



## Notice of Public Hearing & Land Use Application

DATE OF NOTICE August 4, 2016

DATE OF HEARING: August 24, 2016

FILE NUMBER / NAME	16-036 Troutdale Elementary School		
APPLICATION TYPE	Type IV – Vacation of Rights-of-Way		
PROJECT APPLICANT	Reynolds School District #7	PROPERTY OWNER	Reynolds School District #7
PROJECT LOCATION	648 SE Harlow Ave	TAX MAP / TAX LOT #	N/A
LAND USE MAP	Medium Density Residential	LAND USE ACTIVITY	N/A
ZONING DISTRICT	R-5 Single Family Residential	OVERLAY DISTRICT	Town Center

### PROPOSAL

The applicant is proposing the vacation of public rights-of-way owned by the City of Troutdale on segments of SE Kibling Ave and SE 7<sup>th</sup> St that are located upon the Troutdale Elementary School campus. The rights-of-way go through the existing facility, creating a non-conformance that prohibits future development or improvements to the campus until rectified.

### APPLICABLE CRITERIA

Listed below are governing standards that shall apply:

- *City of Troutdale Comprehensive Land Use Plan (“Comp Plan”)*
- *Troutdale Development Code [TDC]: Ch. 1* Introductory Provisions; **Ch. 2** Procedures for Decision Making; **Sec. 5.300** Nonconforming Uses; **Sec. 6.100** Vacation; **Ch. 7** Land Division; **Ch. 16** Public Deliberations and Hearings
- *City of Troutdale Construction Standards for Public Works Facilities*
- Relevant provisions in the Oregon Revised Statutes (ORS) and Oregon Administrative Rules (OAR)

### INITIAL PUBLIC HEARING

The initial public hearing will be held at **7:00 p.m. PT on Wednesday, August 24, 2016** in the City Council Chambers, located on the lower level of 219 E Historic Columbia River Hwy, with access via the rear parking area. This public hearing will be conducted by the City of Troutdale Planning Commission. Subsequent public hearings may occur on future dates.

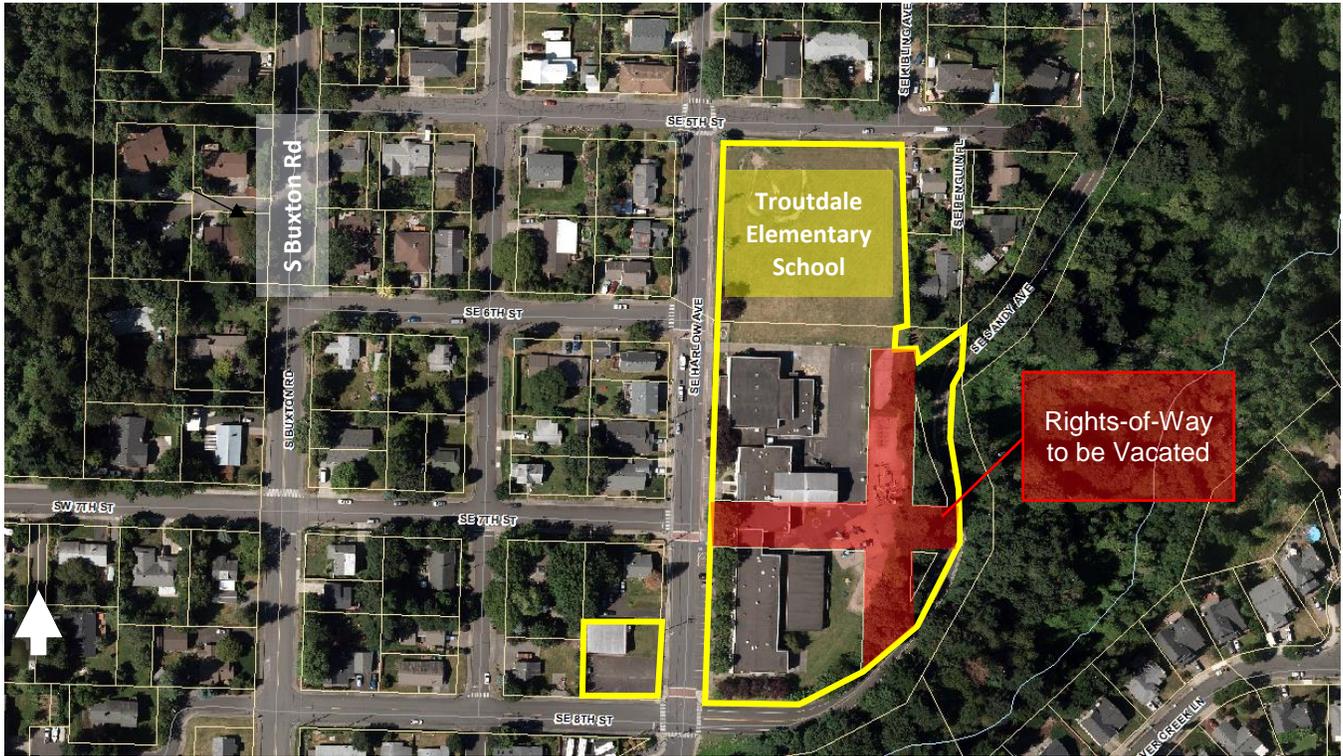
The location of the hearing is accessible to citizens with disabilities. If you require any other accommodation, please contact the Planning Department at [planning@troutdaleoregon.gov](mailto:planning@troutdaleoregon.gov) or call 503-665-5175 at least one (1) week prior to the hearing.

