



## AFFIDAVIT OF POSTING OF NOTICE FOR LAND USE APPLICATIONS

Lenity Architecture, Attn: Sam Thomas  
3150 Kettle Court SE

River Terrace Memory Care LLC  
Attn: Jeffrey Wellington  
415 SE 28th Ave, Portland, OR 97214

**Files:** PR-150-2019

**GLUA-19-00052 / CU-19-00052 /**

**SP-19-00140 / VAR-19-00015 / LL-19-00008**

**Location:** 914 and 950 South End Road, Oregon City, OR  
97045

Clackamas County Map 3-1E-01AD, Tax Lots 3300 and  
3301

**Proposal:** 16-bed expansion to existing memory care  
facility

**Application Submitted:** 12/20/2019

**Application Incomplete:** 01/08/2020

**Application Complete:** 01/29/2020

**120 date:** 5/28/2020

**Tentative PC Hearing:** 3/9/2020

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 February 18, 2020** 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) 2/18/20, I posted the required signs on the subject site in accordance with the requirement of the Oregon City Municipal Code. If there is any delay in the city's land use process caused by the applicant's failure to correctly post the subject property for the required period of time and in the correct location, the applicant agrees to extend the one-hundred-twenty-day period in a timely manner.

Applicant

*For Applicant*

2/18/20  
Date



# OREGON CITY

## Community Development – Planning

698 Warner Parrott Road | Oregon City OR 97045  
Ph (503) 722-3789 | Fax (503) 722-3880

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**120 date:** 5/28/2020

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### DETERMINATION OF APPLICATION COMPLETENESS

Your project has been evaluated and found to be complete for processing.

XX GLUA-19-00052 is complete

The applications you submitted for the properties at 914 and 950 South End Rd (Planning Files GLUA-19-00052 / CU-19-00052 / SP-19-00140 / VAR-19-00015 / LL-19-00008) have been deemed complete for processing. For assistance regarding any current planning issues related to your project, please contact me in the Community Development Department at (503) 496-1568 or by email at [pwalter@orc.org](mailto:pwalter@orc.org). I look forward to working with you on your application.

