



## Notice of Public Hearing & Land Use Application

ADDENDUM TO ORIGINAL NOTICE (4/3/17)

DATE OF NOTICE April 26, 2017

DATE OF HEARING: May 17, 2017

FILE NUMBER / NAME	17-013 483 SW Cherry Park Rd		
APPLICATION TYPE	Type III Variance ( <i>previously listed as Type II</i> )		
PROJECT APPLICANT	Westside Building & Remodeling	PROPERTY OWNER	Claudiu Fabian
PROJECT LOCATION	483 SW Cherry Park Rd (private drive)	TAX MAP / TAX LOT #	1N3E25CC-07802 / R649631340
LAND USE MAP	Low-Density Residential (LDR)	LAND USE ACTIVITY	Vacant (Single-Family House proposed)
ZONING DISTRICT	R-10 Single-Family Residential	OVERLAY DISTRICT	N/A

### PROPOSAL

The Applicant is applying for a **Variance** from front and rear building setback standards in order to construct a single-family residence on the property. Due to conditions placed on the 2011 approval of the plat that created the property in question, any request for reducing setbacks is required to go before Planning Commission for review and approval.

**This Notice is serving as an addendum** to a previously issued *Notice of Land Use Application* issued on April 3, 2017 for the same project. That *Notice* stated that the review of the application would be a Type II, or administrative-level decision. Upon initial review, Staff found the requirement to bring this matter before Planning Commission, which was not known at the time of the first *Notice*. Please note that all comments that were received during the previous comment window shall be transferred as testimony for the public hearing. Further opportunities to comment have been offered (see next page).

### APPLICABLE CRITERIA

Listed below are governing standards that shall apply:

- *Troutdale Development Code (TDC): Ch.1* Introductory Provision; **Ch. 2** Procedures for Decision Making; **Sec. 3.020** R-10 Single-Family Residential; **Sec. 6.220** Type II Variance
- *Construction Standards for Public Works Facilities*
- Building and Fire Codes

### INITIAL PUBLIC HEARING

The initial public hearing will be held at **7:00 p.m. PT on Wednesday, May 17, 2017** 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 Community Development 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 III quasi-judicial procedure. [TDC Sec. 2.110, 6.300 and Ch. 16] This procedure requires a public hearing and a Planning Commission review of the application. Planning Commission is the decision-making entity for Type III applications. Nearby property owners, relevant review entities, and other stakeholders are hereby notified in accordance with TDC sections 16.030 and 16.040.

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

**VICINITY MAP**



**REVIEWING & OBTAINING FILES**

A copy of the application, submittal items, and applicable criteria are available for inspection at no cost at the Community Development 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, May 10, 2017**.

**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, May 8, 2017**. Written testimony may be submitted in advance via the following methods:

**Email**

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

**Fax**

(503) 667-0524, Attn: Ryan Krueger

**Mail**

Community Development Dept.  
City of Troutdale  
219 E Historic Columbia River Hwy  
Troutdale, OR 97060

**Delivery** (package/drop-off)

Community Development Dept.  
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 Ryan Krueger at (503) 674-7261 or [planning@troutdaleoregon.gov](mailto:planning@troutdaleoregon.gov).