



## Notice of Public Hearing & Land Use Application

DATE OF NOTICE April 9, 2018  
DATE OF HEARING: April 30, 2018

FILE NUMBER / NAME	18-016 Columbia Ridge Subdivision		
APPLICATION TYPE	Type III Subdivision Plat		
PROJECT APPLICANT	Dean Hurford	PROPERTY OWNER	San Rafael, LLC – Roy Moore
PROJECT LOCATION	1601 SW Sturges Drive	TAX MAP / TAX LOT #	1N3E26DC-01700 / R943260270
LAND USE MAP	Medium Density Residential (MDR)	LAND USE ACTIVITY	Detached Single-Family Residential
ZONING DISTRICT	R-4 – Attached Residential	OVERLAY DISTRICT	

### PROPOSAL

The Applicant is applying for a **Subdivision Plat** to create 22 single-family detached lots from the 2.73 acre parcel. Access is proposed off Sturges Drive on the east with a cul-de-sac and a private alley to serve rear-loading garages. A gated fire access and pedestrian walkway is proposed off of Sturges Ln on the west. There is no proposed access off of 11<sup>th</sup> Street.

### VICINITY MAP



Location of Street View perspective

**STREET VIEW** (Google)



View of Existing Property in Question looking west from SW Sturges Drive

**PROCEDURE**

This application will undergo a Type III quasi-judicial review procedure as required in Troutdale Development Code (TDC) Chapters 2 and 7. This procedure requires a public hearing and 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 the TDC.

**PUBLIC HEARING**

The public hearing will be held at **6:00 p.m. on Monday, April 30, 2018** in the Kellogg Room of the Troutdale Police Community Center, located at 234 SW Kendall Court. The public hearing will be conducted by the City of Troutdale Planning Commission. Please note that 3 other public hearings are scheduled this evening and that the earliest this application will be heard is 7:30 p.m.

The location of the hearing is accessible to citizens with disabilities. If you require any other accommodation, please contact the Planning Division at [planning@troutdaleoregon.gov](mailto:planning@troutdaleoregon.gov) or call 503-674-7230 at least one (1) week prior to the hearing.

**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. 3.050** Attached Residential (R-4); **Sec. 5.600** Erosion Control and Water Quality Standards; **Sec. 5.700** Stormwater Management; **Sec. 5.1000** Public Improvements; **Ch. 7** Land Divisions and Lot Line Adjustments; **Ch. 9** Off-Street Parking & Loading; **Ch. 11** Landscaping and Screening; **Ch. 17** General Provisions
- *Troutdale Municipal Code:* 8.26 Outdoor Lighting; 13.10.270 Tree Removal
- *Troutdale Administrative Rule 003 – Traffic Impact Studies*
- Construction Standards for Public Works Facilities
- Building and Fire Codes
- Multnomah County Transportation / Road Rules
- Relevant standards in the Oregon Revised Statutes (ORS) and Oregon Administrative Rules (OAR)

**APPLICATION HISTORY**

A Pre-Application Conference was held on August 17, 2017 at 2:00 p.m. at the Community Development Department offices in Troutdale. Pre-Application materials were submitted in order for Planning Staff and review entities to review the project’s intentions and the review process. The meeting was attended by the Applicant, City Staff, and Gresham Fire & Emergency Services. The Applicant submitted materials for this application on March 22, 2018. The submittal was deemed complete on April 9, 2018.

**REVIEWING & OBTAINING FILES**

Interested parties may review the application files at no cost by formally requesting access to digital files or by arranging an appointment with City Staff to review the application at the Community Development Office at 2200 SW 18<sup>th</sup> Way in Troutdale. Obtaining paper copies of files can be made available at a reasonable fee by contacting Staff. A Staff Report will be produced and made available no later than **Monday, April 23, 2018**.

**PROVIDING COMMENTS**

Interested parties may provide comments in regards to this application. Comments must be received by 3:00 p.m. PT on **Monday, April 23, 2018** for inclusion in the Staff Report and may be submitted by any of these 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 18<sup>th</sup> Way  
Troutdale, OR 97060

**APPEAL PROCESS & 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 Chapter 2. 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 2.200]. The appeal must be made to the City Council by filing an appeal and paying the applicable fee with Staff within ten (10) days of the notice of decision [TDC 2.195 B].

**NOTICE TO MORTGAGE, LIEN HOLDER, VENDOR, OR SELLER**

ORS Chapter 215 requires that if you receive this notice it must be promptly forwarded to the purchaser.

**GENERAL INQUIRIES**

For more information, please contact Marlee Schuld at [planning@troutdaleoregon.gov](mailto:planning@troutdaleoregon.gov) or at (503) 674-7230.