



NOTICE OF PUBLIC HEARING

The Gold Hill Planning Commission will hold a Public Hearing at 6:00 p.m. on May 15, 2024, at the City Hall Council Chamber, 420 N 6th Avenue, Gold Hill, OR to consider the following application:

Nature of Application: Conditional Use Permit to allow the expansion of a nonconforming use.

Applicant: Wendi Brown

Address: 360 Riverside Avenue

Owner: Wendi Brown

Assessor's Map & Tax Lot: 36-3W-22BB Tax Lot 7700

Individuals may submit written comments relating to this planning action **at any time up to, and during, the public hearing**. Comments received by the city at least one week prior to the scheduled hearing date may be addressed in the staff report and included in the agenda packet.

Please send comments to City of Gold Hill, 420 N 6TH Ave, Gold Hill, OR 97525.

The applicable criteria and standards to be considered at the public hearing are found in Municipal Code Sections **17.68.020 A.**, **17.72.040 A.**, and **Table 17.26.020. A.** Only comments that address the criteria are considered relevant evidence. If any person fails to address the criteria with enough detail, they may not be able to appeal to the City Council, to the Land use Board of Appeals, or Circuit Court.

A copy of the application, all documents and evidence submitted by or for the applicant, and the applicable criteria and standards can be reviewed at City Hall at no cost, and copies will be provided at a reasonable cost. The staff report will be available for public review, seven days before the public hearing, at 420 N 6th Avenue, Gold Hill from 8:00 AM to 4:00 PM, Monday through Thursday. Additional information is available by contacting City Hall at 541-855-1525.

The public is invited to attend and comment at this public hearing. After the public hearing closes, the City will issue its decision, which will be mailed to the applicant and to anyone else who submitted comments or is otherwise legally entitled to notice.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Hall at (541) 855-1525. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title II).



17.68.020 Nonconforming Use.

Where a use of land exists that would not be permitted under the current Code, but was lawful at the time it was established, the use may continue, provided it conforms to the following requirements:

A. Expansion of Non-conforming Use Limited. Expansion of a non-conforming use shall not exceed twenty (20) percent of the subject site or building, and not more than 1000 square feet of building area footprint, cumulatively, whichever is less, that existed as of 2023. Expansion of a non-conforming use requires approval of a Conditional Use Permit under Chapter 17.72.

17.72.040 Criteria, Standards, and Conditions of Approval

A. Use Criteria

- a. The site size, dimensions, location, topography, and access are adequate for the needs of the proposed use, considering the proposed building mass, parking, traffic, noise, vibration, exhaust/emissions, light, glare, erosion, odor, dust, visibility, safety, and aesthetic considerations;
- b. The negative impacts of the proposed use, if any, on adjacent properties and on the public can be mitigated through application of other Code standards, or other reasonable conditions of approval;
- c. All required public facilities, including water, sanitary sewer, and streets, have adequate capacity or are to be improved to serve the proposal, consistent with City standards; and
 - a. A conditional use permit shall not allow a use that is prohibited or not expressly allowed nor shall a conditional use permit grant a variance without a variance application being reviewed with the conditional use application.



Table 17.26.020(A) – Residential Uses Allowed by Zoning District

Residential Uses	<i>Commercial Zones, Employment, and Public Zones</i>			
	<u>D</u>	<u>GC</u>	<u>LI</u>	<u>P</u>
Single-Family Dwelling, detached	N	N	N	N
Single-Family Dwelling, Attached (Townhome)	N	N	N	N
Accessory Uses and Structures	N	P	N	N
Ancillary Dwelling	N	N	N	N
Bed and Breakfast	C	N	N	N
Boarding or Rooming House	N	N	N	N
Duplex Dwelling	N	N	N	N
Triplex Dwelling	N	N	N	N
Multi-unit Development	S	N	N	N
Cottage Cluster Housing (4 or more units)	N	N	N	N
Manufactured Home	N	N	N	N
Manufactured Home Park	N	N	N	N
Multifamily Dwelling	S	N	N	N
Family Daycare	C	P	N	N
Residential Care Home	N	P	N	N
Residential Care Facility	S	P	N	N
Home Occupation	N	N	N	N
Household Solar Panels	A	A	A	A
Vacation Rental Dwellings	S	N	N	N