



City of Eagle Point

Notice of Public Hearings

NOTICE IS HEREBY GIVEN that the Eagle Point Planning Commission will conduct a public hearing on Tuesday, December 20, 2022 at 6:00 p.m. and the City Council will subsequently conduct a public hearing on Tuesday, January 10, 2023 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 in Phases 19 & 20 of the Eagle Point Golf Community Master Plan, addressed at 1323 Alta Vista Rd in the R-1-8 Single Family Residential zoning district. The proposal is to create 201 tax lots for single family detached homes as envisioned in the 1995 master plan, with access via Robert Trent Jones Blvd, Valemont Dr, Quail Run Dr, Pinnacle Ridge and Old Waverly Way. Over for map →

Project Name: Quail Point Subdivision Applicant: AKS Engineering & Forestry, LLC
Planning Action File Number: PA #22-11:SUB Owner: EP HDP, LLC
Requested Approvals: Site Plan & Landscape
Approval/Planned Development/Conditional Use Permit/Tentative Subdivision

Eagle Point Municipal Code (EPMC) Chapters 17.60, 17.76 and 17.84 establish the decision-making processes for Site Plan & Landscape Approvals, Planned Developments and Conditional Use Permits. These require a Type A quasi-judicial, discretionary decision by the Planning Commission. The decision-making process for a Tentative Subdivision Plan is provided in EPMC Chapters 16.08 and 16.12. This is a City Council decision upon receiving a recommendation from 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: 17.60 (Site Plan and Landscape Approval); 17.76 (Planned Development); 17.84 (Conditional Use Permits); 16.08 & 16.12 (Subdivision Regulations – Tentative Plans and Hearings on Tentative Plans); 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, Community Development Director, at mikeupston@cityofeaglepoint.org at least two weeks prior to the Planning Commission hearing so they may be incorporated into the materials 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 decision criteria may be viewed now, and the staff recommendation will be available for public review seven days prior to the Planning Commission meeting at www.cityofeaglepoint.org.

Notice to mortgagee, lienholder, vendor or seller: ORS Chapter 215 requires that if you receive this notice it must be promptly forwarded to the purchaser.

Mailing Date – October 7, 2022
Bulletin Board at City Hall – October 7, 2022
City Website – October 7, 2022
URI Newspaper - December 7, 2022 and December 28, 2022

Mailing to property owners within 100 foot radius inside the Urban Growth Boundary

MEETING AGENDA AND PACKET ON CITY WEBSITE PRIOR TO PUBLISHED MEETING DATES
(www.cityofeaglepoint.org)

If a physical accommodation is needed to participate in this meeting, please contact the City Recorder at 541-826-4212 ext. 106 or TTY/TDD 711 or 800-735-2900. Notification of at least 48 hours prior to the meeting will assist the City in providing reasonable accommodations. (28 CFR 35.102-35.104 ADA Title II).

