



# CITY OF DONALD

10710 Main Street N.E. • P.O. Box 388 • Donald, OR 97020-0388

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[www.donaldoregon.gov](http://www.donaldoregon.gov)

## NOTICE OF PUBLIC HEARINGS: DOWNTOWN MIXED-USE (DMU) ZONE CHANGE

- On **Monday, February 4, 2019, from 4:30pm to 6:30pm** at the Donald City Hall 10710 Main Street in Donald, Oregon, the City of Donald will host a **Drop-In Public Open House** to provide information about a proposed Zone Change package, answer questions, and gather feedback from local residents and businesses. Brief identical presentations will be provided at both 5pm and 6pm to accommodate as many schedules as possible. All are welcome to attend.
- On **Thursday, February 21, 2019 at 6:45pm** at the Donald City Hall 10710 Main Street in Donald, Oregon, the City of Donald Planning Commission will hold a **public hearing** regarding the proposed Zone Change package. The Planning Commission will make a recommendation to the City Council.
- On **Tuesday, March 12, 2019 at 6:45pm** at the Donald City Hall 10710 Main Street in Donald, Oregon, the City of Donald City Council will hold a **public hearing** regarding the proposed Zone Change package, as referenced above and described below. The City Council will make the final decision on this proposal.

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FILE NO.:	Planning File No. ZC CPMA 2019-01 No ordinance number is assigned at this time.
APPLICANT:	City of Donald
PROPOSAL:	In 2018, the City of Donald adopted a package of Legislative Amendments which contained revisions to the Donald Development Ordinance, including a new zone designation called the DMU – Downtown Mixed-Use zone. While the text for the new DMU zone has been adopted, the DMU zone has not yet been applied to properties on the Donald Zone Map. This Zone Change package will implement the DMU zone, as intended by the City. Additionally, the City proposes to change the zoning of the City Hall property from R7 – Single Family Residential to P – Public, and to change the land use designation of the City Hall property from Residential to Public on the Comprehensive Plan Map.
LOCATION:	The proposed Zone Change package would impact 30 properties immediately abutting Main Street, including both sides of Butteville Road NE on the west and Matthieu Street (railroad tracks) on the east (see attached map).

- ZONE:** For 28 properties, change from C – Commercial to DMU – Downtown Mixed Use. For the two City Hall properties change from R7 – Single Family Residential to P – Public.
- CRITERIA:** Donald Development Ordinance Section 3.111 Zone Change, Section 3.110 Comprehensive Plan Map Amendments, the Donald Comprehensive Plan, and the Oregon Statewide Planning Goals.
- PROCEDURES:** Pursuant to the DDO, Zone Changes involving five or more properties are processed as a Type IV action. Type IV actions are processed pursuant to the DDO Section 3.203.02, and noticed pursuant to the provisions of Section 3.204.03.
- PUBLIC HEARINGS:** The public hearings on this matter will be conducted in accordance with the rules of the DDO Sections 3.205 and 3.206.

Anyone desiring to speak for or against the applications may do so in person or by representative at the public hearings. Anyone wishing to present written testimony on the proposed action may do so in writing, received prior to or at the public hearings. Written testimony may be delivered in person to Donald City Hall 10710 Main Street in Donald, or mailed to the City of Donald PO BOX 388 Donald, OR 97020-0388.

Included in this notice is a list of approval criteria applicable to the proposal. Approval or disapproval of the request by the Planning Commission and City Council will be based upon these criteria alone. At the hearing it is important that public testimony pertain specifically to the applicable criteria listed. An issue which may be the basis for an appeal to the Oregon Land Use Board of Appeals (LUBA) shall be raised not later than the close of the record at or following the final evidentiary hearing on this case. Such issues shall be raised with and accompanied by statements or evidence sufficient to afford these bodies, and the parties to this hearing an adequate opportunity to respond to each issue. The Planning Commission or City Council may continue the public hearing to another meeting to obtain additional information.

