

# NOTICE OF PUBLIC HEARING

*Mailed March 28, 2008*

<b>HEARING DATE:</b>	On <b>April 22, 2008</b> , the <b>City of Oregon City Historic Review Board</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 Historic Review Board hearing. Written comments on this Type III Land Use Application must be received by the Oregon City Planning Division, no later than <b>April 11, 2008</b> to be included in the Staff Report. Comments received after this date will be provided to the Historic Review Board at the April 22, 2008 hearing. The public record will remain open until the Historic Review Board closes the public hearing.
<b>FILE NUMBER:</b>	HR 08-02: Historic Review
<b>APPLICANT/ OWNER:</b>	Icon Construction Darren Gusdorf 1980 Willamette Falls Drive #200 West Linn, Oregon 97068
<b>REQUEST:</b>	The applicant is seeking design approval for the new homes to be constructed in the McCarver subdivision per Planning file HR 07-01.
<b>LOCATION:</b>	A parcel located at 554 Warner Parrott Road and identified as Clackamas County Map 3-2E-06CA, Tax Lot 3700 (zoned "R-8" Single-Family Dwelling District).
<b>CONTACT PERSON:</b>	Christina Robertson-Gardiner, Associate Planner (503) 657-0891
<b>NEIGHBORHOOD ASSOCIATION:</b>	South End Neighborhood Association
<b>CRITERIA:</b>	<b>Administration and Procedures</b> are set forth in <b>Chapter 17.50, Historic Overlay District</b> in <b>Chapter 17.40, Residential Design Standards</b> in <b>Chapter 17.20</b> and <b>"R-8" Single-Family Dwelling District</b> in <b>Chapter 17.10</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 application 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, from 8:00AM-1:00PM. 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 April 11, 2008 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 hearing, in person or by letter, with sufficient specificity to afford the Historic Review Board 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 Historic Review Board may be appealed to the City Commission by parties with standing. Any appeal will be based on the record.