



Community Dev. & Planning

117 N Molalla Avenue

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Notice of Public Hearing

Date of Notice: December 6, 2018

Date of Hearing: December 12, 2018 @ 7:00 P.M.

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

File No.: P86-2018

Case Type: Comprehensive Plan Amendment

Proposal: The City of Molalla has proposed to amend the Comprehensive Plan to replace/update its existing Wastewater Facility & Collection System Master Plan (WFCMP).

Summary:

The current master plan is 17 years old and this project will update the City wastewater facility and infrastructure master plan. The master plan is an infrastructure needs analysis to deliver adequate sanitary sewer collection, treatment, and effluent discharge for a 20 year planning period.

The website address below provides more detail/documents of the (WFCMP)

<http://www.cityofmolalla.com/publicworks/page/wastewater-facility-collection-system-master-plan-update>

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);
- C. The City Council must find the proposal to be in the public interest with regard to community conditions; the proposal either responds to changes in the community, or it corrects a mistake or inconsistency in the subject plan or code; and

- A. The amendment must conform to Section 17-4.6.050 Transportation Planning Rule Compliance.
(Ord. 2017-08 §1)

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:

Aldo Rodriguez

117 N. Molalla Ave

Molalla OR, 97038

arodriguez@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.

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.