**NOTICE OF LAND USE PUBLIC HEARINGS**

**Tuesday, August 16, 2022, at 7:00 PM**

City of Harrisburg Planning Commission

and

 **Tuesday, August 23, 2022, at 6:30PM**

 City of Harrisburg City Council

 Both Meetings at the Harrisburg Municipal Center @ 354 Smith Street

**CASE: Zoning and Development Code Update LU 446-2022**

**SITE LOCATION:**

This is a Legislative Amendment of the Harrisburg Zoning and Development Code, and therefore encompasses the entire City of Harrisburg

**APPLICANT:** City of Harrisburg

**REQUEST:**

The City of Harrisburg started the process of revising the Harrisburg Zoning and Development Code staring in 2015. The project was temporarily halted during a heavy development phase in 2017-2019. It was initiated again in late 2019/early 2020. The code revisions were based on the State of Oregon DLCD Model Code for small cities. The City of Harrisburg Planning Commission has now reviewed the code in its entirety. This code has also passed review through Scot Siegel, of MIG, Inc., and has been reviewed by DLCD.

**WHOM TO CONTACT FOR MORE INFORMATION:**

Michele Eldridge, City Administrator/Planner, at (541) 995-6655, or meldridge@ci.harrisburg.or.us

Mailing Address: City of Harrisburg, PO Box 378, Harrisburg, OR 97446; Office Location: City Hall, 120 Smith Street

**THE HEARING PROCESS / OPTIONS FOR PROVIDING COMMENT:**

* At their respective hearings, the Planning Commission and City Council will receive public testimony, deliberate, and will typically make their decisions before adjourning the meeting.
* If you wish to testify on the proposal, you may provide written or oral testimony to the Planning Commission or City Council.
* The Chairperson will set a time limit of three minutes per person for oral testimony at the public hearing. Written testimony is encouraged. While written testimony will be accepted up to and including the night of the public hearing, written testimony submitted to the City Planner by noon, eight days prior to the public hearing, will be included in the Planning Commission packets or City Council packets that are delivered prior to the respective public hearings.
* Any person participating in the hearing is entitled to request that it be continued to a second hearing if new evidence or documents are submitted in favor of the application. The “continuance” hearing will be limited to the issues related to the new documents or evidence for which the continuance was requested.
* A person testifying may also request to have the record remain open for seven days to allow for the submittal of additional written testimony.
* “Raise it or waive it”: Failure to raise an issue in a hearing, in person or by letter, or failure to provide statements or evidence sufficient 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. This means that in order **NOTICE OF LAND USE PUBLIC HEARING: CITY OF HARRISBURG ZONING AND DEVELOPMENT CODE REVISIONS – LU 446-2022**

to appeal the City’s decision to LUBA based on a particular issue, you must raise that issue at the City’s public hearing(s). The failure of the applicant to raise constitutional or other issues relating to proposed

conditions of approval with sufficient specificity to allow the local government to respond to the issue precludes an action for damages in Circuit Court.

**DECISION:**

The Planning Commission’s decision will be final unless appealed to the City Council. Appeals to the City Council must be submitted to the City Recorder, consistent with the provisions in HMC 18.125.090.

A decision made by the City Council will be final, unless appealed to the Land Use Board of Appeals (LUBA) by filing a notice of intent to appeal with LUBA not later than 21 days after the decision becomes final.

**DECISION-MAKING CRITIERA:**

The Planning Commission and City Council will evaluate this request based on specific review criteria from the Harrisburg Municipal Code (HMC) and the Comprehensive Plan. The staff-identified criteria for this land use decision are found in HMC 18.120 and is also based on applicable goals and policies of the Comprehensive Plan.

**Citizens are encouraged to become familiar with the applications and applicable review criteria.** A staff report discussing the request in relation to the criteria will be available 7 days before the hearing. All documents may be reviewed at City Hall without charge; copies will be provided upon request at a charge. The Harrisburg Municipal Code and proposed Zoning and Development Code is available on the City’s website (<http://www.codepublishing.com/or/harrisburg/>).

**The City of Harrisburg does not discriminate against individuals with disabilities, and is an Equal Opportunity Provider.** Persons with disabilities that wish accommodations, including assisted listening devices and sign language assistance are requested to contact City hall at 541-995-6655, at least 48 hours prior to a meeting date.

**THE CITY OF HARRISBURG ENCOURAGES YOU TO NOTIFY YOUR NEIGHBORS AND OTHER PERSONS YOU BELIEVE WOULD BE AFFECTED BY THIS MATTER.**

Post: Sunday, August 7, 2022 or prior