

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Eagle Point Planning Commission will conduct a public hearing on Tuesday, October 20, 2015 at 7:00 p.m. and the City Council will conduct a public hearing on Tuesday, November 10, 2015 at 7:00 p.m. in the City Council Chambers at City Hall, 17 South Buchanan Street, Eagle Point, Jackson County, Oregon to consider an application requesting approval to subdivide and develop the property at 55 Idlewood Drive in the R-3 Multi-Family Medium Density zoning district.

Planning Action File Number: PA #15-04:SUB/PUD/CUP/SPR
Tentative Subdivision/Planned Development/Conditional Use Permit/Site Plan & Landscape Review
(Idlewood Subdivision)

Applicant: Michael Bull
Agent: Michael Bull
Owner: Michael Bull

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 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. The decision-making process for Site Plan & Landscape Approvals is established in EPZO 17.60. All three of these applications 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), 17.60 (Site Plan and Landscape Review), and 17.96 (Notice & Hearing Procedure), as well as; the Land Use, Housing, Transportation, and Citizen Involvement 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 public hearing at www.cityofeaglepoint.org.