



Notice of Public Hearing & Land Use Application

DATE OF NOTICE March 28, 2018

DATE OF HEARING: April 30, 2018

FILE NUMBER / NAME	18-013 Cherry Park Apartments		
APPLICATION TYPE	Type III Site Development Review & Variances		
PROJECT APPLICANT	Mike Halstead / Jackson Brooke LLC	PROPERTY OWNER	Mike Halstead / Jackson Brooke LLC
PROJECT LOCATION	1675 SW Cherry Park Road	TAX MAP / TAX LOT #	1N3E35AB – 08400 / R943351190
LAND USE MAP	High Density Residential (HDR)	LAND USE ACTIVITY	Multi-Family Apartments
ZONING DISTRICT	Apartment Residential (A-2)	OVERLAY DISTRICT	

PROPOSAL

The Applicant is applying for **Site Development Review** for 25 townhome style apartments consisting of five buildings. The buildings are proposed to be 2 stories with garages and made up of 2, 3, and 4 bedroom units. Access is proposed off Cherry Park Road, with a gated fire access and pedestrian walkway off of 13th street. The Applicant is also applying for variances to reduce some of the setback requirements.

VICINITY MAP



STREET VIEW (Google)



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 **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.

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 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. 3.060** Apartment Residential (A-2); **Sec. 5.600** Erosion Control and Water Quality Standards; **Sec. 5.700** Stormwater Management; **Sec. 5.1000** Public Improvements; **Ch. 6** Applications **Ch. 8** Site Orientation and Design Standards; **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 March 29, 2016 at 3:00 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 Applicant submitted materials for this application on March 9, 2018. The submittal was deemed complete on March 21, 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 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 5:00 p.m. PT on **Wednesday, April 11, 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 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.