



City of Central Point

PLANNING DEPARTMENT

Tom Humphrey, AICP
Community Development Director

Notice of Public Hearing

	Planning Commission Meeting	City Council Hearing #1	City Council Hearing #2
Meeting Dates:	March 5, 2015	March 12, 2015	March 26, 2015
Time:	6:00 p.m.	7:00 p.m.	7:00 p.m.
Place:	Central Point City Hall 140 S. 3 rd Street Central Point, Oregon	Central Point City Hall 140 S. 3 rd Street Central Point, Oregon	Central Point City Hall 140 S. 3 rd Street Central Point Oregon

NATURE OF MEETING

Beginning at the above time and place, the Central Point Planning Commission and City Council will consider the rezoning of 3292 Grant Road from Residential Single Family (R-1-10) to Residential Single Family (R-1-8) (File No. 15002). The 0.67 acre project site is identified on the Jackson County Assessor's map as 37S 2W 10C, Tax Lot 1900 and has a Comprehensive Plan designation of Low Density Residential. **Applicant:** Chris Lewellyn.

Pursuant to ORS 197.763 (3) (e), failure to raise an issue during this hearing, in person or in writing, with sufficient specificity to afford the decision-makers and the parties an opportunity to respond to the issue prior to the close of the final hearing means that an appeal based on that issue cannot be raised at the State Land Use Board of Appeals.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:

The City of Central Point Land Development Code requires that if you receive this notice it shall be promptly forwarded to the purchaser.

CRITERIA FOR DECISION

Criteria for the zone change applications are set forth in the CPMC Section 17.10, Zoning Map and Zoning Code Text Amendments.

PUBLIC COMMENTS

1. Any person interested in commenting on the above-mentioned land use decision may submit written comments up until the close of the Planning Commission meeting scheduled for Tuesday, March 5, 2015.

2. Written comments may be sent in advance of the meeting to Central Point City Hall, 140 South Third Street, Central Point, OR 97502 or by e-mail to stephanie.holtey@centralpointoregon.gov.
3. Issues which may provide the basis for an appeal on the matters shall be raised prior to the expiration of the comment period noted above. Any testimony and written comments about the decision described above will need to be related to the proposal and should be stated clearly to the Planning Commission.
4. Copies of all evidence relied upon by the applicants are available for public review at City Hall located at 140 South Third Street, Central Point, Oregon. **The City File Number is 15002.** Copies of the same are available at a reasonable cost.
5. For additional information, the public may contact Stephanie Holtey at (541) 664-3321 Ext. 244 or stephanie.holtey@centralpointoregon.gov.

SUMMARY OF PROCEDURE

At the meeting, the Planning Commission will review the zone change request and hear testimony from the applicants, proponents, opponents, and hear arguments on the application. At the conclusion of the meeting, the Planning Commission will make a recommendation to the City Council to approve or deny the zone change. The City Council will review the zone change request as well as the Planning Commission's recommendation. The City Council will hear testimony from the applicants, proponents, opponents, and hear arguments on the applications. Any testimony or written comments must be related to the criteria set forth above. At the conclusion of the review, the City Council may move the zone change ordinance to a second reading on Thursday, March 26, 2015 at which time the City Council may approve, approve with conditions or deny the application.