



NOTICE OF LIMITED LAND USE APPLICATION (TYPE II)

Mailing Date: August 26, 2020

COMMENT DEADLINE:	Written comments on this Type II application must be received by the Oregon City Planning Division (PO Box 3040, Oregon City, OR 97045) no later than 3:30 PM, September 11, 2020.
FILE NUMBERS:	GLUA-20-00034 (General Land Use Application), SP-20-00071 (Site Plan and Design Review), FP-20-00003 (Floodplain Review)
OWNERS:	Bryce Morrow 2115 SE Grant Street Portland, OR 97214
APPLICANT/ REPRESENTATIVE:	Gilberto Villalobos 601 SE Hawthorne Boulevard Portland, OR 97214
REQUEST:	The applicant is requesting approval of a Minor Site Plan and Design Review and Floodplain review application for a proposed enclosed patio area and seven non-transitory food carts.
WEBPAGE:	https://www.orcity.org/planning/project/glua-20-00034
LOCATION:	1401 Washington Street, Oregon City, OR 97045 Clackamas County Map 2-2E-30DD, Tax Lots 1900, 2000, 2100, 2200
STAFF CONTACT:	Diliana Vassileva, Assistant Planner, Ph: 503.974.5501, Email: dvassileva@orcify.org
NEIGHBORHOOD:	Two Rivers Neighborhood Association
APPROVAL CRITERIA:	Administration and Procedures are set forth in Chapter 17.50; Streets, Sidewalks and Public Places in Chapter 12.04; Public and Street Trees in Chapter 12.08; Stormwater Management in 13.12; Grading, Filling and Excavating in Chapter 15.48; Minimum Public Improvements and Design Standards for Development in 16.12; Mixed Use Downtown District in Chapter 17.34; Tree Protection, Preservation, Removal and Replanting Standards in Chapter 17.41; Flood Management Overlay District in Chapter 17.42; Erosion and Sediment Control in Chapter 17.47; Off-Street Parking and Loading in Chapter 17.52; Supplemental Zoning Regulations and Exception in Chapter 17.54; Lawful Non-Conforming Uses, Structures and Lots in Chapter 17.58; and Site Plan and Design Review in Chapter 17.62. The City Code Book is available online at www.orcity.org .

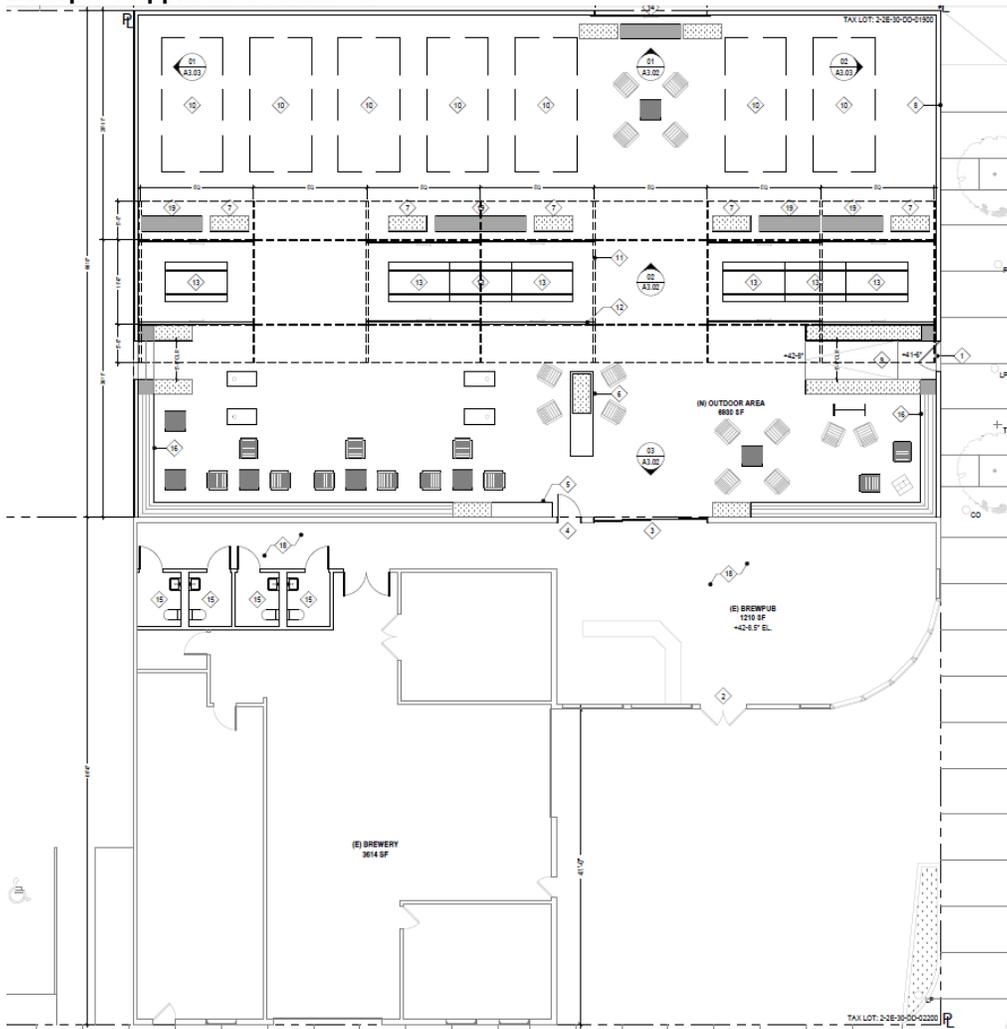
The application and all supporting documents submitted by or on behalf of the applicant are available for inspection at no cost at the Oregon City Planning Division, 695 Warner Parrott Road, during regular business days (8:30 am- 3:30 pm). Copies of these materials may be obtained for a reasonable cost. Any interested party may submit written comments prior to the issuance of the Community Development Director’s decision. Written comments must be received at the Planning Department no later than the close of business on the date identified above to be considered by the Community Development Director. The Community Development Director’s decision will be based on the applicant’s submittal, departmental and agency comments, letters from the public, and available information applicable to the criteria. Notice of the decision shall be sent to the applicant and to those persons submitting comments and providing a return address. Please be advised that any issue that is intended to provide a basis for appeal must be raised in writing during the 14-day comment period with sufficient specificity to afford the City and the parties an opportunity to respond to the issue. Failure to raise an issue on the record with sufficient specificity and accompanied by statements or evidence sufficient to afford the City to respond to the issue, will preclude any appeal on that issue. The Community Development Director’s decision may be appealed to the City Commission by parties with standing. Any appeal will be based on the record.