Sincerely,

Pete Walter, AICP, Senior Planner  
Planning Division



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Applicant

*For Applicant*

2/18/20  
Date



### NOTICE OF PLANNING COMMISSION PUBLIC HEARING (Revised)

*Mailed on February 15<sup>th</sup>, 2020*

|   |  |
|---|--|
| <b>COMMENT DEADLINE:</b>  | On <b>Monday, May 11, 2020</b> , the <b>City of Oregon City - Planning Commission</b> will conduct a public hearing at 7:00 p.m. in the Commission Chambers at City Hall, 625 Center Street, Oregon City 97045 on the following Type III Land Use Applications. Any interested party may testify at the public hearing or submit written testimony at or prior to the close of the Planning Commission hearing. <b>Written or emailed comments</b> on these Type III Land Use Applications must be received by the Oregon City Planning Division, no later than <b>Friday, May 1, 2020</b> to be included in the Staff Report. Comments received after this date will be provided to the Planning Commission at the hearing. The public record will remain open until the Planning Commission closes the public hearing.   |
| <b>FILE NUMBERS:</b>  | GLUA-19-00052: CU-19-00052 Conditional Use / SP-19-00140 Site Plan and Design Review / VAR-19-00015 Minor Variance / LL-19-00008 Lot Line Abandonment  |
| <b>APPLICANT:</b>   | Lenity Architecture, LLC, 3150 Kettle Court SE, Salem, OR 97301  |
| <b>OWNER:</b>   | River Terrace Memory Care LLC, 415 SE 28th Ave, Portland, OR 97214   |
| <b>PROJECT WEBPAGE:</b>   | <a href="https://www.orcity.org/planning/project/glua-19-00052">https://www.orcity.org/planning/project/glua-19-00052</a>  |
| <b>REQUEST:</b>   | Approval for 16-bed expansion of an existing assisted living memory care facility at 914 South End Rd. The property is zoned R-10 Low-Density Residential, and the expansion requires Conditional Use approval. The application includes Site Plan and Design Review, a Minor Variance for lot coverage, and a Property Line Abandonment between parcels 3100 and 3301.  |
| <b>LOCATION:</b><br>(see map on reverse)  | 914 and 950 South End Road, Oregon City, OR 97045<br>Clackamas County Map: 3-1E-01AD, Tax Lots 3300 and 3301   |
| <b>CONTACT PERSON:</b>  | Pete Walter, AICP, Senior Planner (503) 496-1568, <a href="mailto:pwalter@orcify.org">pwalter@orcify.org</a>   |
| <b>NEIGHBORHOOD ASSOC:</b>  | South End Neighborhood Association   |
| <b>APPROVAL CRITERIA:</b>   | The following Chapters of the Oregon City Municipal Code are applicable to this proposal. The City Code Book is available on-line at <a href="http://www.orcity.org">www.orcity.org</a> : 12.04 – <i>Streets, Sidewalks, and Public Places</i> ; 12.08 – <i>Public and Street Trees</i> ; 13.12 – <i>Stormwater Management</i> ; 15.48 – <i>Grading, Filling, and Excavating</i> ; 16.12 – <i>Minimum Public Improvements and Design Standards for Development</i> ; 16.20 – <i>Property Line Adjustments and Abandonments Process and Standards</i> ; 17.08 – <i>Low Density Residential Districts</i> ; 17.41 – <i>Tree Protection, Preservation, Removal and Replanting Standards</i> ; 17.47 – <i>Erosion and Sediment Control</i> ; 17.52 – <i>Off-Street Parking and Loading</i> ; 17.54 – <i>Supplemental Zoning Regulations and Exceptions</i> ; 17.56 – <i>Conditional Uses</i> ; 17.58 – <i>Lawful Nonconforming Uses, Structures, and Lots</i> ; 17.60 – <i>Variances</i> ; 17.62 – <i>Site Plan and Design Review</i> ; and 17.50 – <i>Administration and Procedures</i> . |
| 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! |  |

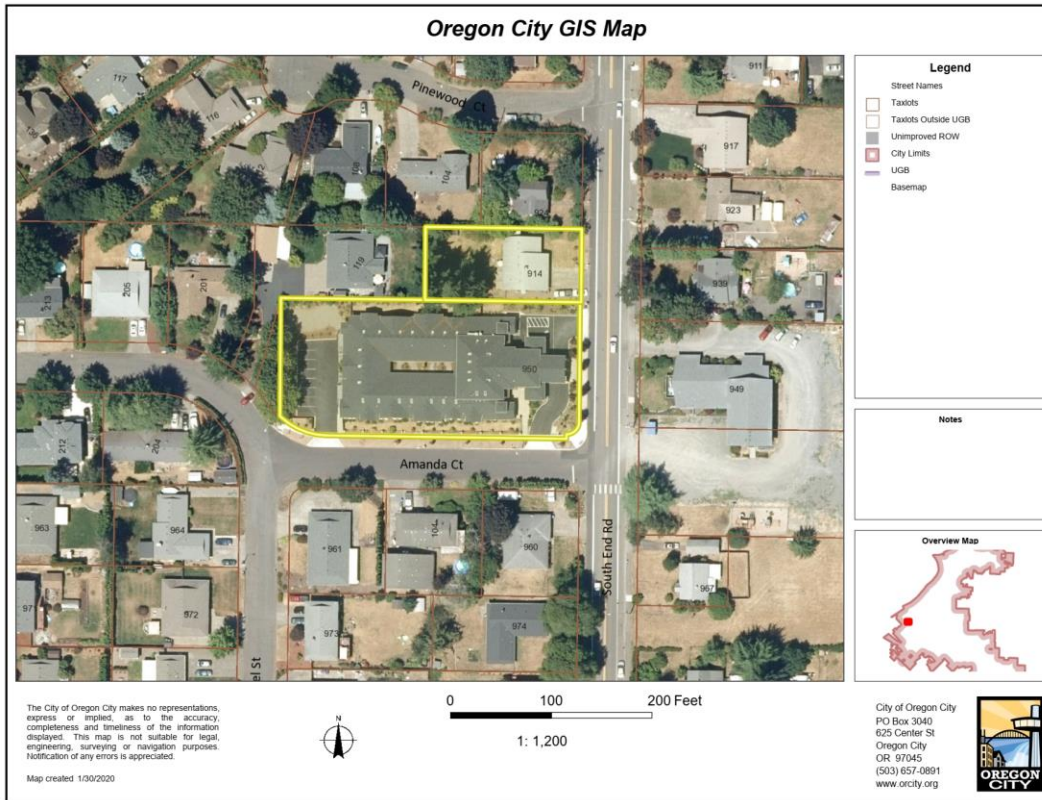
The applicant and all documents submitted by or on behalf of the applicant are available for inspection at no cost at the Oregon City Planning Division, 698 Warner Parrott Rd, Oregon City, Oregon 97045, from 8:30 a.m. to 3:30 p.m Monday thru Friday. The staff report, with all the applicable approval criteria, will also be available for inspection seven days prior to the hearing. Copies of these materials may be obtained for a reasonable cost in advance.

