

Notice is hereby given that the City of Estacada Planning Commission will hold a Public Hearing on Thursday, December 15, 2016, beginning at 7:00 pm in the Estacada City Council Chambers, Estacada, Oregon, to consider the following applications.

Variance #2016-01. The applicants, Brad Krem/Embree Asset Group, Inc., are requesting a variance from Section 16.26.050(B)(7) of the Estacada Zoning Code that requires buildings on Broadway St, Main St, 2nd, 3rd, 4th Avenues, Acacia Avenue or OR224 to have not less than sixty (60) percent transparent windows on ground floor of street facing elevations. The applicant is proposing to construct a Dollar General Store with frontage on SE 4th Avenue with less than the required amount of transparent windows. The subject property is described as 34E, 29AA, tax lot 3500 – 116 SE 4th Avenue. This variance is subject to sections 16.26 & 16.100 of the Estacada Municipal Code.

Partition Application #2016-1. The applicant, Greenworks Contractors LLC, is requesting a 2 lot residential partition for property described as 34E, 28B, tax lot 02200, which is zoned R-1 (low density residential). The application is subject to the criteria in Section 16.12 and 16.104-16.120 of the Estacada City Code.

**The Planning Commission will make a recommendation to the Estacada City Council on the following two applications. The City Council will hold a final public hearing on each issue on Monday, January, 23, 2017.**

Comprehensive Plan Amendment and Zone Change application #2016-1. The applicants, Sam Dunlop/Kate Raymer, are requesting a zone change and comprehensive plan map amendment from D (downtown) to C-1 (general commercial) for property described as 34E, 29AD, tax lot 200 – 348 SE Hwy 224. The application is subject to the criteria in Section 16.26, & 16.101 of the Estacada City Code.

Subdivision Application #2016-1. The applicant, Ben Wheeler, is requesting a 7-lot residential subdivision for property described as 34E, 28B, tax lot 1001, which is zoned R-1 (low density residential). The application is subject to the criteria in Section 16.16, 16.104-16.116 of the Estacada City Code. General location of the subdivision: S Darrow Road abutting east end of the Cazadero Heights Subdivision.

Anyone wishing to present written testimony on these proposed actions may do so in writing prior to or at the Public Hearing. Testimony and evidence must be directed toward the applicable approval criteria or other criteria, which a person believes to apply to the decision. Failure to raise an issue in a hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes appeal of the Commission's decision based upon that issue. The final decision of the Estacada Planning Commission (of the Partition Time Extension and Conditional Use/Variance applications) may be appealed to the City Council within 15 days of the Commission's final decision date.

A copy of the application and applicable criteria is available for inspection at no cost in the City Recorder's Office at City Hall. Copies of the document will be provided at reasonable cost. A copy of the City's staff report will be available for inspection at no cost at least seven days prior to the Public Hearing.

Information regarding the application may be obtained from the City's Planning staff representative, Scott Hoelscher, Clackamas County Planning Department, 503.742.4524.