



Community Dev. & Planning
117 N Molalla Avenue
PO Box 248
Molalla, Oregon 97038
Phone: (503) 759-0219
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Notice of Hearing for Proposed Development

Date of Notice: October 26th, 2015

Date of Hearing: November 18th, 2015 6:30 P.M.

Location of Hearing: 117 N. Molalla Ave., Molalla, OR 97038

File No.: P70-2015

Tax Lot(s): 52E07A 01600, 52E08B 03202, 52E08B 03203, 52E08B 03201, 52E08B 03200, 52E08B 03100

Address: Several, see attached map (South of Molalla Elementary School)

Applicant: STAFFORD DEVELOPMENT COMPANY LLC

Owner: STAFFORD DEVELOPMENT COMPANY LLC

Proposal: Master Planned Development, 132 lot subdivision, rezoning

Current Use: Mostly vacant land, one commercial business, 3 single-family detached dwellings

The City has received an application for a proposed Planned Unit Development (PUD) including 132 new lots of various sizes, open space and recreational trails on a site just south of Molalla Elementary School. Currently the site, which is approximately 24.78 acres in size, is used by 3 single-family detached dwellings and one commercial business. The PUD is contingent upon rezoning a portion of the property. The application will concurrently review both the re-zone proposal and the PUD.

The application will be reviewed based on criteria set forth by the Molalla Municipal Code as follows:

Rezoning: 19.04.050 Type IV procedure (legislative); F. Decision-Making Criteria

1. Compliance with the applicable Statewide Planning Goals;
2. Compliance with applicable City of Molalla Comprehensive Plan provisions; and
3. The property and affected area is presently provided with adequate public facilities, services and transportation networks to support the use, or such facilities, services and transportation networks are reasonably likely to be provided concurrently with the development of the property or within the applicable planning period.

Planned Unit Development: 19.20.110 Planned unit development; B. Approval Process; 3. Elements of Approval Process

- a. The approval of the Planned Development Concept plan;
- b. The approval of a detailed development plan; and
- c. The approval of the Planned Development Overlay Zone.

Additional information about this application can be found by:

1. Visiting Molalla City Hall, 117 N. Molalla Ave., Molalla OR 97038
2. Contacting Community Planner Nicolas Lennartz at 503-759-0219, or communityplanner@cityofmolalla.com (email preferred)

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 on behalf of the applicant and applicable criteria are available for inspection at no cost and will be provided upon request at a reasonable cost.

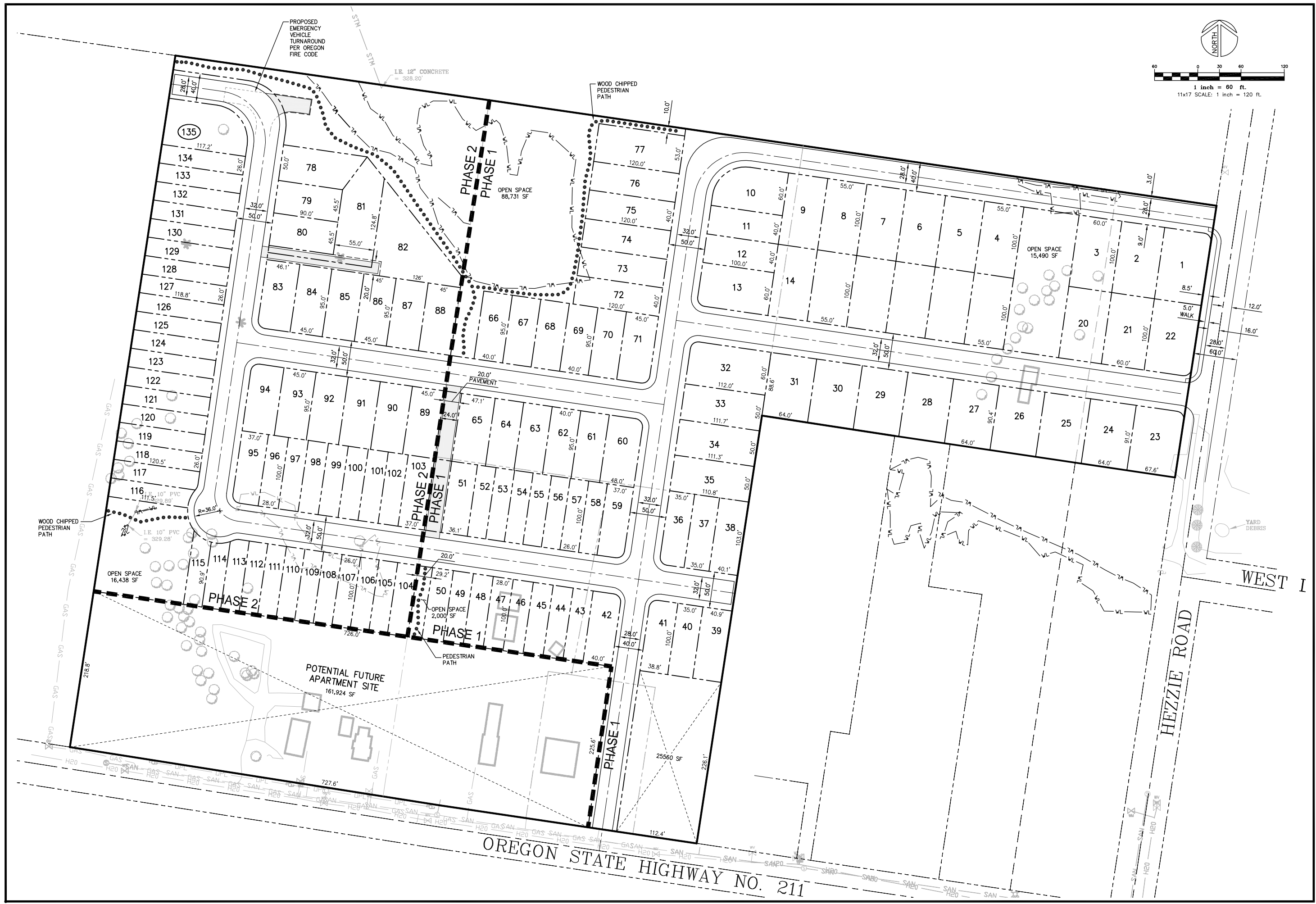
A copy of the staff report will be available for inspection at no cost at least 7 days prior to the hearing. Copies shall be provided at a reasonable cost upon request.

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 10 a.m. on the day of the hearing, and should be emailed to: Nicolas Lennartz: communityplanner@cityofmolalla.com. 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.

*Conceptual Site Plan Attached



1 inch = 60 ft.
11x17 SCALE: 1 inch = 120 ft.

ENGINEERS
Engineering & Planning
3409 NW John Olsen Place
Hillsboro, OR 97124
503.601.4401

FOR: STAFFORD LAND COMPANY
485 SOUTH STATE STREET
LAKE OSWEGO, OR 97034
503-305-7647
SITE: CITY OF MOLLALA, CLACKAMAS CO., OR

BEAR CREEK
N0321
PROPOSED DEVELOPMENT PLAN

REVISION	BY	DATE
1		
2		
3		
4		
5		
6		
7		

DESIGNED	DRAWN	REVIEWED	SUBMITTAL

OPT-06