



Hubbard City Hall  
3720 Second Street  
P.O. Box 380  
Hubbard, Oregon 97032  
(503) 981-9633

**This is to notify you that the City of Hubbard has proposed a land use regulation that may affect the permissible uses of your property and other properties.**

You are receiving this notice because you own property within Hubbard's "Commercial Center". The Hubbard Comprehensive Plan generally identifies the commercial center as the blocks bounded by A Street to the north, G Street to the south, 3rd Street to the west, and Hwy 99E to the east [map on reverse side].

While the Comprehensive Plan designation for most properties in the commercial center is either commercial or industrial, several properties have conflicting zoning and/or current uses. For example, many properties that contain commercial buildings and businesses are actually zoned as residential.

**Background:** The City received a small grant of \$3,500 from Marion County to initiate the zone change project to correct these discrepancies. The grant timeline requires the City to have this project finalized in July.

**OPEN HOUSE ON THE PROPOSED ZONE CHANGE**

**Tuesday, April 19, 2016 at 6:30pm at Hubbard City Hall, 3720 2nd Street, Hubbard**

Please drop in to learn more about the proposed zone change, talk with staff and the Planning Commission, ask questions, or provide input.

**PUBLIC HEARING ON THE PROPOSED ZONE CHANGE**

**Tuesday, May 17, 2016 at 6:30pm at Hubbard City Hall, 3720 2nd Street, Hubbard**

**ORS 227.186 requires the statement across the top of this notice and the following text:** *The City has determined that adoption of this ordinance may affect the permissible uses of your property and other properties in the affected zone, and may change the value of your property.*

The effect of this proposal on the uses of your property and any potential impact on its value will vary from property to property. Persons wishing to speak for or against this proposal can submit testimony in writing or in person at the date and time listed above. Written testimony will be received at the City of Hubbard, 3720 2nd Street, or by mail at PO Box 380, Hubbard, Oregon 97032.

Files related to this application (LA-2016-02) are available for inspection at no cost and copies will be provided at a reasonable cost. A staff report related to this application will be available one week prior to the hearing. For more information, please contact Joseph Shearer, City Planner at [jshearer@mwvcog.org](mailto:jshearer@mwvcog.org) or 503.540.1616.

**Why does this matter?** First, the designated commercial center should allow a full range of commercial activities and uses in order to attract the types of businesses that can create a vibrant neighborhood and contribute to economic development in Hubbard. Not allowing these activities forces them to locate elsewhere. Second, allowing commercial buildings to be replaced with new single family dwellings reduces the area available for commercial uses and dilutes the economic base. Finally, as a general rule, the zoning of a

property should align with its designation in the Comprehensive Plan. Clarity and consistency is a good thing for both property owners and the City.

The Oregon Downtown Development Association worked with members of the community in preparing a Resource Team Report for Hubbard which outlines a vision for revitalizing the commercial center. Putting the correct zoning in place will remove one significant obstacle to starting a new business in the commercial center.

**What is being proposed?** After conducting a work session with the Hubbard Planning Commission on March 15, the preliminary concept would rezone certain properties only within the commercial center, as follows:

- Properties zoned residential (RC) and containing commercial uses or structures would be rezoned to commercial (C).
- Properties zoned industrial (I) would be rezoned to Industrial Commercial (IC).

No change to the Comprehensive Plan designation is proposed. So the zone change would only apply to properties that are currently designated as Commercial or Industrial in the Comprehensive Plan. Again, the intent is to bring the zoning of certain properties into alignment with their Comprehensive Plan designation. This would also have the effect of increasing the viability of Hubbard’s commercial center by increasing the number of properties that can accommodate the types of commercial uses which are likely to create jobs and attract customers. **The City does not intend to change zoning in a way that would conflict with the existing use of a property.** The City wants to work with property owners to revitalize the commercial center.

**COMPREHENSIVE PLAN DESIGNATION**

**ZONING DESIGNATION**

