



Notice of Public Hearing for a Land Use Application

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

FILE NUMBER / NAME	18-018 – Blue Dog RV		
APPLICATION TYPE	Type III - Conditional Use		
PROJECT APPLICANT	Rebecca Asplund, Blue Dog RV of Oregon, Inc.	PROPERTY OWNER	Alan Webb, JIN Investments, LLC
PROJECT LOCATION	3265 SW Sundial Ave	TAX MAP / TAX LOT #	1N3E35CD – 01800 / R838300480
LAND USE MAP	Commercial (C)	LAND USE ACTIVITY	Recreational Vehicle Sales
ZONING DISTRICT	GC – General Commercial	OVERLAY DISTRICT	

PROPOSAL

The Applicant has applied for a **Conditional Use Permit** to allow for recreational vehicle sales at a 2.87 acre site. Automobile and trailer sales areas are considered a conditional use in this zoning district and a Conditional Use Permit for auto sales was acquired for this site in 1996. RV's are classified differently than automobiles, therefore a new Conditional Use Permit is required.

PROJECT LOCATION



APPLICABLE CRITERIA

Listed below are governing standards that shall apply for this application:

- *Troutdale Development Code (TDC): Ch.1* Introductory Provision; **Ch. 2** Procedures for Decision Making; **Sec. 3.120** General Commercial (GC); **Sec. 6.300** Conditional Use; **Ch. 9** Off-Street Parking & Loading; **Ch. 10** Signs; **Ch. 17** General Provisions
- *Building and Fire Codes*
- *City of Troutdale Comprehensive Land Use Plan*
- *Construction Standards for Public Works Facilities*
- Relevant standards in Oregon Revised Statutes (ORS) and Oregon Administrative Rules (OAR)

PUBLIC HEARING

The public hearing will be held at **6:00 p.m. PT on Monday, April 30, 2018** in the Kellogg Room of the Troutdale Police Community Center, located at 234 SW Kendall Court. This public hearing will be conducted by the City of Troutdale Planning Commission.

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

PROCEDURE

This application will undergo a Type III quasi-judicial procedure which requires a public hearing prior to a decision being rendered [TDC 2.060]. The Planning Commission is the decision-making entity for this application. Nearby property owners, relevant review entities, and other stakeholders are hereby notified of the application. [TDC 2.075, 2.080, 2.085]

For full details on the hearing procedure relevant to this application, please review TDC Chapter 2, available online at www.troutdale.info. You may also contact the Community Development Department's Planning Division at planning@troutdaleoregon.gov or call 503-674-7230.

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 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 **5:00 p.m. Monday, April 23, 2018**.

PROVIDING TESTIMONY

Opportunities to provide verbal or written testimony on the application will occur at the public hearing. Written testimony may also be submitted in advance and may be included in the Staff Report, provided they are received **before 3:00 p.m. PT on Monday, April 23, 2018**. Written testimony may be submitted in advance via the following methods:

Email

planning@troutdaleoregon.gov

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 a particular issue with the application have appeal rights in the event there is a disagreement with the decision. Appeal procedures are found in TDC Sections 2.195 through 2.215. 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 2.080.E]

GENERAL INQUIRIES

Please contact Marlee Schuld at (503) 674-7230 or planning@troutdaleoregon.gov.