



Community Dev. & Planning
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Notice of Hearing for Proposed Development

Date of Notice:	August 4, 2016
Date of Hearing:	September 7, 2016 6:30 P.M.
Location of Hearing:	315 Kennel Ave., Molalla, OR 97038
File No.:	P45-2016
Legal Description:	Township 5 South, Range 2 East, Section 09 DA, Tax Lot 0200
Address:	14999 S HWY 211
Applicant:	STAFFORD HOMES & LAND LLC
Owner:	STAFFORD HOMES & LAND LLC
Proposal:	7-Lot Subdivision
Current Use:	One vacant single-family dwelling, accessory structures

The City has received an application for proposed development at 14999 S HWY 211. The applicant proposes a 7-lot subdivision accessed via an extension of Coho Street.

The application will be reviewed based on criteria set forth by the Molalla Municipal Code, section **19.12.080 Approval criteria:**

1. **General Approval Criteria.** *The City may approve, approve with conditions or deny a preliminary plat based on the following approval criteria:*
 - a. *The proposed preliminary plat complies with the applicable Development Code sections and all other applicable ordinances and regulations. At a minimum, the provisions of this title, and the applicable chapters of Title 17 (Land Use Districts) and Title 18 (Design Standards) apply. Where a variance, annexation, or zone change is necessary to receive preliminary plat approval, the application shall also comply with the relevant sections of Title 20;*
 - b. *The proposed plat name is not already recorded for another subdivision, and satisfies the provisions of ORS Chapter 92;*
 - c. *The proposed streets, roads, sidewalks, bicycle lanes, pathways, utilities, and surface water management facilities are laid out so as to conform or transition to the plats of subdivisions and maps of major partitions already approved for adjoining property as to*

- width, general direction and in all other respects. All proposed public improvements and dedications are identified on the preliminary plat;*
- d. *All proposed private common areas and improvements (e.g., homeowner association property) are identified on the preliminary plat;*
 - e. *Evidence that any required state and federal permits have been obtained, or shall be obtained before approval of the final plat;*
 - f. *Meet the requirements of Section [19.04.260](#), Traffic Studies;*
 - g. *Evidence that improvements or conditions required by the City, road authority, Clackamas County, special districts, utilities, and/or other service providers, as applicable to the project, have been or can be met; and*
 - h. *If any part of the site is located within a Specific Area Plan District, Overlay Zone, or previously approved Master Planned Development, it shall conform to the applicable regulations and/or conditions.*
2. **Layout and Design of Streets, Blocks and Lots.** *All proposed blocks (i.e., 1 or more lots bound by public streets), lots and parcels conform to the specific requirements below:*
- a. *All lots shall comply with the lot area, setback, and dimensional requirements of the applicable land use district (Title 17), and the standards of Section [18.04.020](#), Street Connectivity and Formation of Blocks.*
 - b. *Setbacks shall be as required by the applicable land use district (Title 17).*
 - c. *Each lot shall conform to the standards of Chapter [18.04](#), Access and Circulation.*
 - d. *Landscape or other screening may be required to maintain privacy for abutting uses. See Title 17, Land Use Districts, and Chapter [18.08](#), Landscaping.*
 - e. *In conformance with the Uniform Fire Code, a 20-foot width fire apparatus access drive shall be provided to serve all portions of a building that are located more than 150 feet from a public right-of-way or approved access drive. See Chapter [18.04](#), Access and Circulation.*
 - f. *Where a common drive is to be provided to serve more than 1 lot, a reciprocal easement which will ensure access and maintenance rights shall be recorded with the approved subdivision or partition plat.*
 - g. *All applicable engineering design standards for streets, utilities, surface water management, and easements shall be met.*
3. **Conditions of Approval.** *The City may attach such conditions as are necessary to carry out provisions of this Code, and other applicable ordinances and regulations, to offset any impacts of the development, and may require reserve strips be granted to the City for the purpose of controlling access to adjoining undeveloped properties. See Chapter [18.16](#) (Public Facilities). (Ord. 2010-15 §1; Ord. 2010-04 §1)*

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

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

