

**NOTICE OF LAND USE APPLICATION
PUBLIC HEARING**

COMMENT DEADLINE:	On Monday, June 9th, 2008, the City of Oregon City - Planning Commission and on Wednesday, June 18th, 2008, the City of Oregon City – City Commission will conduct public hearings at 7:00 p.m. in the Commission Chambers at City Hall, 320 Warner-Milne Road, Oregon City 97045 on the following Type IV Land Use Applications. Any interested party may testify at the public hearing or submit written testimony at or prior to the close of the City Commission hearing.
FILE NUMBER(S)/ REQUEST:	ZC 08-01: Zone Change from R-10 Single Family to R-6 Single Family; TP 08-05: 95-lot subdivision; WR 08-04: Water Resource Overlay District Review; and CU 08-03: Conditional Use Permit for a Sanitary Sewer Pump Station.
APPLICANT/ REPRESENTATIVE:	ICON Construction and Development – Jeff Vanderdasson 2008 Willamette Falls Drive West Linn, Oregon 97068
LOCATION:	19330 Pease Road and 19578 and 19560 McCord Road. Clackamas County Map 3-2E-07B Tax lots 3600, 3601, 3602, 3700, 3700 and 3900.
CONTACT PERSON:	Tony Konkol, Senior Planner (503) 657-0891
NEIGHBORHOOD ASSOCIATION:	Tower Vista
CRITERIA:	Chapter 17.12 – R-6 Single-Family Dwelling District; Chapter 17.16 – R-3.5” Dwelling District; Chapter 17.49 – Water Quality Resource Overlay; Chapter 17.50 – Administration and Procedures, Chapter 17.56 – Conditional Use Permit; Chapter 17.68 – Zone Changes and Amendments, Chapter 16.08 – Subdivisions; and Chapter 16.12 – Minimum Improvements and Design Standards 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 City Commission hearing. **Written comments must be received by close of business at City Hall 10 days before the scheduled hearing to be included in the staff report.** Written comments received within 10 days of the hearing will be provided to the Commission at the hearing. The public record will remain open until the City 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 City Commission hearing, in person or by letter, with sufficient specificity to afford the 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.