

NOTICE OF LIMITED LAND USE APPLICATION

Mailed on August 13, 2008

COMMENT DEADLINE:	Written comments on this Type II application must be received by the Oregon City Planning Division, located at Oregon City Hall (320 Warner Milne Road, Oregon City, Oregon 97045 or mailed to P.O. Box 3040, Oregon City, Oregon 97045) no later than August 30, 2008 .	
FILE NUMBER:	SP 08-12: Minor Site Plan and Design Review	
APPLICANT/OWNER:	Jonathan Heins 12120 Hazeldell Avenue Oregon City, OR 97045	
REPRESENTATIVE(S):	Todd Iselin Iselin Architects, P.C. 1307 7 th Street Oregon City, OR 97045	Steven Shibley Fertile Ground Landscape Architecture PO Box 1608 Estacada, OR 97023-1608
REQUEST:	The Applicant is seeking Site Plan and Design Review for Conversion of a Non-conforming Structure to a Two-story Commercial Building in the "MUC-1" Mixed Use Corridor District.	
LOCATION:	1105 Linn Avenue, Oregon City, Oregon 3-2E-06AD-05900	
CONTACT PERSON:	Pete Walter, Associate Planner (503) 722-3789.	
NEIGHBORHOOD ASSOCIATION:	Rivercrest NA	
CRITERIA:	Administration and Procedures set forth in Chapter 17.50, Site Plan and Design Review in Chapter 17.62, and "MUC-1" 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 Avenue, Suite 200, Oregon City, OR 97045 during regular business days (8 am- 5 pm). Copies of these materials may be obtained for a reasonable cost. The Planning Division may be contacted at (503) 722-3789.

Any interested party may submit written comments prior to the issuance of the Community Development Director's decision. Written comments must be received at City Hall no later than the close of business on **August 30, 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.