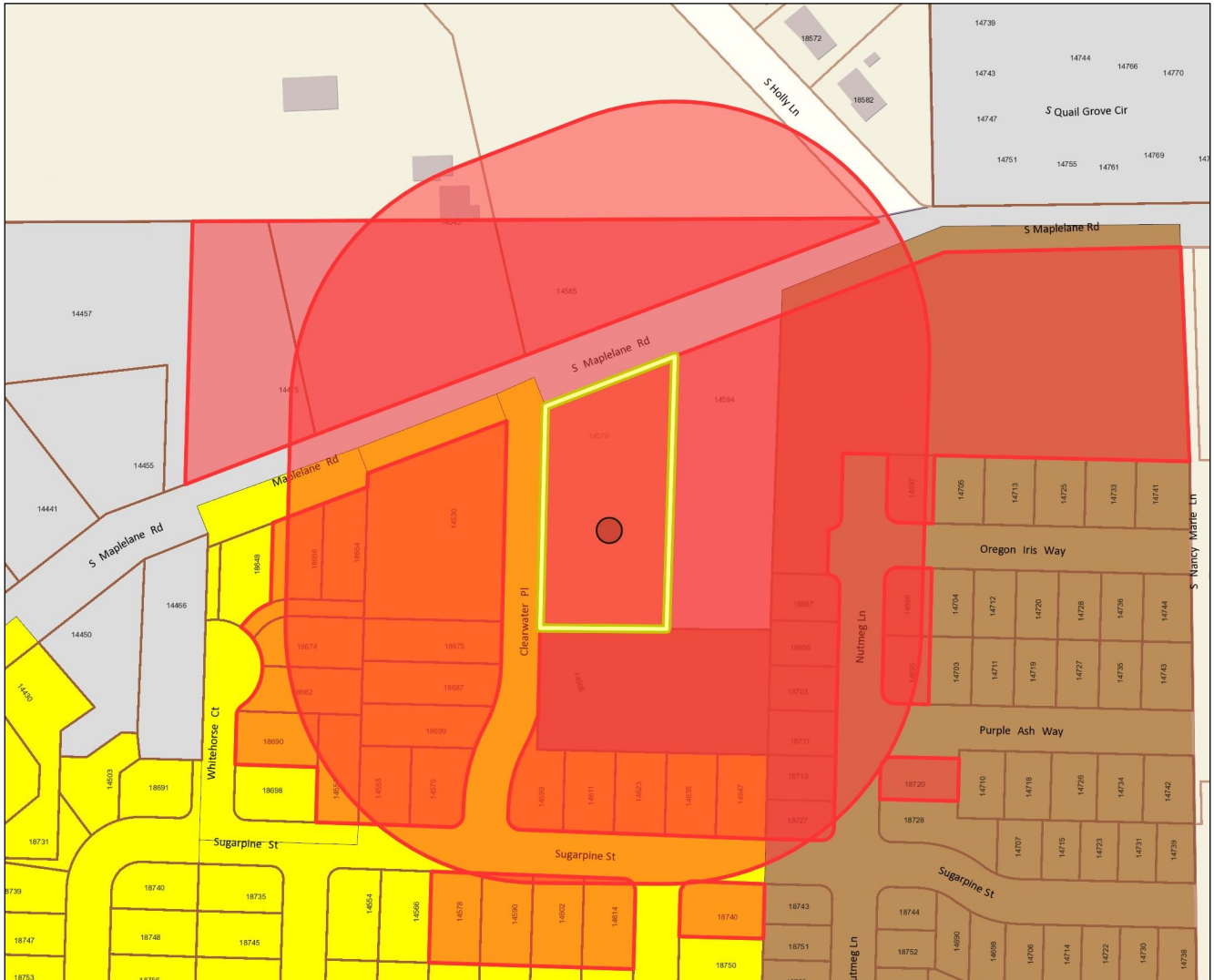


Commission to the Land Use Board of Appeals. The procedures that govern the hearing will be posted at the hearing and are found in OCMC Chapter 17.50 and ORS 197.763.

