

**NOTICE OF PLANNING COMMISSION PUBLIC HEARING**

*Mailing Date: September 16, 2019*

*This notice must be provided at least 20 days prior to the public hearing per OCMC 17.50.090(B)*

<b>HEARING DATE:</b>	On <b>Monday, October 14, 2019</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 Application. Any interested party may testify at the public hearing or submit written testimony at or prior to the close of the Planning Commission hearing. Written comments on this Type III Land Use Applications must be received by the Oregon City Planning Division, no later than <b>October 4, 2019</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-19-00017 (General Land Use Application), SP-19-00053 (Site Plan and Design Review), PARK-19-00002 (Parking Adjustment)
<b>APPLICANT / OWNER:</b>	Steve Milner, 1034 Molalla Ave, Oregon City, OR 97045
<b>REQUEST:</b>	Request for Approval of an Application for (1) Site Plan and Design Review and (2) Planning Commission Adjustment to Parking Standards. The applicant has proposed to construct a new parking lot with 18 parking spaces on the south side of Warner Street across from the Milner Veterinary Hospital. The application requires Planning Commission approval because the total combined number of spaces (existing + proposed) would exceed the maximum number of permitted parking spaces allowed by the Oregon City Municipal Code.
<b>WEBPAGE:</b>	<a href="https://www.oregoncity.org/planning/project/park-19-00002sp-19-00053">https://www.oregoncity.org/planning/project/park-19-00002sp-19-00053</a>
<b>LOCATION:</b>	Across Warner Street from 1034 Molalla Ave, abutting 140 Warner St, Oregon City, OR 97045 Clackamas County Map 3-2E-05BC, TL 3600, 3-2E-05BC, TL 2300 (Project Site)
<b>STAFF CONTACT:</b>	Diliana Vassileva, Assistant Planner, Ph: 503.974.5501, Email: <a href="mailto:dvassileva@oregoncity.org">dvassileva@oregoncity.org</a>
<b>NEIGHBORHOOD:</b>	Barclay Hills Neighborhood Association
<b>APPROVAL CRITERIA:</b>	Administration and Procedures are set forth in Chapter 17.50, Mixed Use Corridor District in Chapter 17.29; Off-Street Parking and Loading in Chapter 17.52; Supplemental Zoning Regulations and Exceptions in Chapter 17.54; Site Plan and Design Review in Chapter 17.62; Tree Protection Standards in Chapter 17.41; Erosion and Sediment Control in Chapter 17.47; 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 of the Oregon City Municipal Code. The City Code Book is available online at <a href="http://www.oregoncity.org">www.oregoncity.org</a> .
<p>For helpful tips on submitting public comments, please visit the “How Do I...?” section of our website: <a href="https://www.oregoncity.org/planning/how-do-i">https://www.oregoncity.org/planning/how-do-i</a> then click on “How do I Make the Most Effective Comments on Development Applications?” Thank you!</p>	

The application and all documents submitted by or on behalf of the applicant are available for inspection at no cost and copies will be provided at reasonable cost at the Oregon City Planning Division, 698 Warner Parrott Road, Oregon City, Oregon 97045, from 8:30 a.m. to 3:30 p.m. Monday through 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 fourteen (14) calendar 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.

