



CITY OF TROUTDALE

"Gateway to the Columbia River Gorge"

AGENDA

TROUTDALE PLANNING COMMISSION REGULAR MEETING

Troutdale City Hall Council Chambers
219 E. Historic Columbia River Hwy. (lower level, rear entrance)
Troutdale, OR 97060

Wednesday, October 15, 2014
7:00 p.m.

1. Roll Call / Pledge of Allegiance

2. Agenda Update

3. Approval of Minutes

- Meeting minutes of August 20, 2014 – Regular Meeting
- Meeting minutes of August 20, 2014 – Work Session
- Meeting minutes of September 17, 2014 – Work Session

4. Citizen Communications – Non-Agenda Items

5. Hearing Procedure

Tanney Staffenson, Planning Commission Chair

**6. PUBLIC HEARING TYPE III QUASI-JUDICIAL PROCEDURE
Case File No. 14-041 FedEx Ground Expansion Site/Design Review
with Outdoor Lighting Variance**

Jeff Wellman, Steele Associates Architects, LLC

Site and Design Review for expansion of tractor trailer and auto parking areas with a variance request for outdoor lighting that exceeds the height standards set forth by Troutdale Municipal Code 8.26.

Staff: Mark McCaffery, Associate Planner

October 15, 2014 – Planning Commission Agenda

7. Work Session

Consideration of administrative procedures and Development Code standard amendments to reduce barriers to development.

Tanney Staffenson, Planning Commission Chair

8. Department Reports.

9. Commission Initiatives and Concerns.

10. Adjourn.

This meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made in writing at least 48 hours prior to the meeting to Mark McCaffery, 503-674-7228, or by email at mark.mccaffery@troutdaleoregon.gov

Procedure for Quasi-Judicial Land Use Hearings

Quasi-judicial public hearings are held in accordance with Oregon law and procedures contained in the Troutdale Development Code. The hearing proceeds as follows:

1. Staff Presentation
 - City staff presents their report which includes applicable criteria and standards for the matter under consideration in the land use application.
 - All testimony and evidence should be directed toward these criteria.
 - If you believe that other criteria in the Comprehensive Plan, Development Code, or other city land use regulations apply, you must identify these criteria and explain why they apply to the decision.
2. Public Testimony
 - The Planning Commission accepts public testimony relating to the application.
 - The applicant is allowed to speak first, followed by proponents, then by opponents, and then by any parties neutral to the application.
 - An opportunity will be provided to anyone testifying to clarify any issues raised.
3. Raising Issues
 - All issues raised by a participant during the public hearing must be sufficiently clear and specific to allow the Planning Commission and other parties an opportunity to respond to those issues.
 - Failure to raise an issue during this public hearing may invalidate a future appeal based on that issue.
4. Requesting Additional Time
 - Prior to closing of the public hearing, any participant may request an opportunity to present additional evidence or testimony regarding the application.
 - The Planning Commission must grant the request either by continuing the public hearing to a future date, or by leaving the record open for at least seven days to admit only that specific additional written evidence or testimony.
 - If the record is left open for the additional written evidence or testimony, any participant may file a written request for an opportunity to respond to new evidence submitted during the period the record was left open.
 - If such a request is filed, the Planning Commission shall reopen the record to allow any person to raise new issues which relate to the new evidence, testimony, or criteria for decision-making.