



Notice of Public Hearing & Land Use Application

DATE OF NOTICE August 23, 2016

DATE OF HEARING: September 21, 2016

FILE NUMBER / NAME	16-041 Reynolds High School		
APPLICATION TYPE	Conditional Use and Site & Design Review		
PROJECT APPLICANT	Rachel Hopper Reynolds School District #7	PROJECT OWNER	Rachel Hopper Reynolds School District #7
PROJECT LOCATION	1698 SW Cherry Park Rd Troutdale, OR 97060	TAX MAP / TAX LOT #	1N3E35AC-00300 / R943350340 1N3E35BD-00100 / R943350810
LAND USE MAP	Medium Density Residential (MDR)	LAND USE ACTIVITY	Community Service Uses (Conditional Use)
ZONING DISTRICT	R-5 Single Family Residential	OVERLAY DISTRICT	N/A

PROPOSAL

The Applicant intends to file for a Site and Design Review with a Conditional Use application to renovate and construct additions onto Reynolds High School to provide needed instructional and support spaces in order to accommodate overcrowding, not increased enrollment.

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** Single Family Residential (R-5); **Sec. 4.700** Town Center; **Sec. 5.600** Erosion Control and Water Quality Standards; **Sec. 5.800** Stormwater Management; **Sec. 5.1100** Public Improvements; **Sec. 6.300** Conditional Use; **Ch. 8** Site Orientation & Design Standards; **Ch. 9** Off-Street Parking; **Ch. 10** Signs; **Ch. 11** Landscaping & Screening; **Ch. 16** Public Deliberations & Hearings
- *Troutdale Municipal Code (TMC): Ch. 8.26* Outdoor Lighting; **Sec. 13.10.370** Tree Removal
- *City of Troutdale Construction Standards for Public Works Facilities*
- Appropriate Building and Fire Codes
- *Multnomah County Transportation Road Rules*

INITIAL PUBLIC HEARING

The initial public hearing will be held at **7:00 p.m. PT on Wednesday, September 21, 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. Subsequent public hearings may occur on future dates.

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 III quasi-judicial procedure. [TDC Sec. 2.110, 6.300 and Ch. 16] This procedure requires a Public Hearing and Planning Commission review 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.

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 produced and can be made available no later than **Wednesday, September 14, 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, September 12, 2016**. Written testimony may be submitted in advance via the following methods:

Email

planning@troutdaleoregon.gov

Fax

(503) 667-0524, Attn: Ryan Krueger

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 Ryan Krueger at (503) 674-7261 or planning@troutdaleoregon.gov.