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## Mailing Labels Report



|   |  |
|---|--|
| <b>Labels created:</b>                      | 8/9/2019 4:20 PM                               |
| <b>Run by:</b>                              | Pete Walter                                    |
| <b>Labels generated using:</b>              | User-defined Graphic                           |
| <b>Use graphic or underlying taxlot(s)?</b> | Underlying taxlot(s)                           |
| <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>     | 40   |
| <b># Labels generated:</b>                  | 39 (includes 1 Neighborhood Association label) |

## Pete Walter

---

**From:** jmcclaren@pamplinmedia.com  
**Sent:** Monday, August 12, 2019 3:18 PM  
**To:** Pete Walter  
**Subject:** RE: Public Notice - Oregon City

Thank you Pete. We can get this in the August 28<sup>th</sup> edition of the Clackamas Review/Oregon City News.

## Jaime McClaren

**Pamplin Media Group**  
**Accounting Credit/Collections manager**  
**[jmcclaren@pamplinmedia.com](mailto:jmcclaren@pamplinmedia.com)**  
**Phone: 971-204-7710**  
**Fax: 971-204-7702**

---

**From:** Pete Walter [mailto:pwalter@orccity.org]  
**Sent:** Monday, August 12, 2019 2:16 PM  
**To:** Jaime McClaren <jmcclaren@pamplinmedia.com>  
**Subject:** Public Notice - Oregon City

Hi Louise,

Please can you publish the attached public notice in the OC News / Clack Review at least 20 days prior to September 23?

Thank you!

Pete Walter



Peter Walter, AICP, Senior Planner  
Community Development – Planning  
698 Warner Parrott Rd, Oregon City, OR 97045  
(503) 496-1568 Direct  
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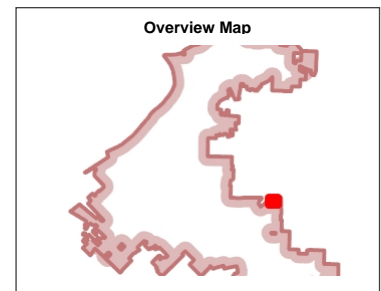
# LAND USE SIGN POSTING LOCATIONS



### Legend

- Street Names
- Taxlots
- Taxlots Outside UGB
- Unimproved ROW
- City Limits
- UGB
- Basemap

### Notes



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 8/15/2019

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





## AFFIDAVIT OF POSTING OF NOTICE FOR LAND USE APPLICATIONS

**Applicant / Owner:**

Nathan and Desiree Rowland  
13310 SE Valemont Ln  
Happy Valley, OR 97086

**Project:** PR-135-2019

**Files:** GLUA-19-00021 / AN-19-00002 / SUB-19-00001 /  
ZC-19-00002

**Description:** Annexation of 1 acre, Re-zone to R-3.5,  
Subdivide into 7 lots

**Location:** 14576 S Maplelane Rd, Oregon City, Oregon  
97045

**Legal Description:** Clackamas County Map  
3-2E-04DB, Tax Lot 00200

**Application Submitted:** 06/25/2019

**Application Complete:** 07/25/2019

**120 Day Decision Deadline:** 11/22/2019

**PC Hearing Date:** September 23, 2019

Your application requires the posting of signs on the subject site that provides a brief description of your development and requests comments from the public. This notice must be posted 20 days prior to the first evidentiary public hearing.

The applicant shall 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.

It is the applicant's responsibility to ensure that the sign remains clearly visible during the public comment period. The signs shall be posted by **Tuesday, September 3<sup>rd</sup>, 2019** so that they are clearly visible along the street fronting the property. A map is enclosed distinguishing the location of where the signs should be posted. The signs shall remain posted until after the Planning Commission closes the Public Hearing. If you have any questions please contact Planning at (503) 722-3789.

### PLEASE SIGN AND RETURN THIS NOTICE TO THE PLANNING DIVISION

I hereby certify that on (date) 9/3/19, 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.

