



Notice of Public Hearing for a Land Use Application

DATE OF NOTICE July 5, 2017
DATE OF HEARING: July 19, 2017

FILE NUMBER / NAME	17-034 O'Malley Fitness		
APPLICATION TYPE	Type III - Conditional Use Permit		
PROJECT APPLICANT	Julie & Tim O'Malley	PROPERTY OWNER	I-84 Corporate Center (Meier 1 LLC)
PROJECT LOCATION	1067 NW Corporate Dr – Bldg G	TAX MAP / TAX LOT #	1N3E26A-01312 / R412000600
LAND USE MAP	Industrial (I)	LAND USE ACTIVITY	Commercial Sports Complex
ZONING DISTRICT	Light Industrial (LI)	OVERLAY DISTRICT	N/A

PROPOSAL

The Applicant has applied for a **Conditional Use Permit** to establish a fitness facility at the location. In order for this type of business to operate at the proposed location, the City of Troutdale Planning Commission must approve the application based on decision criteria outlined in the Troutdale Development Code (TDC).

PROJECT LOCATION



APPLICABLE CRITERIA

Listed below are governing standards that shall apply for this application:

- *Troutdale Development Code (TDC): Ch. 1* Introductory Provisions; **Ch. 2** Procedures for Decision Making; **Sec. 3.160** Light Industrial (LI); **Sec. 6.300** Conditional Use; **Ch. 9** Off-Street Parking
- *City of Troutdale Construction Standards for Public Works Facilities*
- *Multnomah County Road Rules*
- Appropriate Building and Fire Codes

PUBLIC HEARING

The public hearing will be held at **7:00 p.m. PT on Wednesday, July 19, 2017** 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.

The location of the hearing is accessible to citizens with disabilities. If you require any other accommodation, please contact the City of Troutdale 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 III quasi-judicial procedure. [TDC 2.060] which requires a public hearing prior to a decision being rendered. Planning Commission is the decision-making entity for this application. Nearby property owners, relevant review entities, and other stakeholders are hereby notified of the application. [TDC 2.075, 2.080, 2.085]

For full details on the hearing procedure relevant to this application, please review TDC Chapter 2, available online at www.troutdale.info. You may also contact the Community Development Department's Planning Division at planning@troutdaleoregon.gov or call 503-665-5175.

REVIEWING & OBTAINING FILES

A copy of the application, submittal items, and applicable criteria are available for inspection at no cost at the Community Development 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 produced and can be made available no later than **Wednesday, July 12, 2017**.

PROVIDING TESTIMONY

Opportunities to provide verbal or written testimony on the application will occur at the public hearing. Written testimony may also be submitted in advance and may be included in the Staff Report, provided they are received **before 4:00 p.m. PT on Wednesday, July 12, 2017**. Written testimony may be submitted in advance via the following methods:

Email

planning@troutdaleoregon.gov

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 RIGHTS

Those recipients who raised a particular issue with the application have appeal rights in the event there is a disagreement with the decision. Appeal procedures are found in TDC Sections 2.195 through 2.215. 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 2.080.E]

GENERAL INQUIRIES

Please contact Chris Damgen at (503) 674-7228 or planning@troutdaleoregon.gov.