

**NOTICE OF LAND USE APPLICATION
PUBLIC HEARING**

Notice Mailed on: March 21, 2008

COMMENT DEADLINE:	On Monday, May 19th, 2008, the City of Oregon City - Planning Commission 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.
FILE NUMBER(S):	TP 08-03: 84-lot subdivision; and VR 08-01: Variance 1) Subdivision wide: reduction of the required lot width from 25 feet to 20 feet and reduce the minimum lot size from 3,500 square feet to 1,800 square feet. 2) Applicable to one lot: reduction of the rear yard setback from 15 feet to 10 feet.
APPLICANT:	Thayer Road Investments - Tony Marnella 18318 SE Abernethy Lane Milwaukie, Oregon 97267
REPRESENTATIVE:	WRG Design - Andrew Tull 5415 SW Westgate Drive, Suite 100 Portland, Oregon 97221
REQUEST:	The applicant is requesting approval of an 84-lot subdivision on 4 tax-lots and three variances. The subdivision wide variances would reduce the minimum lot width from 25 feet to 20 feet and reduce the minimum lot size from 3,500 square feet to 1,800 square feet. The third variance is specific to one lot, and would reduce the rear yard setback from 15 feet to 10 feet.
LOCATION:	North of Thayer Road and east of Ira Lane (Clackamas County Map 3-2E-04DC, TL 300,301, 302 and 400.).
CONTACT PERSON:	Tony Konkol, Senior Planner (503) 657-0891
NEIGHBORHOOD ASSOCIATION:	Caufield Neighborhood Association
CRITERIA:	Chapter 17.50 - Administration and Procedures, Chapter 17.16 "R-3.5" Dwelling District, Chapter 16.08 – Subdivisions, Chapter 16.12-Minimum Improvements and Design Standards, and Chapter 17.60 - Variances of the Oregon City Municipal Code. The City Code Book is available on-line at www.orcity.org .

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, from 8:00 a.m. to 1:00 p.m. 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 and/or submit written testimony at or prior to the close of the Planning Commission hearing. **Written comments must be received by close of business at City Hall by May 7th, 2008 to be included in the staff report.** Written comments received after May 7th, 2008 will be provided to the Planning Commission at the hearing. The public record will remain open until the Planning Commission closes the public hearing.

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. Parties with standing may appeal the decision of the City Commission to the Land Use Board of Appeals. 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.