



Notice of Public Hearing & Land Use Application

DATE OF NOTICE July 20, 2017
DATE OF HEARING: August 16, 2017

FILE NUMBER / NAME	17-038 & 17-039 TRIP Monument Signs		
APPLICATION TYPE	Type III Variance & Sign Permit		
PROJECT APPLICANT	Port of Portland – Steve Bloomquist	PROPERTY OWNER	Port of Portland
PROJECT LOCATION	SW Corner of Lot 1 and SE Corner of Parcel A	TAX MAP / TAX LOT #	1N3E23 - 00108 / R843600100 1N3E23 - 00114 / R843610150
LAND USE MAP	Industrial (I)	LAND USE ACTIVITY	Freestanding Sign
ZONING DISTRICT	General Industrial (GI)	OVERLAY DISTRICT	VECO – 17-038

PROPOSAL

The Applicant is applying for **Variations and Sign Permits** for two freestanding monument entrance signs leading into the industrial park.

VICINITY MAP

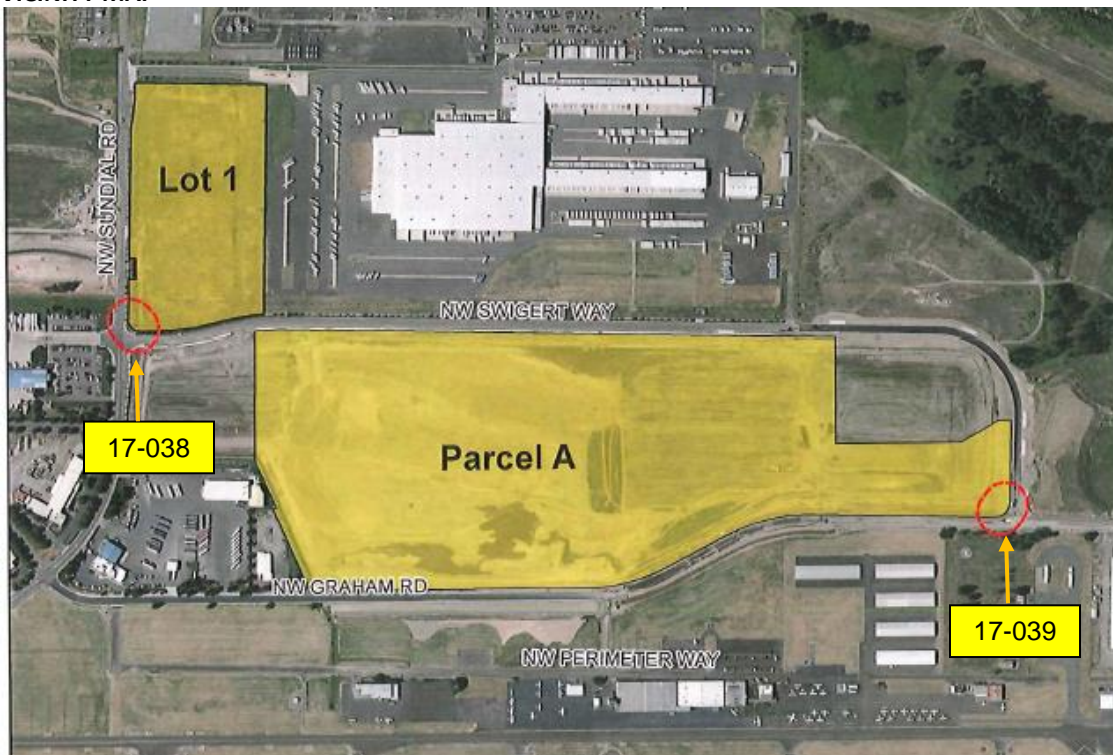


Photo courtesy of Port of Portland

PROCEDURE

This application will undergo a Type III quasi-judicial review procedure as required in Troutdale Development Code (TDC) Chapters 2 and 6. 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 the TDC.

PUBLIC HEARING

The public hearing will be held at **7:00 p.m. on Wednesday, August 16, 2017** 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.

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 or call 503-665-5175 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 Provisions; *Ch. 2* Procedures for Decision Making; *Sec. 3.170* General Industrial (GI); *Sec. 4.300* Vegetation Corridor and Slope District (VECO); *Sec. 5.040* Clear Vision Areas *Sec. 6.1320* Type III Variance *Ch. 10* Signs
- *Construction Standards for Public Works Facilities*
- Building and Fire Codes
- Multnomah County Transportation / Road Rules

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 18th 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 **Wednesday, August 9, 2017**.

PROVIDING COMMENTS

Interested parties may provide comments in regards to this application. Comments must be received by 5:00 p.m. PT on **Monday, August 7, 2017** 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 18th 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 or at (503) 674-7230.