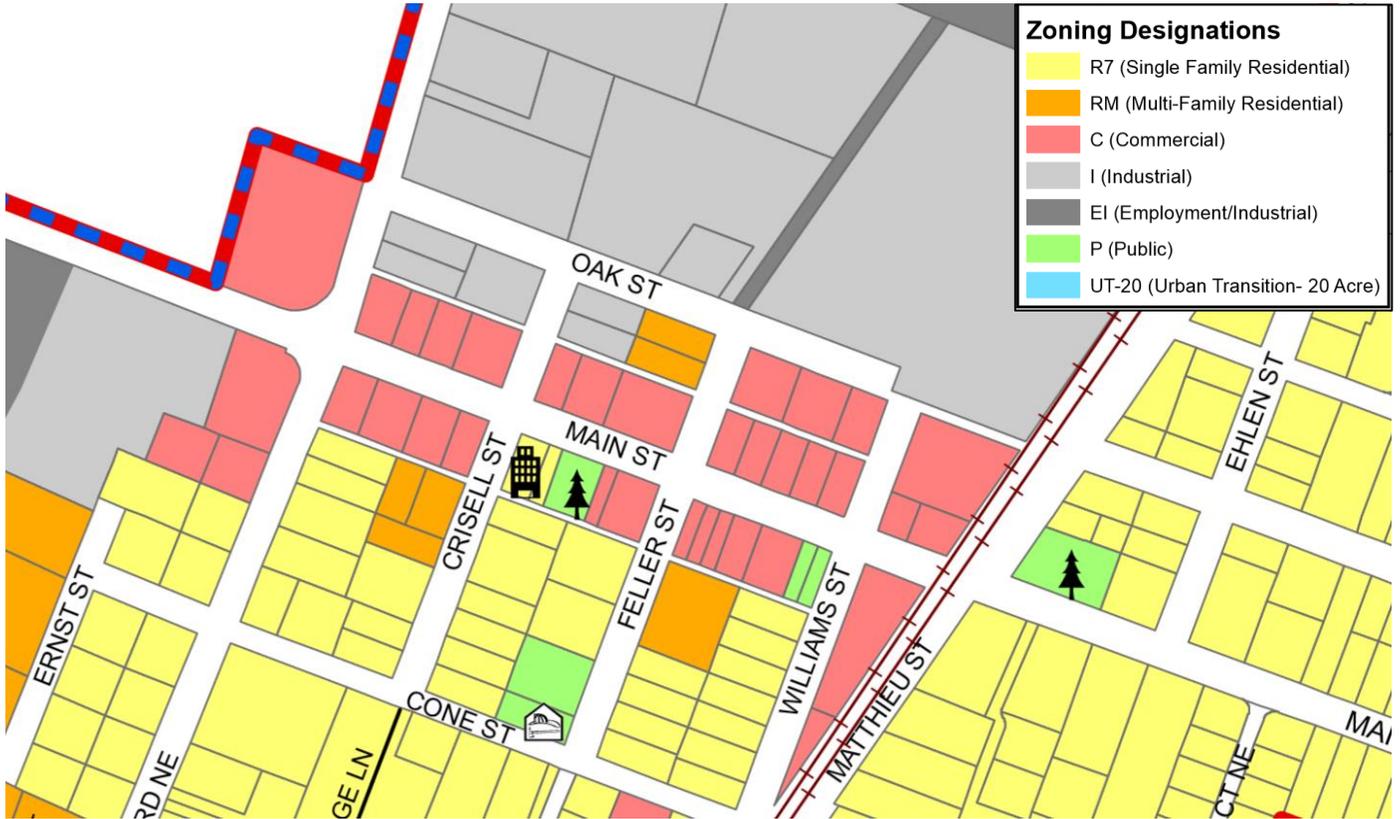
A copy of all file documents and the applicable criteria are available for inspection at no cost, and copies will be provided at reasonable cost. A copy of the staff reports will be available at Donald City Hall at least seven (7) days prior to the public hearings and on the City's website, [www.donaldoregon.gov](http://www.donaldoregon.gov).

For further information, please contact City Manager Heidi Bell at (503) 678-5543, 10710 Main Street NE, Donald, OR, 97020, or City Planner, Holly Byram, at [hbyram@mwvcog.org](mailto:hbyram@mwvcog.org), (503) 540-1617.

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting to City Hall 503-678-5543.

# BEFORE & AFTER MAPS, PROPOSED DMU ZONE CHANGE

CURRENT DOWNTOWN ZONING BEFORE THE PROPOSED ZONE CHANGES:



DOWNTOWN ZONING AFTER THE PROPOSED ZONE CHANGES:

