**NOTICE OF LAND USE PUBLIC HEARING**

**Tuesday, October 15, at 7:00 PM**

City of Harrisburg Planning Commission

Harrisburg Municipal Center @ 354 Smith Street

**CASE: PRELIMINARY PLAT REVIEW FOR THE PROPOSED SOMMERVILLE MEADOWS SUBDIVISION - LU 459-2024**

**SITE LOCATION:**

The subject site is a 2.30-acre parcel which contains a single-family dwelling and a large outbuilding, located at 915 Sommerville Loop, and otherwise known as Tax and Map No. 15S04W15CA03200; Parcel 14 of the Highview Addition, C.S. 27589. This property is located on the east side of the S. 9th St. extension, bordered by Sommerville Loop on the south property line. The existing structures will remain on proposed lots 10 and 11.

|  |  |
| --- | --- |
| **APPLICANT:**  | Doug Shelley1163 Spruce St.Junction City, OR 97448 |
| **OWNER:** | Regal Homes by Shelley1163 Spruce St.Junction City, OR 97448 |

**REQUEST:**

This application for a preliminary plat for the Sommerville Meadows Subdivision is for 11 dwellings, with a proposed density of 5.4 per net acre. This is consistent with the requirements of the Harrisburg Municipal Code. This property is located in the R-1 Single-Family Residential zone and consists of 2.3 acres. The subdivision includes a new, public east/west street named Thompson Way. A 924 sq. ft. storm water detention system and easement located on proposed Lot No. 10 is proposed to accommodate/compensate for storm flows from Thompson Way.

**WHOM TO CONTACT FOR MORE INFORMATION:**

Michele Eldridge, City Administrator/Planner, 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, ten 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: PRELIMINARY PLAT FOR SOMMERVILLE MEADOWS SUBDIVISION (LU459-2024)**

* “Raise it or waive it”: Failure to address the relevant approval criteria with enough detail, 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 City Council, Land Use Board of Appeals (LUBA) or Circuit Court, as applicable, 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. Only comments on the relevant criteria are considered relevant evidence. 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 19.10.040. After the public hearing closes, the City will issue its decision, and the decision will be mailed to the applicant, and to anyone else who submitted written comments, or is otherwise legally entitled to notice.

**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 Chapters 18.45, 18.70, 18.75, 18.85, 18.90 (if applicable), and 19.20.

**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 using the standard fee schedule. 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. 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: On or Before September 25, 2024