

## **NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Eagle Point Planning Commission will conduct a public hearing on Tuesday, August 16, 2016 at 7:00 p.m. and the City Council will conduct a public hearing on Tuesday, September 13, 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 an application requesting approval to rezone, subdivide and develop the property at 1131 South Shasta Avenue and a portion of the neighboring Eagle Point Golf Course property for twelve attached single family homes.

Project Name: Fairway View Subdivision      Planning Action File Number: PA #16-02:SUB  
Requested Approvals: Annexation & Rezone, Tentative Subdivision and Boundary Line Adjustment, Planned Development/ Conditional Use Permit, Site Plan & Landscape Review

Applicant & Owner:    Bob Hyer, Hyer Golf LLC  
Agent:                    Ausland Group

Annexations and Rezones are legislative actions by the City Council upon receiving a recommendation from the Planning Commission, and are approved by adoption of an ordinance.

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. In addition, although Boundary Line Adjustments are normally decided administratively by the Planning Director, because this project proposal is requesting a bundle of approvals, the decision for the requested Boundary Line Adjustment will be by the City Council.

Planned Developments require approval of a Conditional Use Permit. Eagle Point Zoning Ordinance (EPZO), Chapter 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 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. Written comments may be submitted to Mike Upston, Planning Director, at [mikeupston@cityofeaglepoint.org](mailto: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 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](http://www.cityofeaglepoint.org).