



Notice of Public Hearing & Land Use Application

DATE OF NOTICE: September 1, 2016

DATE OF HEARING: October 12, 2016

FILE NUMBER / NAME	16-014 Holder Tract		
APPLICATION TYPE	Type IV – Annexation		
PROJECT APPLICANT	Lillian & Richard Holder	PROPERTY OWNER	Same as Applicant
PROJECT LOCATION	27510 SE Sweetbriar Rd	TAX MAP / TAX LOT #	1S3E01DB-07000
LAND USE MAP	LDR – Low Density Residential	LAND USE ACTIVITY	Single-Family Detached Dwelling
ZONING DISTRICT	R-10 Single-Family Residential	OVERLAY DISTRICT	None

PROPOSAL

The Applicant is proposing the **annexation** of the property described above into the City of Troutdale. The Applicant intends to maintain existing zoning district and land use classification designations as currently arranged through the Urban Planning Area under an intergovernmental agreement with Multnomah County (City of Troutdale: Resolution 1364). The Property in Question is entirely within the established Metro Urban Growth Boundary.

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. 3.020** R-10 Single-Family Residential; **Sec. 6.000** Annexation; **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, October 12, 2016** 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. City Council will consider the matter at a later date.

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 IV quasi-judicial procedure. [TDC Sec. 2.120, 6.100 and Ch. 16] This procedure requires a Public Hearing, Planning Commission review, and City Council 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. Supplements and modifications to the Vacation procedure to comply with state law may be required. [TDC 6.010]

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 available at the office and on the City’s website no later than **Wednesday, October 5, 2016**.

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 Monday, October 3, 2016**. Written testimony may be submitted in advance via the following methods:

Email

planning@troutdaleoregon.gov

Fax

(503) 667-0524, Attn: Chris Damgen

Mail

Planning Department
City of Troutdale
219 E Historic Columbia River Hwy
Troutdale, OR 97060

Delivery (package/drop-off)

Planning Department
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 Chris Damgen at (503) 674-7228 or planning@troutdaleoregon.gov.