



**Community Dev. & Planning**

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**Notice of Hearing for Proposed Development**

**Date of Notice:** July 16, 2019

**Date of Hearing:** August 7<sup>th</sup>, 2019 at 6:30 P.M.

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

**File No.:** DRW03-2019

**Tax Lot(s):** 52E08C00700 and 52E08C00600

**Address:** 728 W. Main St. (tax lot 700) and 724 W. Main St. (tax lot 600)

**Applicants:** Price Automotive Refinishing, LLC

**Owner:** Simon CRE SMO, LLC

**Proposal:** New construction for 9,100 SF general retail store

**Current Use:** One parcel is vacant while the other has an existing single-family home.

**Summary:**

This notice is to inform you of a pending land use action for a property located at 724 W. Main (tax lot 600) and 728 W. Main (tax lot 700). This property will be part of the Cascade Center development previously approved by the Planning Commission on June 5, 2019. The applicant proposes to use existing access points from Leroy Avenue and OR-Hwy. 211, approved by the Planning Commission with Cascade Center. This proposal is for the construction of a 9,100 square foot general retail store at the southeast corner of Leroy and OR-211. The current zoning of the properties is General Commercial (C-2), and no change to the zoning designation is proposed. The city will review the proposal pursuant to Division II, Zoning Regulations, Division III Community Design Standards, and Division IV, Application Review Procedures and Approval Criteria of the Molalla Municipal Code (MMC), the criteria are as follows:

**[17-4.2.050 Approval Criteria](#)**

An application for Subdivision and Site Design Review shall be approved if the proposal meets all of the following criteria. The Planning Official, in approving the application, may impose reasonable conditions of approval, consistent with the applicable criteria.

- A. The application complies with all of the applicable provisions of the underlying Zoning District (Division II);
- B. The proposal complies with all of the Development and Design Standards of Division III, as applicable, including, but not limited to:
  - 1. Chapter 17-3.3 Access and Circulation,
  - 2. Chapter 17-3.4 Landscaping, Fences and Walls, Outdoor Lighting,
  - 3. Chapter 17-3.5 Parking and Loading,
  - 4. Chapter 17-3.6 Public Facilities, and
  - 5. Chapter 17-3.7 Signs;
- C. For non-residential uses, all adverse impacts to adjacent uses, such as light, glare, noise, odor, vibration, smoke dust, or visual impact, are avoided; or where impacts cannot be avoided, they are minimized; and
- D. The proposal meets all existing conditions of approval for the site or use, as required by prior land use decision(s); as applicable.

Additional information about this application can be found by:

- 1. Visiting Molalla City Hall, 117 N. Molalla Ave., Molalla OR 97038
- 2. Contacting Planner Alice Cannon, 503-759-0219, [acannon@cityofmolalla.com](mailto:acannon@cityofmolalla.com) (email is preferred to reduce car trips and save on paper)

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: Senior Planner Alice Cannon, 117 N. Molalla Ave, Molalla OR, 97038, [acannon@cityofmolalla.com](mailto: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.

**Proposed Site Plan:**

