



NOTICE OF LAND USE PUBLIC HEARING

Para recibir información en español, póngase en contacto con la División de Planificación al 503-982-5246.

Project Name:	Popeyes Louisiana Kitchen
Location of Subject Property:	1560 Mt. Hood Ave. (Tax Lot 051W08DB01300)
Nature of Application:	The applicant proposes to develop the site with a new drive-through fast food restaurant totaling 2,561 square feet, improved parking lot and landscaping areas, and stormwater detention facilities.
Project File Number:	Design Review (DR) 25-04 & Street Adjustment (SA) 25-02
Hearing Date & Time:	Planning Commission, Thurs. September 11, 2025 at 7:00 p.m.
Venue:	City Hall Council Chambers** 270 Montgomery Street, Woodburn, OR 97071
Project Manager/Applicant:	Santosh Abraham, Timeless Foods
Architect:	Jim Toporek, Studio 3 Architecture
Property Owner:	Syed J. Ahmad, President, Zoya Properties, Inc.
Applicable Criteria:	Woodburn Development Ordinance (WDO) 2.03, 2.06, 2.07.08, 3.01 – 3.07, 3.10, 3.11, 4.01, 4.02, and 5.03.02, 5.03.03

** Individuals wishing to participate in this public hearing remotely will be able to through the Microsoft Teams teleconferencing platform. Call-in information will be posted to the Planning Commission meeting event on the City's web calendar: <https://www.woodburn-or.gov/calendar>.

Individuals seeking to participate in the hearing or provide testimony should contact Heidi Hinshaw prior to the hearing (503-980-2494 or Heidi.hinshaw@ci.woodburn.or.us). Written or digital comments may be submitted to the Community Development Department prior to the hearing (270 Montgomery Street, Woodburn, OR 97071; planning@ci.woodburn.or.us).



Legal Context

- 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 at a reasonable cost upon request.
- A copy of the staff report will be available for inspection at no cost at least 7 days prior to the hearing and will be provided at a reasonable cost upon request.
- Any person wishing to speak either for or against this proposal may do so in person, or by an attorney at the public hearing.
- Written comments either for or against this proposal may be filed with the Planning Director prior to the public hearing.
- Any issue that is intended to provide a basis for an appeal to the City Council must be raised before the close of the public record. Issues must be raised and accompanied by statements or evidence sufficient to afford the City and all parties to respond to the issue.
- The 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 of a City Council decision to the Land Use Board of Appeals (LUBA), based upon that issue.
- Individuals needing special accommodations such as sign language, foreign language interpreters, or equipment for the hearing impaired must request such services at least 48 hours prior to the meeting. To request such an accommodation or interpretation, contact Cassandra Bassich at 503-982-5246, or the Statewide Toll Free Relay at 1-800-735-1232.

Las personas que necesitan asistencia tal como lenguaje de señas, intérprete de idioma extranjero, o equipos para personas con impedimentos auditivos; deberán solicitar dichos servicios con anticipación. Y se les pide entregar su solicitud con un mínimo de 48 horas, antes de la reunión. Para solicitar tal arreglo o interpretación, comuníquese con Cassandra Bassich al 503-982-5246, o a la línea telefónica nacional sin costo, 1-800-735-1232.

- **Testimony** is accepted at the hearing orally or, prior to the hearing, in writing. If testifying prior to the hearing, follow the instructions outlined within this public notice.

Please contact the following representative for additional information:

Heidi Hinshaw, AICP, Associate Planner
270 Montgomery Street, Woodburn, Oregon 97071
503-980-2494 or heidi.hinshaw@ci.woodburn.or.us

