



Community Dev. & Planning

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Notice of Legislative Hearing

Date of Notice: October 20, 2020

Date of Hearing: November 18, 2020 @ 7:00 P.M.

Location of Hearing: 315 Kennel Ave, Molalla, OR 97038

File No.: DCA04-2020

Case Type: Development Code Amendment

Proposal: Amend **Table 17-2.2.030 Uses Allowed by Zoning District** to add "mobile food units". Temporary Mobile Food Units permitted as a special use in the C-2 General Commercial, M-1 Light Industrial and M-2 Heavy Industrial zones. Permanent Mobile Food Units permitted as a special use in the C-1 Central Commercial, C-2 General Commercial Zones.

Summary:

1. The proposed change would modify **Table 17-2.2.030 Uses Allowed by Zoning District** as follows:

Key:

P = Permitted Use
S = Permitted with Special Use Standards
CU = Conditional Use Permit Required
N = Not Allowed

Uses	Residential Zones				Commercial Zones and Industrial Zones				Public Use	Special Use Standards
	R1	R2	R3	R5	C1	C2	M1	M2		
C. Commercial Uses									PSP	
Temporary Mobile Food Units	N	N	N	N	N	S	S	S	N	Ch. 17-2.3
Permanent Mobile Food Units	N	N	N	N	S	S	N	N	N	Ch. 17-2.3

The proposal will be reviewed based on criteria set forth by the MDC section 17-4.6.030:

- A. If the proposal involves an amendment to the Comprehensive Plan, the amendment must be consistent with the Statewide Planning Goals and relevant Oregon Administrative Rules;
- B. The proposal must be consistent with the Comprehensive Plan (the Comprehensive Plan may be amended concurrently with proposed changes in zoning);

Failure of an issue to be raised in a hearing, in person or by 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 for the applicant, and the applicable criteria and standards shall be available for review at the office of the Planning Official, and that copies shall be provided at a reasonable cost;

A copy of the staff report will be available for inspection at no cost at least 7 days prior to the hearing. Copies shall be provided at a reasonable cost upon request.

After the public hearing closes, the City will issue its decision, and the decision shall be mailed to the applicant and to anyone else who submitted written comments or who is otherwise legally entitled to notice.

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:

Mac Corthell

PO Box 248

Molalla OR, 97038

mcorthell@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. City Council 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 City Council.

Please note: The wording of this notice is required by Oregon Ballot Measure 56, an initiative adopted by the voters of Oregon in 1998. The measure requires the same general wording in all notices even though it may not describe the likely effects from a change in land-use laws. The Measure also requires the notice state that the City has determined that proposed land use changes “may change the value of your property”. However, the City does not know how the amendments might affect the value of your property, if at all.