



City of Phoenix
Heart of the Rogue Valley

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Phoenix Planning Commission will hold a public hearing on **Monday, December 11, 2023 at 6:30 p.m.** in the Phoenix Plaza Civic Center located at 220 North Main Street, Phoenix, Oregon. The purpose of the public hearing is for the:

*Consideration of a Site Plan Review, Variance, Lot Line Adjustment and Floodplain Development Review for an 18-unit Multi-family Development. The property is zoned R-3, Residential-High Density and described as Township 38 South, Range 1 West, Section 09DA, Tax Lots 3900 and 4000, located at 3976 S Pacific Hwy. Decisions are based on the approval criteria found in the Phoenix Land Development Code including, but not limited to Chapter 3 – Design Standards, Chapter 4.2 – Site Design Review, Chapter 4.3 – Lot Line Adjustments and Chapter 5.2 – Variances. **File: SP23-05, VR23-01, FP23-01 and LL23-02.** Owner: Estevan Arroyo; Agent: Rogue Planning and Development Services, LLC.*

Oregon law and Chapter 4.1.5 of the Phoenix Land Development Code provide the procedures for quasi-judicial reviews. Testimony, arguments, and evidence must be directed toward the approval criteria, or other criteria which the person believes apply to the application. Failure to raise an issue at the hearing, in person or by letter, or failure to provide sufficient specificity to afford the hearing body an opportunity to respond to the issue precludes an appeal to the Land Use Board of Appeals (LUBA) based on that issue. A copy of the rules governing conduct of the hearing and submission of evidence and testimony at the hearing may be inspected at the Community and Economic Development Department at no cost prior to the hearing and can be provided at reasonable cost. Alternatively, the Phoenix Land Development Code is available on the City's website at www.phoenixoregon.gov.

A SIGN-UP SHEET WILL BE PROVIDED AT THE HEARING AND WHEN YOUR NAME IS CALLED YOU MAY GIVE YOUR ORAL TESTIMONY. ORAL TESTIMONY ON THIS HEARING SHALL BE LIMITED TO THREE MINUTES PER PERSON. ADDITIONAL TESTIMONY (BEYOND THE THREE-MINUTE LIMIT) MAY BE SUBMITTED IN WRITING.

Alternatively, respondents may comment by using the comment sheet on the reverse side and return it to the Community and Economic Development Department in person or via mail to:

City of Phoenix, Community and Economic Development Department
P.O. Box 330,
220 N. Main St.
Phoenix, Oregon 97535

NOTICE TO MORTGAGE, LIENHOLDER, VENDOR, OR SELLER: THE PHOENIX CITY CODE REQUIRES THAT IF YOU RECEIVE THIS NOTICE IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER.

A copy of the proposal, all documents and evidence relied upon to render the decision and applicable criteria is available for inspection at no cost on the City's website, www.phoenixoregon.gov and will be provided at reasonable cost, if requested. A copy of the record will be available for inspection seven days prior to the hearing. Failure to specify which ordinance criteria an objection is based on precludes your right of appeal to LUBA on that criterion. Additional information is available by contacting Jeff Wilcox at the City of Phoenix Community and Economic Development Department, 220 N. Main St., Phoenix, Oregon 97535, phone: 541-535-2050 Ext 318 email: jeff.wilcox@phoenixoregon.gov.

OVER

Comment Form

File No. **SP23-05/VR23-01/LL23-02/FP23-01**

- No comment.
- We encourage approval of this request.
- Please address the following concerns should this application be approved:

- We encourage denial of this request for the following reasons:

- Please let us know the results.

Please feel free to attach additional sheets as needed to complete your comments.

Comments by: _____

Mailing Address: _____

Date: _____

Failure to raise an issue by returning this form, or in person or by letter at the hearing, or failure to provide statements or evidence sufficient to afford the decision-maker an opportunity to respond to the issue, means that an appeal based on that issue cannot be filed with the State Land Use Board of Appeals.

Interested parties may review the application, all documents and evidence submitted by or for the applicant, and the applicable criteria and standards at City Hall at no cost. Interested parties may obtain copies at 25 cents per page; 50 cents for 11" x 17" copies.