



NOTICE OF PUBLIC HEARING
Subdivision Application SUB18-01 – Phoenix Hills Phase 3
Repeal of PUD05-02

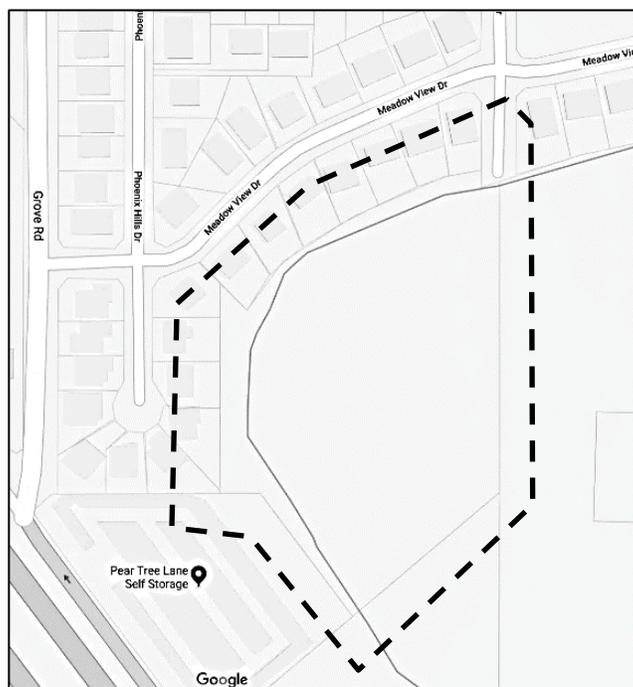
Monday, October 8, 2018 – 6:30 PM
Phoenix Civic Center, 220 North Main Street

September 17, 2018

Notice is hereby given that the Planning Commission of the City of Phoenix will hold a Public Hearing on Monday, October 8, 2018, to consider the following request:

SUB18-01, application for approval of a 16-lot subdivision on a 6.92 acre parcel in the R-1 Low Density Residential zone (including one open space lot), within the Residential Hillside designation on the Comprehensive Plan map. Concurrent with this application, the Planning Commission will consider a request to repeal **PUD05-02**, a Planned Unit Development overlay approved on the subject property in 2005 but never developed.

Application Type	Type III Subdivision		
File Number	SUB18-01		
Type	II	III	IV
Address	N/A (undeveloped; not addressed)		
Assessor Map / TL	38-1W-10CD, TL 600		
Applicant	CSA Planning on behalf of Cota/Mahar		
Property Owner	George Cota/Michael Mahar		
Notice Mailed	September 14, 2018		
Staff Report available	October 1, 2018		
Public Hearing(s)	X	PC	CC
Hearing Date(s)	August 27, 2018		
Comprehensive Plan	Residential Hillside		
Zoning	R-1 Low Density Residential		



Applicable criteria in Land Development Code (LDC)

- Chapter 2.2 – Residential Districts
- Chapter 3.2 – Access and Circulation
- Chapter 3.3 – Landscaping, Street Trees, Fences, and Walls
- Chapter 3.5 – Street and Public Facilities Standards
- Section 3.7.4 – Hillside Lands
- Chapter 3.8 – Storm and Surface Water Management Standards
- Chapter 3.9 – Erosion Prevention and Sediment Control
- Procedure: Type III, LDC Section 4.1.5
- Application Type: Subdivision, LDC Chapter 4.3 – Land Divisions and Lot Line Adjustments

Staff Report: A staff report will be available for review by October 1, 2018; printed copies may be obtained at 25 cents per page. Agendas and staff reports are posted online six days prior to the hearing.

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

Public Participation: We encourage the public to comment on this matter either in writing or in person at the Public Hearing. Comments should be mailed or delivered to the address below, or by e-mail to evan.mackenzie@phoenixoregon.gov. The application and related information are available for public review at the Planning and Building Department at City Hall. Office hours are 8 a.m. to noon and 1 p.m. to 5 p.m., Monday through Friday.

Please direct any testimony you may provide to the approval criteria referenced on page 1 of this notice. 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 an issue may disqualify an appeal before the State Land Use Board of Appeals (see LDC 4.1.5.C.2.e).

Please note:

No member of the Planning Commission is permitted to accept testimony from any interested party outside of the public hearing. Because actions before the Planning Commission may be appealed to the City Council, Councilors are also prohibited from accepting public testimony regarding a land use application outside of a public hearing.

If any person with an interest in the issue wishes to provide testimony, it must be submitted in writing or by email to the Phoenix Planning Department. All material received will be put in the record for presentation to the Planning Commission. Phone and direct conversations with staff are not entered into the record. Any written testimony received by **September 28** will be included with the staff report. Any person may also provide oral testimony to the Planning Commission at the hearing. **Please limit all oral comments in support or opposition to two minutes.**

Tentative plan of subdivision at right.

Final plan may change slightly pending discussions with Jackson County Fire District 5 to resolve access and fire truck turnaround concerns.

