

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

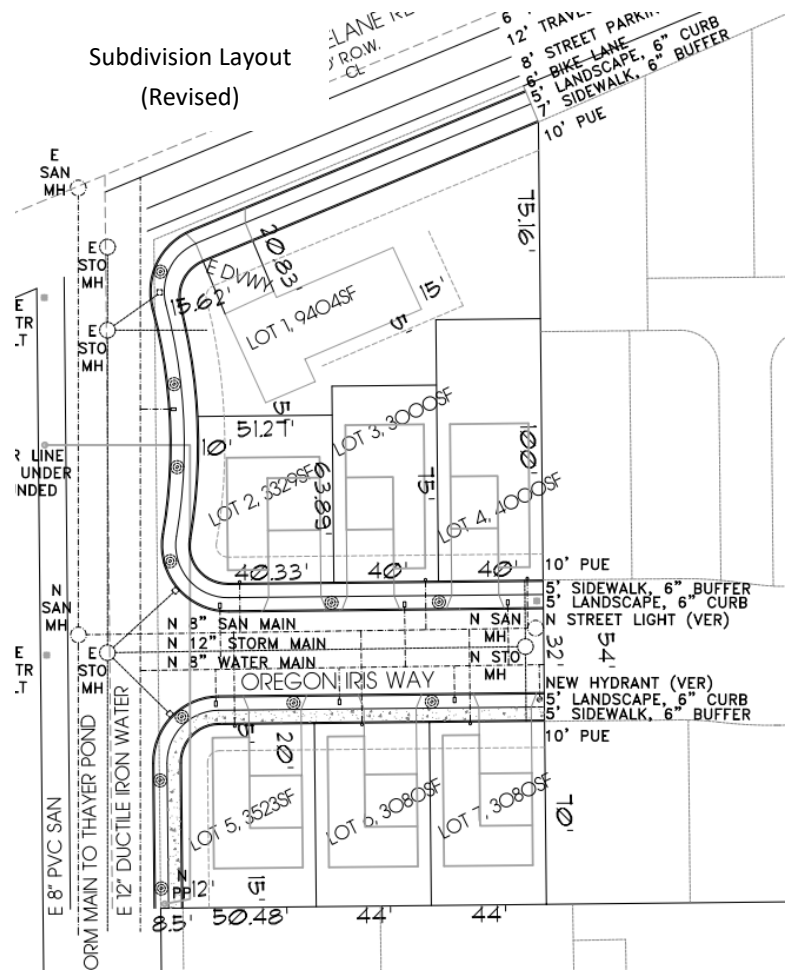
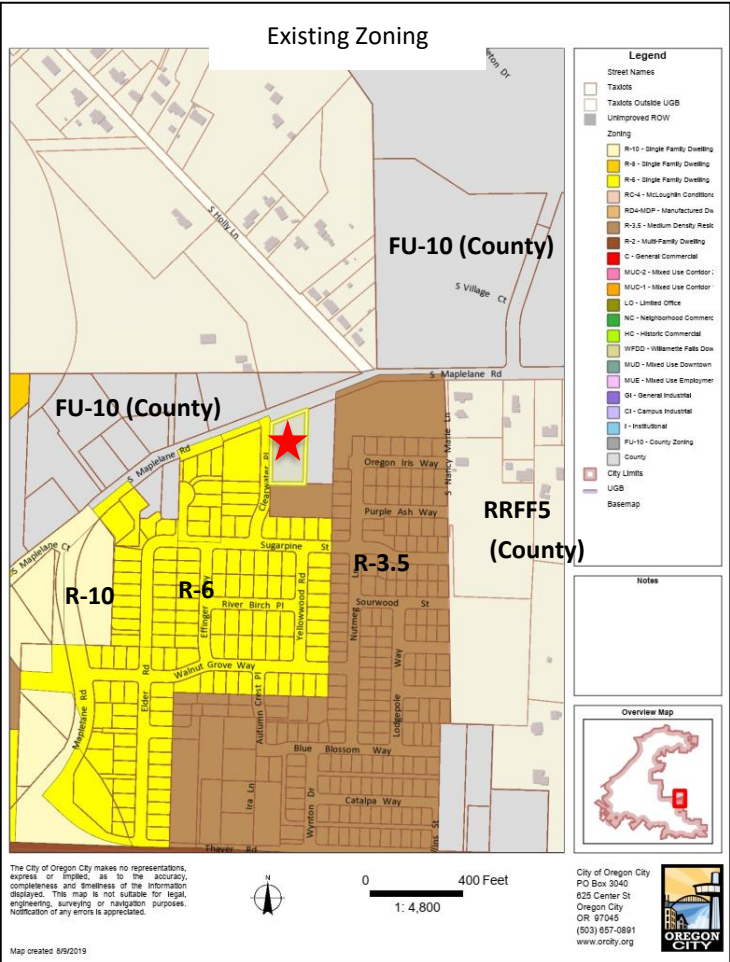
Revised Notice: October 3, 2019

