



Community Development – Planning

221 Molalla Ave., Suite 200 | Oregon City OR 97045
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NOTICE OF LAND USE APPLICATION

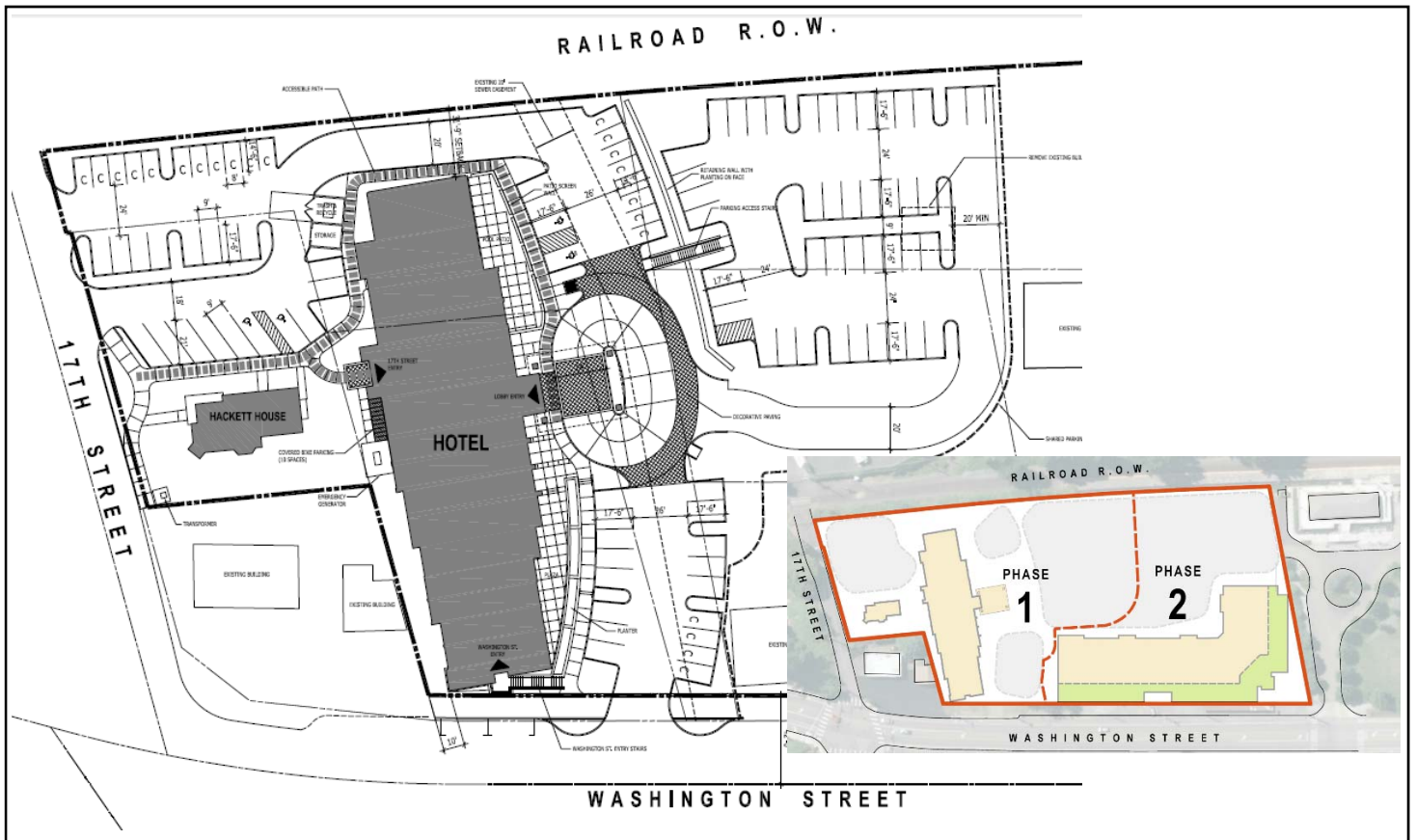
Mailed on June 1, 2017

COMMENT DEADLINE:	On Monday, July 24, 2017 , the City of Oregon City - Planning Commission will conduct a public hearing at 7:00 p.m. in the Commission Chambers at City Hall, 625 Center Street, 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. Written comments on these Type III Land Use Applications must be received by the Oregon City Planning Division, no later than 3:30 p.m. on July 10, 2017 to be included in the Staff Report. Comments received after this date will be provided to the Planning Commission at the hearing. The public record will remain open until the Planning Commission closes the public hearing.
FILE NUMBER:	CP 17-02: General Development (Concept Master) Plan DP 17-03: Detailed Development Plan NR 17- 04: Natural Resource Overlay District Verification
APPLICANT:	Hill Architects 1750 Blankenship Road, Suite 400 West Linn, Oregon 97068
OWNER:	Historic Properties LLC 1300 Adams Street Oregon City, Oregon 97045
REPRESENTATIVE:	Hackett Hospitality Group LLC 1419 W. Main Street Battleground, Washington 98604
REQUEST:	The applicant submitted a General Development (Concept Master) Plan, Detailed Development Plan, and Natural Resource Overlay District Exemption for a phased, mixed-use development and construction of Phase 1 consisting of a hotel and associated parking.
LOCATION:	415 17th Street + no address on Washington Street Map number 2-2E-29CA, Tax Lots 601, 900, 1000, 1100, 1200, 1300, 1301
CONTACT PERSON:	Pete Walter, AICP, Planner (503) 496-1568, pwalter@orc.org
NEIGHBORHOOD ASSOCIATION:	Two Rivers Neighborhood Association
CRITERIA:	Administration and Procedures are set forth in Chapter 17.50, Off-Street Parking and Loading in Chapter 17.52, Supplemental Zoning Regulations and Exceptions in Chapter 17.54, Site Plan and Design Review in Chapter 17.62, Tree Protection Standards in Chapter 17.41, Streets, Sidewalks and Public Places in Chapter 12.04, Public and Street Trees in Chapter 12.08, Lawful Nonconforming Uses, Structure and Lots in Chapter 17.58, Stormwater Management in Chapter 13.12, Grading, Filling and Excavating in Chapter 15.48, Natural Resources Overlay District in Chapter 17.49, Master Plans in Chapter 17.65, Mixed Use Downtown District in Chapter 17.34, Flood Management Overlay District in Chapter 17.42 and Geologic Hazards in Chapter 17.44 of the Oregon City Municipal Code. The City Code Book is available on-line at www.orcity.org .

The application and all documents submitted by or on behalf of the applicant are available for inspection at no cost and copies will be provided at reasonable cost at the Oregon City Planning Division, 221 Molalla Avenue, Oregon City, Oregon 97045, from 8:30 a.m. to 3:30 p.m. Monday thru Friday. 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. 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. The decision of the Planning Commission may be appealed to the City Commission by parties with standing within fourteen (14) calendar days of the notice of decision. 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 pursuant to OCMC 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.

Excerpt of Applicant's Proposal



Vicinity Map

