



Notice of Public Hearing & Land Use Application

DATE OF NOTICE February 27, 2019

DATE OF HEARING: March 20, 2019

FILE NUMBER / NAME **19-007 – Troutdale Market Center Film Studio**

APPLICATION TYPE Type III Conditional Use Permit)

PROJECT APPLICANT Duffy Boyles

PROPERTY OWNER PIR Dunbar Ave, LLC

PROJECT LOCATION 798 NW Dunbar Ave

TAX MAP / TAX LOT # 1N3E26B-600 & 900 / R320760 & R320791

LAND USE MAP Industrial (I)

LAND USE ACTIVITY Marijuana Processing

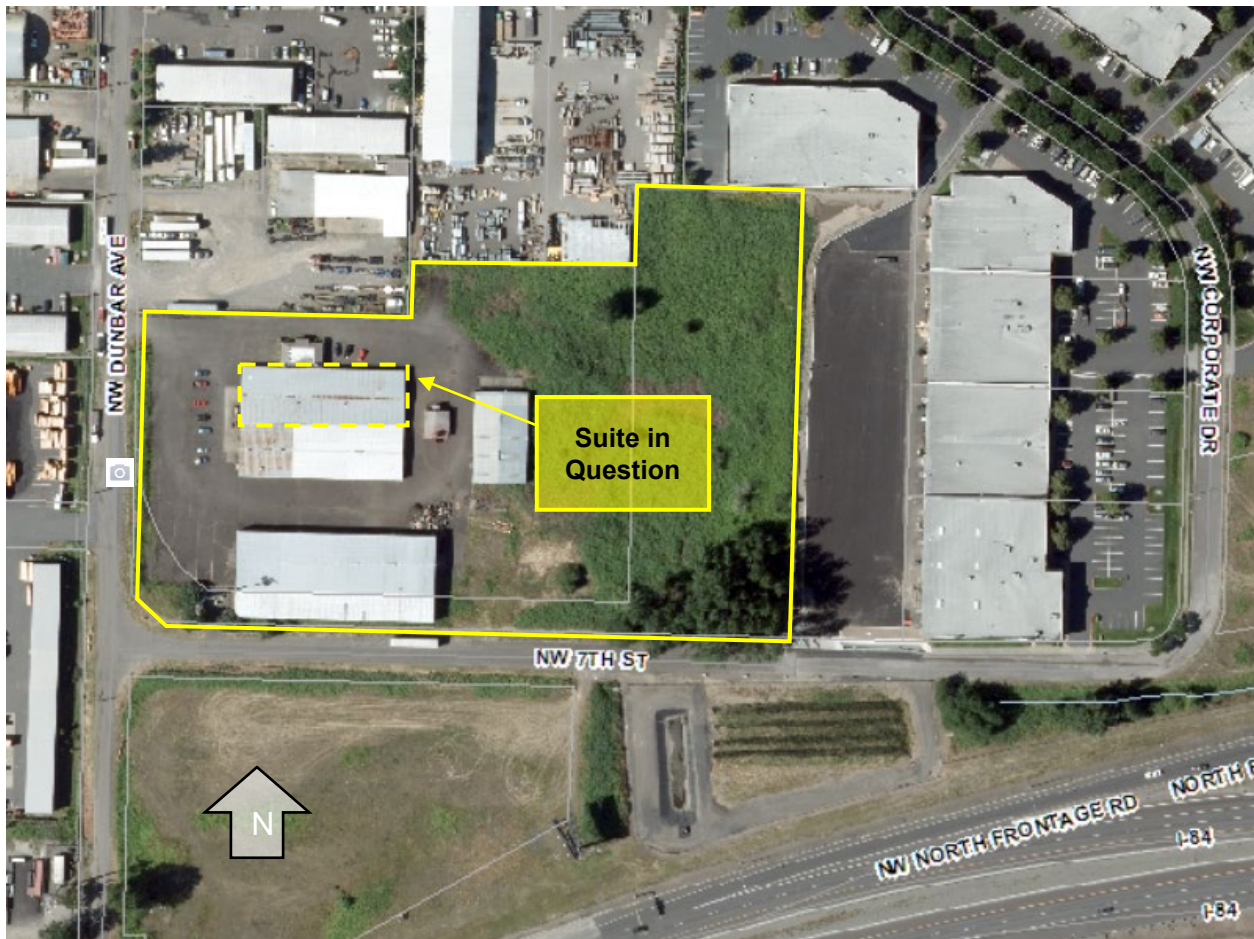
ZONING DISTRICT GI – General Industrial

OVERLAY DISTRICT VECO

PROPOSAL

The Applicant is applying for a **Conditional Use Permit** to allow 10,810 square feet of an industrial building to be used as Marijuana Processor for the conversion of cannabis oil into finished products intended for retail. No retail sale will be conducted on site. This property has already acquired a Conditional Use Permit for Marijuana Facilities in 2017.

VICINITY MAP



Location of Street View

STREET VIEW



Looking southeast from the parking lot.

APPLICABLE CRITERIA

Listed below are governing standards that will likely apply upon submittal of an application:

- *Troutdale Development Code (TDC): Ch.1 Introductory Provision; Ch. 2 Procedures for Decision Making; Sec. 3.170 General Industrial (GI); Sec. 6.300 Conditional Use; Ch. 9 Off-Street Parking & Loading; Ch. 10 Signs; Ch. 17 General Provisions*
- *Building and Fire Codes*
- *City of Troutdale Comprehensive Land Use Plan*
- *Construction Standards for Public Works Facilities*
- Relevant standards in Oregon Revised Statutes (ORS) and Oregon Administrative Rules (OAR)

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 **7:00 p.m. on Wednesday, March 20, 2019** 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.

APPLICATION HISTORY

A Pre-Application Conference was held on February 19, 2019 at 2:00 p.m. at the Community Development Department offices in Troutdale. The Applicant submitted materials for 19-007 on February 25, 2019. On February 27, 2019 the application was deemed complete and a Notice of Public Hearing was sent to review entities and nearby property owners. The public hearing is scheduled for March 20, 2019.

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 5:30 p.m. **Wednesday, March 13, 2019.**

PROVIDING COMMENTS

Interested parties may provide comments in regards to this application. Comments must be received by 5:00 p.m. PT on **Wednesday, March 13, 2019** 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.