**NOTICE OF LAND USE PUBLIC HEARING**

**Tuesday, April 19, at 7:00 PM**

City of Harrisburg Planning Commission

Harrisburg Municipal Center @ 354 Smith Street

**CASE: Shadowood Subdivision – LU 439-2022**

**SITE LOCATION:**

The subject site is a 13.09-acre parcel which is currently a farmed parcel with no address and otherwise known as Tax and Map No. 15S04W1503000; Parcel 1 of Partition Plat No. 2012-14; C.S. 25484.

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| **APPLICANT:**  | Wood Construction and Development LLCRichard Wood5125 NW Greenwood AveRedmond, OR 97756 |
| **OWNER:** | William R. WoodPO Box 3500-130Sisters, OR 97759 |

**REQUEST:**

The applicant had an approved subdivision in 2021, as well as an extension of the original land use, file No. 425-2021. Unfortunately, the developer was unable to file the final plat within the time frame provided by the Harrisburg Municipal Code. Therefore, as per HMC 18.125.050, the developer has now filed a new preliminary subdivision plat for a phased 13-lot residential subdivision. There are very few changes to the original site plan as approved a year ago. The preliminary plat for Shadowood Subdivision still includes 10 high density residential lots for the future development of 5 duplexes within the R-3 (High Density Residential Zone), and 2 medium density residential (R-2) lots for future development of single-family dwellings. 1 large lot/tract is reserved for a potential future subdivision and/or development.

**WHOM TO CONTACT FOR MORE INFORMATION:**

Michele Eldridge, City Administrator, at (541) 995-2200, or meldridge@ci.harrisburg.or.us

Mailing Address: City of Harrisburg, PO Box 378, Harrisburg, OR 97446; Office Location: City Hall, 120 Smith Street

**THE HEARING PROCESS / OPTIONS FOR PROVIDING COMMENT:**

* At the hearing, the Planning Commission receives public testimony, deliberates, and typically makes its decision before adjourning the meeting.
* If you wish to testify on the proposal, you may provide written or oral testimony to the Planning Commission.
* The Chairperson will set a time limit of three minutes per person for oral testimony at the public hearing. Written testimony is encouraged. While written testimony will be accepted up to and including the night of the public hearing, written testimony submitted to the City by noon, eight days prior to the public hearing, will be included in the Planning Commission packets that are delivered prior to the hearing.
* Any person participating in the hearing is entitled to request that it be continued to a second hearing if new evidence or documents are submitted in favor of the application. The “continuance” hearing will be limited to the issues related to the new documents or evidence for which the continuance was requested.
* A person testifying may also request to have the record remain open for seven days to allow for the submittal of additional written testimony.

**PLEASE TURN OVER FOR MORE INFORMATION**

**NOTICE OF LAND USE PUBLIC HEARING: SHADOWOOD SUBDIVISION (LU-439-2022)**

* “Raise it or waive it”: Failure to raise an issue in a hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) based on that issue. This means that in order

to appeal the City’s decision to LUBA based on a particular issue, you must raise that issue at the City’s

public hearing. The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the local government to respond to the issue precludes an action for damages in Circuit Court.

**DECISION:**

The Planning Commission’s decision will be final unless appealed to the City Council. Appeals to the City Council must be submitted to the City Recorder, within ten days from the date the notice of decision is mailed, consistent with the provisions in HMC 18.125.090.

**DECISION-MAKING CRITERIA:**

The Planning Commission will evaluate this request based on specific review criteria from the Harrisburg Municipal Code (HMC) and other applicable requirements. The staff-identified criteria for this land use decision are found in HMC 15.05, 17.20, 17.35, 17.40, 17.45, as well as HMC 18.20, 18.22 and 18.125.

**Citizens are encouraged to become familiar with the applications and applicable review criteria.** A staff report discussing the request in relation to the criteria will be available 7 days before the hearing. All documents may be reviewed at City Hall without charge; copies will be provided upon request at a charge. The Harrisburg Municipal Code is available on the City’s website (<http://www.codepublishing.com/or/harrisburg/>).

**The City of Harrisburg does not discriminate against individuals with disabilities, and is an Equal Opportunity Provider.** Persons with disabilities that wish accommodations, including assisted listening devices and sign language assistance are requested to contact City hall at 541-995-6655, at least 48 hours prior to a meeting date. Facemasks are available if you wish to have one in this public facility. If you are not able to attend this meeting due to COVID, and would like to provide audio testimony, rather than written, then please call the City Recorder for options.

**THE CITY OF HARRISBURG ENCOURAGES YOU TO NOTIFY YOUR NEIGHBORS AND OTHER PERSONS YOU BELIEVE WOULD BE AFFECTED BY THIS MATTER.**

Mail: March 31, 2022