



CITY OF DONALD

10710 Main Street N.E. • P.O. Box 388 • Donald, OR 97020-0388
Phone 503-678-5543 • Fax 503-678-2750
www.donaldoregon.gov

NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that on Thursday, May 28, 2020 at 6:45pm, at the Donald Wastewater Treatment Plant 10501 Donald Rd. NE in Donald, OR 97020, the Donald Planning Commission will hold a public hearing to consider the land use applications described below.

AND on Tuesday, June 9, 2020 at 6:45pm, at Donald City Hall 10710 Main St. NE in Donald, OR 97020, the Donald City Council will hold a public hearing to consider the land use applications described below.

- FILES NO.:** “Harvest Gardens” ANX 2020-01, ZC 2020-01, PUD 2020-01, SUB 2020-01
- LOCATION:** Tax lots 041W1702600 (+52 acres) and 041W2000300 (+9 acres). Map on reverse.
- APPLICANT:** GRC Land Holdings, LLC. of Donald, Oregon
- PROPOSALS:**
- 1) Annex approximately 61 acres into the Donald City Limits.
 - 2) Zone Change from Marion County UT – Urban Transition to City of Donald R7 and RM Residential Zones.
 - 3) Develop a 299-lot subdivision.
 - 4) Planned Unit Development approval to develop an “agrihood community” composed of 297 single-family homes with public open space, community gardens, park, walking paths, community center, limited commercial space, event space, and site for future apartments/townhomes. Modifications to the Donald Development Ordinance (DDO) standards requested include: minimum lot size, side setbacks, block length, street design, right-of-way width, approval timeline, etc.
- CRITERIA:** Oregon Revised Statutes (ORS) Chapter 222 City Boundary Changes, Oregon Statewide Planning Goals, Donald Comprehensive Plan Goals & Policies, Donald Development Ordinance (DDO) Sections: 2.103 R7 Zone, 2.104 RM Zone, Subchapter 2.3 General Development Standards, 3.109 Subdivisions, 3.111 Zone Changes, 3.113 Planned Unit Developments.
- PROCEDURES:** Annexations, Zone Changes, and Planned Unit Developments (PUD) are Type III Actions. Subdivisions are Type II Actions. The DDO grants the applicant the opportunity to combine concurrent applications for public hearings, when processed at the higher type procedure. Type III Actions require public notice and public hearings before the Planning Commission and City Council. The Planning Commission makes a recommendation to the City Council for a final decision. Appeals are to the Oregon Land Use Board of Appeals (LUBA).

PUBLIC HEARINGS:

The public hearing on this matter will be conducted in accordance with the rules of the DDO 3.205 and 3.206 for public hearings before the Planning Commission and City Council, and Oregon Revised Statutes (ORS) 222. Consistent with COVID-19 public health advisories, the City may arrange for electronic methods of

public participation by phone and computer, in addition to in-person meeting participation. In the event of a change of venue due to updated state COVID-19 public health guidelines, participation instructions will be posted on the City's website and posted locally in advance of the scheduled meeting. Anyone wishing to present written testimony on this proposed action may do so when received in advance of the meeting dates at: City of Donald PO BOX 388 Donald, OR 97020, or by submitting feedback via the City's website feedback form. Please note that City Hall is physically closed to the public due to COVID-19 public health advisories at this time. Oral testimony may be presented at the public hearing. An issue that may be the basis for an appeal to the 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 this body, and the parties to this hearing an adequate opportunity to respond to each issue. A participant may request to continue the public hearing before the conclusion of the initial evidentiary hearing. It is the responsibility of the applicant in this matter to raise constitutional or other issues relating to any proposed conditions of approval. The failure of the applicant to raise such issues with sufficient specificity to allow this body to respond to this issue precludes an action for damages in circuit court. All documents in the above-noted file are available for inspection at City Hall by request. A copy of the staff report will be available for inspection at least seven (7) days prior to the hearing. 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.

VICINITY MAP:

