

NOTICE OF LIMITED LAND USE APPLICATION

Mailed On: June 18, 2008

COMMENT DEADLINE:	Written comments on this Type II application must be received by the Oregon City Planning Division, (located at 221 Molalla Ave., Ste. 200, Oregon City, Oregon 97045 or mailed to P.O. Box 3040, Oregon City, Oregon 97045) no later than July 9, 2008 .
FILE NUMBER:	SP 08-07: Site Plan and Design Review
APPLICANT/OWNER:	Rocky Younger 18402 S. Holly Lane Oregon City, OR 97045
REPRESENTATIVE	Bruce Goldson, PE Compass Engineering 4105 SE International Way, #501 Milwaukie, OR 97222
REQUEST:	The applicant is requesting approval of a Site Plan and Design Review to build an office/warehouse in an MUC1 "Mixed Use Corridor" District.
LOCATION:	1169 Molalla Ave., Oregon City, Oregon 97045 Clackamas County Map
CONTACT PERSON:	Christina Robertson-Gardiner, Associate Planner (503) 722-3789
NEIGHBORHOOD ASSOCIATION:	Barclay Hills NA
CRITERIA:	Administration and Procedures set forth in Chapter 17.50, Site Plan and Design Review in Chapter 17.62, and "MUC1" Mixed-Use Corridor District in Chapter 17.29 of the Oregon City Municipal Code. 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, 221 Molalla Ave., Ste. 200, during regular business days (8 am- 5 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 **July 9, 2008** 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.