

**NOTICE OF LIMITED LAND USE APPLICATION**

*Mailed on April 11, 2008*

<b>HEARING DATES:</b>	On Monday, June 9 <sup>th</sup> , 2008, the City of Oregon City - Planning Commission and on Wednesday, July 2 <sup>nd</sup> , 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.	
<b>FILE NUMBER:</b>	ZC 08-03: Zone Change TP 08-08: Subdivision LL 08-02: Lot Line Adjustment	
<b>APPLICANT:</b>	Gentry Homes, LLC Attn: Sam Gentry P.O. Box 386 Gresham, OR 97030	Sisul Engineering Attn: Tom Sisul 4317 NE Thurston Way, Ste. 230 Vancouver, WA 98662
<b>OWNER:</b>	Donald and Vera Babst 19510 S. Leland Road Oregon City, OR 97045	Joseph and Elizabeth Gray P.O. Box 1954 Oregon City, OR 97045
<b>REQUEST:</b>	The applicant is seeking approval of a 9-lot subdivision, a zone change from R-10 to R-8, and a Lot Line Adjustment.	
<b>LOCATION:</b>	19510 Leland Road (Clackamas County Map 3-2E-07D, Tax Lot 600) 19526 Leland Road (Clackamas County Map 3-2E-07D, Tax Lot 700) No Address, Oregon City, OR 97045 (Clackamas County Map 3-2E-07D, Tax Lot 601) and No Address, Oregon City, OR 97045 (Clackamas County Map 3-2E-07D, Tax Lot 701).	
<b>CONTACT PERSON:</b>	Peter Walter, AICP, Associate Planner (503) 657-0891	
<b>NEIGHBORHOOD ASSOCIATION:</b>	Hillendale Neighborhood Association	
<b>CRITERIA:</b>	Chapter 17.50 – Administration and Procedures, Chapter 16.12 – Minimum Improvements and Design Standards; Chapter 16.20 – Property Line Adjustments and Abandonments; Chapter 17.10 – “R-8” Single-Family Dwelling District; Chapter 17.08 – “R-10” Single-Family Dwelling District; Chapter 17.49 – Water Quality Resource Overlay; Chapter 17.68 – Zone Changes and Amendments, and Chapter 16.08 – Subdivisions 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 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.