



Community Dev. & Planning

117 N Molalla Avenue

PO Box 248

Molalla, Oregon 97038

Phone: (503) 759-0219

communityplanner@cityofmolalla.com

Notice of Hearing for Proposed Development

Date of Notice: *January 15, 2020*

Date of Hearing: *Wednesday, February 5th, 2019 at 6:30 P.M.*

Location of Hearing: *Molalla Adult Center 315 Kennel Ave., Molalla, OR 97038*

File No.: *CUP01-2020*

Tax Lot(s): *52E08A 07800*

Address: *535 W Main ST, Molalla OR, 97038*

Applicants: *Pacific Belt Industrial Supply*

Owner: *Avison Lumber Company*

Proposal: *Placement of a Night Watchman Dwelling Unit on an existing industrial property*

Summary:

This notice is to inform you of a pending land use action for a property located at *535 W Main Street* in Molalla, OR. The proposal is for a Conditional Use permit to allow a night watchman/security dwelling unit on the property. The current zoning of the properties is Heavy Industrial (M-2). The city will review the proposal pursuant to Molalla Municipal Code Section 17-4.4.040 "Conditional Use Permits." The criteria are listed below:

[17-4.4.040.A Approval Criteria](#)

An application for Conditional Use Permit shall be approved if the proposal meets all the following criteria. The Planning Commission, may impose reasonable conditions of approval, consistent with the applicable criteria, or deny the application if not all criteria are met:

- 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;***

2. ***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;***
3. ***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***
4. ***A conditional use permit shall not allow a use that is prohibited or not expressly allowed under Division II; nor shall a conditional use permit grant a variance without a variance application being reviewed with the conditional use application.***

Additional information about this application can be found by:

1. **Visiting Molalla City Hall, 117 N. Molalla Ave., Molalla OR 97038**
2. **Contacting Planning Director Alice Cannon, 503-759-0219, acannon@cityofmolalla.com**

Failure of an issue to be raised in a hearing, in person or by email/letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to LUBA based on that issue.

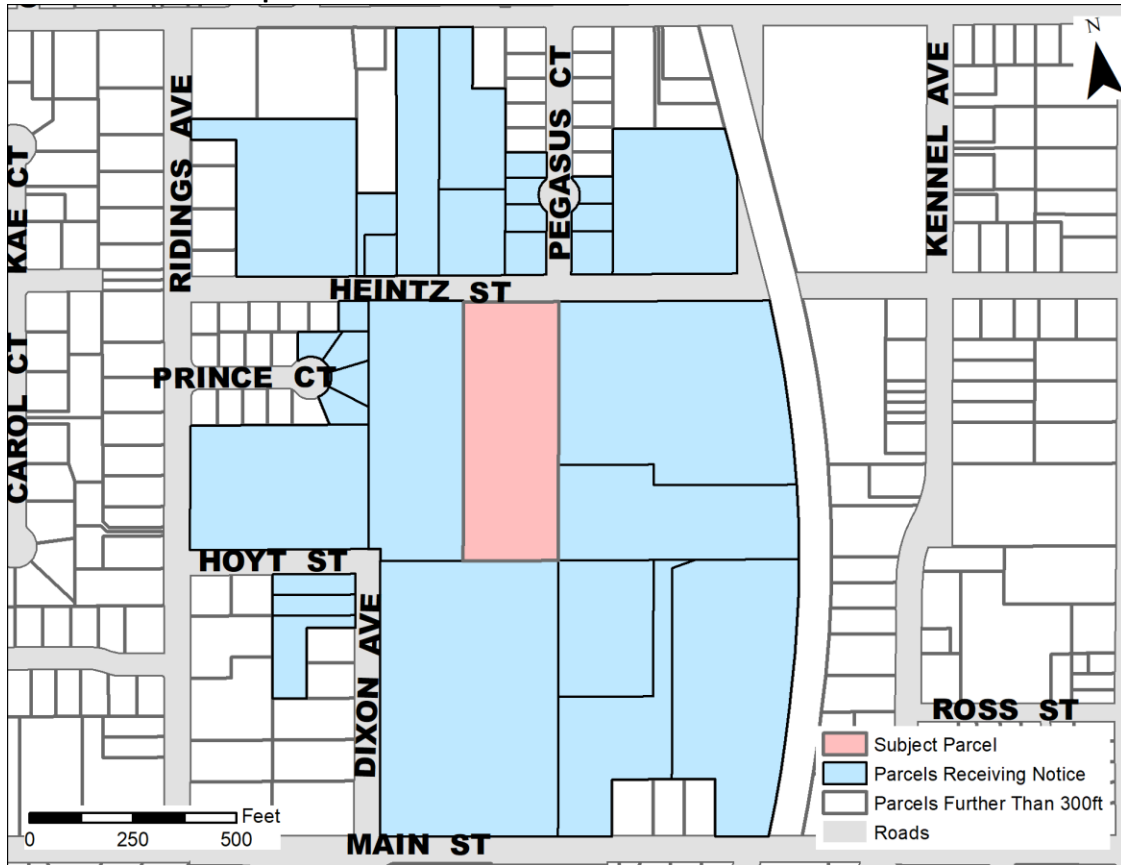
A copy of the application, all documents and evidence submitted by or on behalf of the applicant and applicable criteria are available for inspection at no cost and will be provided at a reasonable cost. A copy of the staff report will be available for inspection at no cost at least seven (7) days prior to the hearing. Copies shall be provided at a reasonable cost upon request.

You may attend, offer testimony or seek information at the hearing. Any correspondence received in advance of the meeting will be forwarded to the hearing body. Written testimony will be received by the City of Molalla until the day of the hearing, and should be addressed or emailed to: Planning Director Alice Cannon, 117 N. Molalla Ave, Molalla OR, 97038, acannon@cityofmolalla.com; note that email is preferred. Please ensure your name and address are included in the written testimony.

Oral testimony may be offered during the hearing. The Planning Commission may set reasonable time limits for oral presentations and may limit or exclude cumulative, repetitious, irrelevant or personally derogatory testimony or evidence. Oral testimony will not be accepted after the close of the public hearing. Written testimony may be received after the close of the public hearing as allowed by the Planning Commission.

After the Planning Commission renders its decision, a summary of the decision will be mailed to the applicant and anyone else who submitted written comments or provided verbal testimony before the Planning Commission.

Notification Area Map:



Proposed Site Plan:

