

**PUBLIC HEARING AGENDA
PLANNING COMMISSION
Proposed Subdivision SU 08-01
Tax Map and Lot 4405-AD-01300
June 5, 2008**

Public Hearing Open:

LUBA rules for conducting a Public Hearing read:

Proposed Action: To consider a request from LeBarre Land Company, LLC for a proposed six lot single family residential subdivision known as Rose Arbor Subdivision. Except for a dilapidated barn on site that is to be removed this is an undeveloped land.

Planning Commissions declare Abstentions, conflicts, Exparte Contacts

Staff Report: There are several important issues to be considered in this proposal. Cedar Street terminates approximately 200 feet west of Rose Avenue. Just beyond that terminus is a wetland area that has been inventoried by the "City of Vernonia Local Wetland Inventory and Riparian Assessment. The northern corner of Lot 5 may include a portion of this wetland area although it is difficult to delineate on the assessment map due to the scale of the map, but a site visit clearly indicated that perhaps the wetland had expanded since 2000. An earlier development proposed to the north of Cedar Street was halted when the developer was asked to delineate the wetland areas and at that time a cursory overview reported a significant wetland presence in the area.

This is part of the narrative of the staff report. The full report is enclosed.

Public Comment in Favor

Public Comment in Opposition

Public Comment Neutral

Planning Commission reply to Public Comments and Questions

Public Hearing Closed

Deliberation of Planning Commission toward decision/recommendation of Public Hearing

Decision

Motion: