

## **NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that the Eagle Point Planning Commission will conduct a public hearing on **Tuesday, February 16, 2016 at 7:00 p.m.** and the City Council will conduct a public hearing on **Tuesday, March 8, 2016 at 7:00 p.m.** in the City Council Chambers at City Hall, 17 South Buchanan Street, Eagle Point, Jackson County, Oregon to consider a consolidated Planning Application for the following actions pertaining to a 24.19 acre property identified as map 361W11, lot 1200 by the Jackson County Assessor:

- Map Amendments: Request to change the Eagle Point Comprehensive Plan and Zoning Map designations on a 12.39 acre area of the subject property that is currently split-zoned Residential Farm and Single Family Residential (R-1-12) to a split-zoned designation of R-1-12 and R-1-10.
- Tentative Subdivision: Request for approval to subdivide the property into 29 tax lots.
- Planned Development and Conditional Use Permit: Request for approval of a Conditional Use Permit to apply Planned Development flexibility to the street design, lot depth and street lighting.
- Site Plan and Landscape Approval: Request for Site Plan and Landscape Approval, applicable to all new developments in Eagle Point other than those limited to one single family home.

Planning Action File Number: PA #15-11:SUB (Eagle Crest Overlook)  
Comprehensive Plan Map Amendment, Zoning Map Amendment, Tentative Subdivision, Planned Development, Conditional Use Permit, and Site Plan & Landscape Approval

Applicant/Agent: Jay Harland  
Owner: J&N Investments LLC

Summary of the decision-making procedure for each request in this consolidated application:

### Map Amendments

Eagle Point Comprehensive Plan, Chapter XV (Review and Amendment Procedures) provides that the processing of applications for minor map changes carries essentially the same procedural and substantive requirements as used in processing zone changes. Because the Comprehensive Plan identifies the same process and requirements for amendments to the Comprehensive Plan Map and Zoning Map, the decision criteria for each are consolidated in the application.

Eagle Point Zoning Ordinance, Chapter 17.92 (Amendments) establishes the quasi-judicial map amendment process, and states that the City Council shall make the final decision in a public hearing after receiving a recommendation from the Planning Commission. This is a Type A land use decision pursuant to Eagle Point Zoning Ordinance, Chapter 17.96.

### Tentative Subdivision

Eagle Point Subdivision Ordinance, Chapters 16.08 and 16.12 establish the decision-making process for Tentative Subdivision Plans. These require a Type A quasi-judicial, discretionary decision by the City Council upon receiving a recommendation from the Planning Commission.

### Planned Development, Conditional Use Permit and Site Plan and Landscape Approval

Planned Developments require approval of a Conditional Use Permit. EPZO 17.76 establishes the decision process for Planned Developments, and EPZO 17.84 establishes the decision process for Conditional Use Permits. The decision-making process for Site Plan & Landscape Approvals is established in EPZO 17.60. All three of these applications involve a Type A quasi-judicial, discretionary decision by the Planning Commission.

These hearings provide an opportunity for testimony and questions to be answered. Testimony and written comment must be directed to the criteria applicable to the proposal. Relevant approval criteria are contained in the following documents:

- Eagle Point Comprehensive Plan, Chapter XV (Review and Amendment Procedures), as well as the Population, Land Use, Regional Plan, Public Facilities and Services, Housing, Physical, Transportation, Economic, and Citizen Involvement elements of the Comprehensive Plan; and
- Eagle Point Zoning Ordinance, Chapters 17.08 (Basic Provisions), 17.18 (RF - Residential Farm District), 17.20 (R-1 - Single Family Residential District), 17.60 (Site Plan and Landscape Review), 17.76 (Planned Developments), 17.84 (Conditional Use Permits), 17.92 (Amendments), and 17.96 (Notice & Hearing Procedure).
- Eagle Point Subdivision Ordinance, Chapters 16.08 and 16.12

Comments may be provided at any time up to and during a public hearing, through it is preferred they be submitted in writing to Mike Upston, Planning Director, at [mikeupston@cityofeaglepoint.org](mailto:mikeupston@cityofeaglepoint.org) at least two weeks prior to the City Council hearing so they may be incorporated into the materials being prepared for it.

Pursuant to ORS 197.763 (3) (e), failure to raise an issue during this hearing, in person or in writing, or failure to raise an issue with sufficient specificity to afford the decision-maker and the parties an opportunity to respond to the issue will preclude the ability to appeal based on that issue.

The staff findings and recommendation may be viewed at [www.cityofeaglepoint.org](http://www.cityofeaglepoint.org).