



# 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](http://www.donaldoregon.gov)

## NOTICE OF PUBLIC HEARING

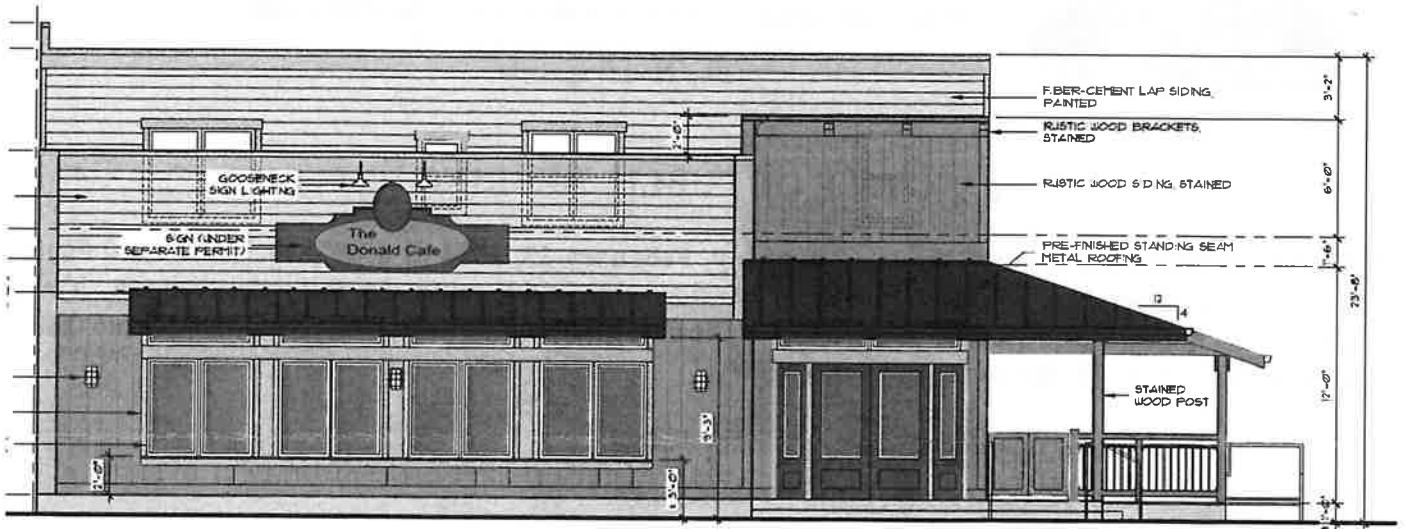
**NOTICE IS HEREBY GIVEN** that on **Thursday, February 22, 2024 at 6:45 p.m.** the Donald Planning Commission will conduct a public hearing to consider and decide upon the following request. You are receiving this notice either because you are the applicant/owner, or Marion County records indicate that you own property within 100 feet of the subject property.

- FILES:** Site Development Review #SDR 2023-01
- APPLICANT:** Attn. Jessican Iselin, Iselin Architects, PC.
- OWNER:** Attn. Darren Monen, Monen Holdings, LLC.
- REQUEST:** Site Development Review approval for demolition of the existing Donald Café structure and replacement with a new mixed-use building containing a restaurant on the ground floor and one residential apartment on the second floor. Other proposed site improvements include a covered eating patio, small plaza, landscaping, parking spaces in the rear to serve the apartment, and stormwater planters. A Lot Line Adjustment application was submitted concurrently to consolidate the three small underlying historic lots into one.
- LOCATION:** The Donald Café. 10780 Main Street NE in Donald, OR.  
Block 7 Lots 3, 4, and 5. Tax lot 041W17CA05900
- CRITERIA:** Donald Development Ordinance (DDO) Sections: 2.108 Downtown Mixed Use (DMU) Zone including 2.108.04 Building Design Standards, 2.3 General Development Standards, 3.106 Site Development Review.

### 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). 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](http://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.

**FRONT ELEVATION AND SITE PLAN SUBMITTED BY APPLICANT:**



**FRONT ELEVATION (NORTH)**

1/4" = 1'-0"

