



CITY OF DONALD

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www.donaldoregon.gov

NOTICE

THE PURPOSE OF THIS LETTER IS TO NOTIFY YOU THAT THE CITY OF DONALD WILL CONSIDER A DEVELOPMENT CODE CHANGE WHICH MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY AND OTHER PROPERTIES.

You are receiving this notice because Oregon Revised Statutes (ORS) 227.186 requires cities to notify property owners if there could be a potential change to their property values based upon a change to zoning or local land use regulations. Marion County Assessor records report that you own property zoned DMU – Downtown Mixed Use in Donald, Oregon.

- On **Thursday, June 24, 2021 at 6:45pm** the City of Donald Planning Commission will hold a **public hearing** regarding the proposed Legislative Amendment package. The Planning Commission will make a recommendation to the City Council.
- On **Tuesday, July 13, 2021 at 6:45pm** the City of Donald City Council will hold a **public hearing** regarding the same proposed Legislative Amendment package, as referenced above and described below. The City Council will make the final decision on this proposal.

Please note that all public meetings are still being held remotely by Webex online phone and video conference platform due to COVID-19 public health precautions. All meeting links and call-in numbers will be posted on the City website's "Planning Commission" or "City Council" pages: www.donaldoregon.gov.

FILE NO.:	Planning File No. LA-2021-01. No ordinance number is assigned at this time.
APPLICANT:	City of Donald
PROPOSAL:	<p>The City of Donald has initiated a small package of amendments to the Donald Development Ordinance. There are a variety of revisions proposed, many of which are corrections to the existing code. Related specifically to the DMU zone properties:</p> <ol style="list-style-type: none">1) The City proposes to remove "marijuana retail/dispensary" from the DMU zone's permitted uses. Marijuana retail would still be allowed in the C-Commercial zone, and other marijuana-related uses such as producing and processing would still be allowed in the I-Industrial zone.2) The City proposes to reduce the amount of "civic space" required of new developments in the DMU zone from 3% to 2% of the total site area, reducing the burden on new businesses locating in the DMU zone, while still providing some pedestrian amenities such as benches, courtyards, plazas, planters, etc.
LOCATION:	There are 28 properties currently zoned DMU-Downtown Mixed Use.
ZONE:	No change of zoning is proposed for these properties. They will remain DMU zone.

- CRITERIA: Donald Development Ordinance Section 2.108 DMU, Donald Comprehensive Plan
- PROCEDURES: Pursuant to the DDO, Legislative Amendments are 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.

The full package of proposed amendments will be available on the City of Donald website www.donaldoregon.gov and by request to City Hall. Anyone desiring to speak for or against the proposed amendments may do so during the public hearings. Anyone wishing to present written testimony on the proposed action may do so in writing, received prior to the public hearings. Written testimony may be delivered in person to Donald City Hall 10710 Main Street in Donald, mailed to the City of Donald PO BOX 388 Donald, OR 97020-0388, or emailed to manager@donaldoregon.gov.

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 no 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 if necessary.

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. For further information, please contact City Manager Heidi Bell at (503) 678-5543. The meeting format can be made 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**.