

CITY OF PORT ORFORD PLANNING COMMISSION
HEARING NOTICE
Application No. PO CUP 16-02 AND 16-03

I. LAND USE ACTION

Type of Land Use Action: The applicants have submitted two separate applications requesting Conditional Use Permit approval for a pump station and pipeline that would deliver recycled wastewater from the City of Port Orford's wastewater treatment facility to the Pacific Gales Golf Course. One of the applications is titled the "preferred route," while the other is titled the "alternative route." Both applications propose the development of a pump station in the R-1 (residential) zone district, and the installation of an underground 6" pipeline in the following zone districts: 8-PF (public facilities and parks), 1-R (residential), 2-R (residential) and 4-C (commercial). One of the applications (the "preferred route") proposes a pipeline route that crosses the 6-CD (Controlled Development) zone district, while the other application (the "alternative route") proposes a pipeline route that would cross the 5-I (Industrial) zone district. The individual proposed routes for each application are described below. Each application will be subject to its own hearing, and will be subject to its own decision by the Planning Commission.

Nature of Use which could be Authorized: Approval of either one of the requested conditional use-permits would allow Pacific Gales to transport the City of Port Orford's recycled wastewater to the golf course, by providing a conditional use permit for a pump station next to the City's wastewater plant and underground pipe to carry the recycled wastewater to the site of the proposed new golf course.

II. APPLICABLE CRITERIA

Description of Criteria: City of Port Orford Municipal Code, Title 17: Zoning
Chapter 17.12.010, C, 3 - Conditional Uses Permitted (Public use facility or public utility, including but not limited to fire stations; C, 5 - Conditional Uses Permitted (Utility facility, including substation of pumping station)
Chapter 17.12.020, C, 4 - Conditional Uses Permitted (Public use facility or public utility including but not limited to fire stations; C, 6 (Utility facility, including substation of pumping station or private generator)
Chapter 17.12.030, C, 3 - Conditional Uses Permitted (Utility facility, including substation of pumping station or private generator)
Chapter 17.12.040, B, 16 - Uses Permitted Outright (Utility facility, including substation or pumping station or private generator)
Chapter 17.12.050, C, 1 - Conditional Uses Permitted (Public Utility facilities)
Chapter 17.12.070, B, 3 - Uses Permitted Outright (Public utilities and services)
Chapter 17.32 - Conditional Uses including Chapter 17.32.050 - Additional standards governing conditional uses, Subsection A, Conditional Uses, Generally; D, 1-4
Chapter 17.08 - Section 17.08.020 Enforcement; Section 17.08.030 Authorization of similar uses.

III. APPLICANT AND SUBJECT PROPERTY

Applicant: William Rebhahn and Elk River Property Development, LLC

Subject Property: Proposed Pump Station Location: Subject Property: 33-15-05BD TL 1011 next to the City's wastewater treatment plant accessed by 12th Street

Locations for recycled wastewater line location within existing City utility right-of-way:

- CUP 16-02 ("Preferred Route") 12th Street east to Idaho Street, Idaho Street North to Madrona Street, Madrona Street East to Hwy. 101, Hwy. 101 North to Paradise Point Road.
- CUP 16-03 ("Alternative Route") 12th Street east to Idaho Street, Idaho Street North to Madrona Street, Under Hwy 101 to Port Orford Loop Road, North on Port Orford Loop Road to Mather Drive.

IV. PUBLIC HEARING

The Public Hearing is open to the public, and all interested parties are encouraged to attend.

Date: February 14, 2017

Time: 6:00 PM

**Place: City Council Chambers, Port Orford City Hall
20th and Idaho Streets
Port Orford, OR 97465**

V. OTHER INFORMATION

Statutory Notice: ORS 197.763(3)(6) states that failure to raise an issue in the hearing either in person or by letter or failure to provide statements or evidence sufficient to allow the decision maker an opportunity to respond to the issue precludes appeal to a higher judicial authority on that issue. Please provide your testimony based upon the criteria listed on page 1, II, applicable Criteria.

Documents and Staff Report: A copy of the file containing the application, all documents and evidence relied upon by the applicant, and applicable criteria are available for review at no charge at the City of Port Orford City Office. A copy of the staff report to be used at the hearing will be available for review at no charge at the City of Port Orford City Office seven (7) days prior to the public hearing. Copies of the above documents can be obtained at the City of Port City Office at reasonable cost.

Submission of Evidence and Testimony: Persons may submit evidence to the record of the hearing on this matter until the record is declared closed by the decision making body. All written evidence or documents submitted by mail or FAX must be received by the staff prior to the commencement of the hearing in order to ensure that the material will be submitted to the record. All verbal testimony or written testimony entered at the hearing shall be stated directly to the decision making body prior to the point at which the public hearing is declared closed. If the decision making body declares that the record is to remain open for a time period following the public hearing then written evidence and documents shall be submitted in accordance with

the instructions provided at the public hearing. All written evidence and documents submitted should be legible, page numbered and identified with the application number indicated on this notice.

VI: FURTHER INFORMATION AND CONTACT

Patty Clark, Planning Assistant

City of Port Orford

P.O. Box 310

Port Orford, OR 97465

Telephone: (541) 332-3681 or (541) 366-4570; FAX: (877) 281-5307

The Port Orford City Hall is located at 20th and Idaho Streets, Port Orford, OR