



CITY OF DONALD

10710 Main Street N.E. • P.O. Box 388 • Donald, OR 97020-0388
Phone 503-678-5543 • Fax 503-678-2750
www.donaldoregon.gov

NOTICE OF PUBLIC HEARING

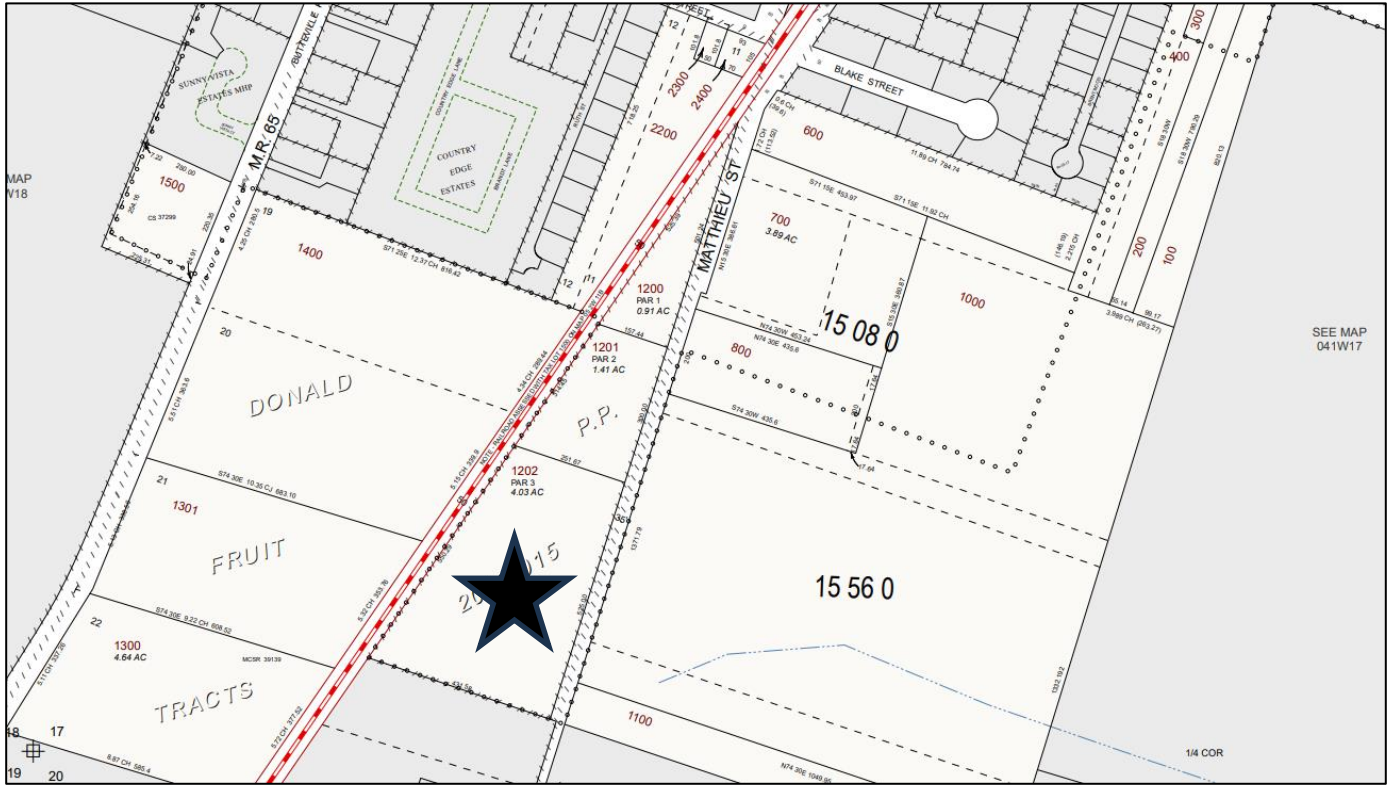
NOTICE IS HEREBY GIVEN that on **Thursday, July 25, 2024 at 6:45 p.m.** the Donald Planning Commission will conduct a public hearing to consider and decide upon the following land use applications. You are receiving this notice either because you are the applicant/owner, or Marion County records indicate that you own property within 100 feet of the subject property.

FILES: Site Development Review #SDR 2024-01 & Conditional Use Permit #CUP 2024-02
APPLICANT: Attn. Todd Hutt, Premier Propane Inc. Donald, Oregon
OWNER: Donald Hutt, Bend, Oregon
REQUEST: **Site Development Review and Conditional Use Permit approval for the development of a vacant industrial property to serve a new propane transfer, storage, and distribution company. The proposed site development includes a new railroad spur with transloader tower to offload propane from rail cars into transport trucks, large storage tanks, office building, paved parking area, frontage improvements (street paving and sidewalk), and landscaping. Site plan on reverse.**
LOCATION: Matthieu Street, Unaddressed property. Tax lot 041W17C001202
CRITERIA: Donald Development Ordinance (DDO) Sections: 2.106 Industrial Zone, 2.3 General Development Standards, 3.106 Site Development Review, 3.107 Conditional Use Permits.

PUBLIC HEARING:

The Donald Planning Commission will hold a public hearing on the proposed development described above, prior to making a decision on the application. Persons wishing to speak for or against this proposal may testify in person, by Webex phone and video conference platform during the hearing, or by written comments, received prior to the hearing. Written comments may be delivered either in person to Donald City Hall 10710 Main Street in Donald, or by mail to the City of Donald PO BOX 388 Donald, OR 97020-0388. Failure to raise an issue at the hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision-makers an opportunity to respond to the issue precludes appeal of the Planning Commission's decision to the Donald City Council or the Oregon Land Use Board of Appeals (LUBA). Prior to the conclusion of the first evidentiary hearing on these files, any party may request to continue the public hearing to allow for more time to review the materials. 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 report will be available at Donald City Hall at least seven (7) days prior to the public hearing and on the City's website, www.donaldoregon.gov. Requests 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. For further information, please contact City Hall at (503) 678-5543.

VICINITY MAP:



PROPOSED SITE PLAN, SUBMITTED BY THE APPLICANT

