

NOTICE OF PLANNING COMMISSION PUBLIC HEARING

November 20, 2023, 6:30 p.m.

City Council Chambers
205 South Maple Street
Yamhill, Oregon 97148

The City of YAMHILL PLANNING COMMISSION will hold its regular meeting on Monday, November 20, 2023, at 6:30 PM at City Hall, and via **Zoom** (go to www.cityofyamhill.org for log in information). This meeting includes a public hearing to consider the following application:

APPLICANT: Jake Lucey Real Estate & Development, Inc
LOCATION: The property is located on the south side of East 3rd Street between South Hemlock and South Cedar Streets.
TAX LOT: Township 3 South; Range 4 West; Section 04; Tax Lot 2200.
PARCEL SIZE: 12.7 acres.
ZONING: Single Family Residential Zone (R-2).
REQUEST: The applicant is requesting re-approval of an expired planning decision to establish a 57-lot single-family subdivision on the property; and approval of the final plat.
CRITERIA: Yamhill Municipal Code; Chapter 11.08 (Subdivisions and Planned Unit Developments) and Chapter 11.20 (Design Standards).
DOCKET No.: SUB/FP 23-01

Persons interested in the proposal should become involved in the land use decision-making process. Anyone desiring to speak for or against the proposal may do so in person or with representation at the hearing. Written comments may also be filed with the City of Yamhill prior to the public hearing. All documents, evidence, and reports relied upon by the applicant, including a list of Yamhill Municipal Code approval criteria applicable to the request, are available on the City's Website or for inspection at the Yamhill City Hall.

The Planning Commission's review is for the purpose of deciding on the proposal. A decision by the Planning Commission to approve or deny the application will be based upon the above-listed criteria and these criteria only. At the hearing it is important that comments relating to the request pertain specifically to the applicable criteria. Failure of an issue to be raised in the hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals (LUBA) based on that issue.

A copy of the staff report will be available at least seven days prior to the hearing for inspection at no cost, or a copy can be obtained for \$.25/page. If you need any special accommodation to participate in the hearing, please notify City Hall 24 hours before the meeting.

For further information please contact Angela Fowler, City Recorder, Yamhill City Hall, 205 South Maple Street, Yamhill, Oregon 97148; (503) 662-3511.