

Aumsville Planning Commission NOTICE OF PUBLIC HEARING



Thursday, April 18, 2019
SDR 2019-03/CU 2019-03

Site Development Review and Conditional Use

For property located at:
630 Main Street, Aumsville, Oregon
Taxlots: 082W25DC/04900 & 05000

A public hearing for these applications has been set before the Aumsville Planning Commission on **Thursday, April 18, 2019, at 6:00 PM**. The hearing will be held at the Community Center, 555 Main St, Aumsville, OR.

The applications were submitted by **Double R Products** for Conditional Use and Site Development Review of an automotive filling station, which will consist of four fuel pumps, one propane tank, and related parking, landscaping, and site improvements.

The applicable criteria are set forth in Sections 21.00 and 14.00 of the Aumsville Development Ordinance as follows:

Section 21.06 Site Development Review – Approval Criteria: The review authority shall make written findings with respect to all of the following criteria when approving, approving with conditions, or denying an application:

- A. The application is complete, as determined in accordance with Section 12.02 and Section 21.05;
- B. The application complies with all of the applicable provisions of the underlying land use zone, including: building and yard setbacks, lot area and dimensions, lot coverage, and other special standards as may be required for certain land uses;
- C. Characteristics of adjoining and surrounding uses;
- D. The application complies with the supplementary zone regulations contained in Sections 18.00, 19.00, and 22.00;
- E. Conditions required as part of a land division (Section 20.00), conditional uses (Section 14.00), or other approval shall be met;
- F. Provision for adequate noise and/or visual buffering from non-compatible uses;
- G. Drainage and erosion control needs;
- H. Public health factors;
- I. Problems that may arise due to development within potential hazard area; and
- J. Retention of existing natural features on site.

Section 14.05 Criteria for Granting a Conditional Use:

- A. The proposal will be consistent with the Comprehensive Plan, the provisions of the Development Ordinance, the underlying land use zone, and other applicable policies of the city.
- B. Taking into account location, size, design and operation characteristics, the proposal will have minimal adverse impact on the livability, value, and appropriate development of abutting properties and the surrounding area compared to the impact of development that is permitted outright.
- C. The location and design of the site and structures for the proposal will be as attractive as the nature of the use and its setting warrants.
- D. The proposal will preserve assets of particular interest to the community.

- E. The applicant has bona fide intent and capability to develop and use the land as proposed and has some appropriate purpose for submitting the proposal.

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 Aumsville City Hall for free or may be requested at a per copy cost with a public record request form. A copy of the staff report will be available for inspection at no cost at least 7 days prior to the hearing and a copy will be available at a per-copy cost. Additional information may be obtained from City Administrator, Ron Harding at (503) 749-2030. Written testimony to be included in the public record must be directed to his attention, at city hall: 595 Main Street, Aumsville, Oregon 97325, or presented at the hearing.

Written and verbal testimony is to be directed toward the criteria. Anyone wishing to testify at the hearing must sign in and ask to be recognized. The hearing will be conducted with the staff presentation first, followed by the applicant's case, testimony of persons in favor, opposing testimony, governmental agencies testimony, general testimony, rebuttal, questions, and summaries before the hearing is closed. Failure to raise an issue in person or by letter prior to the close of the public hearing with sufficient specificity to provide the Aumsville Planning Commission opportunity to respond to the issue, precludes appeal to the Aumsville City Council on this issue.

The meeting location is accessible for persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations must be made at least 48 hours prior to the meeting. Please call (503) 749-2030 and leave a message or Oregon Relay Service for TDD at (800) 735-2900.