



Notice of Public Hearing Lebanon Planning Commission June 15, 2016

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Lebanon Planning Commission on June 15, 2016 at 6:00 P.M. in the Santiam Travel Station, 750 Third Street, to afford interested persons and the general public an opportunity to be heard and give testimony concerning the following matter:

Planning Case No.: 16-05-23

Location: 310 E Elmore St

Applicant: Justin Kruse

Assessor's Map & Tax No.: 12S2W14BA6600,
12S2W14BB300 and 10800

Request: Ten Lot Subdivision

Zoning: Residential Mixed Density and
Residential Low Density

Request: The applicant is requesting approval of a tentative Subdivision Plat that includes ten residential lots.

Decision Criteria: Lebanon Development Code: **Chapter 16.05** – Residential Land Use Zones; **Chapter 16.20** – Review and Decision-Making Procedures; and **Chapter 16.22** – Land Divisions.

Obtain Information: A copy of the application, all documents and evidence relied upon by the applicant, and applicable criteria are available for inspection at no cost and will be provided at the cost of 25 cents per single-sided page. If you have questions or would like additional information, please contact the Lebanon Planning Division, 925 Main Street; telephone 541-258-4906. The staff report on the proposal will be available 7 days prior to the hearing.

Providing Comments: *CITIZENS ARE INVITED TO ATTEND* the public hearings and give written or oral testimony (after presentation of the staff report) that addresses applicable decision criteria during that part of the hearing process designated for testimony in favor of, or opposition to, the proposal. If additional documents or evidence are provided in support of the application subsequent to notice being sent, a party may, prior to the close of the hearing, request that the record remain open for at least 7 days so such material may be reviewed.



Appeals: Failure to raise an issue in the hearings, in person or by letter, or failure to provide sufficient specificity to afford the decision makers an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue. Decisions of the Planning Commission may be appealed to the Lebanon City Council within 15 days following the date the Commission's final written decision is mailed. 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.

Upon request, the City will provide an interpreter for hearing impaired persons. To request an interpreter, contact the City Manager's Office at 258-4202 no less than 48 hours prior to the public hearing.

PROPOSED SUBDIVISION

