Date of Notice: November 17, 2014

File Number: LDC 14-12

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Phoenix will hold a Public Hearing on December 8, 2014 at 6:30 pm at Phoenix Public Works at 1000 S "B" Street, Phoenix, Oregon to consider the following request:

Request: **AMENDMENT TO THE PHOENIX LAND DEVELOPMENT CODE PERTAINING TO SIGN REGULATIONS**

Applicant: **City of Phoenix**

Date of Planning Commission hearing: **December 8, 2014**

Project information: In response to a request from the Phoenix Planning Commission, the Staff has researched and prepared amendments to the Phoenix Development Code to amend the regulation of signs in order to

- Improve the aesthetic quality of Phoenix's built environment, in particular its the streetscape along its commercial corridors through the equal application standards regulating the number, size, illumination, and placement of signs;
- Provide sufficient opportunities for the conveyance of information to the public;
- Protect public safety by providing the legal authority to eliminate hazardous signs.
- Ensure application of content neutral standards.

.**Legislative Review**: The purpose of Legislative review is to ensure compliance with Comprehensive Plan for City of Phoenix. A public hearing before the Planning Commission is required before the proposed amendment can be acted upon following a subsequent public hearing before the Phoenix City Council.

Approval Criteria: After holding and closing a public hearing, the Planning Commission may vote on and prepare a recommendation to the City Council to approve, modify or reject the proposed amendment. The recommendation will be based on criteria listed and referenced in LDC Section 4.7.3.B. Contact the Planning and Building Department to explain or provide the criteria; or visit the Planning and Building Department on the City of Phoenix home page at *www.phoenixoregon.net* (click on Planning and Building link on left side of homepage), and click on the Phoenix Development Code link.

Public Participation: We encourage the public to comment on this matter either in writing or orally at the Public Hearing. Mailed comments should be sent to the City of Phoenix, Planning and Building Department, P.O. Box 330, Phoenix, OR, 97535. Related information is available for public review at the City of Phoenix, Planning and Building Department, 112 W. 2nd Street, Phoenix, Oregon 97535.

Office hours are 8 a.m. to noon and 1 p.m. to 5 p.m., Monday through Friday. Contact Matt Brinkley, Planning Director at 541-535-2050 with any questions or comments.

Failure to raise an issue in person, or in writing either before or at the hearing, or failure to provide statements or evidence sufficient to afford the Planning Commission an opportunity to respond to a question or concern shall disqualify protesting parties from appealing the recommended action at the State Land Use Board of Appeals (see Land Development Code 4.1.5.C.2.e).

Staff Report: A staff report will be prepared and included in the Planning Commission's agenda. The report will be available for review by Monday, December 8, 2014, and a copy may be obtained at 25 cents per page.

Notice to mortgagee, lien holder, vendor, or seller: If you receive this notice, it shall be promptly forwarded to the purchaser.