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 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.
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, 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>
WEBPAGE:	https://www.oregoncity.org/planning/project/pr-135-2019-glue-19-00021-19-00002-sub-19-00001-zc-19-00002-var-19-00005
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
NEIGHBORHOOD ASSOC. / CPOs:	City – Caufield 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 . 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: https://www.oregoncity.org/planning/how-do-i then click on “How do I Make the Most Effective Comments on Development Applications?” Thank you!	

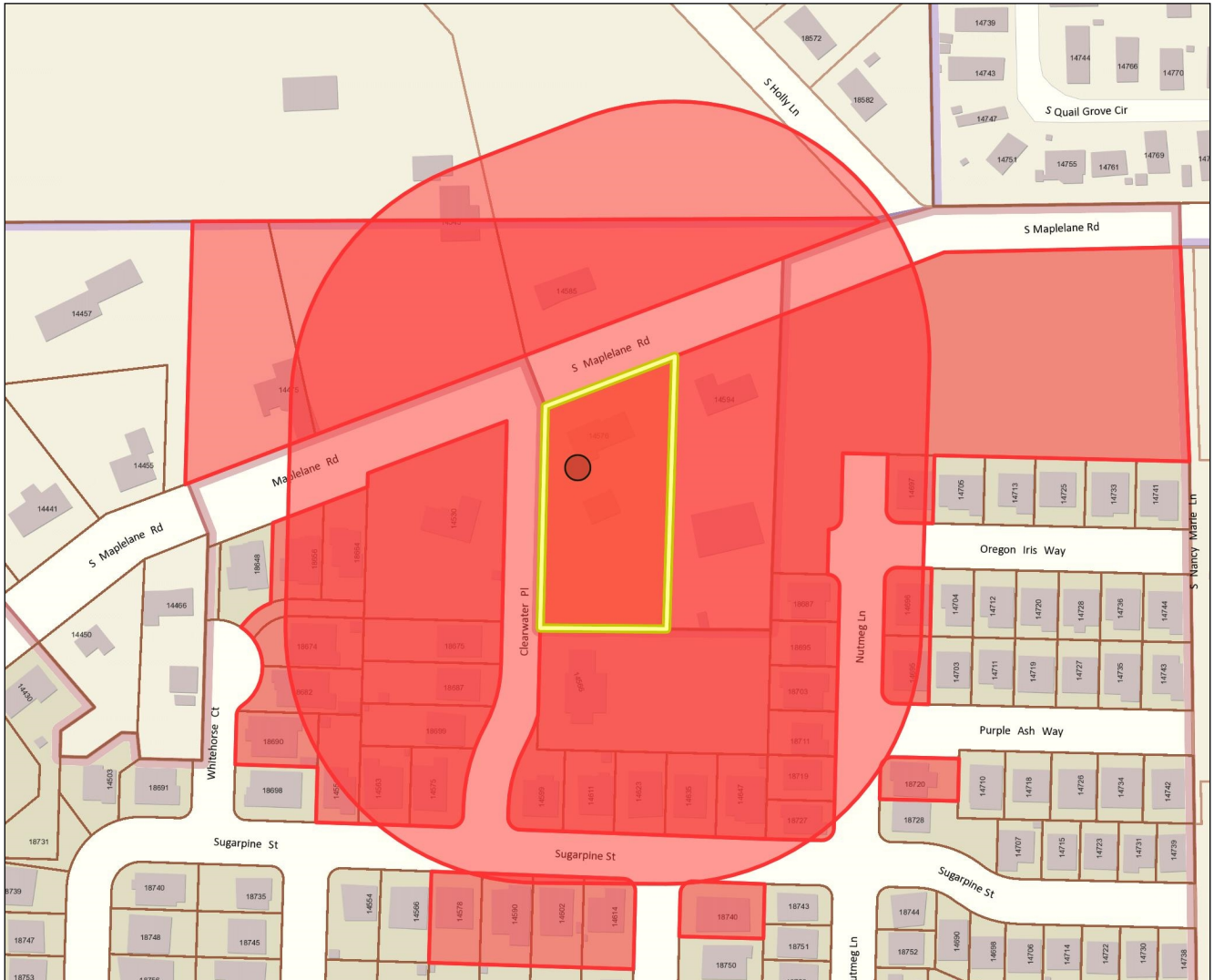
This application is subject to the Administration and Procedures section of the Oregon City Code set forth in Chapter 17.50. The application and all supporting documents submitted by or on behalf of the applicant are available for inspection at no cost at the Oregon City Planning Division, 221 Molalla 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



