



NOTICE OF LIMITED LAND USE APPLICATION (TYPE II)

Mailed On: April 29, 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, May 13, 2020.
FILE NUMBERS:	GLUA-20-00019 / SP-20-00019
APPLICANT:	Oregon City School District, Contact: Wes Rogers PO Box 2110, Oregon City, OR 97045
REPRESENTATIVE:	Zach Stokes, PE, ZCS Engineering and Architecture 524 Main Street, Suite 2, Oregon City, OR 97045
OWNER:	Same as Applicant
REQUEST:	Minor site and building Improvements including main entrance relocation, new entry vestibule, parking lot renovation, fencing, refuse/recycling enclosure, interior work
LOCATION:	14625 Holcomb Blvd, Oregon City, OR 97045 Clackamas County Map 2-2E-28AB, Tax Lot 01300
PROJECT WEBPAGE:	https://www.oregoncity.org/planning/project/glua-20-00019
CONTACT PERSON:	Pete Walter, Sr. Planner, (503) 496-1568, pwalter@oregoncity.org
NEIGHBORHOOD ASSOCIATION:	Park Place Neighborhood Association
CRITERIA:	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; Low Density Residential District in Chapter 17.08; Conditional Uses (Minor Modification) in Chapter 17.56; Off-Street Parking and Loading in Chapter 17.52; Supplemental Zoning Regulations (Fencing) in Chapter 17.54; Tree Protection Standards in Chapter 17.41; Erosion and Sediment Control in Chapter 17.47; Administrative Processes in Chapter 17.50; and Site Plan and Design Review in Chapter 17.62. The City Code Book is available on-line at www.oregoncity.org .

For helpful tips on submitting public comments, please visit the "How Do I...?" section of our website: <https://www.oregoncity.org/planning/how-do-i> then click on "How do I Make the Most Effective Comments on Development Applications?" Thank you!

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, 221 Molalla Ave., Ste. 200, 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 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.

Subject Site



Excerpt of Applicant's Proposal

