



NOTICE OF PUBLIC HEARING

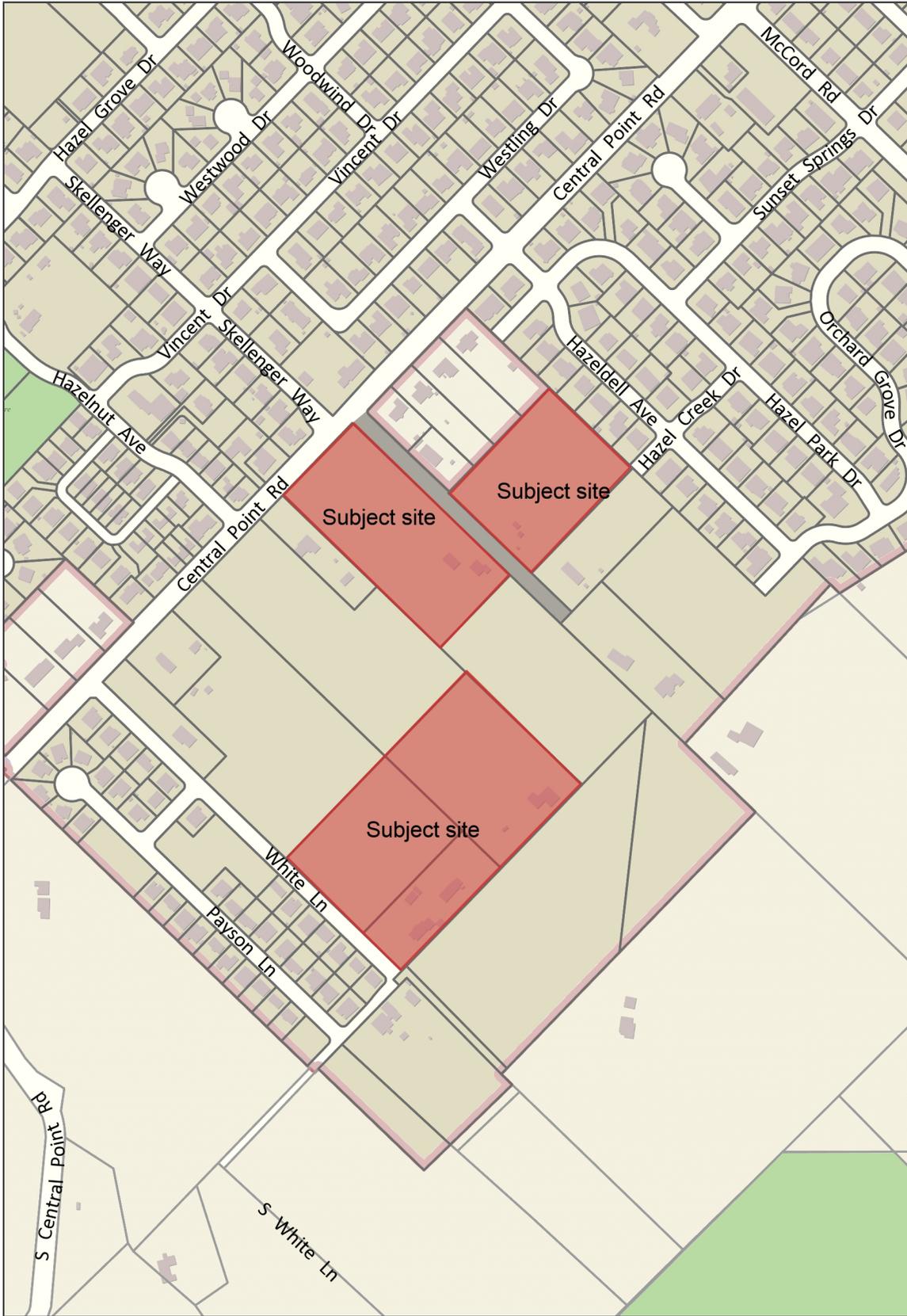
Notice Mailed: November 21, 2013

HEARING DATES:	On Monday, January 27, 2014, the City of Oregon City Planning Commission will conduct a public hearing at 7:00 p.m., and on Wednesday, February 19, 2014, the City of Oregon City – City Commission will conduct a public hearing at 7:00 p.m. in the Commission Chambers at City Hall, 615 Center Street, Oregon City 97045 on the following Type IV Applications. Any interested party may testify at the public hearings or submit written testimony at or prior to the close of the City Commission hearing.
FILE NUMBER:	ZC 13-03: Zone Change from “R-10” Single-Family Dwelling District to “R-6” Single-Family Dwelling District
APPLICANT:	Venture Properties, Inc. 4230 SW Galewood Street, Suite 100 Lake Oswego, Oregon 97035
REPRESENTATIVE:	AKS Engineering & Forestry, LLC 13910 SW Galbreath Drive, Suite 100 Sherwood, Oregon 97140
OWNERS:	Johnson Family Joint Trust, 19882 White Lane, Oregon City, Oregon 97045 Tolstrup Loving Trust, Edwin and Reitha Tolstrup, 15550 S. Kirk Road, Oregon City, Oregon 97045
REQUEST:	The applicant is seeking approval for a Zone Change from “R-10” Single-Family Dwelling District to “R-6” Single-Family Dwelling District.
LOCATION:	19584 Central Point Rd., Oregon City, OR 97045, Clackamas County Map 3-1E-12D, TL 1701 No Address, Oregon City, OR 97045, Clackamas County Map 3-2E07C, TL 1003 No Address, Oregon City, OR 97045, Clackamas County Map 3-1E-12D, TL1593 No Address, Oregon City, OR 97045, Clackamas County Map 3-1E-12D, TL1503 19882 White LN, Oregon City, OR 97045, Clackamas County Map 3-1E-12D, TL 1600
CONTACT PERSON:	Laura Terway, AICP, Planner (503) 722-3789
NEIGHBORHOOD:	Hazel Grove/Westling Farm Neighborhood Association
CRITERIA:	Administration and Procedures are set forth in Chapter 17.50, Zoning Changes and Amendments in Chapter 17.68, “R-10” Single-Family Dwelling District and “R-6” Single-Family Dwelling District of the Oregon City Municipal Code. The City Code Book is available on-line at www.orcity.org .

This application is subject to the Administration and Procedures section of the Oregon City Code set forth in Chapter 17.50. The application and all documents and evidence 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 from 8:00 AM-5:00 PM, Monday - Thursday. 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.

A city-recognized neighborhood association requesting an appeal fee waiver following issuance of a land use decision pursuant to 17.50.290(C) must officially approve the request through a vote of its general membership or board at a duly announced meeting prior to the filing of an appeal.

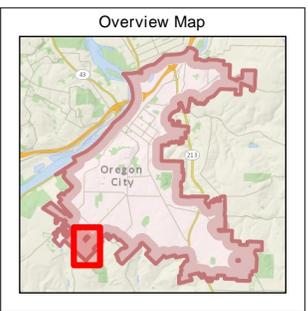
ZC 13-03: Zone Change



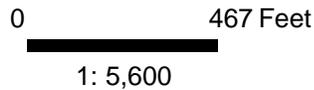
Legend

- Taxlots
- Taxlots (Outside UGB)
- Unimproved ROW
- City Limits
- UGB

Notes



The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any errors is appreciated.



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