REVISED NOTICE OF PUBLIC HEARING
LEBANON PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Lebanon Planning Commission on **Wednesday, July 15, 2020 at 6:00 p.m. and Wednesday, July 22, 2020 at 6:00 p.m.** through a virtual (online) meeting to afford interested persons and the general public an opportunity to be heard and give testimony concerning the following matter:

Planning Case No.:	AR-20-09
Applicant:	McKinney Lane Apartments II, LLC
Location:	Russell Drive
Map & Tax Lot No.:	12S02W14CA00700 and 12S02W14CD06500
Request:	Administrative Review
Decision Criteria:	Lebanon Development Code Chapters: 16.05 & 16.20

Request: The applicant is requesting Administrative Review approval to construct a 78-unit multifamily development with access from Russell Drive.

Virtual Meeting: Due to the COVID-19 pandemic, the City will be hosting a virtual Planning Commission meeting and following the procedural guidance provided by the Oregon Department of Land Conservation and Development (DLCD) in compliance with Oregon Public Meeting Laws.

The public hearing will occur in two phases: on July 15, 2020 at 6:00 p.m., the Planning Commission will open the public hearing, receive Staff's report, and allow for the applicant to present. The Planning Commission will then postpone the public hearing to a date certain of Wednesday, July 22, 2020 at 6:00 p.m. This will provide time to receive written and verbal comment from the public. The written and verbal comment will be received by City Staff until 5:00 p.m. on Monday, July 20, 2020. The comments will then be read into the record and played for the Planning Commission at the July 22, 2020 meeting. The applicant will then be able to respond to the public comments. Once all comments are recorded as part of the meeting, and the applicant responds, the Planning Commission will close the public hearing, and deliberate on the application.

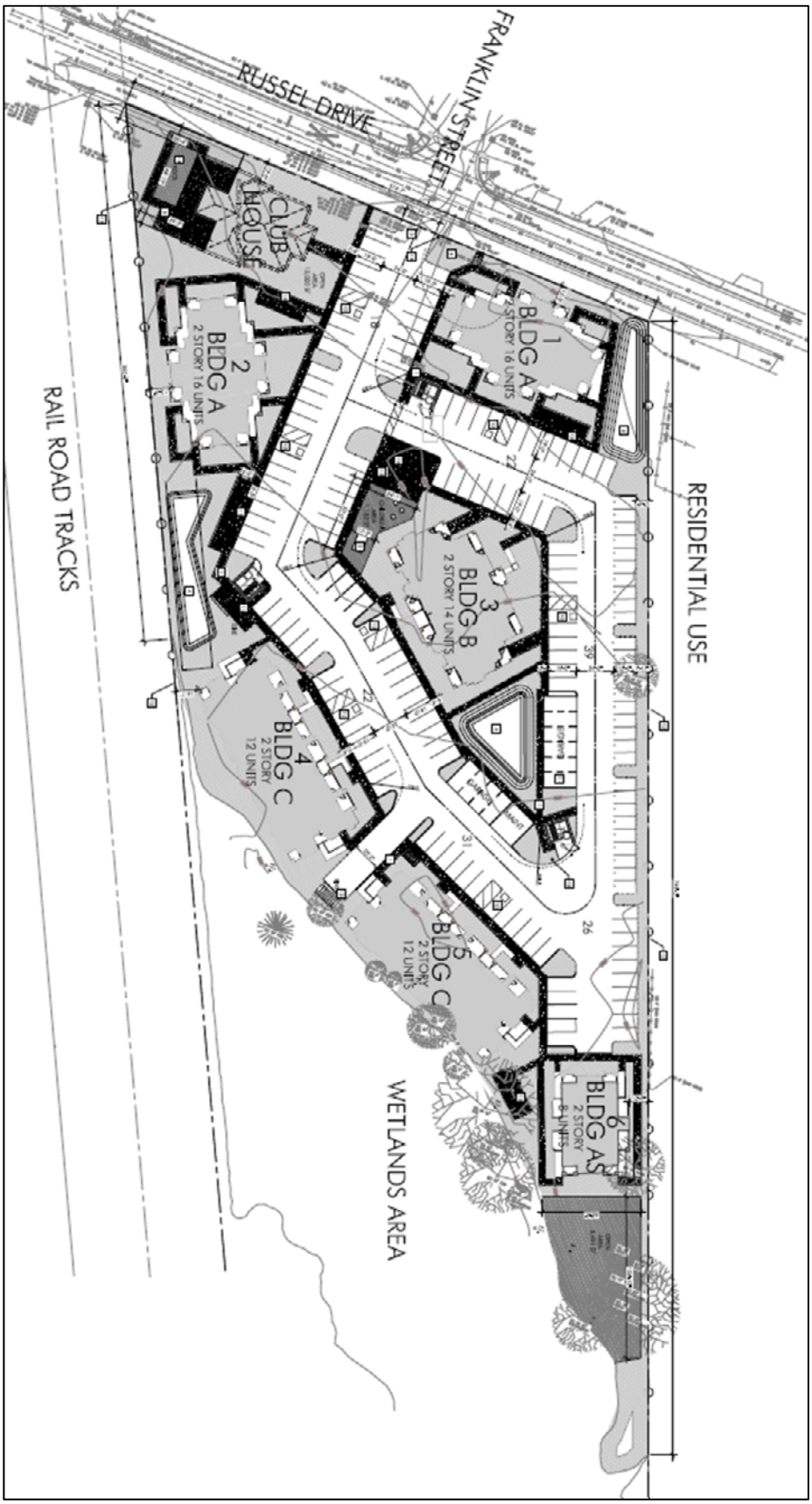
The public is invited to watch the meeting online through the City of Lebanon's YouTube page at https://www.youtube.com/watch?v=khemP7pALKo on July 15, 2020, and https://www.youtube.com/watch?v=WxnXXSqL2uI on July 22, 2020. The City of Lebanon thanks you for your support in slowing the spread of COVID-19 by attending this public meeting digitally. **In compliance with the Governor's Executive Order No. 20-16, this meeting will only be held virtually, there will be no physical location for persons to attend to participate in the meeting.**

The Agenda and application materials will be available for review on the City's website at https://www.ci.lebanon.or.us/meetings seven days prior to the hearing.

Providing Comments: The City will be accepting public comment on this item in a number of ways to afford interested persons and the general public an opportunity to give testimony on the subject matter. Written and verbal testimony will be accepted upon issuance of this notice, **until 5:00 p.m. on Monday, July 20, 2020**. Written testimony may be emailed to khart@ci.lebanon.or.us, or may be mailed to the City at 925 S. Main Street, Lebanon, OR 97355, or delivered to the City and dropped in the white mail box in front of City Hall. Please note for mailed testimony, the letter must be received by the City no later than 5:00 p.m. on Monday, July 20, 2020. For verbal testimony, a recording may be provided to the City, or you may call (541) 258-4252 and leave a voice message. **There will be no testimony accepted in person.**

CITIZENS ARE INVITED TO PARTICIPATE in the public hearing and give written or oral testimony as described above that address 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 seven 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.

Obtain Information: A copy of the application, all documents and evidence relied upon by the applicant, and applicable criteria are available online in the Planning Commission Agenda Packet at https://www.ci.lebanon.or.us/meetings. The materials are also available for inspection in person at no cost and will be provided at the cost of 25 cents per single-sided page. If you have questions, would like additional information, or would like to schedule a time to view the application materials in person, please contact City of Lebanon Community Development Department, 925 Main Street; phone 541-258-4252; email khart@ci.lebanon.or.us.

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