



6030 NE William R. Carr St  
Adair Village, OR 97330  
Voice - 541 745-5507  
Fax - 541 230-5129

---

## NOTICE OF PUBLIC HEARING

The Adair Village **Planning Commission** will hold a public hearing at 6:00 PM on August 17, 2021 and the Adair Village **City Council** will hold a public hearing at 6:00 PM on September 7, 2021 in City Hall at 6030 William R. Carr Avenue, Adair Village to consider the following matter.

---

<b>Date:</b>	<b>July 29, 2021</b>
<b>Applicant:</b>	<b>City of Adair Village</b>
<b>Nature of Application(s):</b>	<b>Development Code &amp; Comprehensive Plan Amendment - Adding the R-4 Zoning Classification &amp; SECTION 6.106 COTTAGE CLUSTER STANDARDS</b>
<b>Applicable Criteria:</b>	<b>Sections 2.700, 3.300, 3.520 &amp; 3.600</b>
<b>Property Location:</b>	<b>City Wide</b>
<b>Staff Contact</b>	<b>Patrick Depa, Associate Planner</b>

---

The City will be conducting public hearings to consider an amendment to the existing Development Code and Comprehensive Plan by adding the R-4 residential zoning district and associated use standards. The purpose of this new zoning classification is to provide for middle housing developments on property that this zoning classification is applied to. This new land use zone will allow for the development of detached single-family dwellings, duplexes, row housing and cottage clusters as well as provide areas suitable and desirable for higher density single-family residential uses at a density of sixteen (16) dwelling units per net residential acre. The city is seeing a continued interest in the residential development market that equates to certain levels of growth and development that welcomes additional options to meet this need. All of the changes will be posted on the City's web site for review and comment.

Any person may submit written testimony prior to the hearing or testify at the public hearing. Written comments received in advance of the hearing will be included in the staff report. Please reference the application in all correspondence.

The public hearing will be conducted in a manner that permits testimony from the applicant, followed by testimony from proponents of the request, testimony from opponents, and testimony from governmental bodies and agencies. The applicant will then have the right of rebuttal. Any persons offering testimony may request that the hearing be continued in order to address new evidence submitted. The Planning Commission will review the application(s) for compliance with the applicable criteria. Failure to raise an issue in person or by letter with sufficient specificity to afford the City an opportunity to respond to the issue may preclude future appeals.

More information regarding this application is available by contacting Patrick Depa at Adair Village City Hall or telephoning (541) 760-2993. Copies of the proposed code amendments, and the staff report (available seven days prior to the hearing) can be reviewed at City Hall for free or obtained for the cost of copying. City Hall is handicapped accessible.