

PUBLIC HEARING NOTICE

Land Use Change Being Proposed in Your Area



Eugene Hearings Official
December 12, 2007 – 5:00 p.m.
Sloat Room – Atrium Building
99 West 10th Avenue
Eugene, OR 97401

APPLICATION DETAILS:

Application Name: Willow Creek 05, LLC
File Number: Z 07-11
Assessor's Map: 18-04-04-12
Tax Lot: 100
Location: NE corner of 18th Avenue and Willow Creek Road
Request: The applicant requests a change in zoning from R-1, Low-Density Residential to R-2, Medium Density Residential & R-4, High Density Residential.
Applicant: Willow Creek 05, LLC
Applicant's Representative: David J. Pedersen, (541) 521-8485
Lead City Staff: Lydia McKinney, Associate Planner
(541) 682-5488
E-mail: lydia.s.mckinney@ci.eugene.or.us

HOW TO BE HEARD:

Listed below are ways you can state your opinion.

1. State your opinion to your neighborhood organization. This application falls within the boundaries of the **Churchill Area Neighbors Neighborhood Association**. To contact the neighborhood organization, call the Neighborhood Liaison Office at 682-5009.
2. Send a written statement to the Hearings Official, c/o **Lydia McKinney**, Associate Planner, Eugene Planning Division, 99 West 10th Avenue, Eugene OR 97401. Your statement should be received by the Eugene Planning Division no later than **5 p.m. on December 11, 2007**. Otherwise, it is noted that written testimony may also be submitted at the public hearing.
3. Attend the public hearing and state your concerns. At the hearing, the Hearings Official will ask for any testimony which supports the request, which neither supports nor opposes the request, and which opposes the request. Your spoken testimony will be recorded in the minutes of the hearing.

Further information on how to testify is found in the brochure "Speak Up!" available at the Eugene Planning Division and at the Permit and Information Center, 99 West 10th Avenue, Eugene, Oregon.

Keep in mind that failure to raise an issue at the public hearing, in person or by way of written testimony, or failure to provide statements or evidence with sufficient specificity to enable the Hearings Official to respond to the issue, precludes an appeal based on that issue. Only those issues raised by testimony, or letter, at the original hearing may be raised in subsequent appeals (to Eugene Planning Commission, then State Land Use Board of Appeals).

ADDITIONAL INFORMATION:

The application, related documents, and approval criteria are available for inspection at the Planning Division at no charge; copies can be obtained for \$.25 per page. The City Planning staff will provide a written report to the Hearings Official on this application. The staff report will be available at no charge **after 3 p.m. on December 5, 2007**, at the Eugene Planning Division or you may visit our website at: www.eugeneplanning.org.

If you have concerns about the proposal described above, or if you would like more information about it, call or write to **Lydia McKinney, Associate Planner, Eugene Planning Division (682-5488)**, **before the date of the public hearing**. The Eugene Planning Division is located at 99 West 10th Avenue, Eugene, OR 97401.

You are receiving this information because you own or occupy property near the subject property shown on the attached map. The Eugene Code requires that you receive this notice so that you will have a chance to comment on land use changes being proposed in your area. You may also want to share this information with others in your neighborhood. For this type of land request, the City only provides direct mailing to property owners and occupants within 500 feet of the property on which the land use change is proposed, so some of your neighbors may not yet be aware of this proposal.

The public hearing is your only opportunity to submit factual information or raise issues concerning the application. In order to assist you in preparing testimony, Eugene Code approval criteria for this zone change application are enclosed. The applicable approval criteria for the zone change request are addressed in Section 9.8865 of the Eugene Code. The applicable adopted plans are the Eugene-Springfield Metropolitan Area General Plan (Metro Plan) and the Willow Creek Special Area Study. The Hearings Official's decision whether or not to approve the applicant's zone change request will be based on compliance with the applicable approval criteria.

The Hearings Official will issue a written decision on the application, subsequent to the public hearing and closure of the public record, in accordance with procedural requirements of the Eugene Code. The applicable procedures for these Type III requests are primarily addressed at Sections 9.7300-9.7340 of the Eugene Code. It is noted that the Hearings Official's decision on the zone change application can be appealed.