



Parks & Community Development
 101 Northwest A Street
 Grants Pass, OR 97526
 (541) 450-6060
 www.grantspassoregon.gov
 Hours: 8 a.m. to 5 p.m. M-F

NOTICE OF HEARING - URBAN AREA PLANNING COMMISSION

Notice is hereby given that the Urban Area Planning Commission will hold a public hearing to consider the following proposal:

Request for a tentative approval of a 14-lot residential subdivision. This application would subdivide an existing 3.37 acre parcel into 14 single family/duplex lots, leaving an existing residential structure on Lot 1. Project also includes creating a cul-de-sac terminus to finish Shimmer Lane, constructing the other half of Waterstone Drive along the East side of the property, and creating Sand Creek Circle, a new street with temporary cul-de-sac off Hubbard Lane. This application is in conjunction with a request for Major Variance for cul-de-sac length on Shimmer Lane. Property is located in the General Commercial (GC) zoning district.

ADDRESS: 1829 Hubbard Lane
 TAX LOT NUMBER: 36-06-26-BB, TL 3000
 PROJECT NUMBER: 104-00104-16 & 301-00109-16
 PLANNER ASSIGNED: Lora Glover (lglover@grantspassoregon.gov) 541-450-6071

HEARING DATE & TIME: Wednesday, August 24, 2016 at 6:00 P.M.

HEARING LOCATION: City Council Chambers
 101 NW "A" Street, Grants Pass, Oregon

CRITERIA FOR APPROVAL: The Urban Area Planning Commission (UAPC) may approve, approve with conditions, or deny the request based on the criteria found in Sections 6.060 & 17.413 of the City of Grants Pass Development Code.

OBTAINING MORE INFORMATION: Copies of the application, all documents and evidence submitted by or on behalf of the applicant and the applicable criteria are available for inspection at no cost at the Parks & Community Development Department. Copies may be obtained for a reasonable cost. The Parks & Community Development Department is located in Room 201 of the City of Grants Pass Municipal Building. A copy of the staff report will be available at least seven days prior to the hearing. The UAPC agenda and packet items are typically available on the city’s website the Friday before the hearing.

COMMENTING ON THE PROPOSAL: The hearing will be subject to the Quasi-Judicial Hearing guidelines in Article 8 of the Development Code. At the hearing, the UAPC will take oral testimony concerning this proposal. Written testimony may be presented at the hearing, or may be submitted to the Parks & Community Development Department by 5:00 pm on the date of the hearing. Prior to the close of the initial evidentiary hearing, any party may request an opportunity to present additional evidence or testimony regarding the proposal. The review body shall grant such request by continuing the public hearing or by leaving the record open for additional written evidence or testimony. Failure to raise an issue during the hearing, in person or by letter, or failure to provide statements or other evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes an appeal based on that issue.

APPEAL DEADLINE: Any person who is adversely affected or aggrieved, or who is otherwise entitled to this notice according to law, may appeal the Urban Area Planning Commission’s decision to the Grants Pass City Council by filing an appeal application together with the applicable fee to the Parks & Community Development Department. The Notice of Intent to Appeal must be filed within 12 calendar days from the date of the Planning Commission’s *oral* decision. A statement specifying the grounds relied upon for the appeal must be filed within 7 calendar days of the Planning Commission’s written decision.

ACCOMMODATION OF PHYSICAL IMPAIRMENTS: In order to accommodate persons with physical impairments please notify the City Recorder’s Office of any special physical or language accommodations at least 48 business hours prior to the meeting. To request these arrangements please contact Karen Frerk, City Recorder, at (541) 450-6000.

Mailed: Wednesday, August 03, 2016

