



NOTICE OF LAND USE APPLICATION

Mailed On: August 3, 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, August 21, 2020.
FILE NUMBERS:	GLUA-20-00026/SP-20-00055: Clairmont Manufactured Home Park Expansion
APPLICANT/ REPRESENTATIVE:	DeSola General Services AKS Engineering & Forestry LLC 136 Heber Avenue, Suite 308 12965 SW Herman Road, Suite 100 Park city, UT 84060 Tualatin, OR 97062
OWNER:	Clairmont Park MHC LLC 18006 Sky Park Circle, Suite 200 Irvine, CA 92614
REQUEST:	The applicant is seeking approval of an application for a 17-space expansion of the Clairmont Manufactured Home Park.
LOCATION:	13531 Clairmont Way, Oregon City, OR 97045 Clackamas County Map 3-2E-05C, Tax Lot 402
PROJECT WEBPAGE:	https://www.orcity.org/planning/project/glua-20-00026
CONTACT PERSON:	Diliana Vassileva, Assistant Planner, 503-974-5501, dvassileva@orcify.org
NEIGHBORHOOD ASSOCIATION:	Hillendale Neighborhood Association
CRITERIA:	Public and Street Trees in Chapter 12.08; Stormwater Management in Chapter 13.12; Grading, Filling and Excavating in Chapter 15.48; Minimum Public Improvements in Chapter 16.12; Medium Density Residential Districts in Chapter 17.10; Accessory Dwelling Units, Cluster Housing, Internal Conversion, Live/Work Dwelling and Manufactured Home Park Design Standards in Chapter 17.20; Tree Protection, Preservation, Removal, and Replanting Standards in Chapter 17.41; Erosion and Sediment Control in Chapter 17.47; Lawful Nonconforming Uses, Lots, Structures and Sites in Chapter 17.58; Site Plan and Design Review in Chapter 17.62; Administrative Processes in Chapter 17.50. The City Code Book is available on-line at www.orcity.org .

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, 698 Warner Parrott Road, 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.

Excerpt of Applicant's Proposal



Subject Site

