

**NOTICE OF PUBLIC HEARING**  
**CLACKAMAS COUNTY HEARINGS OFFICER**

HEARING DATE: February 4, 2010

TIME: This item will not begin before 9:00 AM.

HEARING LOCATION: Development Services Building; Auditorium; 150 Beavercreek Road; Oregon City, OR 97045

TO: Property owners within 300 feet

Subject: Conditional Use & Design Review

File No: Z0705-09-C; Z0707-09-D

Applicant: Wireless Applications Consulting; PO Box 2154; Oregon City OR 97045.

Owner of Property: Elite Care, William Reed; 4398 SE Oatfield Road; Milwaukie OR 97222.

Proposal: Sprint Wireless proposes to locate an unmanned wireless telecommunications facility consisting of two (2) antennas flush mounted on the walls of an existing building at the subject property.

Ordinance Criteria: 301, 835, 1007, 1009, 1102, 1203 and 1022

Location: Approximately 330 feet northeast of the Concord Road/La Bonita Way intersection.

Site Address: 4398 SE Oatfield Hill Road

Legal Description: T2S, R2E, Section 7BB, Tax Lot 4709, W.M.

Total Area Involved: 0.3 Acre

Zoning: R-10; Urban Low Density Residential

Community Planning Organization For Area: Oak Lodge Community Council; Terry Dolan; 14912 SE Fair Oaks Avenue; Oak Grove OR 97267; 503-659-3818; email; Blosser.dolan@comcast.net.

Planning Division Staff Contact: Scott Hoelscher; 503-742-4524; email; ScottHoe@co.clackamas.or.us

All interested citizens are invited to attend the hearing. An agenda will be provided at the hearing. Testimony and evidence should address those criteria identified above and any other criteria relevant to the application. Failure to raise an issue at the hearing, or by letter, or failure to provide sufficient specificity to afford the Hearings Officer an opportunity to respond to an issue precludes appeal to the Land Use Board of Appeals based on that issue. The following procedural rules have been established to allow an orderly hearing.

1. The length of time given to individuals speaking for or against an item will be determined by the Hearings Officer prior to the item being considered.
2. A spokesperson representing each side of an issue is encouraged.
3. Only specifically relevant testimony to the item being considered will be allowed.
4. Prior to the conclusion of the evidentiary hearing, any participant may request an opportunity to present additional evidence, arguments, or testimony; the Hearings Officer will either continue the hearing or leave the record open.

A staff report for the application will be available seven (7) days prior to the hearing. In the case of an appeal no additional staff report will be prepared. The staff report, applicable criteria, application, and all documents and evidence relied on by the applicant are available for inspection and may be purchased at reasonable cost at the Clackamas County Planning Division, Development Services Building, 150 Beavercreek Road; Oregon City, OR 97045, (503-742-4500). Direct all calls and written correspondence to the Planning Division. Anyone may request, at the hearing, that the record be kept open for at least seven (7) days.

To receive written notification of the Hearings Officer's decision, provide the Planning Division with a written request indicating the application file number.

**NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER: ORS CHAPTER 215  
REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST BE PROMPTLY FORWARDED TO  
THE PURCHASER.**

AFFIDAVIT OF NOTICE

STATE OF OREGON

COUNTY OF CLACKAMAS

I, Sandy Bordenkircher, Permits Specialist depose and say that I provided for mailing the attached Notice of Hearing for file number Z0705-09-C; Z0707-09-D in accordance with ORS 197.763, and Sections 1302, 1303 and 1305 of the Clackamas County Zoning and Development Ordinance, to the parties listed in Exhibit A.

By *Sandy Bordenkircher* Affiant

Subscribed and sworn to before me this 29th day of December 2009.

*Jeannie W. Andersen*  
Notary Public for Oregon