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

Vicinity Map



Excerpt of Applicant's Submittal



- B. VERIFY ALL DIMENSIONS PROVIDED TO REFLECT FINISHES & COORDINATE WITH ARCHITECT AND STRUCTURAL.
- C. CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION.
- D. CONTRACTOR TO SUBMIT ANY SUBSTITUTION REQUESTS TO DESIGNER FOR APPROVAL.
- E. SITE UTILITY LOCATION ARE APPROXIMATE GC TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
- F. ALL FURNITURE/SEATING TO BE OWNER SUPPLIED.

SITE STATISTICS

TAX LOT 2-2E-00-00-01900		
M.U.D. ZONING	EXISTING	NEW
PERVIOUS AREA	6983 SF	0 SF
IMPERVIOUS AREA	0 SF	0 SF
TOTAL LOT AREA	6983 SF (0.16 ACRES)	

TAX LOT 2-2E-00-00-02200		
M.U.D. ZONING	EXISTING	NEW
PERVIOUS AREA	55 SF	0 SF
IMPERVIOUS AREA	2055 SF	0 SF
BUILDING AREA	4524 SF	0 SF
TOTAL LOT AREA	6983 SF (0.16 ACRES)	

NOTE: THESE LOTS ARE IN THE FLOOD MANAGEMENT OVERLAY DISTRICT

PLAN KEYNOTES

- 1 (IN) EXIT LOCATION, PROVIDE PANIC HARDWARE
- 2 (IN) BREW PUB ENTRY TO REMAIN
- 3 (IN) STACKING DOOR TO OUTDOOR AREA
- 4 (IN) DINING DOOR
- 5 (IN) GARBAGE AND RECYCLING STATION
- 6 (IN) GAS FIREPLACE, ROUTE FROM EXISTING BREAKRUB
- 7 (IN) STEEL LANDSCAPE PLANTER, EVERGREEN HUCKLEBERRY
- 8 (IN) 7" CEDAR FENCE, STAINED BLACK
- 9 (IN) ADA RAMP @ 1:12 SLOPE
- 10 (IN) FOOD CART
- 11 (IN) STEEL TRELLISPOINTS, TOTAL AREA 1655 SF
- 12 (IN) SLIDING PANELS, TO ENCLOSE SPACE IN WINTER MONTHS
- 13 (IN) CEDAR TABLE PER OWNER
- 14 (IN) SLIDING GATE
- 15 (IN) RESTROOM LAYOUT TBD FOR FUTURE PHASE PER AGREEMENT WITH CITY.
- 16 (IN) SEATING PER OWNER, NATURAL CEDAR
- 17 (IN) PATCH AND REPAIR WALL, FINISHED AS REQD.
- 18 (IN) SMOOTH AND FINISH CONCRETE AS REQD. AT LOCATION OF DEMO'S WALLS

SYMBOLS

- OO CLEAN OUT
- LP LIGHT POLE
- MW MONITOR WELL
- PP POWER POLE
- TS TRANSIT STOP
- WV WATER VALVE

WALL LEGEND

- EXISTING WALL
- DEMO WALL
- NEW WALL