



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:

Planned Unit Development (PUD) Preliminary Plan Review for Champagne Estates, a 17-lot residential subdivision with a duplex proposed to be built on each lot. A variance request for cul-de-sac length is included with the application. The property is in the Residential R-1-10 zoning district.

ADDRESS: 1237 Grandview Ave.
 TAX LOT NUMBER: 36-05-29-AB, TL 2600 and 2601
 PROJECT NUMBER: 105-00108-23 and 301-00157-23
 PLANNER ASSIGNED: Donna Rupp drupp@grantspassoregon.gov (541) 450-6064

HEARING DATE & TIME: Wednesday, September 13, 2023 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, and 18.043 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 Community Development Department. Copies may be obtained for a reasonable cost. The Community Development Department is located in Room 202 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 Community Development Department by 5:00 pm on the Monday before the hearing (48 hours in advance). 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 Community Development Department.

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: August 24, 2023

