

NOTICE OF PUBLIC HEARING

Mailed On: May 15, 2008

HEARING DATE:	On June 4, 2008 , 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, 320 Warner-Milne Road, Oregon City 97045 on the following item:
FILE NUMBER:	AP 08-01: Appeal of MD 08-01 (Modification 08-01 to SP 05-27)
APPELLANT:	Tom Jasper, Kastlestone Homes PO Box 1430 Clackamas, OR 97015
APPLICANT/ OWNER:	Tom Jasper, Kastlestone Homes PO Box 1430 Clackamas, OR 97015
REQUEST:	The applicant is appealing the Community Development Director’s approval of MD 08-01, which modified (Planning File SP 05-27 - Cameo Townhomes).
LOCATION:	1427 16 th Street, Oregon City, Oregon 97045 Clackamas County Map 2-2E-32BA, Tax Lot 400
CONTACT PERSON:	Christina Robertson-Gardiner, Associate Planner (503) 657-0891
NEIGHBORHOOD ASSOCIATION:	McLoughlin Neighborhood Association
CRITERIA:	Administration and Procedures are set forth in Chapter 17.50, Site Plan & Design Review in Chapter 17.20, and “MUC-1” Mixed Use Corridor in Chapter 17.29 of the Oregon City Municipal Code. The City Code Book is available on-line at www.orcity.org .

The applicant and all documents submitted by or on behalf of the applicant are available for inspection at no cost at the Oregon City Planning Division, 221 Molalla Avenue, Suite 200, during regular business hours of 8am to 5pm. 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.

Oregon City Municipal Code Chapter 17.50.190 limits standing to those persons who participated in writing on Planning File WR 07-12. The Community Development Director’s decision is appealable to the City Commission by any party with standing (i.e., applicant and any party who submitted comments during the fourteen-day application comment period). The City Commission 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. The procedures that govern the hearing will be posted at the hearing and are found in OCMC 17.50 and ORS 197.763. The appellant has requested a fee waiver of the appeal per OCMC 17.50.290 (C) which states that appeal fees shall not be charged for an appeal filed by a city-recognized neighborhood association, so long as the appeal has been officially approved by the general membership or board of the neighborhood association at a duly announced meeting.

Any appeal will be based on the record. The City Commission 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. **Written comments must be received by the Planning Division by 5pm on May 23, 2008 to be included in the staff report.** Written comments received **after May 23, 2008** will be forwarded to the City Commission on the night of the hearing. The procedures that govern the hearing will be posted at the hearing and are found in OCMC 17.50 and ORS 197.763.

NOTE: HEARING TIMES AS NOTED ABOVE ARE TENTATIVE. FOR SPECIAL ASSISTANCE DUE TO DISABILITY, PLEASE CALL CITY HALL, 657-0891, 48 HOURS PRIOR TO MEETING DATE.