### PROCEDURE

This application will undergo a Type IV quasi-judicial procedure. [TDC Sec. 2.120, 6.100 and Ch. 16] This procedure requires a Public Hearing, Planning Commission review, and City Council approval in order to be adopted. Nearby property owners, relevant review entities, and other stakeholders are hereby notified in accordance with TDC sections 16.030 and 16.040. Supplements and modifications to the Vacation procedure to comply with state law may be required. [TDC 6.110]

For full details on the hearing procedure relevant to this application, please review TDC sections 16.100 to 16.270 or contact the Planning Department at [planning@troutdaleoregon.gov](mailto:planning@troutdaleoregon.gov) or call 503-665-5175.

**PROJECT LOCATION**



**REVIEWING & OBTAINING FILES**

A copy of the application, submittal items, and applicable criteria are available for inspection at no cost at the Planning & Building office at 2200 SW 18<sup>th</sup> Way in Troutdale. Obtaining paper or digital files for review can be arranged at a reasonable cost. A Staff Report will be produced and can be made available no later than **Wednesday, August 17, 2016**.

**PROVIDING TESTIMONY**

Opportunities to provide oral and written testimony on the application will occur at the hearing. Written testimony may also be submitted in advance and may be included in the Staff Report, provided they are received **before 5:00 p.m. PT on Monday, August 15, 2016**. Written testimony may be submitted in advance via the following methods:

**Email**  
[planning@troutdaleoregon.gov](mailto:planning@troutdaleoregon.gov)

**Fax**  
(503) 667-0524, Attn: Chris Damgen

**Mail**  
Planning Department  
City of Troutdale  
219 E Historic Columbia River Hwy  
Troutdale, OR 97060

**Delivery** (package/drop-off)  
Planning Department  
City of Troutdale  
2200 SW 18<sup>th</sup> Way  
Troutdale, OR 97060

**APPEAL RIGHTS**

Those recipients who raised an issue with the application have appeal rights in the event there is a disagreement with the decision as outlined in TDC sections 16.280, 16.285, and 16.290. 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 to the particular issue. [TDC 16.050.E]

**GENERAL INQUIRIES**

Please contact Chris Damgen at (503) 674-7228 or [planning@troutdaleoregon.gov](mailto:planning@troutdaleoregon.gov).