Please be advised that any issue that is intended to provide a basis for appeal must be raised before the close of the Planning Commission hearing, in person or by letter, with sufficient specificity to afford the Planning Commission and the parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity will preclude any appeal on that issue. The decision of the Planning Commission may be appealed to the City Commission by parties with standing within 14 days of the notice of decision. Any appeal will be based on the record. The procedures that govern the hearing will be posted at the hearing and are found in OCMC Chapter 17.50 and ORS 197.763.

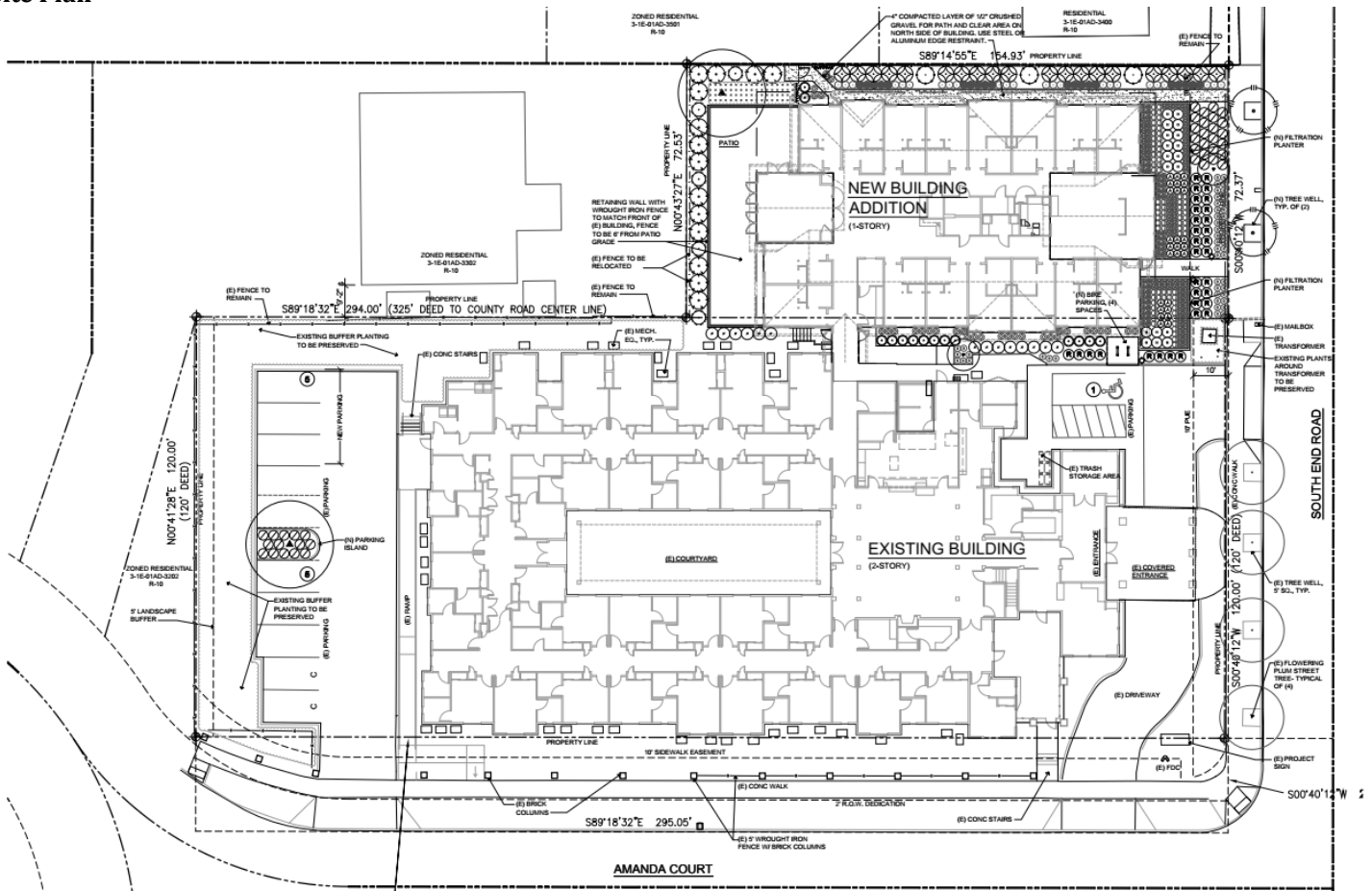
**A city-recognized neighborhood association requesting an appeal fee waiver pursuant to OCMC 17.50.290(C) must officially approve the request through a vote of its general membership or board at a duly announced meeting prior to the filing of an appeal.**



