

## NOTICE OF LIMITED LAND USE APPLICATION

Mailed on: March 5, 2008

<b>COMMENT DEADLINE:</b>	On Monday, <b>April 28, 2008</b> the <b>City of Oregon City - Planning Commission</b> will conduct a public hearing at 7:00 p.m. in the Commission Chambers at City Hall, 320 Warner-Milne Road, Oregon City 97045 on the following Type III Land Use Application. Any interested party may testify at the public hearing or submit written testimony at or prior to the close of the Planning Commission hearing. Written comments on this Type III Land Use Application must be received by the Oregon City Planning Division, no later than <b>April 18, 2008</b> to be included in the Staff Report. Comments received after this date will be provided to the Planning Commission at the hearing. The public record will remain open until the Planning Commission closes the public hearing.
<b>FILE NUMBER:</b>	CP 07-04: Amendment to the Oregon City Evangelical Church Master Plan; CU 07-01: Conditional Use: Installation of a new cell tower; and SP 07-05: Site Plan and Design Review for the new cell tower.
<b>APPLICANT/ OWNER:</b>	AT&T / Cingular 1600 SW 4 <sup>th</sup> Avenue Portland, Oregon 97201 Oregon City Evangelical Church 1024 Linn Avenue Oregon City, Oregon 97045
<b>REQUEST:</b>	The applicant is requesting approval of a modification to the Oregon City Evangelical Church Master Plan for the installation of a new, 75-foot tall cell tower in the church's southern parking lot.
<b>LOCATION:</b>	1024 Linn Avenue, Oregon City, Oregon 97045 Clackamas County Map 3-2E-6AC, Tax Lot 6400 Zoned "MUC-1" Mixed Use Corridor 1
<b>CONTACT PERSON:</b>	Tony Konkol, Senior Planner (503) 657.0891
<b>NEIGHBORHOOD ASSOCIATION:</b>	Rivercrest Neighborhood Association
<b>CRITERIA:</b>	<b>Administration and Procedures set forth in Chapter 17.50, Site Plan and Design Review in Chapter 17.62, Off-Street Parking and Loading in Chapter 17.52, Conditional Use in Chapter 17.56, Master Plans in Chapter 17.65, Communication Facilities in Chapter 17.80 and "MUC-1" Mixed Use Corridor 1 in Chapter 17.29</b> of the Oregon City Municipal Code. The City Code Book is available on-line at <a href="http://www.oregoncity.org">www.oregoncity.org</a> .

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, City Hall, 320 Warner-Milne Road, Oregon City, Oregon 97045, from 8:00 a.m. to 1:00 p.m. Monday thru Friday. 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.

Any interested party may testify at the public hearing or submit written testimony at or prior to the hearing. **Written comments must be received at City Hall by 5:00 pm on April 18, 2008, 2007 to be included in the staff report.** The procedures that govern the hearing will be posted at the hearing and are found in OCMC Chapter 17.50 and ORS 197.763. Please be advised that any issue that is intended to provide a basis for appeal must be raised before the close of the Planning Commission hearing, in person or by letter, with sufficient specificity to afford the Planning Commission and the parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity will preclude any appeal on that issue. The decision of the Planning Commission may be appealed to the City Commission by parties with standing. Any appeal will be based on the record. The procedures that govern the hearing will be posted at the hearing and are found in OCMC Chapter 17.50 and ORS 197.763.