

# MEETING NOTICE FOR THE CITY OF HUBBARD

TUESDAY

OCTOBER 20, 2022

PLANNING COMMISSION: HOLUM, STIERLE, KARTAL, KULIKOV, MARNELL

This meeting is a “hybrid” meeting. Staff and the Planning Commission members can choose to attend in person at Hubbard City Hall or over Zoom. Members of the public may attend/view the meeting via telephone, electronic device, and YouTube. **Should you wish to speak during the public hearing portion of the meeting, you may sign up by completing the form on the City’s webpage at: <https://www.cityofhubbard.org/bc/webform/sign-if-you-want-speak-meeting>, or calling City Hall 48 hours prior to the meeting.** Written comments may be provided in advance of the meeting by sending an email to [vnogle@cityofhubbard.org](mailto:vnogle@cityofhubbard.org) or mailing your written comments to the address provided below. If you desire to participate in the public hearing and are unable to provide written comments in of the meeting, and at least 48 hours in advance of the public hearing, please contact the Director of Administration/City Recorder, Hubbard City Hall, 3720 2nd St., Hubbard OR 97032 (Phone No. 503-981-9633) prior to the scheduled meeting time.

See the below choices to Join the Zoom Meeting:

<https://us02web.zoom.us/j/86850696319?pwd=NEMwWjhWYllnU1FYQ1RhbnJoY3lvUT09>

Meeting ID: 868 5069 6319

Passcode: 526873

One tap mobile

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+1 646 876 9923 US (New York)

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

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Find your local number: <https://us02web.zoom.us/j/86850696319?pwd=NEMwWjhWYllnU1FYQ1RhbnJoY3lvUT09>

Live streaming: <https://www.cityofhubbard.org/livestream>

## \*\*\*\*\*ACCESSABILITY NOTICE\*\*\*\*\*

**Please contact the Director of Administration/City Recorder, Hubbard City Hall, 3720 2<sup>nd</sup> St., Hubbard OR 97032 (Phone No. 503-981-9633) prior to the scheduled meeting time if you need assistance accessing this electronic meeting. TCC users please call Oregon Telecommunications Relay Service at 1-800-735-2900.**

Agendas are posted at the Hubbard Post Office, City Hall, and the City website at [www.cityofhubbard.org](http://www.cityofhubbard.org). You may schedule Agenda items by contacting the Director of Administration/City Recorder Vickie Nogle at 503-981-9633. (TTY / Voice 1-800-735-2900)

SEE ATTACHED AGENDA  
Posted 10/12/2022, 4:00 p.m.

Vickie L. Nogle, MMC  
Director of Administration/City Recorder

HUBBARD PLANNING COMMISSION MEETING AGENDA  
CITY HALL: (503)981-9633

**OCTOBER 18, 2022 – 6:30 PM**

**LOCATION: This meeting is a “hybrid” meeting.**  
**HUBBARD CITY HALL (3720 2<sup>ND</sup> STREET)**

**(MEMBERS OF THE PUBLIC MAY CALL OR LOG IN WITH AN ELECTRONIC  
DEVICE -Refer to Cover Sheet for details)**

**This meeting is a “hybrid” meeting: Staff and Planning Commission members can choose to attend in person or over Zoom.**

**The public may also attend in person or via computer or phone. (Refer to the Cover Sheet for details).**

**1) CALL TO ORDER.**

a) Flag Salute.

**2) SWEARING IN OF PLANNING COMMISSION MEMBER.**

a) Patrick Marnell.

**3) PUBLIC HEARING.**

a) **CONTINUED PUBLIC HEARING FROM SEPTEMBER 20, 2022 – APPLICANT REQUEST TO CONTINUE TO JANUARY 17, 2023.** Planned Unit Development #PUD 2022-01 / 11984 Broadacres Road NE, Hubbard (Icon Construction & Development, LLC. Attn: Harlan Borow; Frank J Bronec QTIP Trust & Columbia Trust Company TRE) The 56.38 acres (54.42-acre Parcel 1 plus abutting rights-of-way) Bear Creek Planned Unit Development (PUD) Subdivision is a proposed residential development totaling 324 dwelling units on 204 lots.

b) Variance #VA 2022-02 / 3735 5<sup>th</sup> Street, Hubbard (Lance Courtney). Request to waive setback requirement for an accessory structure.

**4) ADJOURNMENT.** (Next regular scheduled Planning Commission meeting November 15, 2022, at 6:30 p.m.)



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DATE: October 12, 2022  
TO: Hubbard Planning Commission  
FROM: Holly Byram, City Planner, MWVCOG  
RE: Bear Creek Planned Unit Development, file #PUD 2022-01

**SUMMARY:**

During the regular meeting of September 20, 2022, the Hubbard Planning Commission reopened the public hearing for the proposed Bear Creek PUD located on Broadacres Road NE. Following a staff presentation, public testimony, and applicant rebuttal, the Planning Commission continued by motion the public hearing to the date and time certain of the next regular meeting Tuesday October 18, 2022 at 6:30pm at the Hubbard City Hall.

In consideration of staff's recommended conditions of approval, as well as public testimony received on September 20<sup>th</sup>, the applicant has requested to continue the public hearing again to allow additional time to research and adjust the PUD plans.

Staff supports this request to allow the applicant sufficient time to respond to and resolve related PUD design issues.

In Oregon, land use applications must be decided at the local level within 120 days of a complete application. There are provisions for an applicant to sign a waiver to the 120-day rule, extending the deadline. The applicant and owner have committed to signing the waiver, as all continuations of this file to date have been at the request of the applicant.

**RECOMMENDED MOTION:**

**Motion to continue the public hearing for the Bear Creek PUD, City file #PUD 2022-01, to the date and time certain of January 17, 2023.**