Labels created:	10/1/2019 11:21 AM
Run by:	Community Development Front Counter
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
Notify Neighborhood Associations?	Yes
# Taxlots used to create labels:	40
# Labels generated:	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

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#: 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 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.

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

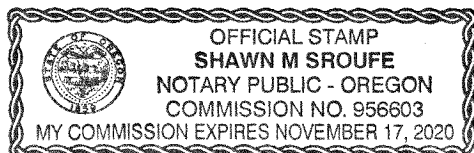
STAFF CONTACT: Pete Walter, AICP, Senior Planner, Ph: (503) 496-1568, Email: pwalter@oregoncity.org

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. 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: <https://www.oregoncity.org/planning/how-do-i> 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



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

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

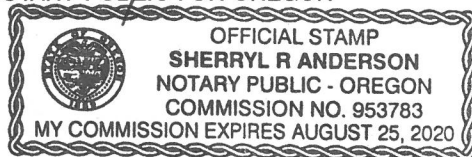
Charlotte Allsop

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

NOTICE OF PLANNING COMMISSION PUBLIC HEARING - OREGON CITY

HEARING DATE: On Monday, September 23, 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 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.

FILE NUMBERS: GLUA-19-00021 (AN-19-00002 / SUB-19-00001 / ZC-19-00002) & 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. 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.

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

NEIGHBORHOOD ASSOC. / CPOs: City - Caulfield N.A. (Upon Annexation), County - Beavercreek 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, "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. 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: <https://www.oregoncity.org/planning/how-do-i> 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., 3rd floor, 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.

Publish August 28, 2019

CLK125293

Pete Walter

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.

HEARING DATE:	On Monday, September 23, 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 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.
FILE NUMBERS:	GLUA-19-00021 (AN-19-00002 / SUB-19-00001 / ZC-19-00002) & 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. 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.
WEBPAGE:	https://www.orcity.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@orc.org
NEIGHBORHOOD ASSOC. / CPOs:	City – Caufield N.A. (Upon Annexation) County – Beavercreek 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, “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.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.

For helpful tips on submitting public comments, please visit the “How Do I...?” section of our website: <https://www.orcity.org/planning/how-do-i> then click on “How do I Make the Most Effective Comments on Development Applications?” Thank you!



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

[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.



