

MEETING NOTICE FOR THE CITY OF HUBBARD

TUESDAY

AUGUST 16, 2022

PLANNING COMMISSION: HOLUM, STIERLE, KARTAL, KULIKOV

This meeting will be held **via Zoom**. Planning Commission and Staff will meet via 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 vlnohle@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/82293733370?pwd=NDRUeDltb3lCMlh3ZXRpUm1ueUhWUT09>

Meeting ID: 822 9373 3370

Passcode: 000894

One tap mobile

+16699006833,,82293733370#,,,,*000894# US (San Jose)

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Dial by your location

+1 669 900 6833 US (San Jose)

+1 719 359 4580 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)

+1 669 444 9171 US

+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)

+1 386 347 5053 US

+1 564 217 2000 US

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

Agenda / Packet is located at the following link:

<https://www.cityofhubbard.org/meetings>

Meeting ID: 822 9373 3370

Passcode: 000894

Find your local number: <https://us02web.zoom.us/j/82293733370?pwd=NDRUeDltb3lCMlh3ZXRpUm1ueUhWUT09>

*****ACCESSABILITY NOTICE*****

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 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. 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 8/10/2022, 4:00 p.m.

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

HUBBARD PLANNING COMMISSION MEETING AGENDA
CITY HALL: (503)981-9633, 3720 2nd Street

AUGUST 16, 2022 – 6:30 PM
LOCATION: Online utilizing Zoom.
HUBBARD CITY HALL (3720 2ND STREET)

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

MEETING Notice: Members of the public may attend/view 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 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.

1) CALL TO ORDER.

- a) Flag Salute.

To be continued to September 20, 2022.

2) PUBLIC HEARING.

- a) 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.

3) ADJOURNMENT. (Next regular scheduled Planning Commission meeting September 20, 2022, at 6:30 p.m.)



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DATE: August 8, 2022
TO: Hubbard Planning Commission
FROM: City Planner Holly Byram, MWVCOG
RE: Request to continue public hearing, PUD 2022-01

SUMMARY:

The Hubbard Planning Commission is scheduled to hold a public hearing on a large residential development application during the regular meeting of August 16, 2022. The land use application is for a Planned Unit Development (PUD) Subdivision called Bear Creek PUD. The required public notice mailed to neighbors for that application is attached to this memo as an FYI for the Planning Commission.

The applicant developer reached out to staff last week in an email with a formal request to continue the public hearing on this Planned Unit Development (PUD) application. The reason for the continuation request is to allow the developer to confirm their infrastructure master plans in conjunction with their proposed phasing plans, and to allow City Staff sufficient time to review new comments from the developer's transportation engineers in response to preliminary comments from ODOT and Marion County.

STAFF RESPONSE:

Staff always recommends resolving issues and making plan revisions up front BEFORE the land use public hearing and final decision, rather than returning in subsequent applications to revise development plans. Depending upon the scope of revisions submitted by the applicant, a subsequent public notice may need to be mailed, but it is not likely based upon the description by the developer.

This public hearing was formally noticed to neighbors by mail, so the Planning Commission will need to open the public hearing and continue it, by motion, to a time and date certain. All members of the public who are in attendance will immediately be notified of the continued time and date, enabling them to participate at the later date. Staff will also make a note on the posted meeting agenda that this agenda item will be continued, so that the public is aware prior to joining the Zoom meeting. No staff report or application materials are provided to the Planning Commission at this time.

RECOMMENDED MOTION:

Motion to continue the public hearing for the Bear Creek PUD, file #PUD 2022-01, to the next regular meeting of the Hubbard Planning Commission, which is Tuesday, September 20, 2022 at 6:30pm, without reviewing any materials, taking a staff report, or accepting public testimony.



Hubbard City Hall
3720 Second Street
P.O. Box 380
Hubbard, Oregon 97032
(503) 981-9633

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Tuesday, August 16, 2022 at 6:30 pm the Hubbard Planning Commission will conduct a public hearing to consider and decide upon the following request. The meeting will be held by Zoom online meeting platform. You are receiving this notice because you are either the applicant, the owners, or you own property within 100 feet of the subject property. Map on reverse.

FILE No.: Bear Creek Planned Unit Development Subdivision #PUD 2022-01

APPLICANT: Icon Construction and Development, LLC. Attn: Harlan Borow

OWNER: Frank J. Bronec QTIP Trust and Columbia Trust Company TRE

LOCATION: 11984 Broadacres Road NE, Hubbard OR

TAX LOT: T04S, R01W, W.M. Section 33, Lot 00100 (Parcel 1 of PP 2021-88)

ZONES: Split-zoned R1, R2, R3

SIZE: 56.38 acres (54.42-acre Parcel 1 plus abutting rights-of-way)

REQUEST: The Bear Creek Planned Unit Development (PUD) Subdivision is a proposed residential development totaling 324 dwelling units on 204 lots. The proposed housing type mix includes single-family homes, duplex, townhomes, and apartments. The PUD proposes to transfer density out of wetland and riparian areas on both the western and eastern boundaries of the property into the center of the property, for protection of natural resources. A new collector street would run through the PUD connecting Broadacres Rd NE in the north, and 4th Street and 3rd Street in the south. A total of 20.18 acres of open space park land would include a developed public park with play structure, compacted gravel trails, benches, play field, and public restrooms. The application package includes plans for the development of streets, water, sewer, and stormwater infrastructure. As with most PUDs, variances are requested. Some of the requested variances to standards include: minimum lot sizes, minimum setbacks, maximum lot coverage, lot width-to-depth ratio, semi-private outdoor space on townhouse lots, maximum cul-de-sac length, private street width, minimum landscaping area for multi-family housing, and flag lot access strip minimum width. The five-phase build-out would occur between years 2022 – 2027.

