

**Notice of Public Hearing**  
**Date of Publication: August 16, 2017**

**Meeting Date: September 5, 2017 - 6:00 p.m. - Planning Commission**  
**September 14, 2017 - 7:00 p.m. - City Council**

**Place: Central Point City Hall**  
140 S. Third Street  
Central Point, Oregon

**NATURE OF MEETING**

Beginning at the above time and place, the Central Point Planning Commission will consider Comprehensive Plan & Zoning Map Amendment applications. The purpose of the applications is to accommodate a proposed subdivision consisting of single-family mixed housing units with open space. The Applicant is requesting to redesignate land from TOD Corridor Medium-Mix Residential (TOD-MMR) to TOD Corridor Low-Mix Residential (TOD-LMR). The Plan Amendment will also involve a zone change, amending the zoning map from TOD-MMR to TOD-LMR. The 3.64 acre subject property is located just east of the terminus of Lindsey Court, between Chicory Lane and the terminus of South Haskell Street. The property is in the process of being annexed into the City of Central Point. The site addresses are 3428 and 3470 Chicory Lane, and identified on the Jackson County Assessor's Map as 37S 2W 11C Tax Lots 8300 and 8400. **Applicant: Bob Fellows; Agent: CSA Planning, Ltd.**

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 will preclude an appeal based on that issue.

**CRITERIA FOR DECISION**

Criteria for the comprehensive plan and zoning code amendment application are set forth in the CPMC Sections 17.05, 17.10, and 17.96, as well as the City's Comprehensive Plan.

**PUBLIC COMMENTS**

1. Pursuant to ORS 197.763(3), comments relative to the approval criteria must be raised prior to the close of the final public hearing either in person or in writing with sufficient specificity to afford the decision-makers and all parties an opportunity to respond to the issues(s) raised. Failure to do so means that an appeal based on that issue cannot be raised at the State Land Use Board of Appeals.

2. Any person interested in commenting on the above-mentioned land use decision may submit written comments up until the close of the meeting scheduled for Tuesday, September 5, 2017.

3. 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 Tom.Humphrey@centralpointoregon.gov.

4. 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.

5. Copies of all evidence relied upon by the applicant are available for public review at City Hall, 140 South Third Street, Central Point, Oregon. The City File Number(s): CPA-17002 & ZC-17001, **Comprehensive Plan Amendment and Zone Change**. Copies of the same are available at \$0.25 cents per page.

6. Project information is also available online at: <http://www.centralpointoregon.gov/cd/project/comprehensive-plan-amendment-zone-change>

7. For additional information, the public may contact Tom Humphrey at (541) 423-1025, or Tom.Humphrey@centralpointoregon.gov.

**SUMMARY OF PROCEDURE**

At the meeting, the Planning Commission will review the application and technical staff report. The Commission will hear testimony from the applicant, proponents, opponents, and hear arguments on the application. Any testimony or written comments must be related to the criteria set forth above. At the conclusion of the review, the Planning Commission will forward a recommendation to the City Council to approve, approve with modifications or deny the proposed land use re-designation and zone change.

On September 14, 2017 the City Council will consider the Planning Commission's recommendation and will hear testimony from the applicant, proponents, opponents, and hear arguments on the application. Any testimony or written comments must be related to the criteria set forth above. At the conclusion of the review, the City Council will direct staff to move this item to a second reading on September 28, 2017 or a date specific, at which time the City Council may approve, approve with conditions or deny the applications.

August 16, 2017