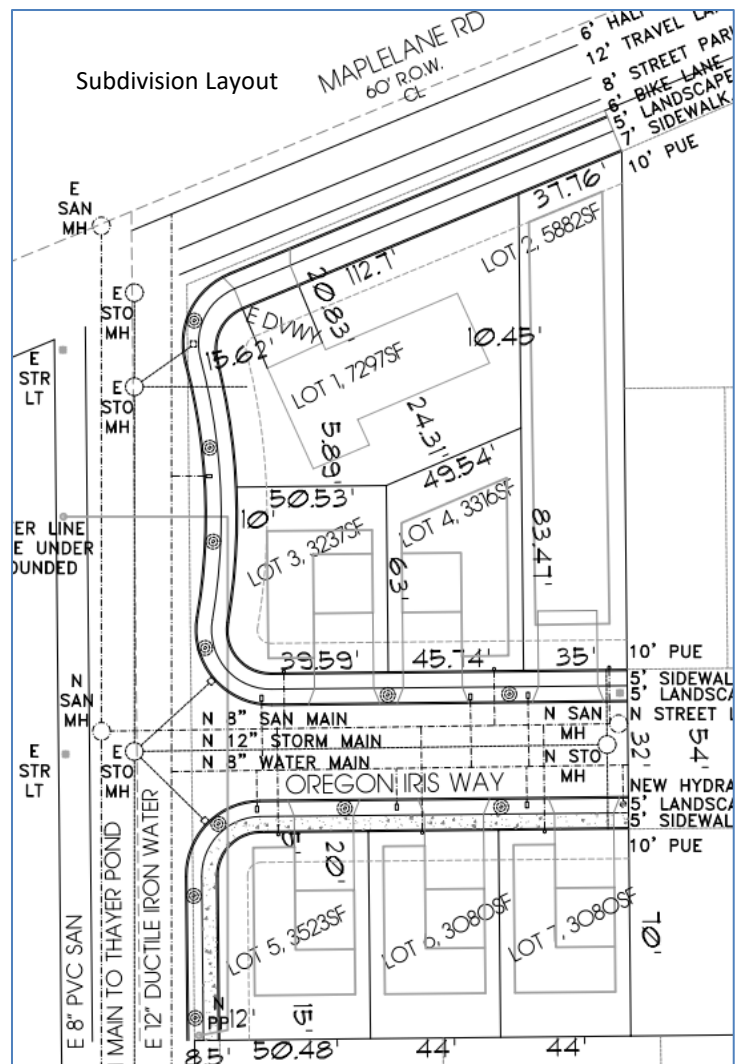
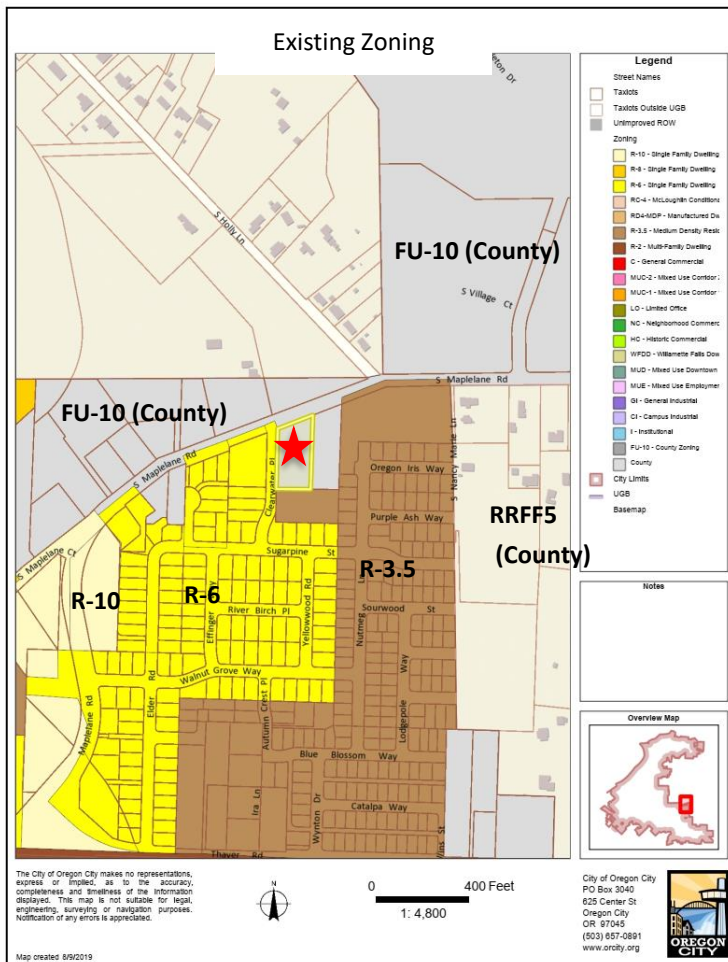
NOTICE OF PLANNING COMMISSION PUBLIC HEARING

