



# City of Central Point

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## PLANNING DEPARTMENT

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Tom Humphrey, AICP  
Community Development Director

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### Notice of Public Hearing

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#### Planning Commission Meeting

**Meeting Dates:** March 5, 2015  
**Time:** 6:00 p.m.  
**Place:** Central Point City Hall  
140 S. 3<sup>rd</sup> Street  
Central Point, Oregon

#### **NATURE OF MEETING**

Beginning at the above time and place, the Central Point Planning Commission will consider a Type III Floodplain Development application to develop single family dwellings and independent living cottages on 29 parcels partially or entirely impacted by the Regulatory Floodway shown on the Federal Emergency Management Agency Flood Insurance Rate Map No. 41029C Panel No. 1768F. The project site encompasses 4.65 acres and is identified on the Jackson County Assessor's map as 37S 2W 03BD, Tax Lots 1100, 1200, 1400, 1500, 1700, 1800, 1900, 2000, 2300, 2400, 2500, 2600, 2900, 3000, 3200, 3201, 3202, 3203, 3400, 3500, 3600, 3700, 3800, 3900, 4000, & 4100; 37S 2W 03CA Tax Lots 802, 803 & 804; and 37S 2W 03CA Tax Lot 1200.  
**Applicant:** Twin Creeks Development, LLC; Agent: Dan O'Connor.

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 Floodplain Development applications are set forth in the CPMC Section 8.24, Flood Damage Prevention.

## **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 April 7, 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](mailto: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 FP 15001.** Copies of the same are available at a reasonable cost. Project information is also available online at <http://www.centralpointoregon.gov/cd/project/twin-creeks-crossing-floodway-development>.
5. For additional information, the public may contact Stephanie Holtey at (541) 664-3321 Ext. 244 or [stephanie.holtey@centralpointoregon.gov](mailto:stephanie.holtey@centralpointoregon.gov).

## **SUMMARY OF PROCEDURE**

At the meeting, the Planning Commission will review the floodway development 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 decision to approve, approve with conditions or deny the application.