### Vicinity Map / 2018 Aerial Photo



## Site Plan





### NOTICE OF PLANNING COMMISSION PUBLIC HEARING

*Mailed on January 31, 2020*

|   |  |
|---|--|
| <b>COMMENT DEADLINE:</b>  | On <b>Monday, March 9, 2020</b> , the <b>City of Oregon City - Planning Commission</b> will conduct a public hearing at 7:00 p.m. in the Commission Chambers at City Hall, 625 Center Street, Oregon City 97045 on the following Type III Land Use Applications. Any interested party may testify at the public hearing or submit written testimony at or prior to the close of the Planning Commission hearing. <b>Written comments</b> on these Type III Land Use Applications must be received by the Oregon City Planning Division, no later than <b>Friday, February 28, 2020</b> to be included in the Staff Report. Comments received after this date will be provided to the Planning Commission at the hearing. The public record will remain open until the Planning Commission closes the public hearing.   |
| <b>FILE NUMBERS:</b>  | GLUA-19-00052: CU-19-00052 Conditional Use / SP-19-00140 Site Plan and Design Review / VAR-19-00015 Minor Variance / LL-19-00008 Lot Line Abandonment  |
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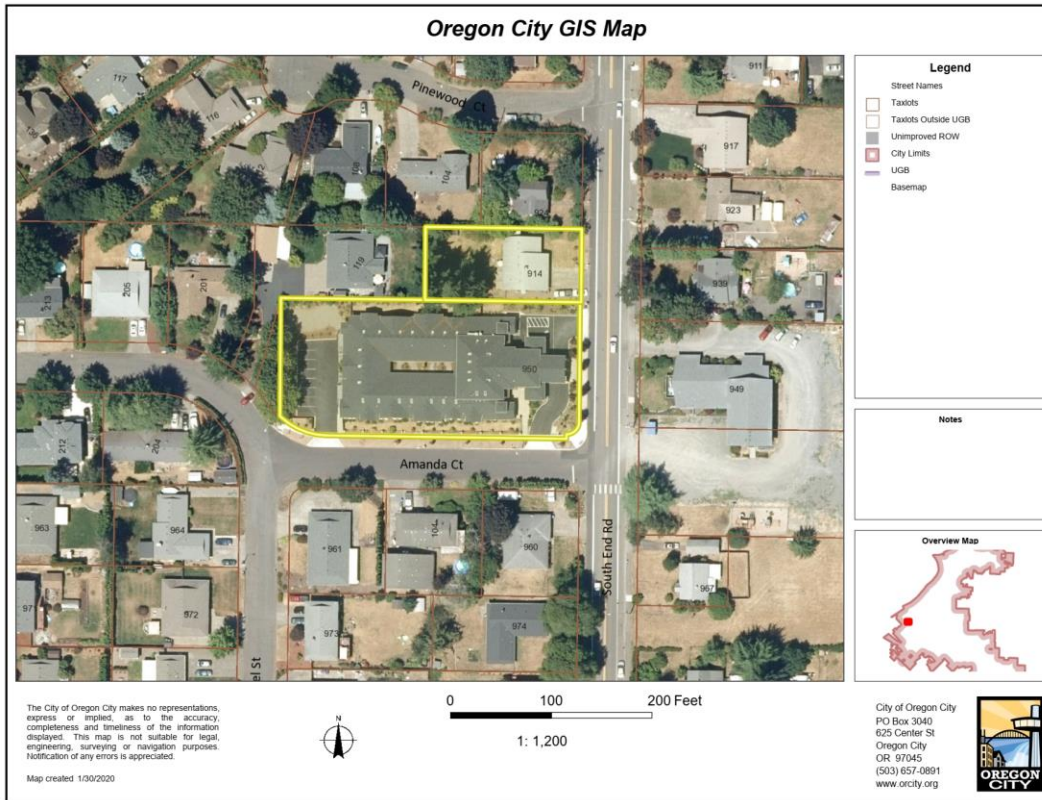
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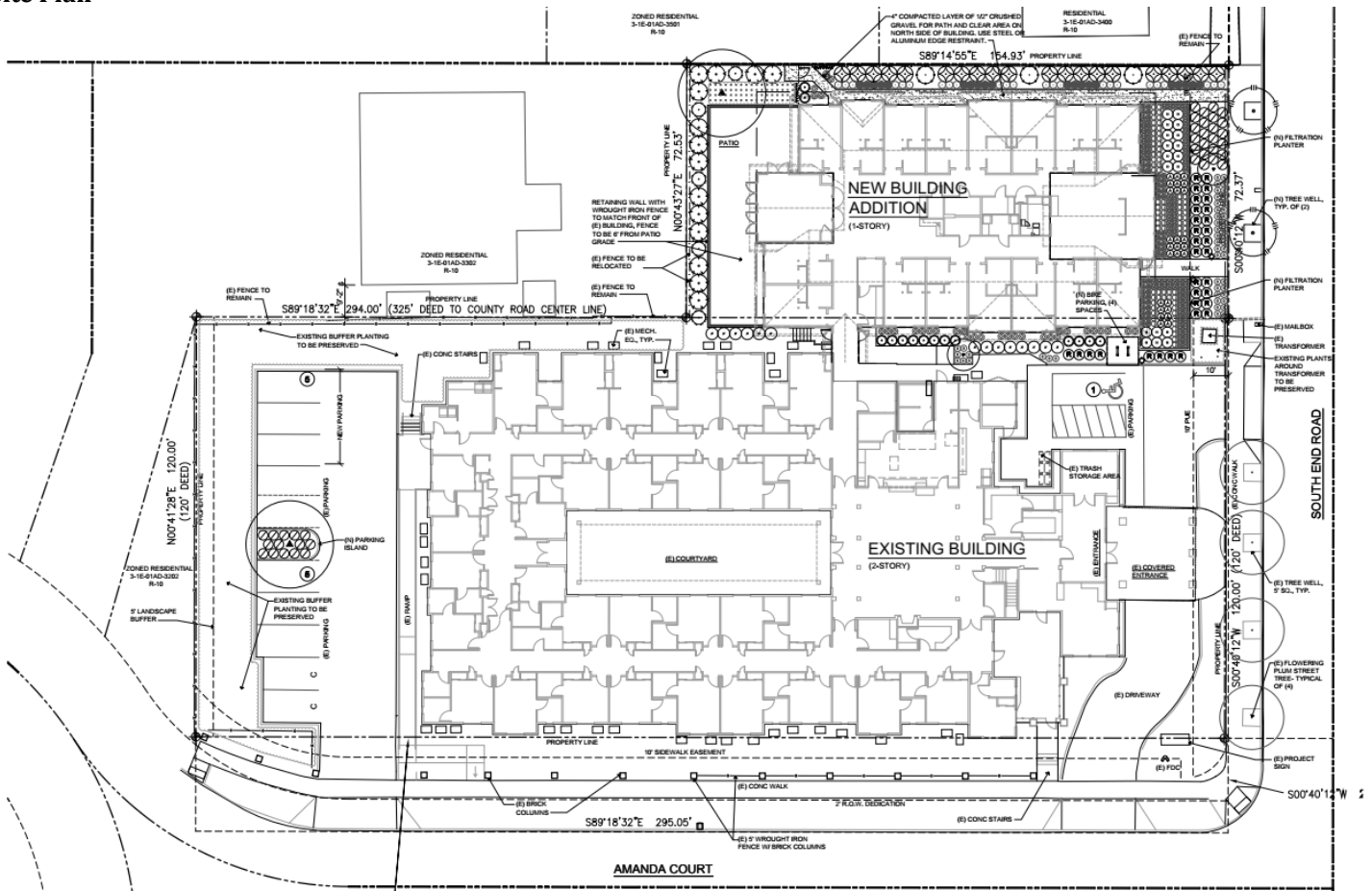
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### Vicinity Map / 2018 Aerial Photo



