



Notice of Public Hearings & Land Use Application

DATE OF NOTICE May 29, 2018

DATE OF HEARINGS: June 5 & 12, 2018

FILE NUMBER / NAME	18-017 – Eagle Ridge Apartments		
APPLICATION TYPE	Type IV Comprehensive Plan and Zoning Map Amendments, Site Development Review, Lot Line Adjustment, and Variances		
PROJECT APPLICANT	Carey Sheldon	PROPERTY OWNER	Carey Sheldon
PROJECT LOCATION	242 nd Ave & SW Cherry Park Road	TAX MAP / TAX LOT #	1N3E35BC – 00700 / R943350520 1N3E35BC – 00800 / R943350450
LAND USE MAP	Medium Density Residential (MDR) Low Density Residential (LDR)	LAND USE ACTIVITY	Multi-Family Residential
ZONING DISTRICT	R-5 – Residential / R-7 – Single-Family Residential	OVERLAY DISTRICT	N/A

PROPOSAL

The Applicant is applying for **Comprehensive Plan Map Amendment, Zoning Map Amendment, Site Development Review, Lot Line Adjustment, and Two Variances** to re-zone the properties at 242nd & Cherry Park Road from R-5 & R-7, Medium Density Residential & Low Density Residential to A-2, High Density Residential and construct 216 multi-family residential units. Access is proposed off of 242nd and Cherry Park Road.

VICINITY MAP



Location of Street View perspective

STREET VIEW (Google)



PROCEDURE

This application will undergo a Type IV legislative review procedure as required in Troutdale Development Code (TDC) Chapters 2, 6, and 15. This procedure requires a public hearing and Planning Commission review of the application. Planning Commission may forward a recommendation to City Council, where additional public hearings will be held. City Council is the decision-making entity for Type IV legislative applications. Nearby property owners, relevant review entities, and other stakeholders are hereby notified in accordance with the TDC.

PUBLIC HEARING

The initial public hearing occurred on May 29th, 2018. Subsequent public hearings will be held at **7:00 p.m. on Tuesday, June 5, 2018 and June 12, 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 Council.

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 503-674-7230 at least four (4) days 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. 3.060** Apartment Residential (A-2); **Sec. 5.600** Erosion Control and Water Quality Standards; **Sec. 5.700** Stormwater Management; **Sec. 5.1000** Public Improvements; **Sec. 6.200** Comprehensive Plan Map Amendment; **Sec. 6.900** Site Development Review; **Sec. 6.1300** Variance; **Sec. 6.1400** Zoning Map Amendment; **Sec. 7.180** Lot Line Adjustments; **Ch. 8** Site Orientation and Design Standards; **Ch. 9** Off-Street Parking & Loading; **Ch. 11** Landscaping and Screening; **Ch. 15** Amendments; **Ch. 17** General Provisions
- *Troutdale Municipal Code:* 8.26 Outdoor Lighting; 13.10.270 Tree Removal
- *City of Troutdale Comprehensive Land Use Plan*
- Building and Fire Codes
- *Construction Standards for Public Works Facilities*
- *Multnomah County Road Rules*
- Relevant standards in Oregon Revised Statutes (ORS) and Oregon Administrative Rules (OAR)

APPLICATION HISTORY

Two Pre-Application Conferences were held on October 17, 2017 and November 2, 2017, both 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, Gresham Fire & Emergency Services, and Multnomah County Transportation Planning. The City of Gresham was unable to attend, but provided comment. The Applicant submitted materials for this application on April 16, 2018. The submittal was deemed complete on April 25, 2018.

The Application was considered by the Planning Commission on May 29, 2018 with the initial public hearing. Upon the conclusion of the hearing, Planning Commission voted 4-3 to submit a recommendation of approval to the City Council for consideration on June 5, 2018 and June 12, 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 18th Way in Troutdale. Obtaining paper copies of files can be made available at a reasonable fee by contacting Staff. A Staff Report has been produced and is available on the City’s website or by request to the Planning Division.

PROVIDING COMMENTS

Interested parties may provide testimony in regards to this application. Oral testimony can be given at either of the hearings. Written testimony must be received by 5:00 p.m. PT on **June 12, 2018** for inclusion in the record 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.