Mailing Date: August 16th, 2019

HEARING DATE:	On Monday, September 23, 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 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.
FILE NUMBERS:	GLUA-19-00021 (AN-19-00002 / SUB-19-00001 / ZC-19-00002) & 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.
WEBPAGE:	https://www.orcity.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@orc.org
NEIGHBORHOOD ASSOC. / CPOs:	City – Caufield 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, “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.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.
For helpful tips on submitting public comments, please visit the “How Do I...?” section of our website: https://www.orcity.org/planning/how-do-i 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

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.



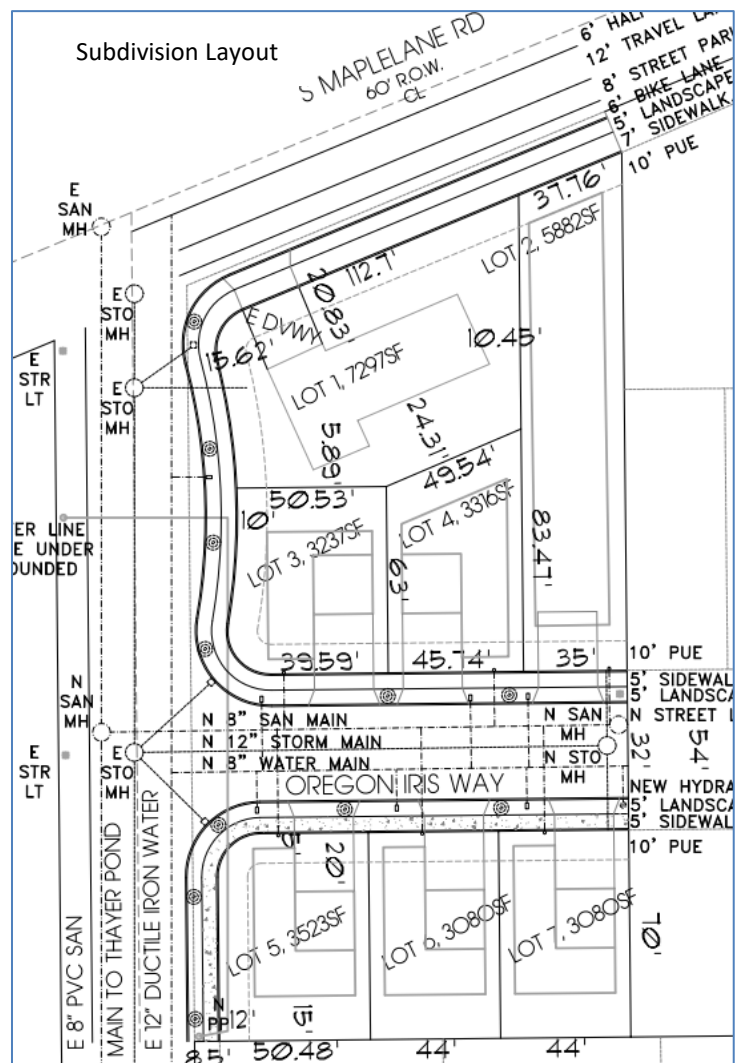
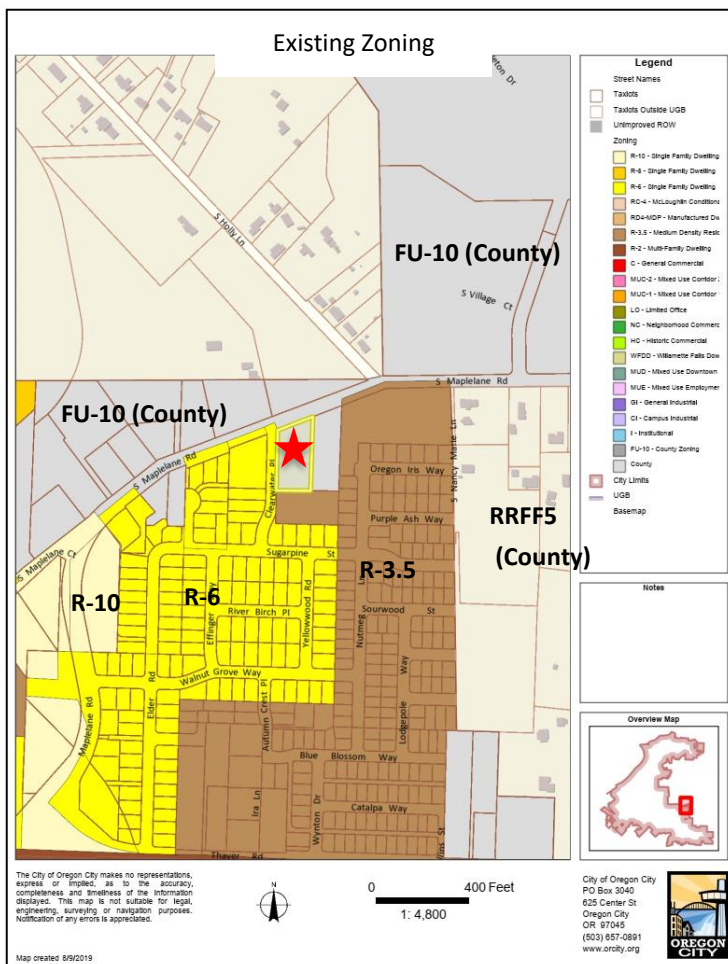


