



NOTICE OF PUBLIC HEARING
AP 20-02: APPEAL OF GLUA-20-0006/HR 20-0002

Mailed On: March 11, 2020

HEARING DATE:	On April 1, 2020 the City of Oregon City – City Commission will conduct a public hearing at 7:00 PM in the City Hall Commission Chambers at City Hall, 625 Center Street, Oregon City 97045 on the following item. The appeal hearing will be confined to the issues raised in the Grounds for Appeal above. Only the applicant and those persons who participated in writing will be allowed to participate either orally or in writing in this appeal.
FILE NUMBERS:	AP 20-02: Appeal of the February 27, 2020 Historic Review Board approval with conditions of Planning File GLUA-20-00006(General Land Use Application), HR 20-0002 (Historic Review)
OWNER/ APPLICANT:	Peter Ng 168 Terrace Ave Oregon City, OR 97045
REPRESENTATIVE/ APPELLANT:	Bogdan Smolinets NW Custom Homes Inc. 15730 SE Bybee Rd Portland, OR 97236
GROUND FOR APPEAL:	The appellant is appealing Conditions #1 and #2 of GLUA 20-0006/HR 20-0002 <ol style="list-style-type: none"> 1. The applicant shall revise the floor heights to meet the guidelines to at least 11 feet for commercial areas, and at least 10 feet for residential areas. 2. The applicant shall ensure that the new structure walls are placed at least five feet from the Church building eave, or to meet minimum building code requirements, whichever is greater. <p>The appellant contends that Condition of Approval #1 incorrectly requires the second story residential floor to be revised to require a 10-foot floor height and Condition of Approval #2 only applies to the portion of the wall with windows and doors.</p>
PROJECT WEBPAGE:	https://www.orcity.org/planning/project/glua-20-00006
LOCATION:	920 7 th Street Oregon City, OR 97045 Clackamas County Map 2-2E-31AD-09400
CONTACT PERSON:	Christina Robertson-Gardiner, Senior Planner 503.496.1553, literway@orcity.org
NEIGHBORHOOD ASSOCIATION:	McLoughlin Neighborhood Association

The appeal and all documents submitted by or on behalf of the appellant and other parties are available for inspection at no cost at the Oregon City Planning Division, 698 Warner Parrott Road, Oregon City, Monday through Friday 8:30am-3:30PM. 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 of the hearing. The City Commission’s decision is the City’s final decision and is appealable to the Land Use Board of Appeals (LUBA) within twenty-one days of when it becomes final by those with standing. The procedures that govern the hearing will be posted at the hearing and are found in OCMC 17.50. **The appeal hearing will be confined to the issues raised in the Grounds for Appeal above. Only the applicant and those persons who participated in writing will be allowed to participate either orally or in writing in this appeal.** Written comments must be received by the Planning Division by 3:30pm on **March 23, 2020** to be included in the staff report. Written comments received after March 23, 2020 will be forwarded to the City Commission for consideration. NOTE: FOR SPECIAL ASSISTANCE DUE TO DISABILITY, PLEASE CALL CITY HALL, 503-657-0891, 48 HOURS PRIOR TO MEETING DATE.