Desiree Rowland

Applicant

9/3/19

Date

**ALEXANDER KEVIN ROBERT & KELLY LY**  
14611 SUGARPINE ST  
OREGON CITY, OR 97045

**ELMER LISA ANGELA**  
14697 OREGON IRIS WAY  
OREGON CITY, OR 97045

**JAMES KAREN**  
14576 S MAPLELANE RD  
OREGON CITY, OR 97045

**ANDERSON BRIAN**  
18664 WHITEHORSE CT  
OREGON CITY, OR 97045

**GARRETT THOMAS EDWIN**  
14575 SUGAR PINE ST  
OREGON CITY, OR 97045

**JONES JOHN & EVA K**  
16999 S BRADLEY RD  
OREGON CITY, OR 97045

**ASHBY ATHEN & SUZY**  
18719 NUTMEG LN  
OREGON CITY, OR 97045

**GRIGGS KAREN A**  
18699 CLEARWATER PL  
OREGON CITY, OR 97045

**KOLLER MICHAEL C & ANDRA L**  
18675 CLEARWATER PL  
OREGON CITY, OR 97045

**BLETSCHER ROBERT C & CARRIE P**  
18687 CLEARWATER PL  
OREGON CITY, OR 97045

**HERNANDEZ JUAN R CHOCKEE**  
18720 NUTMEG LN  
OREGON CITY, OR 97045

**KRUEGER REBECCA M & RICKY H**  
18682 WHITEHORSE CT  
OREGON CITY, OR 97045

**BOOM GARY E**  
14594 S MAPLELANE RD  
OREGON CITY, OR 97045

**HERRMANN JUDITH K TRUSTEE**  
PO BOX 2064  
OREGON CITY, OR 97045

**MARTIN HAL JR & NANCY**  
18695 NUTMEG LN  
OREGON CITY, OR 97045

**BRINKERHOFF SONYA A**  
18703 NUTMEG LN  
OREGON CITY, OR 97045

**HILL DANIEL J & LINDA K**  
18690 WHITEHORSE CT  
OREGON CITY, OR 97045

**MUNROE VICTORIA S & WAYNE W**  
14647 SUGARPINE ST  
OREGON CITY, OR 97045

**CUNNINGHAM GREGORY DEAN**  
14530 S MAPLELANE RD  
OREGON CITY, OR 97045

**HODGKINSON M J & D L ABERLE-HODGKINSON**  
18711 NUTMEG LN  
OREGON CITY, OR 97045

**NITZKE GABRIELLE NADEAU**  
18727 NUTMEG LN  
OREGON CITY, OR 97045

**CURTISS STEVE C**  
14599 SUGARPINE ST  
OREGON CITY, OR 97045

**HOLZWORTH CARLTON W**  
18740 YELLOW WOOD RD  
OREGON CITY, OR 97045

**OLIVER RYAN MICHAEL & TONIA NICOLE**  
14614 SUGARPINE ST  
OREGON CITY, OR 97045

**DAY MICHAEL & ANGELA MARIE**  
14551 SUGARPINE ST  
OREGON CITY, OR 97045

**HONEYCUTT PHYLLIS E TRUSTEE**  
17731 S HOLLY LN  
OREGON CITY, OR 97045

**PEARSON JANE E**  
14635 SUGARPINE ST  
OREGON CITY, OR 97045

**DETOUR MICHELLE C**  
18656 WHITEHORSE CT  
OREGON CITY, OR 97045

**HYDE COLBY A & MARISSA A**  
14563 SUGARPINE ST  
OREGON CITY, OR 97045

**PETERSON CARRIE L**  
14695 PURPLE ASH WAY  
OREGON CITY, OR 97045

**RIPPE JERRY**

14696 OREGON IRIS WAY  
OREGON CITY, OR 97045

**RUSH JOHN C TRUSTEE**

18674 WHITEHORSE CT  
OREGON CITY, OR 97045

**SAYRE JONI L**

14566 MAPLELANE RD  
OREGON CITY, OR 97045

**SMITH BRANDON M**

14623 SUGARPINE ST  
OREGON CITY, OR 97045

**SOBELSON DAVID A**

14602 SUGARPINE ST  
OREGON CITY, OR 97045

**WOLFE JUSTIN & CHRISTA BOSSERMAN**

14578 SUGARPINE ST  
OREGON CITY, OR 97045

**WOODFILL KEVIN B**

18687 NUTMEG LN  
OREGON CITY, OR 97045

**YOUNGER ROCKY**

PO BOX 1337  
OREGON CITY, OR 97045

**Caufield NA Chair**

20153 Woodglen Way  
Oregon City, OR 97045