

## NOTICE OF LIMITED LAND USE APPLICATION

Mailed on: July 24, 2008

<b>COMMENT DEADLINE:</b>	On Monday, <b>August 25, 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 Applications. 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 these Type III Land Use Applications must be received by the Oregon City Planning Division, no later than <b>August 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 NUMBERS:</b>	CP 08-03: Master Plan Amendment
<b>APPLICANT'S REPRESENTATIVE:</b>	Sera Architects Donald Eggleston, David Bermiker and Stephen A. Rhodes 338 NW 5 <sup>th</sup> Avenue Portland, Oregon 97209
<b>OWNER:</b>	Clackamas County Jonathan Mantay 2150 Kaen Road Oregon City, Oregon 97045
<b>REQUEST:</b>	The applicant is proposing a modification to the development phasing previously approved in the Master Plan for the Clackamas County complex (zoned "MUE" Mixed Use Employment District).
<b>LOCATION:</b>	2051 Kaen Rd, Oregon City, Oregon 97045 (Clackamas County Map 3-2E-5C-812) 1710 Red Soils Ct, Oregon City, Oregon 97045 (Clackamas County Map 3-2E-5C-807)
<b>CONTACT PERSON:</b>	Tony Konkol, Senior Planner (503) 657-0891
<b>NEIGHBORHOOD ASSOCIATION:</b>	Hillendale Neighborhood Association
<b>CRITERIA:</b>	<b>Administration and Procedures</b> are set forth in <b>Chapter 17.50, "MUE" Mixed-Use Employment District</b> in <b>Chapter 17.31</b> and <b>Master Plans</b> in <b>Chapter 17.65</b> of the Oregon City Municipal Code. The City Code Book is available on-line at <a href="http://www.orcity.org">www.orcity.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, 221 Molalla Avenue, Oregon City, Oregon 97045, from 8:00 a.m. to 5:00 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.

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.