

TO: Upper Rogue Independent
FROM: Mike Upston, Eagle Point Planning Department

Publication Date: August 11, 2015 & September 1, 2015

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Eagle Point Planning Commission will conduct a public hearing on Tuesday, August 18, 2015 at 7:00 p.m. and the City Council will conduct a public hearing on Tuesday, September 8, 2015 at 7:00 p.m. in the City Council Chambers at City Hall, 17 South Buchanan Street, Eagle Point, Jackson County, Oregon for the purpose of considering an application for the reactivation of, and amendment to, Final Order #02/03-31:SUB/PUD/CUP (Cottonwood Village Subdivision) which would allow modifications to the original approval applicable to the undeveloped portion of the project site. This property does not yet have a street address, and is therefore described as map 361W03BD, tax lot 13101, on Cottonwood Drive in the R-3 Multi-Family Medium Density zoning district.

Planning Action File Number: PA #15-03:SUB/PUD/CUP
Tentative Subdivision, Planned Development and Conditional Use Permit
(Cottonwood Subdivision, Phase II)

Applicant: Hal Munson
Agent: Gary Whittle, American Building Company
Owner: Hal Munson

Eagle Point Subdivision Ordinance, Chapters 16.08 and 16.12 establish the decision-making process for Tentative Subdivision Plans. These require a Type B quasi-judicial, discretionary decision by the City Council upon receiving a recommendation from the Planning Commission. Planned Developments in the R-3 Multi Family Medium Density zoning district 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. Both of these involve a Type B 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 is contained in the following: Eagle Point Subdivision Ordinance, Chapters 16.08 and 16.12; Eagle Point Zoning Ordinance Chapters 17.76 (Planned Developments), 17.84 (Conditional Use Permits), and 17.96 (Notice & Hearing Procedure), and; the Land Use, Housing, Transportation, and Citizen Involvement elements of the Comprehensive Plan. Comments may be provided at any time up to and during a public hearing. Comments provided in advance of the hearing should be directed to Mike Upston, Planning Director, at mikeupston@cityofeaglepoint.org.

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, applicable decision criteria, staff findings and recommendations may be viewed now at www.cityofeaglepoint.org.