



## NOTICE OF LIMITED LAND USE ACTION

The City is accepting written comments on the following land use application:

<b>Today's Date:</b>	June 22, 2016	<b>Planning File No.:</b>	16-06-26
<b>Applicant/Owner:</b>	Tom Cordier		
<b>Property Location:</b>	398 Joy St		
<b>Map &amp; Tax Lot No.:</b>	Township-12S Range-2W Sect-22DA	<b>Tax Lot No(s):</b>	11800
<b>Zoning Designation:</b>	Residential Mixed Density	<b>Overlay Zone:</b>	None
<b>Comment Due Date:</b>	5:00 p.m.; Wednesday, July 6, 2016		

**Request:** The applicant is requesting approval of a fifteen percent reduction to the required 20' front yard setback. **Please see site plan on back.**

**Decision Criteria:** Lebanon Development Code (LDC) Chapter 16.05 Residential Land Use Zones; and Chapter 16.20 Review and Decision Making Procedures.

**Notice:** State and local laws require that the City give notice of the application to property owners within 100 feet of a proposed land use and/or development. We invite your comments on this application prior to the end of the *Comment Due Date*. They should be submitted to the Citizen Services & Development Center, 925 Main Street, Lebanon, OR 93755. While your comments should relate to the criteria identified below, all comments submitted will be considered any *may* be incorporated into conditions of approval. After the comment period closes, the Planning Official shall issue a decision. The decision will be mailed to the applicant and to anyone else who submitted comments or who requested a copy of the decision.



**Obtain Information:** The specific review criteria is available on the City's website at [www.ci.lebanon.or.us](http://www.ci.lebanon.or.us). Additionally, the criteria and all evidence relied upon by the applicant in presenting this case is available for review at the Citizen Services & Development Center, 925 S. Main Street, Lebanon, OR 93755. Copies can be obtained at .25 per page/per side. Should you wish to discuss this case, please visit our office, or call (541) 258-4906.

**Appeals:** Under the provisions of the Lebanon Development Code, an Administrative Review Decision may be appealed to the Lebanon Planning Commission. Only the applicant, a party providing testimony, and/or a person who requests a copy of the decision has rights to appeal a land use decision. The appeal must be submitted on the appeals form as prescribed by City Council with appropriate fee paid, and must set forth the criteria issues that were raised which the applicant or party deems itself aggrieved. Please contact our office should you have any questions about our appeals process.

# Proposed Site Plan