## Site Plan





### LAND USE APPLICATION TRANSMITTAL

Date: \_\_\_\_\_

#### DISTRIBUTION OF APPLICATION

|  |  |  |   |
|--|--|--|---|
|  | Building Official  |  | Clackamas County Transportation           |
|  | Development Services   |  | Clackamas County Planning                 |
|  | Public Works Operations  |  | Clackamas Fire District #1                |
|  | City Engineer  |  | ODOT – Division Review                    |
|  | Public Works Director  |  | Oregon City School District               |
|  | Parks Manager  |  | Tri-Met                                   |
|  | Community Services Director  |  | Metro                                     |
|  | Police   |  | PGE                                       |
|  | Economic Development Manager                                       |  | South Fork Water Board                    |
|  | Traffic Engineer   |  | Hamlet of Beavercreek                     |
|  | City Manager's Office  |  | Holcomb Outlook CPO                       |
|  | Oregon City Neighborhood Associations                              |  | Central Point / Leland Road / New Era CPO |
|  | N.A Chair  |  | Other – See Email List                    |
|  | N.A. Land Use Chair  |  | Natural Resource Committee                |
|  | Notice of the application mailed to all properties within 300 feet |  | Other:                                    |

|                  |  |       |       |
|------------------|--|-------|-------|
| COMMENTS DUE BY: |  |       |       |
| DECISION BODY:   |  |       |       |
| HEARING DATE(s): |  |       |       |
| DECISION TYPE:   |  |       |       |
| FILE #S:         |  |       |       |
| PLANNER:         |  | Phone | Email |
| APPLICANT:       |  |       |       |
| OWNER:           |  |       |       |
| REPRESENTATIVE:  |  |       |       |
| REQUEST:         |  |       |       |
| PROJECT WEBPAGE: |  |       |       |
| ZONING:          |  |       |       |
| ADDRESS(ES):     |  |       |       |
| TAX LOTS:        |  |       |       |

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 will insure prompt consideration of your recommendations.