CRITERIA: Hubbard Development Code (HDC) 2.101 R1 Zone, 2.102 R2 Zone, 2.103 R3 Zone, Section 2.200 General Development Standards, 2.208 Development Standards for Land Divisions, 2.210 Riparian Corridors, 2.211 Wetlands, 2.302 Planned Unit Developments (PUD), Section 3.107 Subdivisions and Planned Unit Developments, Section 3.105 Site Development Review (apartments).

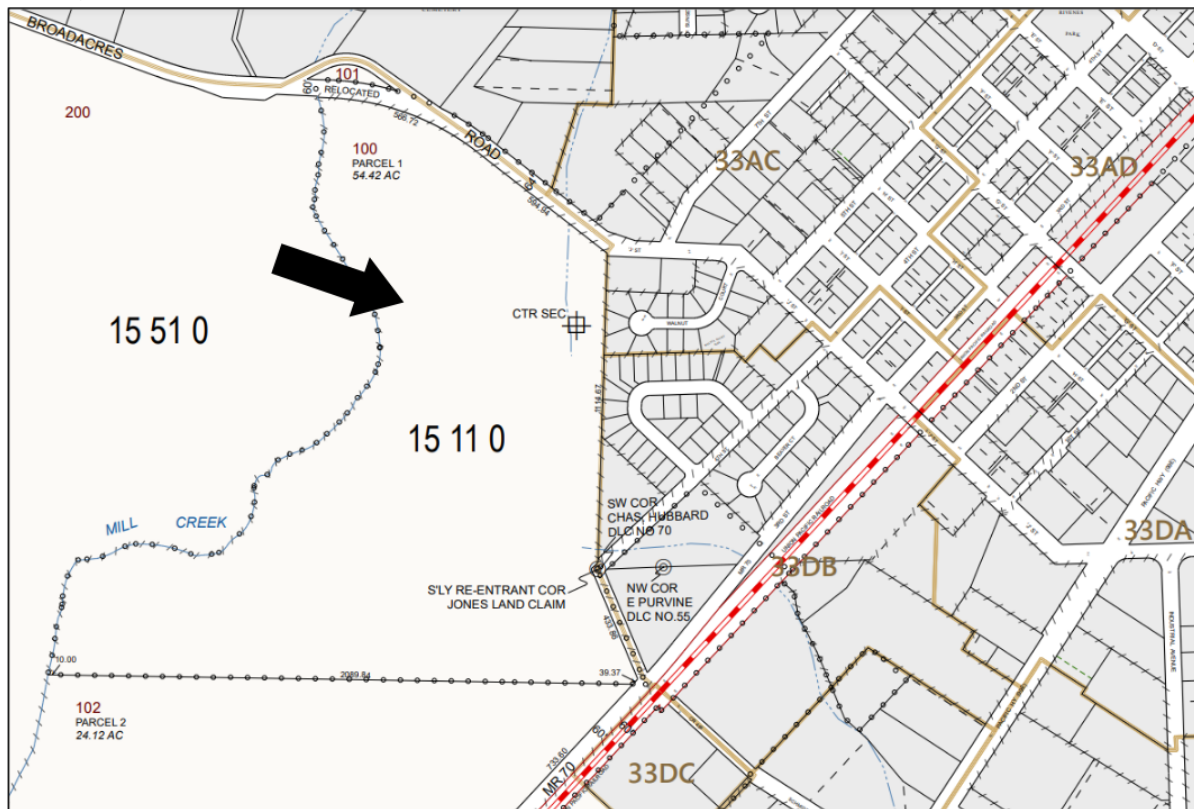
Mailed July 26, 2022

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PUBLIC HEARING:

The Hubbard Planning Commission holds monthly meetings on the third Tuesday of each month, using the Zoom remote meeting platform. Members of the public may participate by either phone or video using the meeting agenda link posted on the City's website at least one week prior www.cityofhubbard.org/meetings

Persons wishing to speak for, against, or neutral on this proposal may testify by phone, video, or in writing. Written testimony must be received prior to the public hearing at the Hubbard City Hall, 3720 2nd Street, or by mail to PO Box 380, Hubbard, Oregon 97032. Failure to raise an issue at the hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision-makers an opportunity to respond to the issue precludes appeal of the Planning Commission's decision to the Hubbard City Council or to the Land Use Board of Appeals (LUBA). It is the applicant's responsibility to raise constitutional or other issues relating to any proposed condition of approval. The failure of the applicant to raise such issues with sufficient specificity to afford the decision makers an opportunity to respond to the issue precludes an action for damages in circuit court. A copy of the application documents and evidence submitted by or on behalf of the applicant and applicable standards are available for inspection at no cost and will be provided at a reasonable cost. A staff report related to this application will be available for review one week prior to the hearing at no cost and copies provided at reasonable cost. With file questions please contact Holly Byram, City Planner, at hbyram@mwvcog.org. For meeting details and requests for accommodations please contact the City of Hubbard at (503) 981-9633 or vnogle@cityofhubbard.org.

VICINITY MAP:

PUD PLAN PROVIDED BY APPLICANT (cropped to zoom for detail):



Mailed July 26, 2022

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