

This is to notify you that the City of Grants Pass has proposed a land use regulation that may affect the permissible use of your property and other properties.



Community Development Department
101 Northwest A Street
Grants Pass, OR 97526
(541) 450-6060
www.grantspassoregon.gov
Hours: 8 am to 5 pm M-F

NOTICE OF PUBLIC HEARINGS

The City of Grants Pass will hold public hearings regarding the adoption of a new ordinance related to land use. The City has determined that adoption of this ordinance may affect the permissible uses of your property, and other properties in the affected zone, and may change the value of your property. (This language is pursuant to Oregon Revised Statute (ORS) 227.186.)

The City of Grants Pass will conduct Public Hearings to consider rezoning approximately 545 acres of existing rural land within the City's Urban Growth Boundary from rural zoning to urban zoning districts to implement the City's adopted Comprehensive Plan designations for these properties. These properties currently have rural zoning under Josephine County zoning regulations. Pursuant to ORS 197.174(2)(b) and 227.175(4), zoning districts must implement the comprehensive plan designations for the properties to be consistent with the adopted land use vision and the City's overall growth. **File Number: 402-00105-20**

URBAN AREA PLANNING COMMISSION
Wednesday, October 28, 2020 at 6:00 PM
Council Chambers, 101 NW A Street, Grants Pass

GRANTS PASS CITY COUNCIL
Wednesday, December 16, 2020 at 6:00 PM
Council Chambers, 101 NW A Street, Grants Pass

CRITERIA FOR APPROVAL: The Urban Area Planning Commission will provide a recommendation to the City Council. Section 4.033 of the Grants Pass Development Code contains 7 criteria that must be met before a Zoning Map Amendment can be approved. The code can be viewed at: <https://www.grantspassoregon.gov/221/Development-Code>. After the Planning Commission makes its recommendation, the City Council will hold their public hearing to consider the proposal and the Planning Commission's recommendation and make a decision. The City Council may approve, approve with conditions, or deny the request based on the applicable criteria.

COMMENTING ON THE PROPOSAL: The hearings will be subject to the Legislative Hearing guidelines in Article 9 of the Development Code. At the hearings, the Planning Commission and the City Council will take oral testimony concerning this proposal. Written testimony may be presented at the hearing or may be submitted to the Community Development Department at 101 NW A Street, Room 202 or via email to Carolyn Nealon at cnealon@grantspassoregon.gov by **5:00 pm no later than Monday, October 26, 2020**. Failure to raise an issue during the 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 may preclude an appeal based on that issue.

OBTAINING MORE INFORMATION: Information and maps regarding the proposal are located on the Grants Pass City webpage at: <https://www.grantspassoregon.gov/1354/UGB-Rezoning-Project>. Copies of all documents pertaining to the proposal are available for inspection at no cost at the Community Development Department office. Copies may be obtained for a reasonable cost. The Community Development Department office is in Room 202 of the City of Grants Pass Municipal Building. The planning staff is available between the hours of 8:00 am and 5:00 pm Monday through Friday. A copy of the staff report will be available at least seven days prior to the hearing. The agenda and packet items are typically available on the city's website the Friday before the hearing.

THIS ORDINANCE MAY OR MAY NOT LIMIT THE USE OF YOUR LAND

The City of Grants Pass has determined that the adoption of the proposed rezone may affect the permissible uses of your property and other properties in the proposed rezone and may change the value of your property pursuant to ORS 227.186. The City of Grants Pass has no way to verify whether, how or when the proposed rezone changes will affect the value of individual properties. Your receipt of this Notice does not necessarily mean any proposed rezone changes will limit the use of your property or impact the value of your property, if at all.

This Notice contains specific language contained in Oregon Revised Statutes (ORS 227.186) so the City complies with the requirements of ORS 227.186 as enacted by Ballot Measure #56 approved by the Oregon voters in November 1998. The full text of the statute may be found at:
<https://www.oregonlaws.org/ors/227.186>

ACCOMMODATION OF PHYSICAL IMPAIRMENTS: In order to accommodate persons with physical impairments please notify the City Recorder's Office of any special physical or language accommodations at least 48 business hours prior to the meeting. To request these arrangements please contact Karen Frerk, City Recorder, at (541) 450-6000.

Mailed: October 7, 2020