



MILWAUKIE PLANNING
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Appeal of Middle Housing Land Division Decision

File #AP- _____

APPEAL INFORMATION:

Appeal of File #:	Site Address:
Map & Tax Lot(s):	Zoning:
Comprehensive Plan Designation:	Size of property:

RESPONSIBLE PARTIES:

APPELLANT:	
Mailing address:	Zip:
Phone(s):	Email:
APPELLANT'S REPRESENTATIVE (if different than above):	
Mailing address:	Zip:
Phone(s):	Email:

STANDING FOR APPEAL (check applicable box):

- ☐ Applicant or applicant's representative from the subject Middle Housing Land Division (MHL) decision
- ☐ Person or organization who filed sufficient written comment that identifies the issues that may provide the basis of appeal as set forth in ORS 197.375(1)(c) in the time period established by File # _____

BASIS OF APPEAL (attach a detailed statement describing the basis of the appeal):

An appeal of the MHL) must be based solely on the allegations identified in ORS 197.375(1)(c) and that were included in written comments submitted as part of the MHL) process as required by ORS 197.365(3). The detailed statement must identify specifically which of the allegations are the basis of the appeal.

SIGNATURE:

ATTEST: I have standing to appeal the MHL) identified in this application and have provided the necessary items and information for filing an appeal per ORS 197.375. To the best of my knowledge, the information provided within this appeal package is complete and accurate.

Submitted by:

Date:

IMPORTANT INFORMATION ON REVERSE SIDE

Attach required statement describing basis of appeal.

APPEAL HEARINGS

Appeals of MHL D:

Per ORS 197.375, the Planning Manager's decision may be appealed by the applicant or any person or organization who files written comment that identifies the issues that may provide the basis of appeal as set forth in ORS 197.375(1)(c) by the deadline for comments. An appeal must be based solely on the allegations identified in ORS 197.375(1)(c). Appeals are heard by an appointed referee or designated hearings officer as stated in ORS 197.375(2) and follow the process identified in ORS 197.375(3)–(8).

The Oregon Land Use Board of Appeals (LUBA) does not have jurisdiction to consider any decision, aspects of decision, or actions made under ORS 92.031 or ORS 197.360 to 197.380. Pursuant to ORS 197.375(8), any party to a proceeding before a referee may seek judicial review of the referee's decision in the manner provided for review of final orders of LUBA under ORS 197.850 and 197.855.

THIS SECTION FOR OFFICE USE ONLY:

	FILE NUMBER	FEE AMOUNT*	DATE STAMP
APPEAL FILE:		\$	
TOTAL AMOUNT RECEIVED:		\$	
RECEIPT #:			
RCD BY:			
Associated application file #s (appeals, modifications, previous approvals, etc.):			
Neighborhood District Association(s):			
Notes:			