**Please check the appropriate spaces below.**

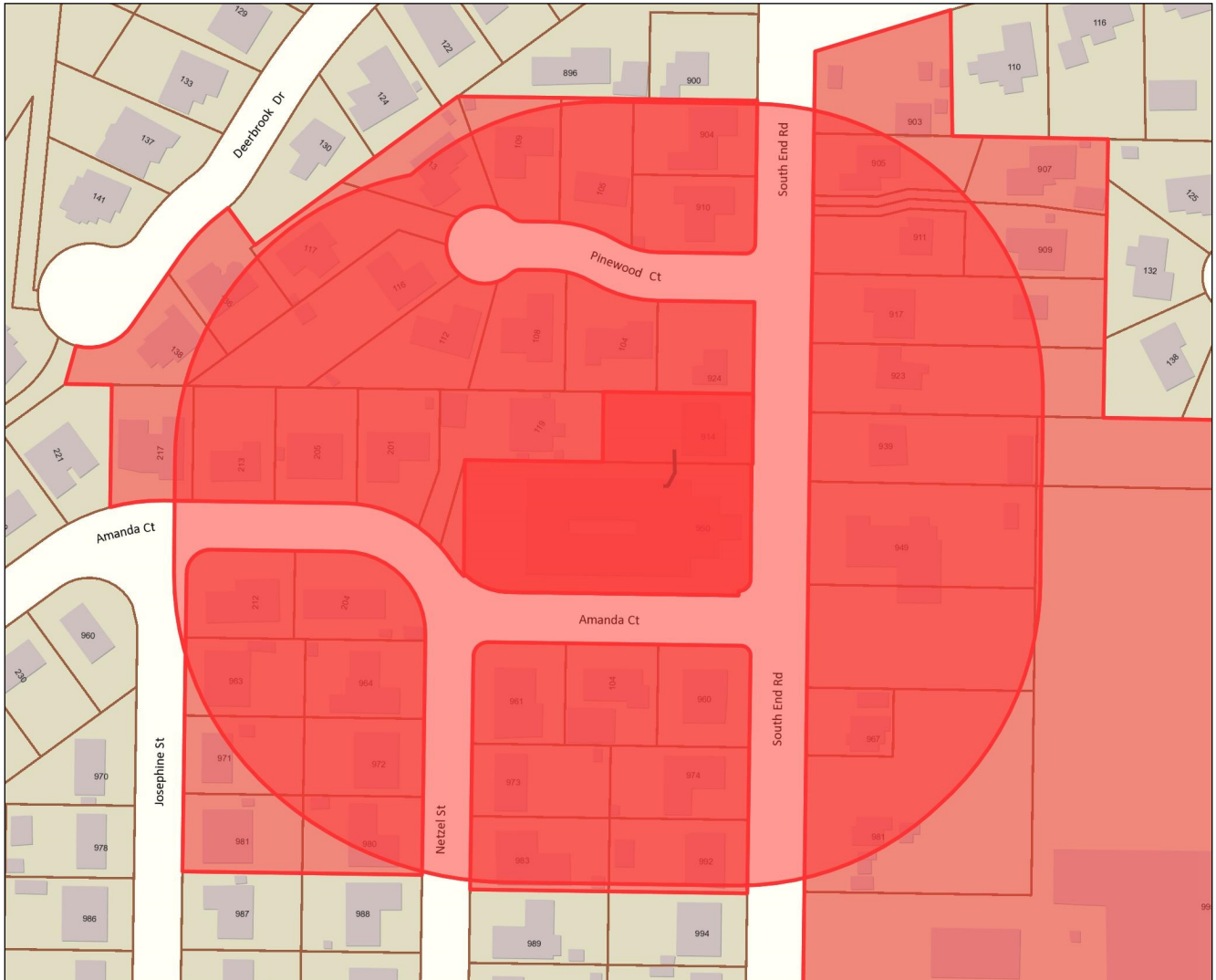
|  |  |
|--|--|
|  | The proposal does not conflict with our interests.                                     |
|  | The proposal conflicts with our interests for the reasons attached.                    |
|  | The proposal would not conflict our interests if the changes noted below are included. |

Signature \_\_\_\_\_

**CONTACT THE PLANNING DIVISION IF YOU HAVE ANY QUESTIONS ABOUT THIS APPLICATION**



## Mailing Labels Report



|   |  |
|---|--|
| <b>Labels created:</b>                      | 1/29/2020 1:51 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>     | 50   |
| <b># Labels generated:</b>                  | 47 (includes 1 Neighborhood Association label) |

