

Pete Walter

From: ODOT_R1_DevRev <ODOT_R1_DevRev@odot.state.or.us>
Sent: Friday, January 31, 2020 2:39 PM
To: Pete Walter
Subject: RE: Oregon City Land Use Transmittal for Comment - GLUA-19-00052

Thanks, Pete. ODOT has no concerns and will not be providing comment.

Kate (Wihtol) Hawkins

Associate Planner, Development Review

ODOT Region 1

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She/Her

From: Pete Walter <pwalter@orcity.org>
Sent: Friday, January 31, 2020 2:16 PM
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Subject: Oregon City Land Use Transmittal for Comment - GLUA-19-00052

COMMENT DEADLINE:	On Monday, March 9, 2020 , 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 III Land Use Applications. Any interested party may testify at the public hearing or submit
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	written testimony at or prior to the close of the Planning Commission hearing. Written comments on these Type III Land Use Applications must be received by the Oregon City Planning Division, no later than Friday, February 28, 2020 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.
FILE NUMBERS:	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
APPLICANT:	Lenity Architecture, LLC, 3150 Kettle Court SE, Salem, OR 97301
OWNER:	River Terrace Memory Care LLC, 415 SE 28th Ave, Portland, OR 97214
PROJECT WEBPAGE:	https://www.orcity.org/planning/project/glua-19-00052
REQUEST:	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.
LOCATION: (see map on reverse)	914 and 950 South End Road, Oregon City, OR 97045 Clackamas County Map: 3-1E-01AD, Tax Lots 3300 and 3301
CONTACT PERSON:	Pete Walter, AICP, Senior Planner (503) 496-1568, pwalter@orcify.org
NEIGHBORHOOD ASSOC:	South End Neighborhood Association
APPROVAL CRITERIA:	The following Chapters of the Oregon City Municipal Code are applicable to this proposal. The City Code Book is available on-line at www.orcity.org : 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: 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
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Community Development – Planning
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[Interactive Maps and Apps](#)
[Draft Housing and Other Development Code Amendments](#)
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