NOTICE OF PLANNING COMMISSION PUBLIC HEARING

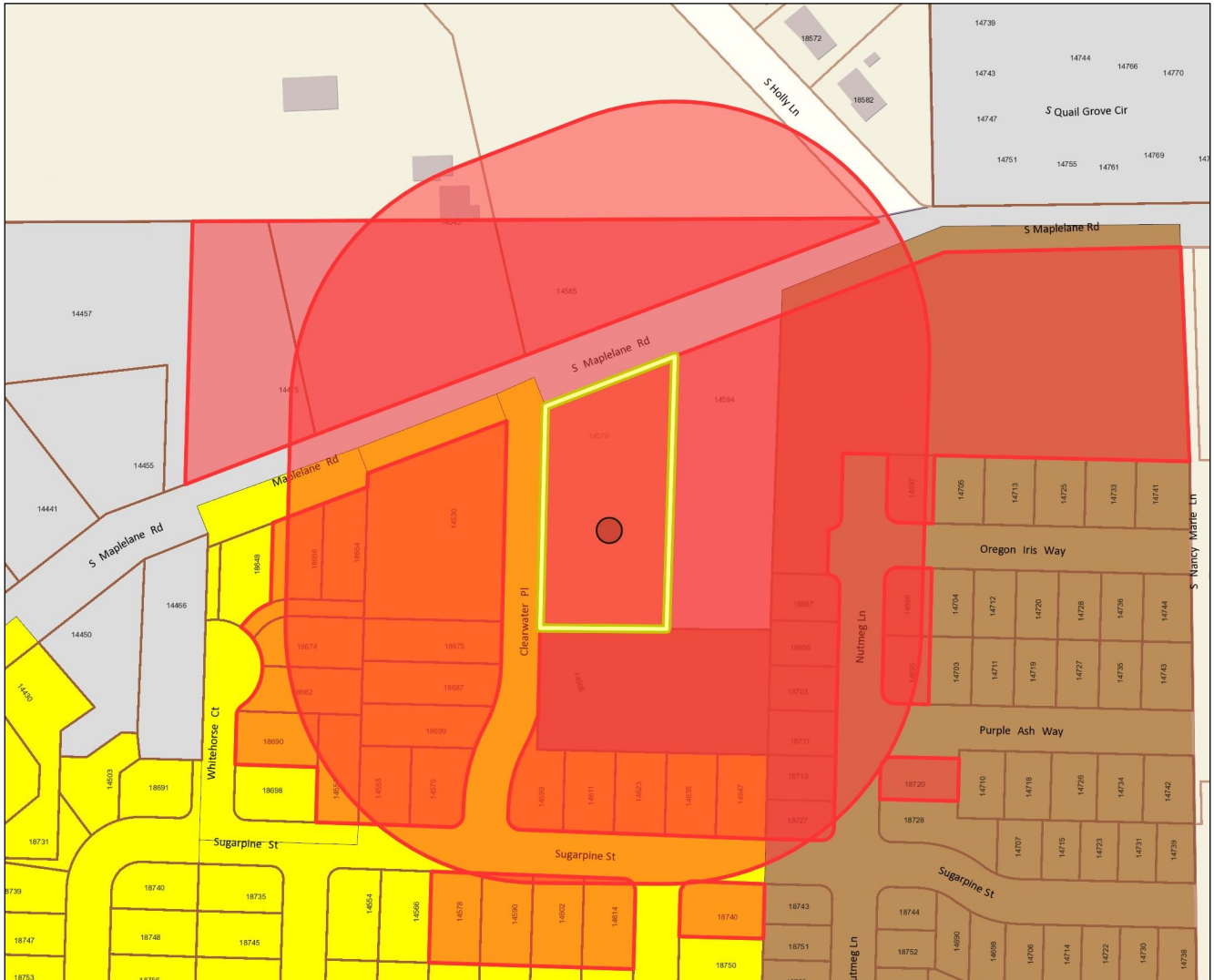
HEARING DATE:	On Monday, September 23, 2019 the City of Oregon City Planning Commission will conduct a public hearing at 7:00 p.m. in the Commission Chambers at City Hall, 625 Center Street, Oregon City 97045 on the following Type IV Applications. Any interested party may testify at the public hearings or submit written testimony at or prior to the close of the Commission hearing. Written comments must be 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.
FILE NUMBERS:	GLUA-19-00021 (AN-19-00002 / SUB-19-00001 / ZC-19-00002) & 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.
WEBPAGE:	https://www.orcity.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@orc.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, “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.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.
For helpful tips on submitting public comments, please visit the “How Do I...?” section of our website: https://www.orcity.org/planning/how-do-i 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

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



Labels created:	8/9/2019 4:20 PM
Run by:	Pete Walter
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
Notify Neighborhood Associations?	Yes
# Taxlots used to create labels:	40
# Labels generated:	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 28th edition of the Clackamas Review/Oregon City News.

Jaime McClaren

Pamplin Media Group
Accounting Credit/Collections manager
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
(503) 722-3789 Main
Email: pwalter@orccity.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.

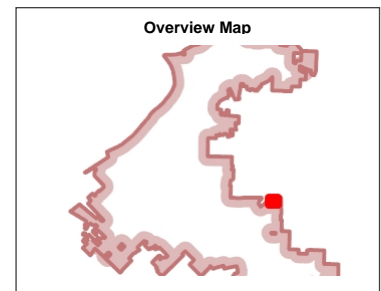
LAND USE SIGN POSTING LOCATIONS



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





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 3rd, 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