**ACUNA ANEKA R**  
992 SOUTH END RD  
OREGON CITY, OR 97045

**DAVIS ROB**  
963 JOSEPHINE ST  
OREGON CITY, OR 97045

**JACKSON KATHRYN**  
910 SOUTH END RD  
OREGON CITY, OR 97045

**ARNHART KYLE G**  
917 SOUTH END RD  
OREGON CITY, OR 97045

**EELLS ERIN J & CRYSTAL R**  
964 NETZEL ST  
OREGON CITY, OR 97045

**KUCERA-HUGGER KERRI L**  
914 SOUTH END RD  
OREGON CITY, OR 97045

**BARREDO GAUDENCIO D JR & FLERIZA I**  
212 AMANDA CT  
OREGON CITY, OR 97045

**EPPERSON JESSICA**  
113 PINWOOD CT  
OREGON CITY, OR 97045

**LAKEY KAITLYN M**  
204 AMANDA CT  
OREGON CITY, OR 97045

**BELL DANIEL A JR**  
104 AMANDA CT  
OREGON CITY, OR 97045

**ESTABROOK MICHELE K & DAVID R**  
971 JOSEPHINE ST  
OREGON CITY, OR 97045

**LEWELLING CHERYL L**  
980 NETZEL ST  
OREGON CITY, OR 97045

**BINSWANGER ROBERT & M HOLLINGWO**  
983 NETZEL ST  
OREGON CITY, OR 97045

**FABER MARY JO**  
112 PINWOOD CT  
OREGON CITY, OR 97045

**LORD GREGORY D & CHRISTINE L**  
217 AMANDA CT  
OREGON CITY, OR 97045

**BONNER WAYMON A & KIMBERLY L**  
108 PINWOOD CT  
OREGON CITY, OR 97045

**FAULKNER JON A**  
903 SOUTH END RD  
OREGON CITY, OR 97045

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

**BREY JAMES D TRUSTEE**  
909 SOUTH END RD  
OREGON CITY, OR 97045

**FISHER IRENE FRANCES CO-TRUSTEE**  
904 SOUTH END RD  
OREGON CITY, OR 97045

**MARQUEZ ROSALINDA**  
974 SOUTH END RD  
OREGON CITY, OR 97045

**CONLON PATRICK & PATRICIA**  
923 SOUTH END RD  
OREGON CITY, OR 97045

**GODLEY RONALD M & MARY E**  
119 AMANDA CT  
OREGON CITY, OR 97045

**METRO 960 SOUTH END ROAD LLC**  
3914 SW MARTINS LN  
PORTLAND, OR 97239

**CONROY ROCKY J & KELLIE J**  
205 AMANDA CT  
OREGON CITY, OR 97045

**GROENER KAREN A**  
907 SOUTH END RD  
OREGON CITY, OR 97045

**MILLEN PATRICIA K & DAVID E**  
213 AMANDA CT  
OREGON CITY, OR 97045

**CURL PAULA RAE**  
104 PINWOOD CT  
OREGON CITY, OR 97045

**HOWARD SHIRLEY JO TRUSTEE**  
8150 SW CANYON DR  
PORTLAND, OR 97225

**MITCHELL JOSHUA D & CHERINE L**  
905 SOUTH END RD  
OREGON CITY, OR 97045

**MURPHY CHAD A & TYHA**

961 NETZEL ST  
OREGON CITY, OR 97045

**UNITED PENTECOSTAL CHURCH OF ORE**

949 SOUTH END RD  
OREGON CITY, OR 97045

**OREGON CITY SCH DIST #62**

PO BOX 2110  
OREGON CITY, OR 97045

**WEIGEL CHERYL L**

138 DEERBROOK DR  
OREGON CITY, OR 97045

**PAINTER JAYCE A**

109 PINEWOOD CT  
OREGON CITY, OR 97045

**WHITE JEREMY H**

116 PINEWOOD CT  
OREGON CITY, OR 97045

**PAULSON DARLENE M**

911 SOUTH END RD  
OREGON CITY, OR 97045

**WHITNEY JOHN J**

117 PINEWOOD CT  
OREGON CITY, OR 97045

**PETTY JOHN P & DORIS E**

105 PINEWOOD CT  
OREGON CITY, OR 97045

**WILSON DAVID P & LINDA S**

981 JOSEPHINE ST  
OREGON CITY, OR 97045

**RIVER TERRACE MEMORY CARE PROPE**

415 SE 28TH AVE  
PORTLAND, OR 97214

**WONG TYLER & JESSICA**

972 NETZEL ST  
OREGON CITY, OR 97045

**ROSHAK DAVID M CO-TRUSTEE**

973 NETZEL ST  
OREGON CITY, OR 97045

**South End NA Chair**

18797 Lassen Ct  
Oregon City, OR 97045

**SENTHIRAJAH SHAN**

994 NETZEL ST  
OREGON CITY, OR 97045

**SMERAGLIO JAKE & DANIELLE**

136 DEERBROOK DR  
OREGON CITY, OR 97045

**UNITED PENTECOSTAL CH OF OC**

949 SOUTH END RD  
OREGON CITY, OR 97045