



### NOTICE OF LIMITED LAND USE APPLICATION (TYPE II)

*Mailed On: July 22, 2020*

<b>COMMENT DEADLINE:</b>	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 <b>3:30 pm, August 5, 2020.</b>
<b>FILE NUMBERS:</b>	GLUA-20-00025; MP-20-00002, NROD-20-00013, VAR-20-00013
<b>APPLICANT:</b>	Jessey Cereghino 13820 S John Wayne Ln, Mulino, OR 97042
<b>OWNER:</b>	Jim Foglio 6565 SE Cavalier Way, Milwaukie, OR 97267
<b>REQUEST:</b>	Two-lot partition in the R-3.5 Medium Density Zone with replat of a conservation tract as a conservation easement to create two buildable lots for duplexes, including Natural Resources Overlay Review with Density Transfer.
<b>LOCATION:</b>	Lazy Creek Lane, W. of Molalla Ave, No Situs Address, Oregon City, OR 97045 Clackamas County Map 3-2E-08AD, Tax Lots 01201 and 01202
<b>PROJECT WEBPAGE:</b>	<a href="https://www.orcity.org/planning/project/glua-20-00025">https://www.orcity.org/planning/project/glua-20-00025</a>
<b>CONTACT PERSON:</b>	Pete Walter, Planner, (503) 496-1568, <a href="mailto:pwalter@orc.org">pwalter@orc.org</a>
<b>NEIGHBORHOOD ASSOCIATION:</b>	Gaffney Lane Neighborhood Association
<b>CRITERIA:</b>	Administration and Procedures are set forth in Chapter 17.50, Minimum Improvements and Design Standards in Chapter 16.12; Land Divisions Processes and Standards in Chapter 16.08; Medium Density Residential Districts in Chapter 17.10, Supplemental Zoning Regulations and Exceptions in Chapter 17.54, Tree Protection Standards in Chapter 17.41, Natural Resource Overlay District in Chapter 17.49, Public and Street Trees in Chapter 12.08, Stormwater Management in Chapter 13.12, Grading, Filling and Excavating in Chapter 15.48, Mixed Use Employment District in Chapter 17.31. The City Code Book is available on-line at <a href="http://www.orcity.org">www.orcity.org</a> .

For helpful tips on submitting public comments, please visit the "How Do I...?" section of our website: <https://www.orcity.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



The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any errors is appreciated.



0 50 100 Feet

1: 600

## Excerpt of Applicant's Proposal – Site Plan

