



# NOTICE OF LAND USE APPLICATION

DATE OF NOTICE February 26, 2024

COMMENT DEADLINE March 12, 2024

FILE NUMBER / NAME	LU-0006-2024 Knife River Development		
APPLICATION TYPE	Type II Site Development Review and Flood Hazard Permit		
PROJECT APPLICANT	Grace Coffey (representative) Jake Mote – Knife River	PROPERTY OWNER	Morse Bros Inc
PROJECT LOCATION	5700 NW Sundial Rd	TAX MAP / TAX LOT #	1N3E14 lot -00300
Comprehensive Plan Designation	UPAI (Urban Planning Area Industrial)	LAND USE ACTIVITY	Alterations to an existing building, and construction of a new pole barn
ZONING DISTRICT	UPA – GI (Urban Planning Area – General Industrial)	OVERLAY DISTRICT	Floodplain, VECO

## PROPOSAL

The Applicant is seeking site development approval and a floodplain development permit. The proposed work includes alterations to an existing building (building A) which is within the floodplain and VECO overlay. No changes to the footprint of building A will be occurring, and all alterations/changes will be done to the interior of the building. A new building B, a 1,560 sq ft pole barn is proposed be constructed just south of building A. Building B is intended to for onsite mechanical use. An asphalt driveway will be constructed to connect Building B to the already existing driveway circulation. Building B is outside of the floodplain, but within the VECO overlay.

## VICINITY MAP



 Location of Street View perspective



**STREET VIEW – Google 2023**

View of the subject property looking North from NW Sundial Rd.

**APPLICATION HISTORY**

A pre-application meeting (PRE-0011-2022) was held for this application on December 01, 2022. The Applicant submitted materials for this application on February 01, 2024, and it was deemed complete February 20, 2024.

**PROCEDURE**

This application will undergo a Type II review procedure as required in Troutdale Development Code (TDC) Chapters 2 & 6. No public hearing is required unless the Community Development Director deems it necessary. Relevant review entities, and interested parties are hereby notified of this application and invited to submit written comments to the City.

**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. 3.040** Urban Planning Area **Sec. 3.413** General Industrial, **Sec. 4.300** Vegetation Corridor and Slope District (VECO), **Sec. 5.600** Erosion Control and Water Quality Standards; **Sec. 5.700** Stormwater Management; **Sec. 5.800** Public Improvements; **Sec. 6.900** Site Development Review; **Ch. 8** Development and Design Standards; **Ch.9** Off Street Parking and Loading; **Ch.14** – Flood Management, **Ch. 17** General Provisions;
- *City of Troutdale Comprehensive Land Use Plan*
- Building and Fire Codes
- Relevant standards in Oregon Revised Statutes (ORS) and Oregon Administrative Rules (OAR)

**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 Department office. Obtaining paper copies of files can be made available at a reasonable fee by contacting Staff.

#### PROVIDING COMMENTS

Interested parties may provide comments in regards to this application. Comments must be received by 5:00 p.m. PT on **Tuesday, March 12, 2024**, for inclusion in the Staff Report and may be submitted by any of these methods:

##### *Email*

comdev@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 18<sup>th</sup> Way  
Troutdale, OR 97060

#### DECISION

A decision shall be administratively rendered no later than 45 days from the date the application was deemed complete. The review shall be in accordance with the standards established in the TDC Section 2.050. Upon review, a finding shall be issued approving, conditionally approving, or denying the application. Upon a full review of the application and received comments, City staff shall issue a *Notice of Decision* on this application no later than **Friday, April 05, 2024**. A copy of the Notice will be sent to all who submitted comments.

#### APPEAL PROCESS & RIGHTS

A decision on a Type II proposal may be appealed to the Planning Commission by an affected party by filing an appeal and paying the applicable fee with Staff within ten (10) days of the Notice of Decision. [TDC 2.195 A]

#### GENERAL INQUIRIES

For more information, please contact Nik Ramstad at nik.ramstad@troutdaleoregon.gov or at (503) 674-7261.