



Notice of Public Hearing & Land Use Application

DATE OF NOTICE April 21, 2017

DATE OF HEARING: May 17, 2017

FILE NUMBER / NAME	17-016 - 1633-1635 SW 22 nd St.		
APPLICATION TYPE	Type III Expansion of a Nonconforming Structure		
PROJECT APPLICANT	Roger Erickson	PROPERTY OWNER	Roger Erickson
PROJECT LOCATION	1633-1635 SW 22 nd Street	TAX MAP / TAX LOT #	1N3E35DB-03100/ R689500770
LAND USE MAP	Medium-Density Residential (MDR)	LAND USE ACTIVITY	N/A
ZONING DISTRICT	R-4 Attached Residential	OVERLAY DISTRICT	N/A

PROPOSAL

The Applicant is applying for a **Type III Expansion of a Nonconforming Structure** for the 1633-1635 SW 22nd Street property. The applicant is proposing to address several nonconformities that will exist if the application for Type II Partition Plat (File # 17-012) is approved.

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; **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, 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 Planning Department at 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 procedure. [TDC Sec. 2.110, 5.335, 5.340, and Ch. 16] This procedure requires a Public Hearing, and Planning Commission review and 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.

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 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 18th 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 **Friday, May 5, 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 Thursday, May 4, 2017**. Written testimony may be submitted in advance via the following methods:

Email

planning@troutdaleoregon.gov

Fax

(503) 667-0524

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 18th 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 ryan.krueger@troutdaleoregon.gov.