

**NOTICE OF PENDING TYPE II ADMINISTRATIVE DECISION**

**Land Partition LP-23-2**

**APPLICANT:** Ryan Osburn

**PROPERTY OWNER**: Osburn Holdings LLC

**SUBJECT OF REVIEW:** Partition tax lot 81033AA00700 to create two new buildable lots. The proposed future us is commercial shop space. The proposed lots would have access from a private easement from SE Dolphin Ave.

**LOCATION:** 2207 SE Dolphin Ave– Tax lot 81033AA00700

**APPLICABLE CRITERIA:** [WMC 16.208.040 Type II Procedure (Administrative)](https://library.qcode.us/lib/warrenton_or/pub/municipal_code/item/title_16-division_4-chapter_16_208-16_208_040)

[WMC 16.40 GENERAL COMMERCIAL (C-1) DISTRICT](https://library.qcode.us/lib/warrenton_or/pub/municipal_code/item/title_16-division_2-chapter_16_40)

WMC 16.216 LAND DIVISIONS AND LOT LINE ADJUSTMENTS

**DIGITAL FILE:** [**https://www.ci.warrenton.or.us/ced/page/applications-pending-approval**](https://www.ci.warrenton.or.us/ced/page/applications-pending-approval)

**HOW TO PARTICIPATE:** Interested persons are invited to submit written comments to the Planning Department at Warrenton City Hall, PO Box 250, Warrenton, OR 97146 by **5:00pm** **November 9, 2023.** If any person fails to address the relevant approval criteria with enough detail, they may not be able to appeal to the Land Use Board of Appeals or Circuit Court on that issue. Only comments on the relevant approval criteria are considered relevant evidence. All evidence relied upon by the Community Development Director to make this decision is in the public record, available for public review. Copies of this evidence can be obtained at a reasonable cost from the City. After the comment period closes, the Community Development Director shall issue a Type II administrative decision. The decision shall be mailed to the applicant and to anyone else who submitted written comments or who is otherwise legally entitled to notice.

**NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER:** The City of Warrenton Development Code requires that if you receive this notice it shall be promptly forwarded to the purchaser.

**FOR FURTHER INFORMATION:** Please contact the Warrenton Planning Department at 503-861-0920 or [planning@warrentonoregon.us](mailto:planning@warrentonoregon.us).

**MAILED:** October 17, 2023