



CITY OF EAGLE POINT

"Gateway to the Lakes"

OREGON

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Eagle Point Planning Commission will conduct a public hearing on Tuesday, September 18, 2018 at 6:00 p.m. and the City Council will conduct a public hearing on Tuesday, October 9, 2018 at 6:00 p.m. in the City Council Chambers at City Hall, 17 South Buchanan Avenue, Eagle Point, Oregon to consider an application to subdivide and develop the property at Tax Assessors Map 351W34BD, Lot 2500 in the R-3 Multi-Family Medium Density Residential zoning district.

Planning Action File Number: PA #18-12:SUB
Tentative Subdivision/ Planned Development (Conditional Use Permit)/Site Plan & Landscape Review)
(Sienna Hills Subdivision, Phase 7)
Applicant: Todd Powell, Ausland Group
Owner: Jon Janakes, Janakes Builders LLC

Eagle Point Municipal Code (EPMC), 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.

As established in EPMC 17.76, Planned Developments require approval of a Conditional Use Permit for which the decision-making process is provided in EPMC 17.84. The decision-making process for Site Plan & Landscape Approvals is provided in EPMC 17.60. Both of these are Type A quasi-judicial, discretionary decisions 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 approval criteria applicable to the proposal. Relevant criteria is contained in the following chapters of the Eagle Point Municipal Code: 16.08 & 16.12 (Subdivision Regulations – Tentative Plans and Hearings on Tentative Plans); 17.76 (Planned Developments); 17.84 (Conditional Use Permits); 17.60 (Site Plan and Landscape Review); and 17.96 (Notice & Hearing Procedures). In addition, the proposal must be found to be consistent with the relevant elements of the Comprehensive Plan. Although comments may be provided at any time up to and during a public hearing, it is preferred that they be submitted in writing to Mike Upston, Planning Director, at mikeupston@cityofeaglepoint.org at least two weeks prior to the Planning Commission 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 application and applicable criteria may be viewed now, and staff findings and recommendations will be available for public review seven days prior to the Planning Commission meeting at www.cityofeaglepoint.org.